



**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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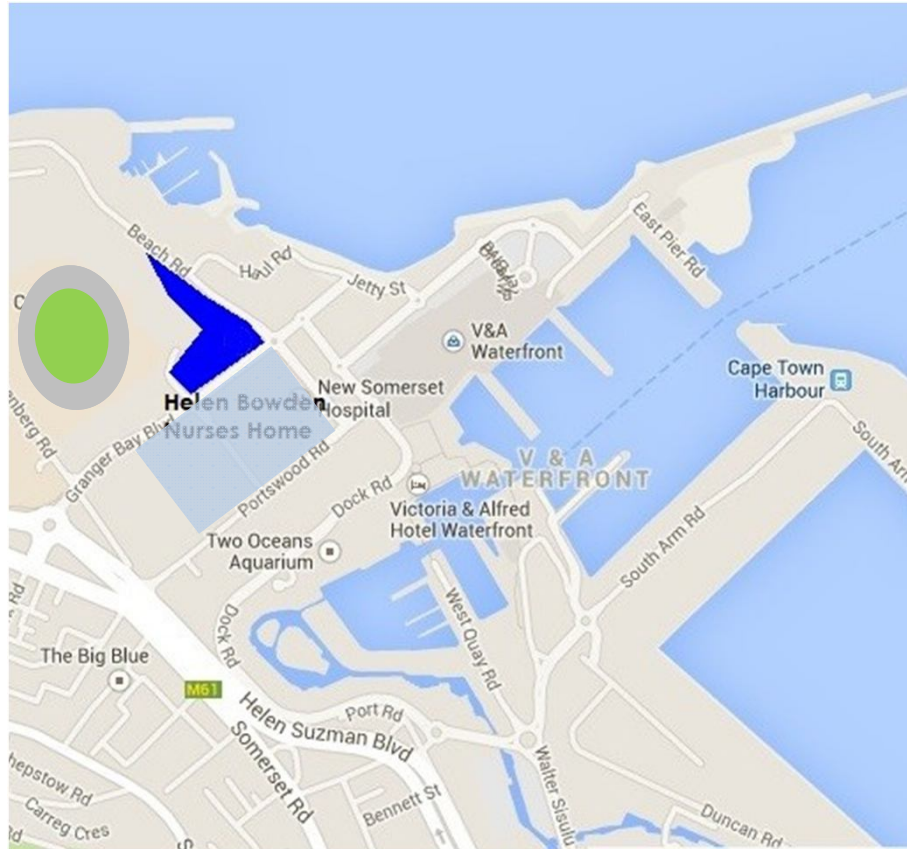


Western Cape
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Context & Location

