



**Western Cape
Government**

Department of Infrastructure

Notes of Focussed Stakeholder Engagement Sessions - June 2025

353 on Main Project
(Consolidated Erf1 424-RE, Sea Point)

DOI 353onMain Project Office and Zutari Team

Date of Report: 27 June 2025

Contents

Acronyms/Terminology	2
1. Background	3
1.1 Brief overview	3
1.2 Stakeholder Engagement Approach.....	5
1.3 Summary of attendance (number and types of stakeholders).	5
2. Summary of Comments Received	6
3 Next steps.....	40
4 Conclusion	40

Acronyms/Terminology

BID	Background Information Document
CCT	City of Cape Town
CCT EHRM	Environmental and Heritage Resources Management department within the City of Cape Town
CMP	Conservation Management Plan
CRR	Comments and Response Register
DD	Due diligence
DEA&DP	Department of Environment and Development Planning: Western Cape
DMS	Development Management Scheme
DOI	Western Cape Government Department of Infrastructure
DSD	Western Cape Government Department of Social Development
DSDF	District Spatial Development Framework
EIA	Environmental Impact Assessment
FAQ	Frequently Asked Questions
FES	Focused Engagement Session
FHF	First Home Finance
FLISP	Finance Linked Individual Subsidy Programme (replaced by FHF)
HIA	Heritage Impact Assessment
HWC	Heritage Western Cape
I&AP	Interested and Affected Party
IACOM	Impact Assessment Committee
IFC	International Finance Corporation
LUMS	Land Use Management Scheme
MPBL	Municipal Planning By-Law
MPT	Municipal Planning Tribunal
NDA	New Development Area
NID	Notice of Intent to Develop
NTS	Non-Technical Summary
NEMA	National Environmental Management Act 107 of 1998
NHRA	National Heritage Resources Act 25 of 1999
PAIA	Promotion of Access to Information Act, 2000
PHS	Provincial Heritage Site
PPP	Public Participation Process
RNID	Response to the Notice of Intent to Develop
ROD	Record of Decision

SCA	Supreme Court of Appeal
SH	Social Housing
SHI	Social Housing Institute
SHRA	Social Housing Regulatory Authority
SLO	Social Licence to Operate
SDP	Site Development Plan
SEP	Stakeholder Engagement/Due Diligence Plan
SER	Stakeholder Engagement/Due Diligence Report
VIA	Visual Impact Assessment

1. Background

1.1 Brief overview

A Project Information Sharing Event (PID) was held at the Life Conference Centre, 30 Main Road, Sea Point on 21 May 2025. The purpose of the session as communicated at the session:

- ❖ During **March 2024**, Interested and Affected Parties were **invited to register on the project database** for purposes of information sharing and engagement such as this Public Information Day.
- ❖ A **joint media statement/press release** was issued on **30 January 2025** by Ministers Tertius Simmers and Jaco Londt announcing that the Western Cape Department of Social Development (DSD) is considering using a **portion of the site** (the portion formerly used as a school) for the **delivery of a range of social services**. DOI is investigating possible future uses of the **remainder of the site**, including the **investigation into the viability of affordable housing**.
- ❖ The **professional team** has commenced with **several studies** to determine the most beneficial and practical way to unlock the exciting possibilities that this site holds.
- ❖ The purpose of the session was to **share the results of the investigations** conducted thus far (status quo) and to illustrate the **vision of the proposed development** and what the **current development options** are that are being considered. It was necessary for this work to be conducted before engaging with the I&APs, hence the time lapse between this session and the registration process.
- ❖ Information shared with the public includes a **Background Information Document (BID)** summarising contextual analysis, baseline information, constraints & opportunities.

- ❖ Following this public information day, there is a **30-day feedback period** to **gather inputs from stakeholders** regarding the development proposals. This is to facilitate a **meaningful collaborative engagement process**.

