Western Cape Government
Transport and Public Works

Helen Bowden Nurses Home
“Jewel of Granger Bay”

PROVINCIAL REGENERATION PROGRAMME
INVESTOR CONFERENCE

26 March 2014
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Helen Bowden Nurses Home

Jewel of Granger Bay

Context & Location

• Located on the corner of Granger Bay Boulevard and Beach Road, Green Point

• Part of the Somerset Precinct bordering the V&A Waterfront and Cape Town Stadium

• Located in close proximity to a MyCiTi bus station on Granger Bay Boulevard
Helen Bowden Nurses Home  Jewel of Granger Bay

Context & Location

- Site covers an area of approximately 1.4 ha.
- Helen Bowden Nurses Home (HBNH) currently occupied by nursing staff
- The building may be retained or demolished as required
- The building is ±30 years old and requires primary maintenance
Helen Bowden Nurses Home

Jewel of Granger Bay

Context & Location

• Located within a rich heritage environment

• Surrounded by the Somerset Hospital, Fort Wynyard, Victoria Nurses Home & the V&A Breakwater Boulevard

• The Somerset Precinct has been the focus of redevelopment since 1982

Green Point, 1899
What's in a name?

- The first Somerset Hospital was built in 1818
- Around 1855 the hospital was found to be irreparable and the foundation stone for the New Somerset Hospital was laid in 1859
- In addition to the appointment of medical staff, nurses were recruited from the Florence Nightingale School of Nursing, St Thomas’ Hospital in London
- Such nurses included Sister Helen Bowden, who in 1877 became the first fully qualified nurse to be appointed as Matron of Somerset Hospital
- Subsequently the hospital established its own nurse training school, becoming the first hospital to train non-white nurses in the country
Zoning & Land-use

- Current erf has a split zoning of Government Purposes/Public Open Space, includes a portion of Granger Bay Blvd (GBB) & the Somerset Hospital site.
- Erf subdivided by GBB, future portion 1, remainder Erf 1559.
- A rezoning & subdivision application process is underway (GB7 zoning).
Infrastructure: Availability & Limitations

Assessment of services demand and availability underway.

Initial Analysis:

- Water – adequate.
- Sewer – limitations
- Storm Water – limitations
- Electricity – adequate

Urban design approach supports a sustainable development incorporating energy saving design & operating principles

Existing Foul Sewer Reticulation
Helen Bowden Nurses Home | Jewel of Granger Bay

**Heritage & Environmental Status**

- HWC ROD achieved for the proposed development of the Somerset Precinct in 2008
- The HIA found the development proposal support high to medium positive impacts with few medium negative impacts
- ROD supports mixed-use development (preserve views from Fort Wynyard & Breakwater Blvd)
- HWC confirm HBNH building has no heritage significance
- Test holes confirm no archeological significance anticipated

Views onto Fort Wynyard

Views up Breakwater Blvd & onto Signal Hill
Helen Bowden Nurses Home  Jewel of Granger Bay

Heritage & Environmental Status

• Due to changes in visual landscape (stadium etc.) & the proposed land-use new Visual and Heritage Impact assessments required

• Only a Basic Assessment required

• Final Assessment reports expected by the end of 2014 coinciding with rezoning application
Development Opportunity

- The site development approach has not been considered in isolation.
- The site is the first of four phased development releases proposed for the Somerset Precinct.
- Proposed development approach has been informed by market specialists & may be refined based on inputs from the EOI responses.
**Development Opportunity**

- Proposed land use promotes mixed-use, weighted towards residential units
- Parking supported within two-storey basement accessible for GBB & Beach Rd
- Parking allocation based on PT1 classification (mid standard ratio/PT2)
- Bulk @ Bulk Factor of 3.43

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Development Opportunity

- Current development approach aligned with the existing HWC ROD
- Rezoning application supports a 16-storey block on a portion of the site
- Site basement access from both Granger Bay Boulevard & Beach Rd
- Basement link between the HBNH site & remainder of the Somerset Precinct under the GBB promoted
Enablement
The WCG appointed specialists to enable the development. Draft applications and arrangements undertaken:

• Existing Tenant Relocation Agreements
• Urban Design, Rezoning & Subdivisions

Rezoning & subdivision approval is expected by mid 2015
Neighbouring Developments

CT Stadium
60,000m²
Mixed-use

Helen Bowden Nurses Home (HBNH)
48,000m²

Jewel of Granger Bay

Somerset Precinct
Releases 2, 3 & 4
210,000m²
Mixed-use

V&A Granger Bay Precinct
Phase 1
34,000m²
Mixed-use

Phase 2
38,000m²
Mixed-use

Rem. V&A
128,000m²
Mixed-use

Total Neighbouring Developable Bulk Potential = 470,000m²
Helen Bowden Nurses Home   Jewel of Granger Bay

Summary

• Public transport-driven
• Prime, strategic location
• Mixed-use residential-driven
• HWC ROD informing bulk & orientation
• Green Point earmarked for substantial development
• Local & Provincial Government support for development

Thank You