

Infrastructure Investment Needs

1. Enablement and Derisking Phase

- **Funded by:** Fiscal account.
- **Activities included:**
 - Heritage Impact Assessment.
 - Environmental and statutory approvals.
 - Feasibility studies (financial, technical, institutional).
 - Public participation and stakeholder engagement.

2. Development Phase

- **Estimated Area:** 13.15 hectares.
- **Dwelling Units:** ±1,364 units (34% affordable housing).
- **Land Uses:** Residential, commercial (office and education), retail.
- **Infrastructure Planning:**
 - Civil/bulk services.
 - Transportation services.
 - Climate-resilient and sustainable design.
 - Community-focused amenities.

3. Funding Strategies

- **Mechanism:** Land Availability and Development Agreement (LADA).
- **Sources:**
 - Private sector partnerships.
 - Innovative financing options.
 - Revenue generation through cross-subsidisation (affordable vs. open market housing).
- **Challenges:**
 - Securing sufficient funding for affordable housing.
 - Ensuring market appetite.
 - Preventing unlawful occupation.

4. Implementation Readiness

- **Current Status:**
 - Heritage authorisation expected by July 2025.
 - Land use application planned for Q2 2025.
 - Full statutory approvals expected by May 2026.
- **Next Steps:**
 - Developer procurement post-approvals.
 - Detailed infrastructure planning and design.

5. Operations & Maintenance

- **Focus Areas:**
 - Long-term asset management.
 - Performance monitoring.
 - Climate adaptation and resilience planning.
 - Use of digital technologies.

The **investment needs for human settlements** in the **Oude Molen Precinct** project are embedded within its broader infrastructure and development strategy. Here's a focused summary of those needs:

Human Settlements Investment Needs

1. Affordable Housing Development

- **Total Units:** ±1,364 dwelling units.
- **Affordable Housing Allocation:** 34% (approximately 464 units).
- **Investment Requirement:** Funding to support the affordable housing component, which is cross-subsidised by the open market units (66%).

2. Mixed-Use Residential Infrastructure

- **Design Philosophy:** “Live-work-play” and transit-oriented development (TOD).
- **Needs Include:**
 - Residential buildings with varied tenure and typology options.

- Integration of commercial, retail, and educational facilities.
- Community amenities and public spaces.

3. Land Use and Zoning

- **Current Status:** Rezoning and subdivision applications are pending.
- **Investment Need:** Support for statutory processes and land enablement to unlock development rights.

4. Social Infrastructure

- **Focus Areas:**
 - Schools and educational facilities.
 - Health and wellness amenities.
 - Public transport integration.
 - Green spaces and recreational areas.

5. Sustainability and Climate Resilience

- **Design Requirements:**
 - Climate-smart housing.
 - Energy-efficient buildings.
 - Water-sensitive urban design.
- **Investment Need:** Funding for sustainable construction materials and technologies.

6. Community Empowerment and Inclusion

- **Goals:**
 - Job creation through construction and long-term operations.
 - Skills development and local employment.
 - Gender-responsive procurement and social impact initiatives.

7. Operations & Maintenance

- **Long-Term Needs:**
 - Asset management systems.
 - Maintenance of housing and public infrastructure.
 - Digital technologies for monitoring and service delivery.

The **Oude Molen Precinct Prospectus** does not explicitly detail healthcare infrastructure as a standalone component, but there are several areas where **investment needs for healthcare** can be inferred or integrated into the broader development goals:



Healthcare Investment Needs (Inferred & Potential)

1. Social Infrastructure Integration

- The precinct is designed as a **mixed-use, transit-oriented development**, which typically includes essential services like healthcare.
- **Investment Opportunity:** Development of **community health clinics**, wellness centres, or partnerships with private healthcare providers to serve residents, especially those in affordable housing.

2. Affordable Housing & Public Health

- With **34% of units designated as affordable housing**, there is a need for **accessible healthcare services** to support vulnerable populations.
- **Investment Need:** Funding for **primary healthcare access**, maternal and child health services, and mental health support.

3. Sustainability & Resilience Planning

- The project incorporates **climate-resilient and sustainable design**, which can include:
 - Health-focused urban planning (e.g., walkability, air quality).
 - Emergency preparedness and **public health resilience**.
- **Investment Need:** Infrastructure for **health emergency response**, disease prevention, and environmental health monitoring.

4. Community Empowerment & Social Impact

- The prospectus highlights **job creation and empowerment**, which can extend to:
 - Training and employment in healthcare services.
 - Health education and outreach programs.
- **Investment Need:** Support for **community health worker programs**, mobile clinics, and health literacy initiatives.