Following the PID, various Focused Stakeholder Engagement Sessions (FSEs) commenced with groupings identified from the registered stakeholder database. The focused engagements were undertaken in line with best practice mechanisms for public engagement and were aimed at grouping registered stakeholders into smaller groups of similar interests and sectors. By seeking inputs from a variety of stakeholders and organizations within a focused session setting DOI and professional team could unlock perspectives that are specific to that particular grouping. These sessions allow for similar interests to be shared within that platform; but did not prevent individuals within the specific groupings from sending their inputs individually via the dedicated project webpage or e-mail.

The Focused Stakeholder Engagements were held at the Life Conference Centre, 30 Main Road, Seapoint on the 11th, 17th and 18th of June 2025 as follows:

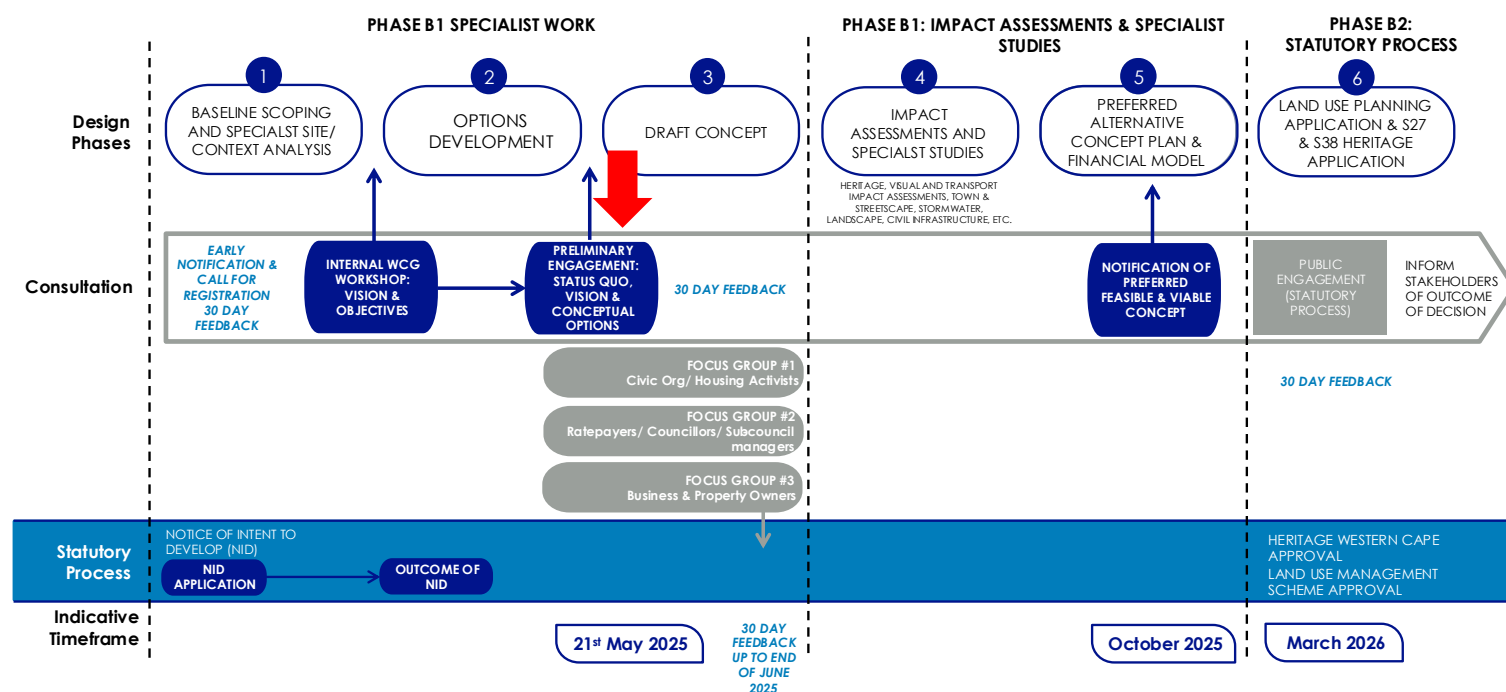
1. Group #1 – Surrounding residents and business owners – 11 June 2025 (this was a hybrid session)
2. Group #2 – Civic Organizations / Housing Activist Groups / Social Justice - 17 June 2025 - the session merged to an extent due to the interests and requests from attendees within the other FSE groups
3. Group #3 – Surrounding Businesses, Ratepayers' Associations and Property Owners – 18 June 2025 – focus was on ratepayers' associations, the sessions merged to an extent due to the interests and requests from attendees within the other FSE groups

In addition to the above, the DOI Project Office and Professional Team met with representatives from Ward 54 and Sub-Council 16 as a 4th Focused Stakeholder Engagement Session on 25 June 2025 via an online platform.

