



Project Initiation Report

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 Amt	R 2.256B

4. Submission & Approval

Self Approved By: Lindelwa Mabuntane

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

Submitted By	
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Approved On	