5. Potential Partnerships

- The precinct encourages **public-private partnerships** and innovative financing.
 - **Investment Opportunity:** Collaborations with:
 - Western Cape Department of Health.
 - NGOs and private healthcare providers.
 - Universities or medical schools for training and research facilities.
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Based on the **Oude Molen Precinct Prospectus**, here are the **investment needs for education** as part of the precinct's infrastructure and human settlement development:

Education Investment Needs

1. Inclusion of Educational Facilities

- The precinct plan includes **educational land uses**, specifically:
 - **School infrastructure** (likely primary or secondary).
 - **Educational institutions** integrated into the mixed-use development.
- These facilities are part of the broader **commercial and community-focused amenities**.

2. Infrastructure Development

- **Investment Needs:**
 - Construction of school buildings and classrooms.
 - Provision of utilities (water, electricity, internet).
 - Safe access routes and transport integration (aligned with TOD principles).
 - Recreational and sports facilities for learners.

3. Community Empowerment & Skills Development

- The project emphasizes **job creation and empowerment**, which includes:
 - **Skills development programs**.
 - Potential for **vocational training centres** or partnerships with tertiary institutions.

- **Investment Needs:**

- Funding for training facilities and programs.
- Partnerships with educational NGOs or government departments.

4. Social Impact & Inclusion

- The precinct supports **social equity**, which includes:
 - Access to quality education for residents in affordable housing.
 - Gender-responsive and inclusive educational planning.
- **Investment Needs:**
 - Subsidies or public-private partnerships to ensure affordability.
 - Inclusive curriculum and infrastructure (e.g., disability access).

5. Sustainability & Innovation

- The development promotes **climate-smart and resilient design**.
- **Investment Needs:**
 - Green building technologies for schools.
 - Integration of digital learning infrastructure.
 - Renewable energy solutions for educational facilities.

The **Oude Molen Precinct Prospectus** does not explicitly outline agriculture or agro-processing as a core component of the redevelopment. However, there are a few relevant points and opportunities where **investment in agriculture and agro-processing** could be aligned with the precinct's goals:



Potential Investment Needs for Agriculture & Agro-Processing

1. Retention of Existing Economic Activity

- The prospectus mentions retaining **existing productive economic activity** within the precinct where possible.
- **Opportunity:** If any current agricultural or agro-processing operations exist on-site, investment could support their integration into the redevelopment.

2. Urban Agriculture & Food Security

- As part of the **sustainable and climate-resilient design**, there is scope for:
 - **Community gardens** or urban farming initiatives.
 - **Agroecology** and permaculture models.
- **Investment Needs:**
 - Infrastructure for rooftop or vertical farming.
 - Irrigation systems and soil remediation.
 - Training and employment in urban agriculture.

3. Agro-Processing Facilities

- While not explicitly planned, the mixed-use nature of the precinct allows for:
 - **Small-scale agro-processing hubs** (e.g., food packaging, drying, or value-added production).
 - Integration with retail and commercial spaces.
- **Investment Needs:**
 - Equipment and facilities for processing.
 - Cold storage and logistics infrastructure.
 - Compliance with health and safety regulations.

4. Skills Development & Empowerment

- The precinct emphasizes **job creation and empowerment**, which could include:
 - Training in agro-processing techniques.
 - Entrepreneurship support for agri-businesses.
- **Investment Needs:**
 - Partnerships with agricultural colleges or NGOs.
 - Funding for incubators or cooperatives.

5. Sustainability & Circular Economy

- Agro-processing can contribute to the precinct's **sustainability goals** through:
 - Waste-to-compost systems.
 - Renewable energy use in processing.
- **Investment Needs:**

- Infrastructure for circular systems.
 - Innovation grants or green financing.
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The **Oude Molen Precinct Prospectus** outlines several opportunities and implicit needs related to the **green economy**, even though it doesn't label them directly under that term. Here's a focused summary of the **investment needs for green economy initiatives** within the precinct:

Green Economy Investment Needs

1. Climate-Resilient Urban Design

- The precinct is planned as a **climate-smart, sustainable development**.
- **Investment Needs:**
 - Green building materials and technologies.
 - Passive design strategies (e.g. natural ventilation, daylighting).
 - Renewable energy systems (solar, wind).
 - Water-sensitive urban design (WSUD).

2. Sustainable Infrastructure

- Emphasis on **transit-oriented development (TOD)** and reduced car dependency.
- **Investment Needs:**
 - Public transport infrastructure.
 - Bicycle lanes and pedestrian-friendly pathways.
 - Electric vehicle (EV) charging stations.

3. Environmental Compliance & Mitigation

- The project integrates findings from **environmental impact assessments**.
- **Investment Needs:**
 - Implementation of mitigation measures.
 - Biodiversity conservation and landscaping.
 - Stormwater management systems.

4. Circular Economy & Waste Management

- While not explicitly stated, the precinct's sustainability goals imply:
 - **Waste reduction and recycling initiatives.**
 - Composting and organic waste processing.
- **Investment Needs:**
 - Infrastructure for recycling and composting.
 - Education and community engagement programs.

