

New University in the Northern Cape Land Assembly Feasibility Report

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1. INTRODUCTION

This report focusses on the process to acquire land and properties for the new university in Sol Plaatje Municipal area. The selection of the site for the university in the Northern Cape is dealt with in separate report, “*Towards New Universities in Mpumalanga and the Northern Cape, Annexure 01, Selection Criteria for Towns and Sites*” and “*Recommendations on the Seats for the New Universities*”

1.1 PURPOSE OF THE REPORT

The purpose of this report is to provide additional detail on the key steps taken to:

- assemble the publicly and privately owned land and
- highlight actions required to ensure that the land will be available for the new university (NU).

1.2 SELECTION OF THE SITE

Details of the selection of the Inner City new university site is well covered in the above report. This site is characterized as:

- centrally located and highly visible with potential to establish an iconic identity with its focus around the central Oppenheimer Memorial park,
- well located to be integrated within the inner city;
- has surrounding support amenities and retail and recreation amenities,
- has established education facilities in the immediate vicinity,
- provides potential for quick academic establishment, using existing buildings such as the NIHE facility, and
- could develop and strengthen the civic character of the city and enhance the use of existing infrastructure, thus also support delivery of facilities within tight budgets and time lines.

1.3 PROPOSED SITE PROPERTIES

A number of publicly and privately owned sites were identified for the new university during the investigations. The following table provides a summary of the most feasible sites (also referred to as high priority properties) earmarked for the development of the Inner City Campus. The selection of properties and land was done as discussed in the previous section.

A complete list of properties in the Inner City that could be considered in the short and medium term is included in the map in **Annexure A** with the description of these properties in the Tables in **Annexure E**

The high priority properties is summarized in **Table 1** and will accommodate a university size of about 5000 students and could allow for buildings with a total coverage of about 130 000m² which allows for residences, teaching venues and administration premises.

Should the university expand in future, the medium and low priority properties that has been identified in **Annexure E-2** will have to be considered.

Table 1 – High priority properties and land

Property			Current use	Ownership/ Ownership:
No	Description	Size (ha)		
North Campus				
1	Erf 3009	1.2070	NIHE	RSA, Provincial Department
2	Erf 1 Sol Plaatje, A, B, C, D, Memorial area	Each about 0,5ha	Open Park area, memorial	Sol Plaatje municipal properties, donated by De Beers
7	SP Erf 1, E	to be surveyed	Part of Muni parking area, info centre	Sol Plaatje municipal properties
8	Erf 36473,	1.2802	Parking	Private, Consouw CC,
9	Erf 24755	0.8056	Tennis Courts	Private, JHJ Laubscher
Central Campus				
3	Erf 2503	3.0499	FET	RSA, Noord Kaaplandse Tegnieese Kollege
4	Erf 879	0.2455	NIHE	RSA, Provincial Departm Education, Arts, Culture
5a & 5b	Erf 2513	to be surveyed	vacant	RSA, DPW, Hoerskool Diamantveld
South Campus				
6	Erf 2513	14.6186	Sports facilities	RSA, Transnet

1.4 CONSULTATION WITH STAKEHOLDERS

Land assembly for the new university in the Northern Cape Province have been initiated by the Project Management Team (PMT). A list of stakeholders with whom the PMT consulted, inter alia on the land issues is included in **Annexure B**.

The following section briefly describes some of the consultations that took place in order to facilitate transfer of properties into the name of the New University:

1.4.1 National Department of Public Works (NDPW)

The NDPW was approached for assistance to arrange for transfer of the properties to the new universities. Mr Onassis Malope initiated the following actions:

- A Joint Task Team (JTT) was formed (nationally) to assist with land issues, and in particular for projects of priority such as the New Universities Project (the NU's are regarded as a Presidential Projects). The JTT comprises all PW departments, Public Enterprises, Provincial offices and others. Mr Malope represents the new university on the JTT who meets 4 to 6 weekly.
- Land claims - A meeting was initiated with the Department of Rural Development and Land Restitution and further discussions with the office of the National Commissioner on Land Claims will be held if required to clarify issues of outstanding land claims.
- Town Planning - Town planning concerns were raised and clarified during a discussion with the Director of town planning at NDPW.
- Electronic copies of the Site Selection Feasibility Report were sent to the various departments (including the Director Town Planning) in NDPW for clarity on site selection.
- A Stakeholder group with all interest and affected parties will be established to direct property aspects on the Project. A site visit will be held to clarify all site and development issues

1.4.2 Regional Department of Public Works

The PMT with the Department of Higher Education and Training (DHET) visited the HOD's office and presented details of the New University to them. Ms O Gill will be the contact person with this department and her contact details was sent to NDPW to be included as a member of the Stakeholder group.