- 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



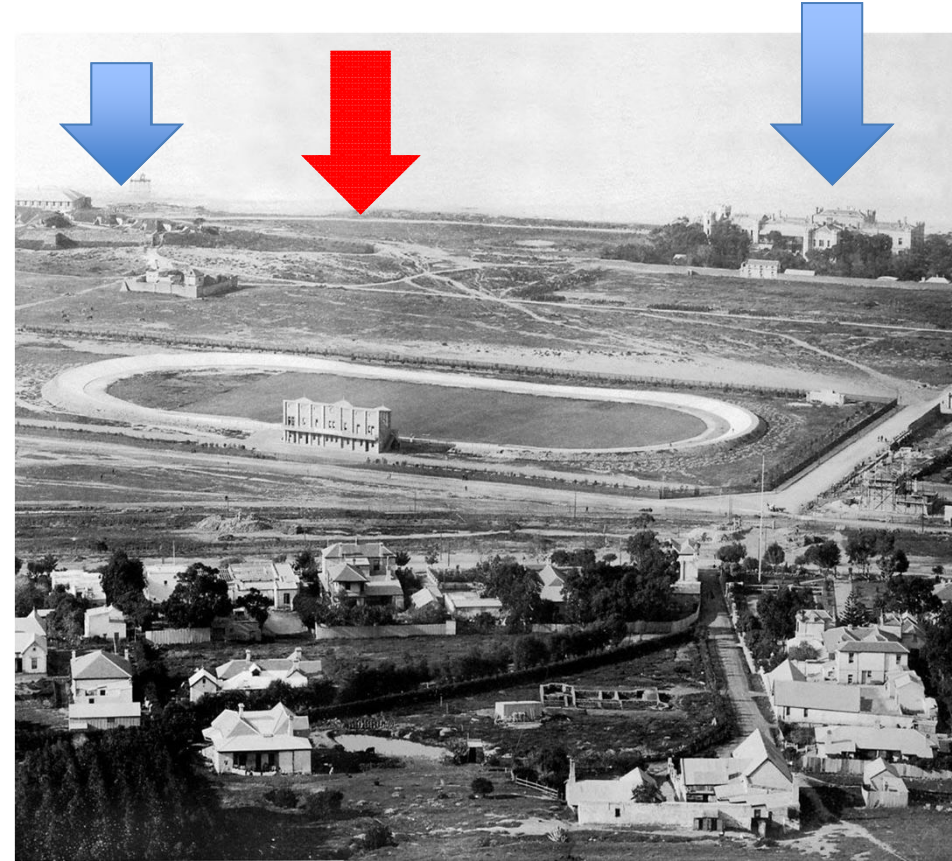
Context & Location

- 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



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



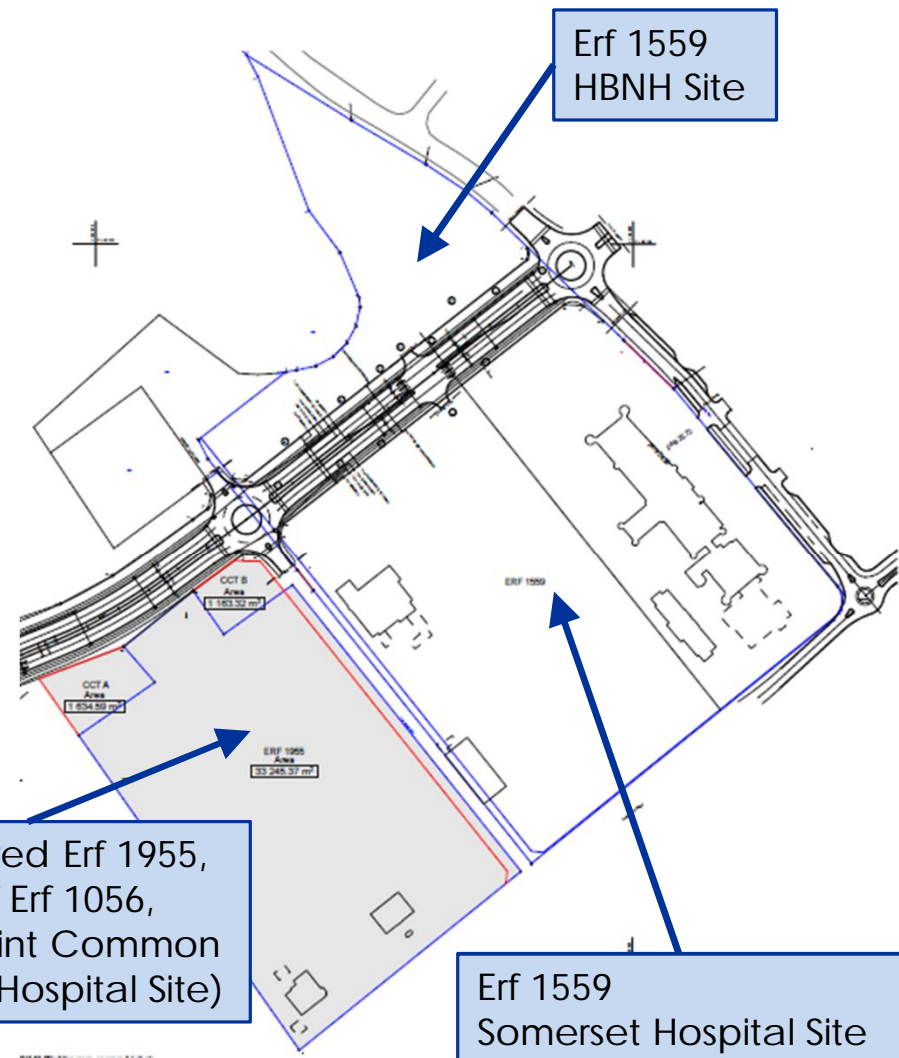
Green Point, 1899

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)



