

OUDE MOLEN PRECINCT



PROJECT SUMMARY

The Oude Molen Precinct redevelopment aims to create a sustainable, mixed-use development based on live-work-play principles and transit-oriented development (TOD). Covering 13.15 hectares, the project will deliver 1,364 residential units (34% affordable), alongside commercial, educational, and retail spaces. The initiative integrates heritage preservation and environmental sustainability, enhancing access to housing and jobs while aligning with Cape Town's socio-economic development goals.

FINANCIAL NEEDS

Approximate value: R2,356 billion. The project has been derisked through fiscal funding for feasibility studies. Additional funds are required for affordable housing, infrastructure, and public space improvements. Private sector partnerships will help finance the project, with a Land Availability and Development Agreement (LADA) model to facilitate investment.

PROJECT STATUS

The heritage authorisation process is ongoing, with expected completion in July 2025. The land use application will be submitted in Q2 2025, with project closure anticipated by May 2026. Public participation has been completed for both heritage and spatial planning compliance, with further engagement planned during the land use application phase.

PRIVATE SECTOR OPPORTUNITY

Private developers have the opportunity to collaborate with the Western Cape Government to deliver a mixed-use precinct. The site is derisked, with secured development rights, a detailed precinct plan, and a clear financing strategy. The integration of affordable housing and commercial spaces offers diverse investment opportunities.

TIMELINE



KEY PARTIES

The Western Cape Government leads the project, with partnerships involving municipal planning authorities, heritage consultants, and private sector developers. The private sector will play a key role in the development, with the LADA model guiding procurement and delivery.