1.2 Stakeholder Engagement Approach

The stakeholder approach communicated to the I&APs and currently being implemented is illustrated in the diagram below:

Stakeholder Approach



1.3 Summary of attendance (number and types of stakeholders).

The interested and affected parties that registered on the database were grouped into one of three Focused Stakeholder groups. The Focused Stakeholder Engagement sessions were held on 11, 17 and 18 June 2025. The table below provides the number of attendees of each meeting:

Focused Engagement Stakeholder	Date	Attendees
Group 1 - Business and interested parties	11 June 2025	32
Group 2 - Housing activists and civic organisations	17 June 2025	30
Group 3 – Ratepayers associations and surrounding property owners	18 June 2025	14
Group 4 – Members from Ward 54 & Sub-council 16	25 June 2025	5

2 . Summary of Comments Received

The following key themes were captured in the Information Session as comments for the Department and Professional Team to consider:

Focused Stakeholder Engagement Session – Group 1: Surrounding Residents and Business Owners (11 June 2025)			
ID	Theme category:	Summary points/questions:	Response:
1	Complaint and concern expressed relating to separation of groupings / format of session	Complaints and concerns expressed relate to the separation of groupings and the format of the focused stakeholder engagement session, which is a hybrid format.	<p>In the session, the rationale behind the thinking of groupings and the hybrid format of the session was explained to the attendees.</p> <p>A clarification email was sent to attendees of Group 1 on 12th of June 2025 to address the concerns. The Focused Stakeholder Engagement sessions continued as planned on an in-person-only format.</p>
2	Development Related Matters	<p>Social Housing allocations:</p> <ul style="list-style-type: none"> ▪ From the concept scenarios presented it does not seem to prioritize social housing. ▪ Expectations from all interested and affected parties to be addressed / clarified to manage. ▪ The claimed prioritization is not evident from the current allocations presented. ▪ affordable housing and open market units seem to be high ▪ the proposals are not addressing the real housing crises 	<p>This comment was also shared at the Project Information Sharing Session and will be taken into consideration in the next steps. The Team has started brainstorming on how to increase the proposed number of social housing units. This will then be tested itoi.t.o. viability and feasibility.</p>

Focused Stakeholder Engagement Session – Group 1: Surrounding Residents and Business Owners (11 June 2025)			
ID	Theme category:	Summary points/questions:	Response:
		<ul style="list-style-type: none"> overall sense – increase the SH units' allocation 	
		Parking bay allocations: <ul style="list-style-type: none"> the amount of allocated parking bays remain unchanged across all concept scenarios it cannot be assumed that people have no cars the current on-street parking along the sidewalks are already congested = not enough parking 	This is a recurring comment; and the Project Team has noted it and will consider as the process unfolds.
		Clarity regarding lifts allocated to the social housing <ul style="list-style-type: none"> what are the heights of the proposed SH? Lift are expensive and will decrease the viability of SH if proposed to be included Will the Wynyard Mansions building remain and be used as SH. 	The proposed social housing buildings' height will be provided as per the related norms and standards of four (4) storey walk-ups, and they will use stairs and not lifts.
		Clarity on the rationale for not proposing only social housing - Why not make all the land available to social housing.	Due to various fiscal constraints, including that of social housing projects from the Social Housing Regulatory Authority budget, the approach to development funding will be cross-subsidization to ensure that the DOI aspirations of providing affordable housing and social housing on this site materialize.