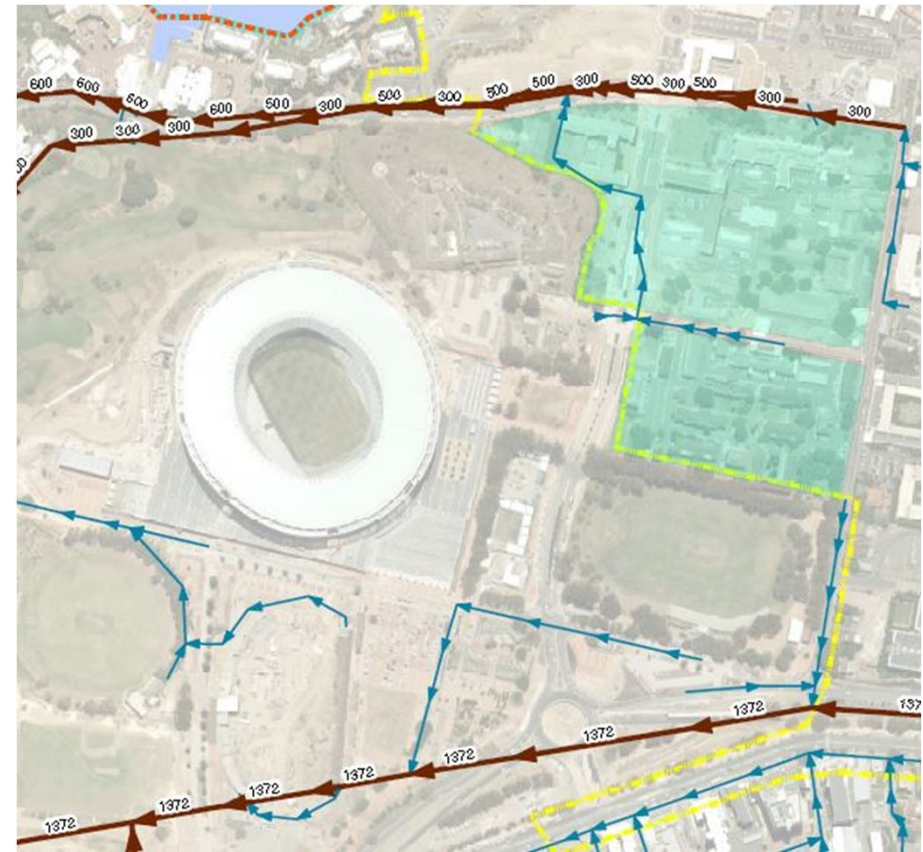
Infrastructure: Availability & Limitations

