

# Monday Paper

Newspaper of the University of Cape Town

29 March 2010

This special publication to highlight the University of Cape Town's capital project rollout will also appear in the *People's Post*



UNIVERSITY OF CAPE TOWN  
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## Building programme will endorse development and transformation at UCT



UCT will spend almost one billion Rands on capital projects over the next three years as it secures its place as the premier academic meeting place between South Africa, the rest of Africa and the world.

The roll-out of capital expenditure (capex) projects signals UCT's commitment to providing the necessary physical infrastructure and services to ensure that the vision for transformation - opening its doors to more students from a spectrum of backgrounds, and its expansion as an Afropolitan institution - is met.

UCT is making investments in new buildings for student accommodation and administration, the School of Economics, the Faculty of Engineering & the Built Environment, Information and Communication Technology Services (ICTS), the university archives, and renovations of various facilities across the campuses.

In total, UCT is spending more than

R900 million on its capital expenditure projects, which will add huge value to the university's physical assets. More space will be provided on upper campus for academic activities - both teaching and research - as a result of moving a number of support services elsewhere. Significantly, too, the capex programme will have a positive impact on the surrounding neighbourhoods in Rondebosch, Mowbray and Observatory.

Government is funding about a third of the capex programme through an infrastructure development grant, with the remainder funded through UCT's multi-year budget process.

The single biggest investment in UCT history, R485 million, will be made at Obz Square, a 6 000 square metre block between Main Road and William Street. This will become home to 887 students in the university's newest and biggest residence.

Seven storeys high with shops on

the ground floor, Obz Square will provide accommodation in single rooms, with the possibility of an additional 70 beds. Each room will have its own ensuite shower and washbasin. Facilities will also include over 100 kitchens, each shared by eight students. There will be 200 parking bays.

Vice-chancellor Dr Max Price says that UCT's residence system "supports our undergraduate programmes to ensure the holistic development of outstanding graduates".

"Only about one third of our total student population stays in res. Some do stay off-campus or at home out of choice but many do so because of the shortage of places in res or because they cannot afford res.

"The Obz Square residence development is one of the ways in which UCT is addressing this difficulty."

On middle campus, the School of Economics is getting new accommodation in a development that includes new

offices for student administration, a total investment of R158 million.

These facilities, which are being developed adjacent to the existing Kramer Law Building, will be completed during the first semester of 2011.

Price says the new economics building recognises the need to provide appropriate and adequate physical infrastructure to maintain excellence in academic programmes and outputs.

"UCT's School of Economics has ranked first among economics departments at SA universities for the past five years and almost 20% of our total cohort of up to 24 000 students takes courses in economics. Our research units focus on the economics of labour markets, the environment, rural development, regional and industrial development, and financial markets, with a strong focus on poverty and inequality."

Another big investment will be made at the Snape Building for

Engineering & the Built Environment, where additions costing R167 million are being built.

UCT is also a founder member and donor to the Groote Schuur Community Improvement District (GSCID) which aims to deal with neighbourhood crime, grime, transport and housing problems that are faced by students, residents and businesses in the area.

"While UCT brings great value to areas surrounding the university, we acknowledge that we also contribute to many of its challenges," says Price. "We now wish to engage with our neighbours. Therefore, the development of the GSCID provides an opportunity for meaningful dialogue and co-operation between us and the broader community."

The provision of new facilities for support services will also be a boon to existing resources especially on upper campus, where space for academic activities is at a premium. **MP**

# New buildings, refurbishments and upgraded facilities

UCT is rolling out almost a billion Rands of capital expenditure (capex) projects over the next three years. The main project is the Obz Square residence in Observatory (see front page story). A list of current projects appears below.

New Obz Square Residence on Main Road	R485m
Middle Campus development for the School of Economics and Student Admin buildings	R158m
Additions to Snape building for Engineering and the Built Environment	R167m
Upgrade to Centlivres building which currently houses Architecture	R52m
ICTS-on-Main, a new home for the university's Information and Communication Technology Services	R13m
New Archives Facility at Shell Court on Main Road	R8m
Avenue House refurbishment for new offices for the Student Housing department	R6m
Relocation of the Department of Statistical Sciences within P D Hahn building	R1.8m
Renovation of Falmouth building in the Faculty of Health Sciences for teaching and research purposes.	R4m

In the current financial year, UCT will also undertake the following refurbishment and upgrade projects:

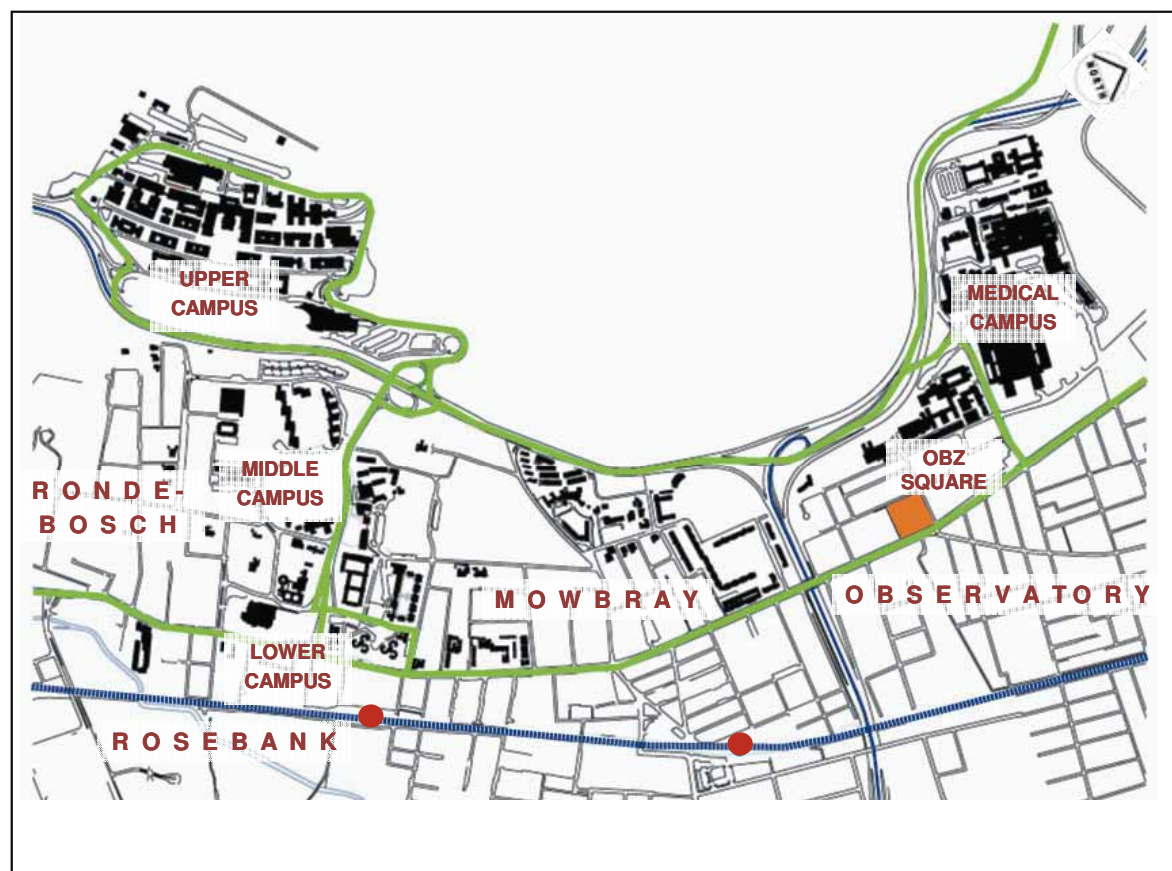
Upgrading Jameson Substation	R2m
Reroofing of Otto Beit Building	R575 000
Arts Aircon	R1.675m
Reroofing of the mathematics building	R1.765m
Reroofing of a section of P D Hahn	R350 000
Renewal of the MCB Chiller Plant	R4m
Lift modernisation in Lesley C, Med Lib, CB Goods, Molec Goods and Maths buildings	R3m
Kramer Chiller Renewal	R2.5m



An architect's view of The new School of Economics, part of the middle campus development that includes the Student Administration Building.

(More news on developments such as the law library, the ICTS move and the new archive will feature in forthcoming editions of the Monday Paper.)

In addition, UCT will invest R4,5m in the Groote Schuur Community Improvement District (see story on pg 3), and R7m in renewing the university's access control system. **MP**



## Connecting the campuses

The new residence and retail centre being developed at Obz Square is located close to the Medical Campus, at the corner of Main and Penzance Roads.