1.4.3 Sol Plaatje

Sol Plaatje provides valuable input on land availability in securing the Inner City for the new university. The Oppenheimer Memorial Gardens will serve as iconic focus and address for the university. An application was made to the Sol Plaatje Municipal Manager to approve that part of the university academic core to be developed on this premises. The application includes a proposal how this area can be incorporate into the new development without losing the benefit of availing the gardens for public access.

The heritage issues and conditions with regards to the Oppenheimer Memorial Gardens will be evaluated and respected during any development on this land. A copy of the letter of intent is included in **Annexure C** with the proposed layout of the development on the gardens in **Annexure D**.

A memorandum of understanding (MOU) on the shared use of Municipal Properties will be developed once clarity has been received on which properties will be incorporated into the new university campus.

1.4.4 Transnet

Transnet has shown interest to release their property on the south campus for use by the university as sports fields. The Kimberley Transnet property portfolio is being managed from the regional office in Bloemfontein. Transnet is preparing a report with details on this property and a proposed process to transfer this property into the hands of the new university.

Under- and un-utilised Transnet properties in Kimberley have recently been transferred to the Housing Development Agency (HDA). It was mentioned that some of those buildings could be made available should the need exists in the short term.

1.4.5 Neighbouring schools

A meeting was held with the neighbouring schools masters. A presentation was made to the three schools on the proposals for the New University. Discussions revealed the following:

- Diamandveld High School (located on property 5 in Annexure A)
 - Upgrading of sport facilities and construction of a new hockey field is planned
- Kimberley Boys High, and
 - A portion of under-utilized land east of the N12 was offered for use by the new university
- Vooruitsig Primary School
 - the premises is small with little impact on the initial university layout

1.5 LAND RESTITUTION CLAIMS

The land restitution claims against the identified publicly owned properties were checked and it was found that no claims to date were registered against these properties. This was confirmed during the meeting with the DRD&LR. The Sol Plaatje owned properties (numbers 2 and 6) were not included in this list and should be verified for land claims.

1.6 PROPERTY VALUATIONS

The two privately owned properties will have to be secured for future use as part of the land assembly. Property valuation for the property no 8 have been obtained while property no 9 is still in the process of being evaluated.