Focused Stakeholder Engagement Session – Group 1: Surrounding Residents and Business Owners (11 June 2025)			
ID	Theme category:	Summary points/questions:	Response:
			There is a broader housing shortage across all income groups.
		<p>School facility</p> <ul style="list-style-type: none"> Why is the school facility not recommended to continue as a function on the site as a need in the area – has any thought been given to retain a school facility? 	<p>This input was also shared at the PID and will be raised with DOI Management.</p> <p>As it currently stands the mandate is as announced 30 January 2025; the Dept. of Social Development (DSD) has asked to be allocated a portion of the site (that with the Ellerslie/Tafelberg school building) and the remainder will be investigated for residentially led, mixed use including affordable housing (including social housing).</p>
3	General	Timing on the financial testing workstream and when will this information be available.	The financial feasibility is but one of many assessments the concepts have to undergo, and the viable and feasible concept will be presented to the I&APs.
		Engagement proposal – engage all groups together – this Project can be a flagship for spatial redress within the inner City.	Noted and responded to via email on 12 June 2025.
		<p>Housing crises</p> <ul style="list-style-type: none"> Dire need for housing Lack of housing supply Lack of space for housing provision, especially within the inner city 	<p>Since the registration of the I&APS in 2024 the project team has been conducting various investigations (status quo), developing the vision of the proposed development and the current development options are that are being considered. It was necessary for this work to be carried out before engaging with the</p>

Focused Stakeholder Engagement Session – Group 1: Surrounding Residents and Business Owners (11 June 2025)			
ID	Theme category:	Summary points/questions:	Response:
		<ul style="list-style-type: none"> There are other open spaces/land which can be used to develop the need for housing. Why not activate the development rights available, why the further delay since 2024. 	<p>I&APs, hence the time lapse between this session and the registration process.</p> <p>Given that the full site is a protected Provincial Heritage Site (PHS) status, and the current development mandate announced, it was deemed more efficient and timesaving to proceed with the development of the full site aligned with the mandate.</p>
		Separation of the 'Government Services' portion from the proposed development is making engagement with the site and proposals difficult – consider within its context. And clarity on whether the school or social facility proceeds is required to enable stakeholder engagement with the proposals.	Noted.
		Previous Disposal attempt Constitutional Court process - impact on current process – updates	<p>The DOI is also awaiting an outcome.</p> <p>This process is not against any court judgement; and it is within the WCG/DOI mandate to utilize surplus state-owned land to address past spatial imbalances, provide social and affordable housing within the inner City and serving the needs to the wider WC residents/communities by providing employment, access to services and closer to housing opportunities.</p>

Focused Stakeholder Engagement Session – Group 1: Surrounding Residents and Business Owners (11 June 2025)			
ID	Theme category:	Summary points/questions:	Response:
			This process and engagement is not a waste of time; DOI is committed to succeeding with this project as announced 30 January 2025.

Focused Stakeholder Engagement Session – Group 2: Civic Organizations / Housing Activist Groups / Social Justice (17 June 2025)			
ID	Theme category:	Summary points/questions:	Response:
1	General feedback from all sessions	Will feedback be provided from inputs from other groups.	<p>All notes of all sessions will be shared on the webpage when ready.</p> <p>As communicated more recently, there will be another open house session to provide feedback to all registered stakeholders post-PID and FSEs.</p>
2	Social housing yield	The same comment as made at the PID – Has the team been able to give any consideration to the feasible yield for SH as a minimum of 200 units.	<p>The Team has taken this comment on board and has started to consider alternatives.</p> <p>One such consideration includes merging the proposed affordable housing allocation within the open market / mixed-use building along Main Road and allocate the portion at the back of the Ellerslie building towards SH only and the Wynyard Mansions portion (scenario 3 – current proposal).</p>