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

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



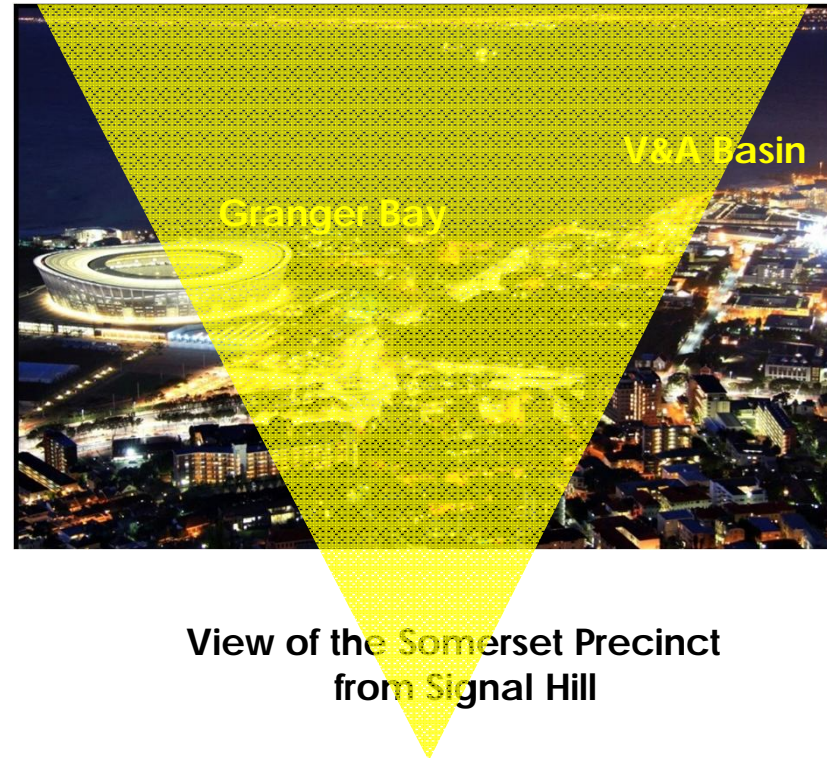
Views onto Fort Wynyard



Views up Breakwater Blvd
& onto Signal Hill

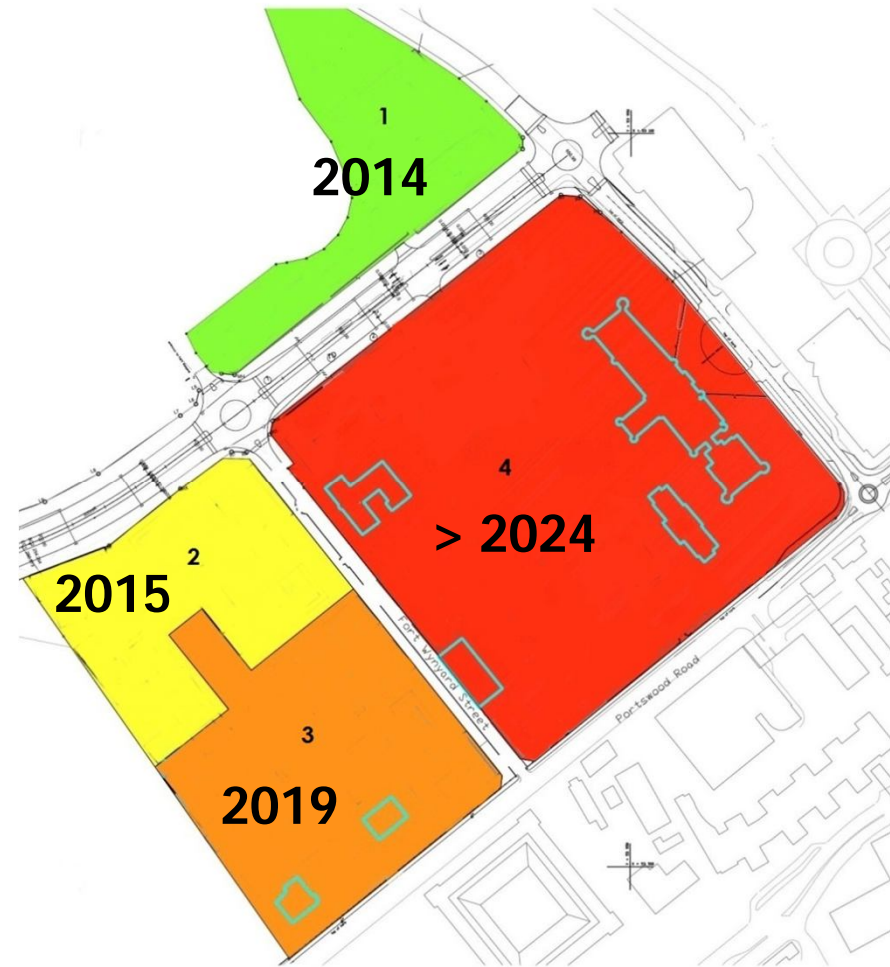
Heritage & Environmental Status

- 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

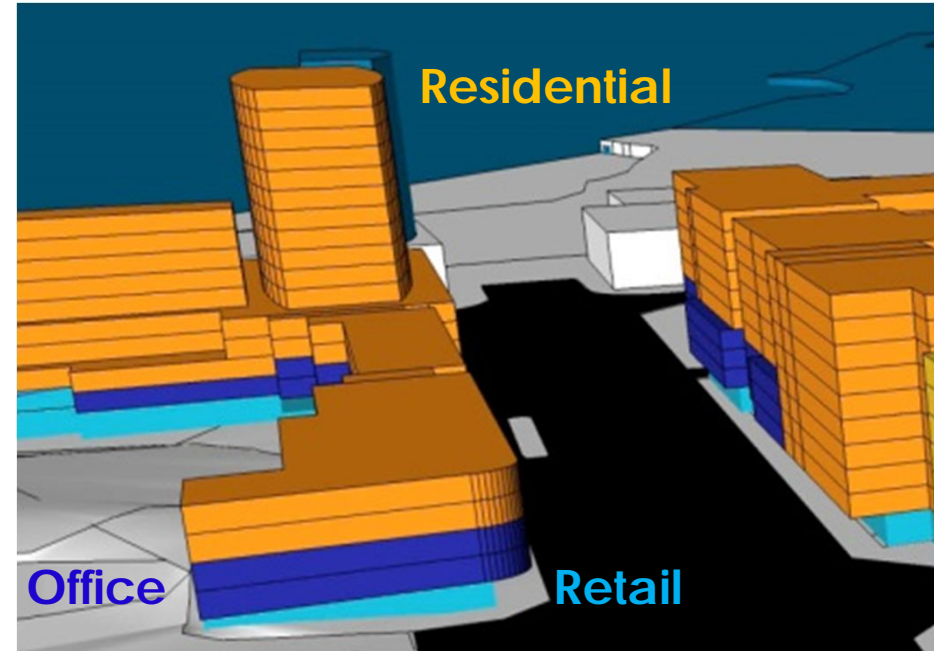
- The site development approach has not been considered in isolation.
- The site is the first of four phased development releases proposed for the Somerset Precinct.