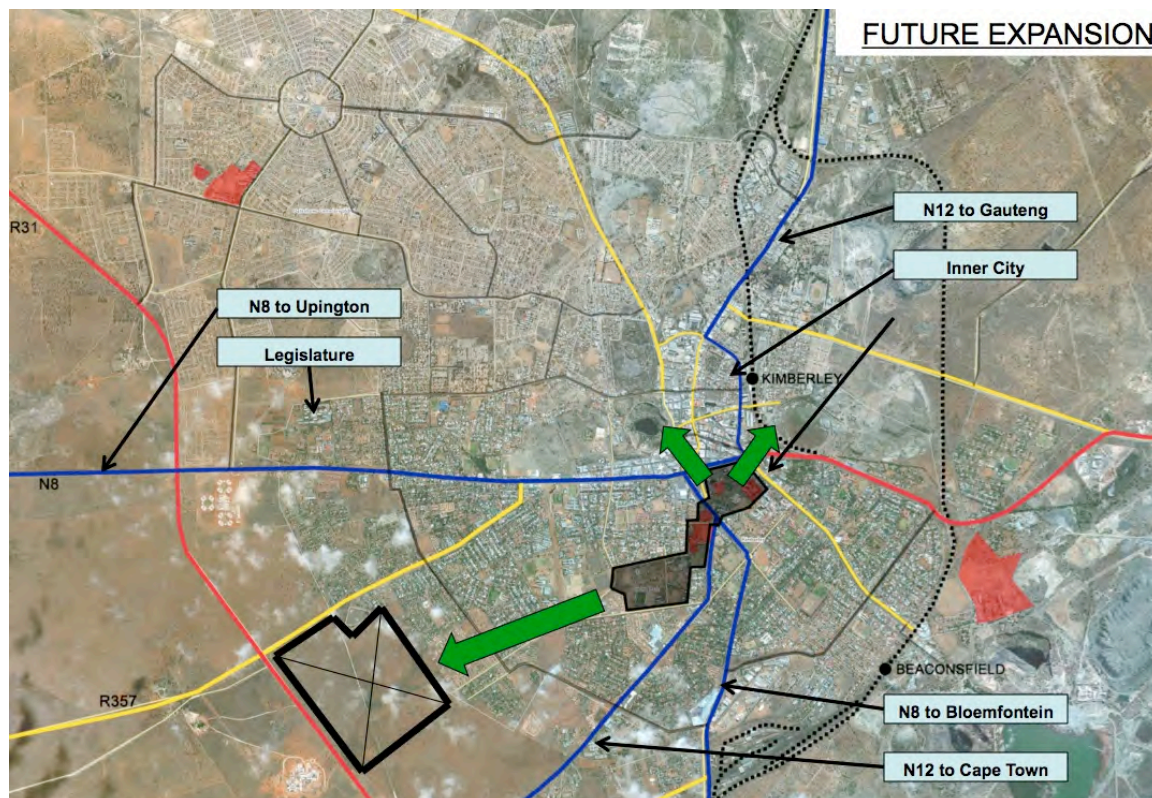
1.7 FUTURE POSSIBLE EXPANSIONS

Future possible expansion of the university in the Northern Cape will include the following options:

- expansion into the Inner City by identifying unutilized buildings, sharing of under-utilised land and other amenities such as school sport fields, etc, or
- municipal properties to the south-west of Sol Plaatje where some 250 ha of property will be earmarked for the university. Details on scale, use and access will be prepared to secure the property in the Municipal IDP process.

A map of Sol Plaatje show the position of the property.

Figure1: Location of the proposed future expansion.



1.8 KEY RISKS

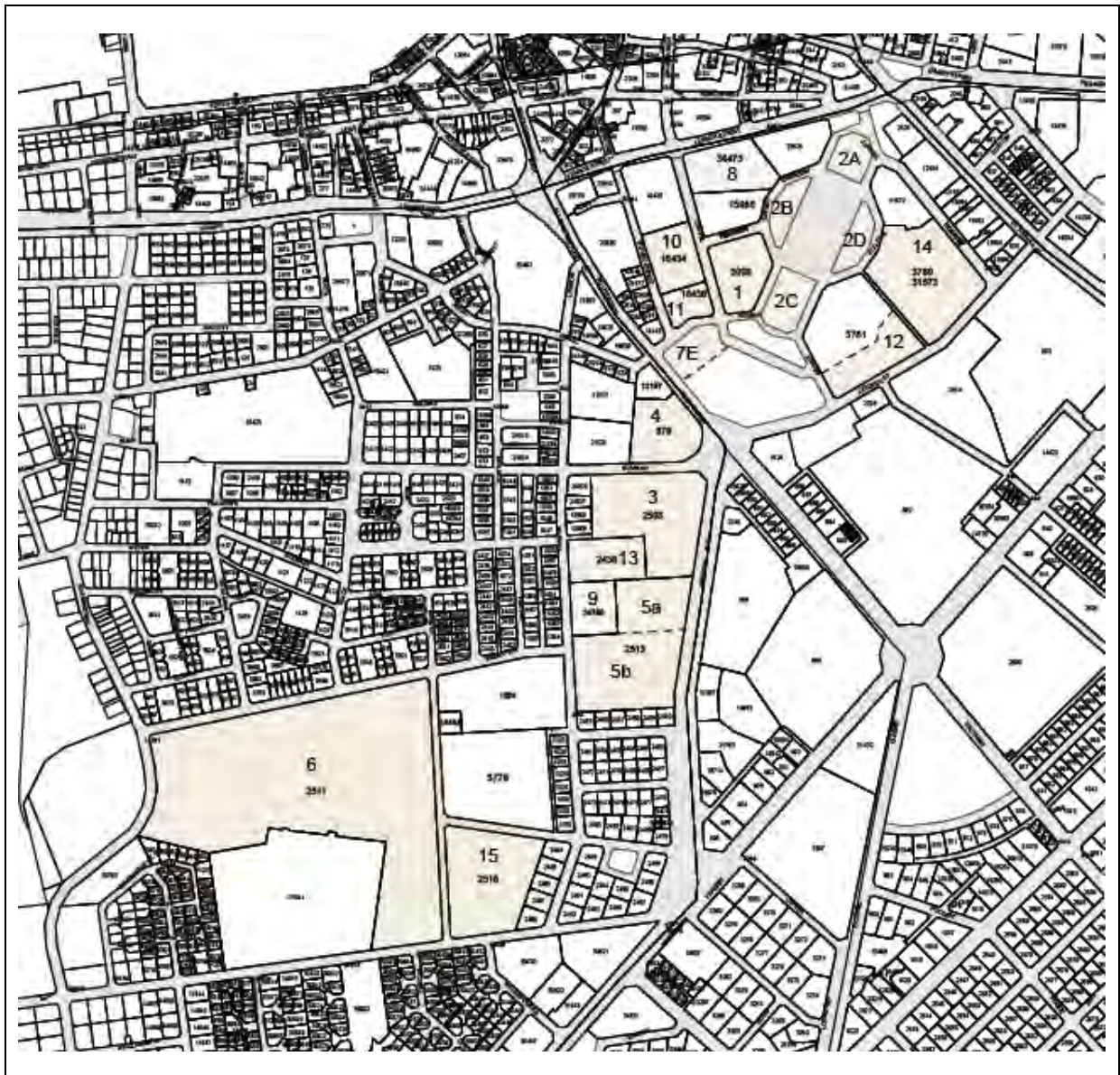
The assembly of land is on the critical path in preparation and establishment of the new university. The main risks involved with this process include:

Table 2 - Key risks

No	Risk	Proposed mitigation
1	Oppenheimer Memorial Park conditions on the title deed for the use of this land	<ol style="list-style-type: none"> 1. A letter of Intent to use this land was send to the MM 2. De Beers has indicated to SP that will provide them with a permission to proceed with the planning of the NU 3. The MM will respond on the request for the PMT to proceed with its due diligence surveys 4. A heritage consultant will be requested to set guidelines for the development 5. Formalise the arrangements and O&M
2	Secure Public Owned land for the new University including Transnet	<ol style="list-style-type: none"> 1. Public sector land and current ownership has been identified and development proposals forwarded 2. NDPW to evaluate the land and property development

No	Risk	Proposed mitigation
		<p>proposals and confirm in writing</p> <p>3. NDPW to advise on process to transfer / secure properties</p> <p>4. Obtain report from Transnet and initiate transfer process, obtain letter of consent</p>
3	Secure Privately owned land (2 properties)	<p>1. Obtain land valuations (one outstanding)</p> <p>2. Propose land parcels to make offers on – in concept done</p> <p>3. Obtain approval to make 6 month options to purchase</p> <p>4. Budget/Confirm funding for purchase of land within the 6 month options period</p> <p>5. Monitor plan and take corrective action if required.</p>