Focused Stakeholder Engagement Session – Group 2: Civic Organizations / Housing Activist Groups / Social Justice (17 June 2025)			
ID	Theme category:	Summary points/questions:	Response:
			These revisions will have to be tested technically, financially and i.t.o. operational requirements.
3	Clarity on affordable housing definition		Refer to Project Information Sharing Session Notes (available on webpage) – City MSDF 2023 definition is being used as guidance.
4	Development Related Matters	<p>Security – social housing:</p> <ul style="list-style-type: none"> From the concept proposals it seems as if the social housing (SH) courtyards have secure access whereas the open market/high-end development has off-street access. Why is the SH seemingly being treated differently i.to security? 	These concepts are still in the development stage and will be amended in further iterations to come up with a feasible and viable concept.
		<p>Scenario 3</p> <ul style="list-style-type: none"> In-principle support as this scenario seems to maximize the development opportunities. It is understood that there are heritage constraints that limits development potential. The proposed height of the buildings might not be supported by HWC. Proposal to move the bulk towards Milner Road, if not accepted. 	<p>The current concept scenarios have been informed by detailed heritage baseline assessments and heritage design indicators.</p> <p>The preferred feasible and viable scenario will have to be tested i.t.o. impact assessments but the DOI Project Office and Zutari Team are comfortable that what is currently on the table is possible i.t.o. policy and informants.</p>

Focused Stakeholder Engagement Session – Group 2: Civic Organizations / Housing Activist Groups / Social Justice (17 June 2025)			
ID	Theme category:	Summary points/questions:	Response:
5	Heritage vs. housing provision	<ul style="list-style-type: none"> Talking about heritage – there are potential housing beneficiaries which have lived in Sea Point for years in backyard housing, been evicted from spaces. It is understood that the Tafelberg building, and trees need to stay but the portion at the back of the school building and Wynyard Mansions can be developed for 4-storey flats to include and provide for the poor. The previous feasibility has shown it is possible to yield 270 SH units. The City and WCG previously promised 270 units. From these proposals and engagements there seem to be movement which is supported by Reclaim the City. The proposals represent that of an inclusive development. 	<p>Noted.</p> <p>The third development scenario looks at developing the maximum number of units and height and utilizes all possible development areas. The Department of Social Development and the Department of Infrastructure are still in talks regarding the use of the parking area behind the school building for development.</p> <p>The number of social housing units that can be developed will be considered during the next iteration of the development concept and will need to be tested financially.</p>
6	Tenure blind approach	Consideration to be given to enable a tenure blind approach to the bigger development to alleviate the misperceptions towards SH and separation of housing and related income typologies and avoid related stigmas. (Linked to above - Security – social housing)	DOI is committed to tenure blindness, and this will be the approach for this development, similar to that followed at Conradie Park.

Focused Stakeholder Engagement Session – Group 2: Civic Organizations / Housing Activist Groups / Social Justice (17 June 2025)			
ID	Theme category:	Summary points/questions:	Response:
7	Clarity on parameters and cross-subsidization	<ul style="list-style-type: none"> How will this work? What assumptions will be made/used? 	<p>The mandate of this Team is to secure development rights.</p> <p>Once successful the DOI will package the development for tendering purposes.</p> <p>The SHI will have to apply for funding; which will be guided by SHRA criteria to sizes and income groups.</p> <p>Once approved, funding will be allocated.</p> <p>That being said the reality is that the SHRA's fiscal coffer is strained, they have been unable to fund projects currently planned on their pipeline therefore the need to consider alternative funding and investment options.</p> <p>These options include provision of open market units, commercial space and the land value (DOI is not here to make money, it is committed to delivering social housing on this site and it does include contributing the land value).</p> <p>The proposed development has to be a viable development to attract developers.</p>
8	General	Mechanism to keep affordable housing 'affordable'	<p>There currently is limited policy mechanisms to control this.</p> <p>SH is a perpetual rental.</p>