- Proposed development approach has been informed by market specialists & may be refined based on inputs from the EOI responses



Phased release of the Somerset Precinct
(dates indicate vacant occupation)

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



Retail	Office	Res. Units		Total
		70/140m ²	40/70m ²	
6,544	9,268	31,016	1,155	47,983
209bays	185bays	277bays	17bays	688bays

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



View onto the Somerset Hospital
(Heritage Resource)



View onto Granger Bay

Enablement

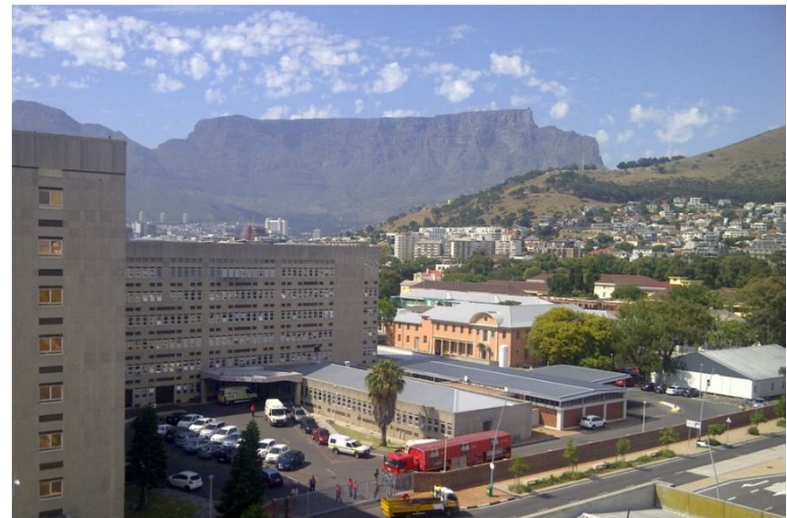
The WCG appointed specialists to enable the development. Draft applications and arrangements undertaken:

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

Rezoning & subdivision approval is expected by mid 2015

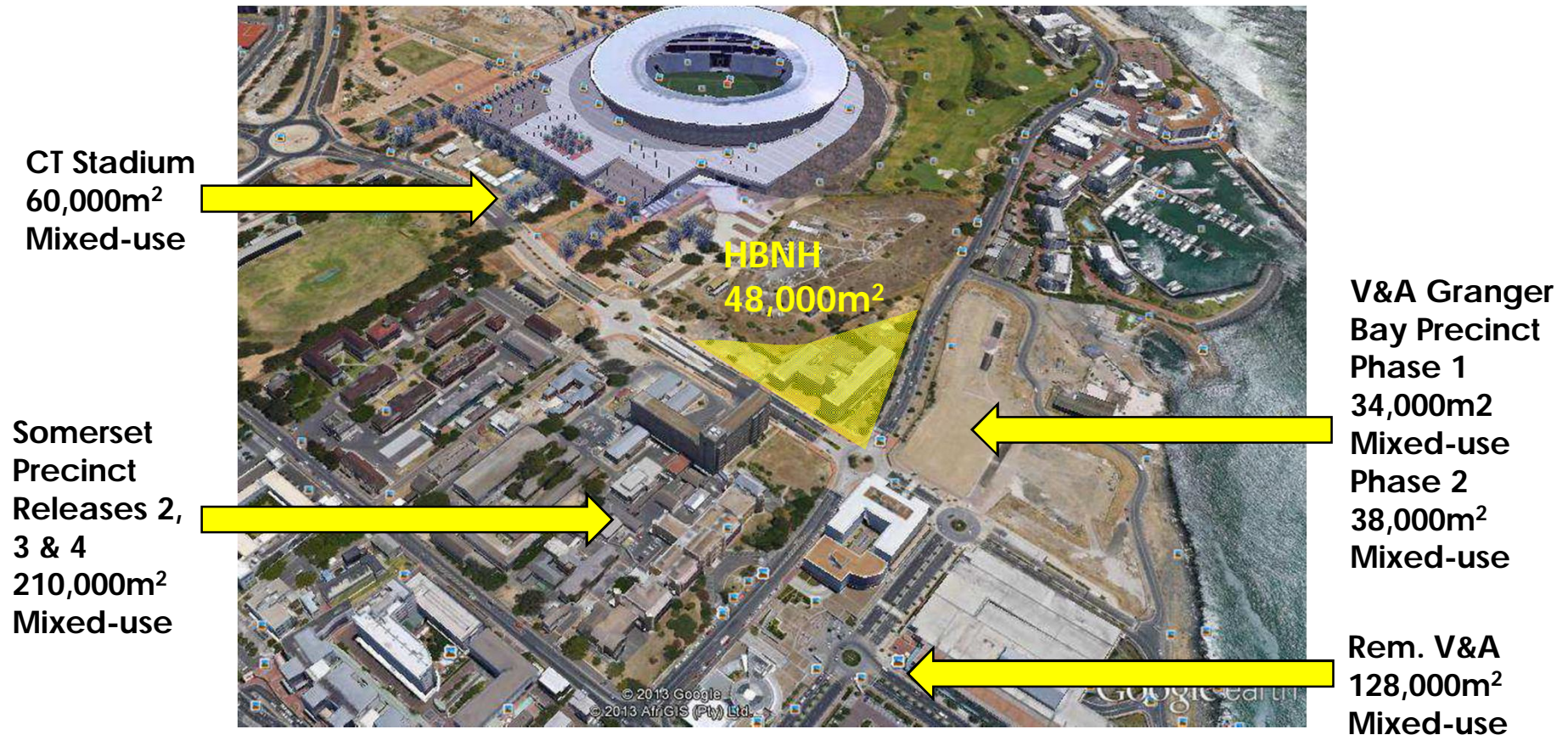


View onto Fort Wynyard & Stadium



View onto Somerset Hospital & Mountain

Neighbouring Developments



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

