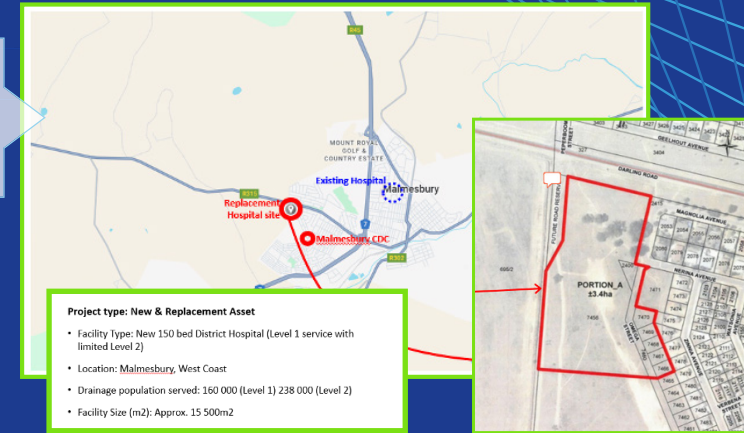


SWARTLAND DISTRICT HOSPITAL REPLACEMENT

PROJECT SUMMARY

The Swartland District Hospital Replacement is a 150-bed Net Zero vision facility in Malmesbury, serving over 160,000 people. Aligned with WCIF 2050, it integrates sustainability, innovation and spatial justice by locating closer to communities and embedding advanced ICT systems for continuity of care. The hospital replaces a fire-damaged facility, addressing apartheid-era inequities while building resilience. It strengthens wellness, safety and local socio-economic value chains through transversal governance, systems thinking and mission-driven innovation.

MAP OF THE PROJECT



PROJECT STATUS



The National Department of Health has formally approved the Initiation Report, granting the clear mandate to commence implementation. A strategically located municipal site has been secured, ensuring accessibility and integration with the Swartland Spatial Development Framework. The current timeline targets the start of construction in March 2030, with the anticipated delivery of Phase 1 (120 beds) by November 2034, subject to funding availability. Detailed service and clinical briefs have been completed and can be ready for submission to an implementing agent within one month of confirmation of funding. Commissioning strategies draw on lessons from Khayelitsha and Mitchells Plain hospitals. This process is fully enabled by transverse planning and governance (WCIF Principle 4), a critical insight that ensures strategic alignment across all governmental spheres.

FINANCIAL NEEDS



Approximate value: R1.02 billion.

This projected cost is inclusive of infrastructure and health technology, with Phase 1 estimated at +/- R911 million. Approximately R122 million annually is required for operations. Funding must align with FIDPM compliance, offering blended finance opportunities. Transparent budget governance ensures value-for-money, while long-term maintenance budgets strengthen resilience.

PRIVATE SECTOR OPPORTUNITY

Private sector investors can engage through



Delivering sustainable construction solutions that achieve Net Zero targets while improving resilience and efficiency.



Partnering in ICT systems enabling integrated eHealth, data-driven decisions and improved patient outcomes.



Developing local value chains that create employment, strengthen trust and drive inclusive growth.



Collaborating on renewable energy, water efficiency and waste innovation to achieve environmental and social sustainability.

KEY PARTIES

- Western Cape Government: Department of Health & Wellness (Project Owner)
- National Department of Health
- Swartland Local Municipality
- West Coast District Municipality
- Provincial Treasury and Infrastructure Management Units
- Private sector construction, ICT and technology partners

TIMELINE

1

Strategic Brief Completed and will be ready to be issued within 1 month of funding confirmation:
2026

2

Construction Start (Phase 1):
March 2030
(Possible acceleration will be

3

Practical Completion (Phase 1):
November 2034

4

Phase 2 (additional 30 beds):
Long-term planning, timeline
to be confirmed