



Project Infrastructure Planning

1. Project Details

Project Name	IAM: Founders Garden Artscape
Location	City of Cape Town
Sector	Social
Department	Department Of Infrastructure
Project Owner	Lindelwa Mabuntane
Project Manager	Lindelwa Mabuntane

1.1 Background & Justification

Situated adjacent to the Artscape Theatre Complex and within close proximity to major transport hubs, this development will unlock 97,125 m2 of approved development rights to create a high-density, mixed-use precinct. The project will deliver over 2,000 residential units, supported by retail and commercial spaces and essential public amenities.

Through a public-private partnership model and a cross-subsidisation approach, the project ensures financial sustainability while maximizing social impact. Key features include:

- 1. Provision of an Early Childhood Development Centre
- 2. Integration of green and public spaces
- 3. Adoption of sustainable, low-carbon design principles
- 4. Seamless connection with the Artscape cultural precinct

This initiative represents a strategic response to the demand for affordable housing in Cape Town's city center, while promoting inclusive urban growth and transit-oriented development.

1.2 Project Scope

The Western Cape Government (WCG) proposes the development of the Founders Garden site in Cape Town into a high-density, mixed-use precinct with a strong emphasis on social housing delivery. The project aims to optimize the use of scarce, well-located public land in the city center by creating a vibrant, inclusive urban environment.

2. Objectives & Key Focus Areas

Objective	Key Focus Area
Residential Development: Deliver more than 2,000 residential units, of which approximately 1,179 units (47% of residential floor space) will be allocated to social housing, ensuring a mixed-income community.	• Prioritising Infrastructure for Maximum Impact

Objective	Key Focus Area
Mixed-Use Integration: Incorporate retail and commercial spaces, as well as public amenities such as an Early Childhood Development (ECD) Centre, to support community needs and economic activity.	• Innovation & Futures Planning
Urban Density and Land Optimization: Achieve an exceptional density of over 1,000 dwelling units per hectare, maximizing the development potential of this strategic Foreshore site.	• Strengthening Municipal Infrastructure • Innovation & Futures Planning
Public Benefit and Social Impact: Provide green spaces, community facilities, and enhanced Artscape infrastructure, contributing to cultural and social enrichment.	• Prioritising Infrastructure for Maximum Impact
Sustainability and Mobility: Apply low-carbon design principles and transit-oriented development strategies, leveraging proximity to major transport hubs.	• Innovation & Futures Planning • Addressing Climate Change & Sustainability
Innovative Delivery Model: Implement a public-private partnership approach with delayed land transfer, reducing financial risk to the state while ensuring timely and cost-effective project delivery.	• Enhancing Private Sector Partnerships

3. Project Timeline & Cost

Estimated Duration	6 Year(s) & 0 Month(s)
Estimated Start Date	30 Jun 2026
Estimated Cost	R 2.256B

4.Project Stage-0 Submission & Approval

Self Approved By: Lindelwa Mabuntane

Self Approved On: 28 Aug 2025 08:52:11 AM

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Approved On	

5. Environmental & Social Considerations

5.1 Environmental Considerations

- Air, water, and soil pollution from industrial and agricultural activities
- Greenhouse gas emissions and deforestation contributing to climate change
- Preservation of ecosystem services like clean air, water, and climate regulation

5.2 Social Considerations

- Respect for human rights including labor, land, and indigenous rights

- Protection of health and safety from environmental hazards
- Preservation of cultural heritage sites and artifacts
- Promotion of social equity and fair distribution of development benefits
- Engagement with stakeholders throughout the project lifecycle

6. Regulatory & Environmental Approvals

6.1 National Level

- Environmental Management Inspectors (EMIs): Responsible for compliance and enforcement of environmental regulations
- National Environmental Management Act (NEMA): Governs environmental management and authorization processes, including Environmental Authorizations (EAs)
- Environmental Management Frameworks (EMFs): Strategic planning tools for land-use and environmental management decisions

6.2 Provincial and Local Levels

- Provincial Environmental Departments: Implement and enforce environmental regulations within provinces
- Municipalities: Play a role in environmental management, especially in land-use planning and development applications

6.3 Other Relevant Entities

- Environmental Assessment Practitioners Association of South Africa (EAPASA): Voluntary certification body for Environmental Assessment Practitioners
- Western Cape Government (WCG): Overall custodian of the site; initiator of the disposal and redevelopment process.
- Department of Infrastructure (DOI): Lead department for GIAMA compliance; issued formal notice for intergovernmental interest.
- Department of the Premier – Legal Services: Reviewed GIAMA consultation outcomes; confirmed legal alignment with C-AMP.
- Municipal Authorities (City of Cape Town): Local planning and zoning authority; supports integration with city infrastructure.
- Councils for the Built Environment Professions (CBEP): Regulates professions involved in the built environment
- Wildlife and Environment Society of South Africa (WESSA): Non-profit organization involved in environmental conservation and education

7. Identify Key Stakeholders

7.1 Government

- Department Of Infrastructure
- Department of Premier
- Department of Social Development
- Department of Human Settlements
- Department of Cultural Affairs and Sport
- Department of Environmental Affairs and Development Planning
- Western Cape Government

7.2 State-Owned Entities

7.3 Private Sector

7.4 Civil Society

7.5 Other Stakeholders

- **Private Developer / Ring-Fenced Developer Company Selected through a Request-for-Proposal (RFP)**
Municipal Authorities (City of Cape Town): Local planning and zoning authority; supports integration with city infrastructure. Private Developer (to be appointed): Responsible for design, construction, and delivery of the mixed-use precinct. Social Housing Institution (SHI): Partner for delivery and management of the affordable rental housing component. Artscape Theatre Centre: Cultural anchor adjacent to the site; partner in precinct integration and public realm design. Provincial Treasury: Oversight of financial structuring and value-for-money assessment. Community Stakeholders & Civil Society: Beneficiaries and contributors to public participation and inclusive design.

8. WCG Sector Priorities

Outcomes	Social	Energy & Water	Economic	Technology	Ecological
Households have increased access to basic services and improved shelter		Medium Term 5-15 YRS			
Infrastructure investment drives spatial transformation and improves spatial resilience			Medium Term 5-15 YRS	Medium Term 5-15 YRS	Medium Term 5-15 YRS
Investment in social infrastructure improves access to health, education, social development, and recreation opportunities	Medium Term 5-15 YRS				

9. Infrastructure Type

9.1 Hard

9.2 Soft

9.3 Critical

Essential systems for resilience, safety, and sustainability:.

1. Energy Systems:

2. Low-carbon design and energy-efficient systems

1. Transport Connectivity:

2. Proximity to Civic MyCiTi Station and Cape Town Rail Station (transit-oriented development)

1. Climate Resilience:

2. Flood mitigation, stormwater control, and green building standards.

1. Emergency Preparedness:

2. Fire safety systems, evacuation routes, and disaster response planning

10. Project Stage-1 Submission & Approval

Self Approved By: **Lindelwa Mabuntane**

Self Approved On: **28 Aug 2025 09:50:37 AM**

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