The Jammie Shuttle route already passes in both directions along Main Road and bus connections to all parts of the UCT campus are easily available.

The residence will contribute to enhancing the mixed use and higher density nature of the Main Road "activity street corridor" that the City of Cape Town's integrated spatial planning policy wishes to encourage along all sections of the Main Road.

The building will join a group of university properties that together are starting to form the northern "urban" section of the university's campus footprint. These include the Faculty of

Health Sciences, the Lung Institute, the hockey field, and Forest Hill residence, among many others.

There has been no need to apply for rezoning of the site, as its general residential C3 zoning allows for "places of instruction, blocks of flats, shops, offices, restaurant, and public garage" to be built.

The zoning also allows for a seven-storey building to be built on the site, which, given the topography of the site, is split in two, with seven storeys being built on both the Main Road and Williams Street side.

Building plans for the project are currently being processed by the City Council and construction has started below ground level with the City's support and approval. **MP**

The Obz Square Residence has been widely welcomed by its future neighbours, and UCT has been taking advantage of the different stages of the development to build ties with the community.

John Critien, the executive director of UCT's Properties and Services Department, says the university is working to minimise Obz Square's impact on traffic flow.

For instance, the Main Road is to be widened and realigned at this location – a point in the road that has been constrained, causing many accidents. Parking space for Obz Square residents and the customers of the new businesses will be available on the ground floor.

In addition, security issues are

being addressed as part of UCT's involvement in the new Groote Schuur Community Improvement District.

Here is what a sampling of community leaders are saying about the potential for improving economic prospects, cultural activities and property values in Observatory.



**Paddy Chapple, owner, Chapple Real Estate Agents:** "The UCT

projects are great from a security point of view. The residence should also go a long way in improving the look and even perceptions about Observatory. It will uplift the profile of the Obs community."



**Joe Tavares, owner, Postnet**

**Observatory:** "The new building should freshen up the area compared to the one it is replacing, which actually made the area unpleasant looking. Also, the residence will be close to the shopping centre, which is always good for business, but also for students, as they will have easy access to most of their shopping needs."

**City Councillor Cedric Thomas:**

"Personally, I think the development is good for various aspects. It encourages the idea of diversification by showing that Cape Town is welcoming and accommodating to people from across different continents, as seen with those who choose to continue their studies at a prestigious institution like UCT. It



is also important that the community benefits from opportunities brought in by the new development, whether it be through jobs or businesses. This also has the potential to boost the local economy through students' buying power. Eight hundred-plus students will bring in a few challenges, but these will be addressed through the CID plans. It is also important that traffic issues surrounding this devel-

# Improvement district to tackle crime and grime



Partnerships: "While UCT brings great value to the areas surrounding the university, we acknowledge that we also contribute to some of the challenges." – UCT's vice-chancellor, Dr Max Price.

A vibrant and ongoing engagement between "town and gown" to address issues of crime and grime is needed if UCT is to achieve its vision to be a world-class university, says vice-chancellor Dr Max Price, ahead of the imminent establishment of the Groote Schuur Community Improvement District (GSCID).

UCT has contributed R4.5 million towards the establishment of the GSCID, which aims to address residents' concerns around crime, grime, drug dealing, prostitution, and homelessness along a lengthy strip of the Main Road, from Dean Street in Newlands to Anzio Road in Observatory.

The establishment of the GSCID was mooted after research showed that 61% of local residents don't feel safe in public and believe that cleanliness is a problem.

Even bigger numbers of residents say homelessness (88%) and parking (85%) are serious problems, with drug abuse and dealing accounting for unhappiness among 42% of residents.

While UCT very rarely has contact crime on campus, the situation off-campus is different. The recent deaths of students Pakiso Moqobane and Dominic Giddy have highlighted this problem.

The GSCID will operate under a legal mandate of the City of Cape Town to represent ratepayers' interests in a Special Ratings Area.

There are 18 CIDs in the greater Cape Town area, an indication that the city's residents are taking responsibility to tackle crime happening around them.

The GSCID will have the legal authority to receive a Special Ratings Area levy – over and above normal property rates – which will be used to improve security, cleansing and related urban upgrade services. The GSCID will also seek to provide job opportunities for the homeless.

The effect of these initiatives will be to enhance property values.

The additional levies will be collected from all businesses in the Special Ratings Area by the City of Cape Town and paid over to the GSCID.

