

Master Plan Integration Summary

1. Alignment with Approved Frameworks

- The project is integrated into the **2020 Amended Development Framework**, which includes:
 - **Precinct A:** Artscape Theatre Complex
 - **Precinct B:** Founders Garden (development site)
- The site is part of Cape Town's **CBD Local Area Overlay Zone (LAO/4)** and complies with the **Cape Town Development Management Scheme (2015)**.

2. Zoning and Land Use

- Zoning: **General Business (GB7)** with approved development rights for **97,125 m²** of floor space.
- Development rights include:
 - Residential units (social and open market)
 - Retail and commercial space
 - Public amenities and basement parking

3. Precinct-Level Planning

- The master plan supports a **mixed-use, mixed-income high-rise development**.
- Integration with surrounding cultural and civic infrastructure:
 - **Artscape Theatre Complex**
 - **Zip Zap Circus**
 - Public transport hubs (MyCiTi and Cape Town Rail Station)

4. Spatial Justice and Urban Regeneration

- The plan prioritizes **inclusive development** by allocating 47% of residential space to **social housing**.
- Promotes **pedestrian-friendly urban design**, green spaces, and community facilities.

5. Infrastructure Coordination

- The master plan includes:

- Subdivision into **Subdivided Erf 1** (social housing, retail, commercial) and **Subdivided Erf 2** (open market units).
- Sectional title registration and phased transfer to stakeholders.
- Provision for shared infrastructure (e.g., parking bays, performance hall).

6. Regulatory Integration

- Complies with:
 - **Municipal Planning By-law (2015)** via the “Package-of-Plans” approach.
 - **Heritage Western Cape** and **GIAMA** consultation processes.
 - No objections received during public and intergovernmental engagement.