Focused Stakeholder Engagement Session – Group 2: Civic Organizations / Housing Activist Groups / Social Justice (17 June 2025)			
ID	Theme category:	Summary points/questions:	Response:
			For FHF/FLISP is government assisted housing. There is a pre-emptive clause providing for within 8years you are not allowed to sell the unit. – the beneficiary may not sell or apply for another subsidy for another unit.
		<p>Income bands</p> <ul style="list-style-type: none"> How will low-income households/workers be accommodated – i.e. EPWP workers gets paid per week. – the income is lower than qualifying threshold. Manage expectations ito screening and tenancy. 	<p>The SH qualifying criteria is based on a monthly income, as long as it equals the qualifying amount then they could qualify.</p> <p>This is not for this stage of work to address and will be part of implementation.</p>
		<p>Educare facility</p> <ul style="list-style-type: none"> It seems as if the proposed development and unit sizes are not geared towards families. Consideration to be given to the unit sizes and families. 	<p>The market to respond and guide the detailed designs – this to be done at implementation stage.</p> <p>The sizes of units and distribution of unit types will carefully be considered in the next iterations of the development concept and will also be tested financially.</p> <p>Ultimately, the market needs to respond and guide the detailed designs – this is to be done at the implementation stage.</p>

Focused Stakeholder Engagement Session – Group 2: Civic Organizations / Housing Activist Groups / Social Justice (17 June 2025)			
ID	Theme category:	Summary points/questions:	Response:
		<p>WC Inclusionary Housing Policy and CCT Inclusionary Housing Policy</p> <ul style="list-style-type: none"> ▪ City's policy has not been adopted. It would be beneficial if this can be adopted before this project progresses. There is a mechanism to monitor on-selling of grant assisted/affordable housing units. ▪ There is also a title deed condition that it has to be returned to government stock. ▪ Consideration to be given to drive the adoption of the CCT IH Policy and aligning the timelines of this project and the policy as it can aid with some operational challenges. 	Noted.
		<p>Short-term letting</p> <ul style="list-style-type: none"> ▪ This represents a challenge currently within the area. ▪ How will DOI try to ensure that the open market and affordable housing units costing/affordability remain as advertised/started – how will this be managed and monitored to be kept affordable and not become unattainable? 	Noted.

Focused Stakeholder Engagement Session – Group 2: Civic Organizations / Housing Activist Groups / Social Justice (17 June 2025)			
ID	Theme category:	Summary points/questions:	Response:
		<p>Ellerslie /Tafelberg school Building = social facility use</p> <ul style="list-style-type: none"> ▪ The allocated portion requires alternative thinking, merging the old with the new in a sensitive way to increase building yield. 	Noted.
		<p>Government/Social facility portion</p> <ul style="list-style-type: none"> ▪ Why is this portion not being considered for redevelopment? 	<p>The 30 January 2025 announcement made it clear, the Ellerslie building with some land has been allocated to DSD for development. It is up to DSD to decide what they want to establish on-site guided by needs in the area; it is not part of DOI mandate/this brief.</p> <p>The DOI has already negotiated on the portion of land, which is being included with DOI portion as per Scenarios 2&3 to maximise the commitment to providing affordable and housing.</p> <p>The DOI mandate will consider the site holistically as required i.t.o. its heritage status and securing development rights to enable development on the government portion and DOI planned development portion. DSD will have to conduct its own stakeholder engagement processes once ready with a proposed social facility use.</p>

Focused Stakeholder Engagement Session – Group 2: Civic Organizations / Housing Activist Groups / Social Justice (17 June 2025)			
ID	Theme category:	Summary points/questions:	Response:
			That being said, the comments on the need for a school has been heard and will be raised with management. Formal feedback to be provided at the Feedback session planned in July 2025.
		Will there be opportunities for the development portions, especially DSD and DOI portions to interact/integrate and interface with?	<p>In recent discussions with the DSD, it seems as if the related portion will likely be fenced off for security reasons. Shared parking is being considered as an off set to the relinquishment of the back parking portion for DOI development investigations.</p> <p>There was thinking of sharing the forecourt garden space, but due to potential security risks this has not been included as an option.</p>
		<p>Clarity on the ownership of subdivided portions</p> <ul style="list-style-type: none"> ▪ Social housing will be subdivided and transferred to the SHI ▪ Open market will be disposed to a developer. ▪ The DSD portion? ▪ Will there be opportunities for WCG to retain ownership and lease some portions of the development. This can be managed in a smart way to ensure value and the best outcome. 	<p>The SH units will go to a SHI.</p> <p>The DSD portion will be allocated to DSD.</p> <p>The current mandate is to work towards securing development rights to enable the WCG/DOI aspirations for the future development of this site.</p> <p>The development mechanism will only be activated at a later stage and will follow its own stakeholder engagement processes.</p>

