

Technical Feasibility Summary

1. Site Readiness

- The site is municipally owned and strategically located in Cape Town's Foreshore area.
- It has approved zoning (GB7) and development rights for **97,125 m²** of floor space.
- Subdivision and consolidation of erven have been completed and registered.

2. Development Capacity

- The site can accommodate **over 2,000 residential units**, with 47% allocated to social housing.
- High-rise, mixed-use typology supports efficient land use and urban density goals.

3. Design & Infrastructure

- The project includes:
 - Residential units (social and open market)
 - Retail and commercial space
 - Basement parking
 - Public amenities (e.g., Early Childhood Development Centre)
 - Integration with Artscape and Zip Zap Circus facilities

4. Construction Typology

- Social housing will follow a **four-storey walk-up model**, which is cost-effective and subsidy-compliant.
- Open market units may be developed as high-rise towers (up to 24 floors), enabling cross-subsidisation.

5. Regulatory Compliance

- The project complies with:
 - Cape Town's Municipal Spatial Development Framework
 - Heritage Western Cape requirements
 - The 2015 Municipal Planning By-law ("Package-of-Plans" approach)

6. Phased Implementation

- The development will be executed in phases:
 - Pre-disposal (RFP and developer selection)
 - Disposal (SADA agreement and delayed land transfer)
 - Construction and subdivision
 - Sectional title registration and transfer to SHI and other owners

7. Risk Mitigation

- Delayed land transfer ensures accountability for delivery of social housing and public infrastructure.
- Flexibility in procurement allows adjustment of social housing proportions to manage financial risk.