Annexure A – Layout of the Inner City Campus



Annexure B – List of Stakeholders involved with land issues

Stakeholder			Contact Details		
Title	Name	Role/Designation	Mobile	Landline	Email
National Department of Public Works					
Mr	Moses Phambane			0124061928	moses.phambane@dpw.gov.za
Mr	Onassis Malope			0124061929	onassis.malope@dpw.gov.za
Ms	Tumi Ntlatleng			0124061913	tumi.ntlatleng@dpw.gov.za
Mr	Bongani Ntiwane	Town planning		0124061041	bongani.ntiwane@dpw.gov.za
Mr	Malusi Ganiso	Director Town planning		0124061035	malusi.ganiso@dpw.gov.za
Mr	Buli Betela	Land Valuations		0124061056	buli.betela@dpw.gov.za
National Department of Public Works, Mpumalanga Regional Office					
Mr	KM Mohlasedi	HOD, Regional Office DPW&RT		0137666554	
Mr	KM Makgamatho	DPWR&T	0726098663		
Mr	KS Mkhabela	DPWR&T		0137668561	
National Department of Public Works, Northern Cape Regional Office					
Mr	Kholekile Nogwili	HOD, Regional Office DPW&RT		0538392109	k.nogwili@ncpg.gov.za
Ms	Onkemetse Gill	Head of Projects		0538392241	ogill@vodamail.co.za
Mr	Willie Pike	Office Manager		0538392282	wpike@ncpg.gov.za
Ms	Frieda Tsimane			0538392219	ftsimane@ncpg.gov.za
Ms	Ruth Palm			0538392103	rpalm@ncpg.gov.za
Provincial Department of Public Works, Northern Cape					
Ms	Sylvia Mokolo	HOD Provincial office	0727308338	0538385301	sylvia.moholo@dpw.gov.za
Sol Plaatje Mayoral Committee:					
Councillor	Agnus Ntlhangula	Executive Mayor			
	Marope Kgokong	Mayoral Committee PA			
Councillor	Daniel Lekoma	Council Utilities Portfolio	0732303511	0538306269	
Councillor	JS Steyn	Council Corporate Services and Human	0824523740		
Councillor		Finance Portfolio			
Councillor		LED Portfolio			
Councillor		IDP and Budget Portfolio			
Councillor		Transport and Stormwater Portfolio (Chief			
Councillor	Mina Jacobs	Security Portfolio			
Sol Plaatje Municipal Management:					
	Goolam Akbarawya	City Manager		0538306101	lin@solplaatje.org.za
	Glenda Coetzer	City Manager's PA (Corporate Liaison		0538306100	
	K A Bogacwi	Executive Director Community Services	0825525673	0538306911	kbogacwi@solplaatje.org.za
	Keith Williams	Community Services: Environmental Health	0823354475	0538306605	kwilliams@solplaatje.org.za
	Massimo Mazzacini	Community Services: Parks and Recreation	0825526353	0538306351	mmazzacini@solplaatje.org.za
	Gail Jele	Project Management Unit (Roads &		538306301	gjele@solplaatje.org.za
	Nomonde Tyabashe-Kesiaman	Executive Director (SEDP) Strategic Economic Development and Planning	0825505660	0538306303	ntysolplaatje.org.za
	Shakes Setlogelo	Acting Executive Director:: Spatial Economic Development Planning	0721445645	0538306526	ssetlogelo@solplaatje.org.za
	Ngoako Modiba	Acting Chief Town Planner	0824176067	0538306457	nmodiba@solplaatje.org.za
	Mike Steyn	City Properties	0825532731	0538306266	msteyn@solplaatje.org.za
	Boy Dhlwayo	Executive Director: Infrastructure	0798994680	0538306401	bdhlwayo@solplaatje.org.za
	Thabo Raseobi	Infrastructure and Services: Roads and	0731667073	0538306302	traseobi@solplaatje.org.za
	David van Vuuren	Infrastructure and Services: Traffic	0826024467	0538306220	dvanvuuren@gmail.com
	Derrick Karsten	Infrastructure and Services: Water	0759002554	0538306336 / 357	dkarsten@solplaatje.org.za
	Dawid Leeuw	Infrastructure and Services: Sanitation	0824163478	0538306318	dleeuw@solplaatje.org.za
	Fuad Aysen	Infrastructure and Services: Electrical	0824192260	0538306403	faysen@solplaatje.gov.za
	Llewellyn Stevens	Electrical	0834006379	0538306406	lstevens@solplaatje.org.za
	Godfrey Lesenyio	Head Building Control	0721259677	0538306358	glesenyio@solplaatje.org.za
School headmasters in Sol Plaatje					
Mr	Du Toit	Diamandveld High School			
Mr	Steel	Kimberley Boys High School			
Mr	E Aiken	Vooruitsig Primary School			

Annexure C – Letter of Intent to develop on the Oppenheimer Memorial Gardens

**New Universities Project Management Team**WITS CPD
3 Jubilee Road
Parktown
Johannesburg11th September 2012**Municipal Manager**
Sol Plaatje Municipality
Civic Centre
Sol Plaatje Drive
Kimberley**Attention: Mr Goolam Akharwaray****Proposed New University Campus in Kimberley – inclusion of the Oppenheimer Memorial Park into the Campus design and layout**

Dear Sir,

As you are aware from our recent discussions and meeting with the Mayoral Committee, the New Universities Project Management Team (PMT) is currently busy with detailed planning and feasibility assessments of proposed inner city properties which were identified for the development of the proposed new University in Kimberley. As mentioned before during our discussions, it is important that the design and layout of the New University campus fit into your own planning and development plans of the inner city. For this reason the workshop with Sol Plaatje Municipality and other stakeholders is planned for the period 18 to 21 September 2012.