The process of establishing the Special Ratings Area started on 4 February with a public meeting. Since then, all businesses in the area have had an opportunity to vote and there is currently a period for objections to be received, which ends on 9 April.

The establishment of the GSCID must be approved by 50% plus one vote from among the commercial property owners, and from UCT who is the major property owner in the area. This has been achieved.

It is envisaged that the GSCID will start operating on 1 July this year.

Price says UCT wants to contribute towards the achievement of a precinct that is safer, cleaner and more enjoyable for residents, businesses and visitors alike.

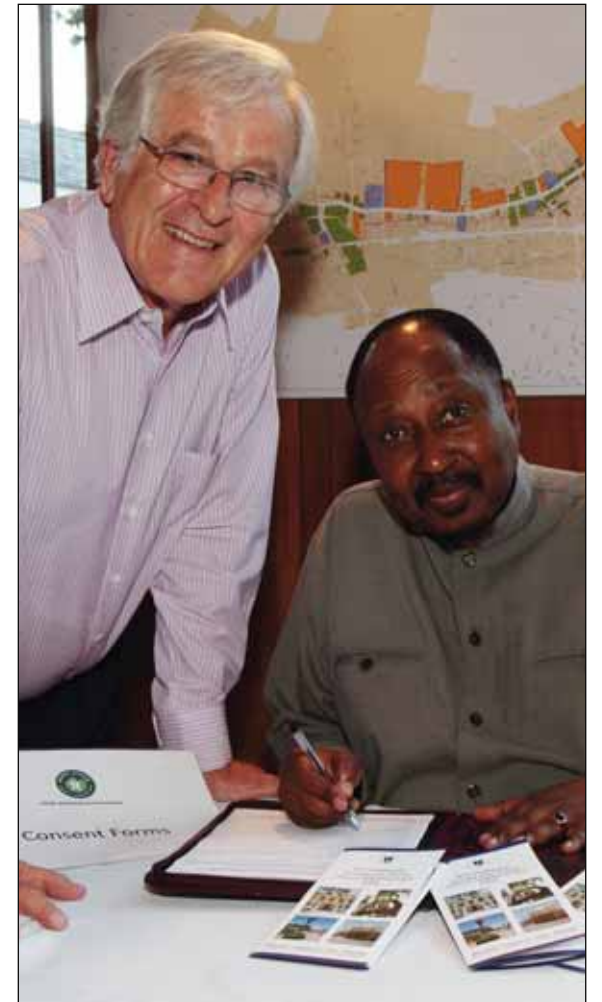
"While UCT brings great value to the areas surrounding the university, we acknowledge that we also contribute

to some of the challenges. UCT, with our neighbours, face issues of crime, grime, transport, housing and so on.

"Our role and responsibility within the local community requires meaningful dialogue between the university and our neighbouring stakeholders. It also demands credible partnerships that recognise our interlinking and, occasionally, divergent sets of interests."

While only owners of commercial properties and UCT will contribute towards the payment of levies, it is envisaged that all residents in the designated area, together with UCT students and staff who live in the area, will benefit from the additional services.

For further information on the GSCID please contact the urban management consultant to UCT, Anthony Davies at [info@gscid.co.za](mailto:info@gscid.co.za) or on 021-671 9462 or 083-2647010 MP



Committing UCT to the Groote Schuur Central Improvement District (GSCID) initiative are UCT deputy vice-chancellor Prof Thandabantu Nhlapo (seated) with Anthony Davies, GSCID.

## es new kid on the block

opment are addressed in a holistic manner."

**David Raphael of Obs Neighbourhood Watch:** "It is definitely a great project, but all stakeholders must work together to make sure that security is adequate... By establishing



'green' safety routes, ensuring security cameras are in good working order, an overall safe environment for both students and residents in the area can be achieved through a co-ordinated effort."

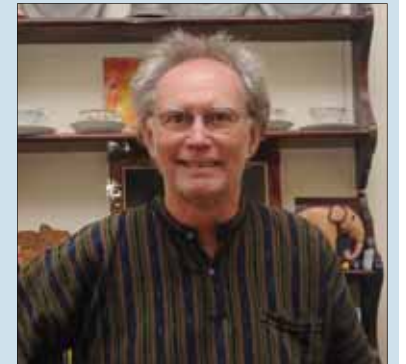
**Andrew Fife, owner, A Touch of Madness – Victorian Quaffery, and chair of Obs Business Forum:** "Observatory has always been supported by the students. The development of Obz Square will provide a new face on the Lower Main Road Entrance to Observatory. The influx of 800 more students on our doorstep will increase the economic development of Observatory and contribute to the upliftment of the area. The Improvement Districts (Obsid and GSID)



will be maturing when this building comes on line. The area will be seen as a safe, clean and vibrant suburb. It should be a popular destination of visitors to Cape Town. The addition of more students will boost the cultural activities in the area. Any legal and ethical development with open and

honest communication will always be supported by the Observatory Business Forum. It is in the interest of all business and the suburb to maintain high standards of legal compliance."