5. Green Jobs & Skills Development

- The precinct supports **job creation and empowerment**, which can include:
 - Training in green construction, renewable energy, and environmental management.
- **Investment Needs:**
 - Partnerships with vocational training institutions.
 - Funding for green job incubators and cooperatives.

6. Urban Agriculture & Food Security

- Potential for **community gardens or rooftop farming.**
- **Investment Needs:**
 - Infrastructure for urban agriculture.
 - Water-efficient irrigation systems.
 - Agroecology training and support.

7. Digital & Smart Technologies

- The precinct aims to leverage **digital technologies** for operations and maintenance.
- **Investment Needs:**
 - Smart meters and sensors for energy and water use.
 - Data platforms for monitoring sustainability performance.

The **Oude Molen Precinct Prospectus** supports **SMME (Small, Medium and Micro Enterprises)** and **entrepreneurship development** as part of its broader goals of

empowerment, job creation, and inclusive economic growth. Here's a breakdown of the **investment needs** in this area:

Investment Needs for SMME & Entrepreneurship Support

1. Commercial and Retail Space Allocation

- The precinct includes **commercial and retail land uses**, which can host:
 - SMME retail outlets.
 - Co-working spaces.
 - Business incubators and accelerators.
- **Investment Needs:**
 - Construction and fit-out of flexible commercial spaces.
 - Affordable rental models for startups and micro-enterprises.
 - Digital infrastructure for e-commerce and remote work.

2. Skills Development & Empowerment

- The project emphasizes **community empowerment**, which includes:
 - Training programs for entrepreneurship.
 - Support for informal businesses transitioning to formal operations.
- **Investment Needs:**
 - Funding for vocational training centres.
 - Partnerships with NGOs, universities, and government agencies.
 - Mentorship and coaching programs.

3. Innovative Financing Mechanisms

- The precinct encourages **innovative finance options**, which can support:
 - Microfinance and seed funding for startups.
 - Blended finance models (public-private).
- **Investment Needs:**
 - Establishment of a local enterprise fund or grant scheme.
 - Financial literacy and business planning support.

4. Inclusive Procurement Strategies

- The prospectus highlights **gender-responsive and inclusive procurement**.
- **Investment Needs:**
 - Procurement policies that favour local SMMEs.
 - Supplier development programs.
 - Capacity-building for compliance and competitiveness.

5. Integration with Broader Economic Ecosystem

- The precinct aims to be a **model for inclusive urban regeneration**, which includes:
 - Linking SMMEs to larger supply chains.
 - Creating market access through events, fairs, and digital platforms.
- **Investment Needs:**
 - Platforms for SMME visibility and networking.
 - Logistics and distribution support.

The **Oude Molen Precinct Prospectus** presents several opportunities for **tourism and cultural development**, especially given the site's rich heritage and strategic location in Cape Town. Here's a breakdown of the **investment needs** in this area:

Investment Needs for Tourism & Cultural Development

1. Heritage Preservation & Adaptive Reuse

- The site has **significant heritage layering**, with buildings earmarked for retention and integration.
- **Investment Needs:**
 - Restoration and adaptive reuse of heritage buildings.
 - Heritage interpretation centres or museums.
 - Cultural signage, storytelling installations, and guided tour infrastructure.

2. Cultural Programming & Events

- The precinct aims to be a **community-focused, inclusive space**, ideal for cultural activation.
- **Investment Needs:**
 - Amphitheatres or event spaces for music, theatre, and festivals.
 - Art installations and public art programs.
 - Partnerships with local artists and cultural organisations.

3. Tourism Infrastructure

- As part of the mixed-use development, tourism can be integrated through:
 - Boutique accommodations or hostels.
 - Visitor centres and information kiosks.
 - Cafés, restaurants, and craft markets.
- **Investment Needs:**
 - Hospitality infrastructure development.
 - Marketing and branding of the precinct as a cultural destination.
 - Transport and accessibility enhancements.

4. Eco-Tourism & Sustainability

- The precinct's **climate-smart design** supports eco-tourism initiatives.
- **Investment Needs:**
 - Green walking trails and interpretive nature paths.
 - Integration with nearby natural or riverine systems.
 - Sustainable tourism certification and compliance.

5. Skills Development & Local Enterprise

- Tourism and culture offer strong potential for **SMME development**.
- **Investment Needs:**
 - Training for tour guides, artisans, and hospitality workers.
 - Support for local craft and food producers.
 - Business incubation for cultural entrepreneurs.

6. Digital & Smart Tourism

- The precinct plans to leverage **digital technologies**.
- **Investment Needs:**
 - Interactive apps and digital heritage tours.
 - Smart signage and augmented reality experiences.
 - Online booking and visitor engagement platforms.