As presented to the Mayoral Committee, the proposed Campus is planned in the heart of the inner city around the Oppenheimer Memorial Park. Through this prominent location the University Seat will enjoy high visibility and create an iconic identity for Sol Plaatje inner city. The location of the academic and administrative component of the university is focused around this established central civic open space with the following benefits:

- this location will allow for maximum accessibility to the city and surrounds,
- the location will activate urban regeneration in the city core,
- the publicly owned land and adjacent properties occupied by the National Institute of Higher Education (NIHE) and the Further Education and Training (FET) College could easily be consolidated with the park area, and
- this property is within a 15 minute walk from the properties identified for student residential accommodation and shared sport facilities.

A **proposed layout** of the inner city campus land parcels and vehicular and pedestrian movement around the Oppenheimer Park area is attached. The proposed development around the park will not affect the inner core of memorial statues and gardens and allowance

will be made not to interfere with general municipal infrastructure such as traffic, parking and others.

We have been in contact with your Mr Mike Steyn from the Property Department who has been very supportive to advise on information regarding land registration, recorded heritage issues and conditions regarding development on these properties. Our feasibility studies will also proceed during October to clarify aspects that may impact on developments such as heritage and other environmental and geological constraints.

Through this letter the Project Management Team requests the Sol Plaatje Council to permit the team to proceed with planning and feasibility investigations on the Council properties around the Oppenheimer Park area. Further development will be guided by heritage issues and will be subject to conditions set for development on the Oppenheimer Memorial Park property.

Your timeous response in respect of our request will be appreciated.

Kind Regards,

A handwritten signature in black ink that reads 'Dean Barnes'.

Dean Barnes
New Universities Project Manager

Annexure D – Proposed Land Parcel Development around the Oppenheimer Memorial Gardens



Annexure E-1 – Land assembly progress table – high priority properties

HIGH PRIORITY PROPERTIES														
No	Property description	Property size (ha)	Ownership: Government or Private	Custodianship - details or Department	Title Deed	Current use	Land claims	Purchase Price	Municipal Market Value	Proposed use (University)	Action Land Acquisition	Status - Land Acquisition	Comments - Target Date	Comments
NC1	Erf 3009	1.2070	RSA Government	Provincial Departm, no record on DPW asset register	T1283/2010	NIHE	None	SECT 28, Transfer by endorsement	R 26 100 000.00	Academic core	- Contact Region DPW - Lease periods? - initialize negotiations	Available, Unsecured		Essential property
NC2	Erf 1 Sol Plaatje, A, B, C, D, Memorial area	Each section about 0,5ha	RSA Government	SP Municipal properties, donated by De Beers with special conditions	to confirm	Open Park area, memorial	No LC lodged, SP to confirm	None		Academic core	Letter of Intent send to MM SP to get permission from Anglo American to develop NU on land, clarify heritage issues, survey	Available, Unsecured	Clear special conditions, letter from Anglo American as new Owner	Essential for Uni core, Heritage issue with Monuments
NC3	Erf 2503	3.0499	RSA Government	Noord Kaaplandse Tegnieise Kollege	to confirm	FET	None	Unknown	R 1 280 000.00	Res/academic mix	- initial consultations, - possible shared use	Unsecured		Sports field essential
NC4	Erf 879	0.2455	RSA Government	Provincial Depart Edu, Arts, Culture	T2133/1964	NIHE	None	Unknown	R 2 576 000.00	Academic core	Possible Heritage issue DPW on shared use	Available, Unsecured		Essential property
NC5a	Erf 2513		RSA Government	DPW, Hoerskool Diamantveld	to confirm	vacant	None	Unknown		Residences	To engage with DPW on shared use acquire land	Unsecured		School to proceed
NC5b	Erf 2513	3.9278	RSA Government	DPW, Hoerskool Diamantveld	to confirm	sport fields?	None	Unknown	R 1, 451, 000.00	Existing use	To engage with DPW on shared use acquire land	Unsecured		Co-use agreement
NC6	Remaining Extent of Erf 2511	14.6186	RSA Government	Transnet Limited, parastatal	to confirm	Sports facilities	None	Unknown	R 6, 384, 000.00	Sports	To engage with Transnet, awaiting TN report, Mr J Kennedy, lease agreements?	Available, Unsecured		Co-use agreement
NC7	SP Erf 1, E	to be surveyed	RSA Government	SP, Municipal properties	to confirm	Part of Muni property, parking, info centre	No LC lodged, SP to confirm			Optional/Not require	To engage with Muni on availability, to get zoning, etc	Unsecured		Western part could be essential
NC8	Erf 36473, possible future	1.2802	Private	Consouw CC, Registration Nr:200101354923	T3228/2007	Parking	None	R 1 900 000.00	R 3 700 000	Future residences and academic mix	Valuation (Value Data - R5,8m and Sacks Allen - R5,5m)	Unsecured	N/a	Not required
NC9	Erf 24755	0.8056	Private	Josua Harm Johan Laubscher, Identity Nr. 5212025085081		Tennis Courts	None	R 25, 000.00	R 950 000	Future Residences	Dean to decide on valuation to be done?	Unsecured	N/a	Not required

