

**CPD Points: 2 ECSA CREDITS**



Consulting Engineers South Africa

INFRASTRUCTURE  
**Indaba**  
2026

**18 - 19**  
**March 2026**  
Durban ICC

## **MUNICIPAL SERVICE DELIVERY**

Evolving role of Consulting Engineers & OEMs

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**Theme: Pioneering Change** Engineering Infrastructure for Inclusive Growth

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# NATIONAL CHALLENGES

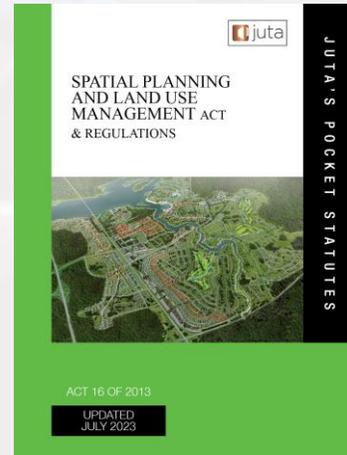
- Slow pace of Services Delivery
- Local government challenges
- Recent legislative shifts
- Opportunity for consulting professionals and OEMs
- Critical capacity gaps
- Contribute to National Development Plan
- Growing and sustaining of private enterprises

# MUNICIPAL CHALLENGES

- Municipal role in providing infrastructure for LED and Universal Access
- Declining revenue resulting in underinvestment in infrastructure
- Turnaround time for Land Use Management applications
- Legislative compliance to avoid audit finding and consequence management
- Private sector investment requires certainty and predictability

# SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA)

- An applicant is responsible for the provision of internal engineering services
- A municipality is responsible for the provision of external engineering services
- Municipal planning tribunal to decide on DC and the timing of payment - Section 40(7)
- Municipality may construct infrastructure beyond the applicant's current requirements – DC will be a pro-rated amount
- SPLUMA permits the exclusion from SCM system for above as alternate to paying DC - Sub-section 49(5)



Link infrastructure



Bulk infrastructure



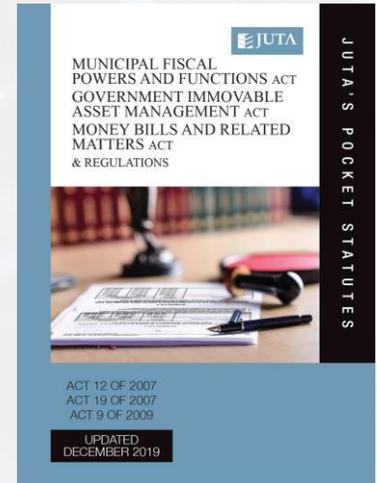
Connection infrastructure



Connection infrastructure

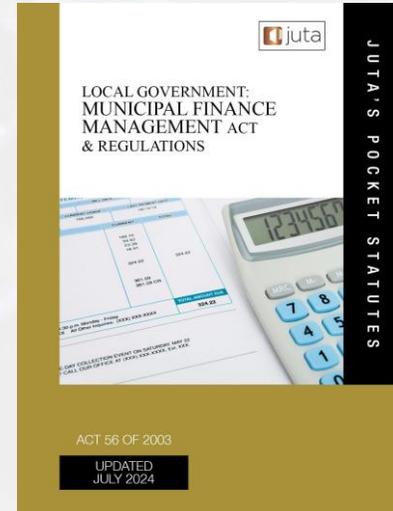
# MUNICIPAL FISCAL POWERS AND FUNCTIONS ACT

- Enables implementation of DC to cover the cost of bulk infrastructure
- Provides the principles for the calculation of DC
- Must be an engineering services agreement where bulk infrastructure is required
- DC must be used for purposes intended
- Developer self-build
  - Consult with municipal officials prior to appointing a contractor
  - Municipality may appoint an appropriately qualified independent third party to assess the bid
  - Municipality must also be allowed uninterrupted access to such assets



# MUNICIPAL FINANCE MANAGEMENT ACT

- Developer to provide services or assets as an alternate to paying the DC
  - Agreement with the municipality
  - Assets to be transferred to the municipality
- Development Charges as an additional source of revenue that reduces municipal borrowing and front-end financing
- Developer managed cash flow
- No up-front payment



Link infrastructure



Bulk infrastructure



Connection infrastructure



Connection infrastructure

# ENHANCED ROLE OF CONSULTING ENGINEERS

- Augment the skills within local government
- Evolution beyond merely planning of new developments, but construction of link, bulk and connection infrastructure
- Promotion of developer self-build - EPC
- Promote certainty and predictability for investors
- Manage supply chain management for procurement to build faster
- Encourage developer cash flow management
- Longer term planning for bulk infrastructure
- Deliver quality infrastructure to municipal specifications – alternate designs

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