**Rob Gaylard of Obs Civic Association:** "The upside is that a well-designed building could add value to the area and add to the client base for local shops and businesses. Some residents from the immediate area have some concerns about the scale of the building, and the possible impact on traffic flow and parking ... There may also be safety concerns, as students making their way back to Obz Square late at night may be soft targets for would-be muggers. I think close cooperation with the Obs Civic



Association, the Obs Neighbourhood Watch, OBSID, Vetus Schola (the Obsid security provider) and SAPS would be necessary to manage these issues... On the other hand, local clubs and pubs and restaurants will benefit from the increased custom."

# Honouring those who suffered



A visual of what the memorial to the Rustenburg Graveyard could look like.

UCT has a strong appreciation for the cultural heritage of the local community and the history that has taken place on the lands where the university campuses have been built.

For this reason, the new complex of buildings on middle campus will include not only the School of Economics and student administration offices, but also a memorial space to commemorate the histories of dispossession that took place on the site: from the indigenous peoples, to the slaves who were brought to the Cape by the Dutch East India Company in the 17th and 18th centuries, to the successive dispossession experienced by descendant communities later in Cape Town's history.

The slaves and their descendants worked the farms along the Liesbeeck River and number in the hundreds. Some were buried in a cemetery that extended into parts of what is now Middle Campus.

Part of the land UCT now occupies was once the Rustenburg farm, which stretched from the present Main Road to the Summer House beneath the M3 freeway. Today the site of the old Rustenburg burial ground lies immediately next to and partially underneath All Africa House, built in 1996, before the burial ground was identified as such.

Archival research has revealed that the human remains were removed in the 1930s when UCT built terraces for the tennis courts, but there are no records available to indicate where they are now.

As required by the National Heritage Resources Act of 1999, UCT initiated a public participation process in 2007 in terms of the South African Heritage Resources Agency's requirements. Professor Martin Hall, who was a deputy vice-chancellor of UCT at the time, noted that this process offered an opportunity for

UCT to strengthen ties with the Cape Town community.

He wrote: "The Rustenburg Graveyard is an opportunity to frame the development of the Middle Campus around the themes of memory and reconciliation. Rather than seeking to build over the Rustenburg Graveyard site (with appropriate mitigation measures, as required in the heritage legislation), we could initiate an open campus dialogue about our deeper connections in history, reaching back into the 'forgotten' 17th Century, and the most appropriate way of marking this history on the site ... 'Breaking the Ground' is, then, an open dialogue about a hitherto 'buried' aspect of our deeper heritage ..."

UCT adopted a set of principles to follow in its development of the affected area:

- No digging on the identified sensitive areas (within the walls) where

the burial sites are discovered

- Any development on UCT ground must be subjected to a broad public consultation process
- Cultural sensitivity must be maintained
- UCT must become part of the City
- Permanent public access to the site
- No further disturbance of the burial ground
- If any human remains are uncovered during construction, all works should be halted and the stakeholder group be consulted
- Ongoing consultation with the stakeholder forum during and post construction

Interested individuals and groups, both within UCT and from neighbouring communities, formed the UCT Burial Ground Stakeholders Forum to develop and discuss different options for honouring the memories of those who had been displaced.

This is an active group which is diverse in its representation, including individuals, neighbours, descendants of landowners and slaves alike, and community organisations such as the local ratepayers association.

This group has met regularly over the last two years. Its meetings have been facilitated by Doreen February of Nosipho Consultancy, and architect Noeleen Murray, who is a consultant to UCT. The group has contributed important suggestions about how the development of a site of memory can help tell the story of Rustenburg in a way that recognises the histories of all the inhabitants of the area, including the slaves who lived and worked here.

It is also helping UCT to build significant ongoing relationships with its immediate neighbours as well as the wider community of Cape Town. **MP**