NU NC Land Assembly Report

Annexure E-2 – Land assembly progress table – medium, low and future considered priority properties

No	Property description	Property size (ha)	Ownership: Government or Private	Custodianship - details or Department	Title Deed	Current use	Land claims	Purchase Price	Municipal Market Value	Proposed use (University)	Action Land Acquisition	Status - Land Acquisition	Comments - Target Date	Comments
MEDIUM PRIORITY PROPERTIES														
NC10	Erf 16434	1.0000	RSA Government	Sol Plaatje Municipality	T897/1980	Parking area	None	CCT	NONE	Existing use	To engage with Muni on shared use, "Value data" value R2,2m	Available, Unsecured		Priority, shared use with municipality
NC11	Erf 16436	5123	RSA Government	Sol Plaatje Municipality	to confirm	Library	None			Existing use	To engage with Muni on shared use,	Available, Unsecured		Co-use agreement
LOW PRIORITY PROPERTIES														
NC12	Erf 3781	2.8945	RSA Government	National DPW - Dept Defence/high Court??	T1591/2009	Commercial/gov ernm	To confirm	SECT 28, Transfer by endorsement	R 10 000 000.00	Western part of property shared use, subdivide??	To engage with DPW on shared use	Unsecured	Clarify lands claim in future	Essential? Ludwig to confirm usage
AFFECTED NEIGHBORING LAND OWNERS AND STAKEHOLDERS														
NC13	Erf 2436	1.0870	RSA Government	Noord Kaaplandse Tegiese Kollege	to confirm	Training	None	Unknown	R 5 700 000.00	Residences	- Contact Region DPW - initialize negotiations	Unsecured	to confirm ownership	Essential property
NC14	Erf 3780	2.9401	RSA Government	Noord Kaaplandse Tegiese Kollege	to confirm	FET	None	Unknown	R 21 000 000.00	Res/academic mix	- Contact Region DPW - initialize negotiations	Unsecured	Possible use of Auditorium	Essential, FET to remain
NC15	Erf 2516	2.8518	RSA Government	Provincial Departm, no record on DPW asset register	T2313/2009	Sports facilities Laerskool Vooruitsig	None	SECT 55(1) ACT 8 and Transfer by endorsement	R 1 100 000	Existing use	To engage with DPW on shared use	Unsecured		Co-use agreement
OTHER PROPERTIES FOR FUTURE CONSIDERATION														
	Erf 3779	3.3016	RSA Government	Provincial Departm, no record on DPW asset register	T2313/2009	Sports facilities	None	SECT 55(1) ACT 8 and Transfer by endorsement	R 5 500 000	Existing use	To engage with DPW on shared use	Unsecured		Co-use agreement
	Erf 2516	2.8518	RSA Government	Provincial Departm, no record on DPW asset register	T2313/2009	Sports facilities	None	SECT 55(1) ACT 8 and Transfer by endorsement	R 1 100 000	Existing use	To engage with DPW on shared use	Unsecured		Co-use agreement
				Transnet		Add Potential transnet properties	To confirm				Transnet will invest and revert back to PMT	Unsecured	Possible HAD properties	
			RSA Government	Sol Plaatje		Unused land south-west of SP	To confirm				Transnet will invest and revert back to PMT	Unsecured	Possible HAD properties	