



Western Cape
Government

WCIP 2050 DOI

PROJECT EVALUATION SUMMARY **REPORT**

Oude Molen Precinct



Sector
Social



Department
**Department of
Education**



Project Owner
Lindelwa Mabuntane



Reference ID
-



Evaluation Due Date
19 Mar 2025



Evaluation Completion Date
12 Mar 2025



1 Summary of Project

Site Redevelopment

1. Transform a 2,881 m2 municipal-owned site in Cape Town CBD into a high-rise, residentially-led mixed-use development.
2. The site is currently used for temporary offices and parking.

Residential Development

1. Deliver approximately 830 residential units, with 37.5% allocated to social housing.
2. Residential component will be supported by open-market unit sales to cross-subsidise social housing.

Mixed-Use Integration

1. Include ground-floor retail and first-floor office space, subject to feasibility.
2. Create a vibrant, inclusive urban precinct with access to work, transport, and amenities.

Sustainable Design

1. Implement low-carbon design principles in construction and operations.
2. Promote environmental sustainability and urban density.

Legal and Regulatory Enablement

1. Secure necessary development rights and zoning approvals.
2. Subdivide and sectionalise the property to legally separate social housing and open-market components.

Procurement and Delivery

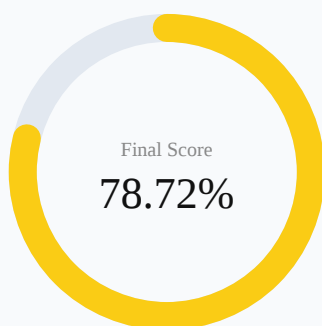
1. Execute the project through a Sale and Development Agreement (SADA) with a private developer or Social Housing Institution (SHI).
2. Follow a Request-for-Proposal (RFP) process for developer selection.
3. Delay land transfer and payment until practical completion of social housing and external facilities.

Infrastructure and Planning

1. Prepare and submit sectional title plans to the Surveyor General and Deeds Office.
2. Allocate and manage parking, retail, and commercial space across subdivided erven.

2 Evaluation Summary

Outcome of Evaluation



Evaluation Panel

AL	Amozelle Lambrechts Amozelle.Lambrechts@pet.com	98.4%
EC	Elizabeth Coles Elizabeth.Coles@pet.com	98.4%
NJ	Neil Joseph Neil.Joseph@pet.com	98.4%
SR	Shivara Ramgunn Shivara.Ramgunn@pet.com	98.4%
LM	Lindelwa Mabuntane lindelwa.mabuntane@pet.com	0.0%



3 Panoptic Principle

EVALUATOR	Principle 1		Principle 2			Principle 3			Principle 4	
	PP1.1	PP1.2	PP2.1	PP2.2	PP2.3	PP3.1	PP3.2	PP3.3	PP4.1	PP4.2
Amozelle Lambrechts Amozelle.Lambrechts@pet.com	8.00	6.40	8.00	8.00	8.00	8.00	8.00	16.00	20.00	8.00
Elizabeth Coles Elizabeth.Coles@pet.com	8.00	6.40	8.00	8.00	8.00	8.00	8.00	16.00	20.00	8.00
Lindelwa Mabuntane lindelwa.mabuntane@pet.com	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Neil Joseph Neil.Joseph@pet.com	8.00	6.40	8.00	8.00	8.00	8.00	8.00	16.00	20.00	8.00
Shivara Ramgunn Shivara.Ramgunn@pet.com	8.00	6.40	8.00	8.00	8.00	8.00	8.00	16.00	20.00	8.00

4 Additional Notes

5 Recommendation

Project returns to Step-2 of the 4-step prioritisation process to refine identified metrics before resubmission.

.....
Chairperson

.....
Date