Focused Stakeholder Engagement Session – Group 2: Civic Organizations / Housing Activist Groups / Social Justice (17 June 2025)			
ID	Theme category:	Summary points/questions:	Response:
			The 99-year lease could be an option; it has been included in the potential considerations for options to develop state-owned land.
		<p>General area character changes</p> <ul style="list-style-type: none"> ▪ The character, specifically within the housing element has changed drastically over the years. Evictions have increased and a 'not welcoming' to communities' precedent has set in. ▪ There is a need for rentals and developments that supports communities and welcome all – not be unaffordable and evicting. 	Noted.
		What 'push-back' or support have been received from engagements with other groups?	<p>General support has been received for the proposals and engagement process activated.</p> <p>Similar comments, inputs and thoughts than those raised at the Information Sharing Session 21 May 2025. There has only been one (1) FSE before this one.</p> <p>Reminder that all sessions notes will be published on the webpage for all to access and there will be a feedback session after all these preliminary sessions, planned to be in July 2025.</p>

Focused Stakeholder Engagement Session – Group 2: Civic Organizations / Housing Activist Groups / Social Justice (17 June 2025)			
ID	Theme category:	Summary points/questions:	Response:
		<p>Any misperceptions around SH and property values raised?</p> <p>Further response is based on the reply: There was consensus with the outcomes of the study and that groups are onboard with the findings and in support of more related housing opportunities to be driven accordingly.</p>	<p>Reference made to the study that CCT has undertaken which debunks the claims that SH development devalues properties.</p> <p>In fact, WC property markets are unique and respond differently to SH/grant funded housing and informality.</p> <p>There is no proof that either housing elements decreases property values.</p>
		<p>Housing crises</p> <ul style="list-style-type: none"> ▪ Wary and uncomfortable with the open market units proposed. ▪ Consideration to be given how this development can contribute to rather than exasperate the housing crises. ▪ There is an urgency, short term leases will not address the housing need, it can exasperate it. ▪ There is a need for intervention. The City's IH Policy to be adopted as this will be seen as an SH 'win'. 	

Focused Stakeholder Engagement Session – Group 2: Civic Organizations / Housing Activist Groups / Social Justice (17 June 2025)

ID	Theme category:	Summary points/questions:	Response:
		How will the rental amounts be managed? How will it be ensured that the rentals do not increase / remain affordable?	SHI manages rental - strict policy requirements. SH remains rental into perpetuity.
		What from the Team's perspective will stop/derail this process? <ul style="list-style-type: none">▪ Provide a sense of risks from DOI perspective.	The DOI is committed to this project, and nothing will stop this process. It can be delayed yes by objections, appeals and funding constraints, but not stopped from DOI perspective.
		Consideration to transitional housing <ul style="list-style-type: none">▪ What about transitional housing with mixed use.	transitional housing is a national government function and initiative. This element is for emergency housing but not permanent or subsidized housing. SH is rental in perpetuity. FHF is bond assisted housing = ownership.
		Previous Disposal attempt Constitutional Court process - impact on current process <ul style="list-style-type: none">▪ Any indication on an anticipated judgement date and the impact on this process.	The processes are being run in parallel. WCG/DOI is awaiting a judgement, until then it is proceeding with the development mandate as announced 30 January 2025 and will abide by what the outcome is/judgement.

Focused Stakeholder Engagement Session – Group 3: Surrounding Businesses, Ratepayers' Associations and Property Owners (18 June 2025)

ID	Theme category:	Summary points/questions:	Response:
1	Opportunity to review notes of the other groups' inputs/comments	<ul style="list-style-type: none"> ▪ The timing between these notes release and the commenting period deadline it not enough time to allow groupings to interact with the notes and respond to it needed. ▪ Consideration to be given to extend the commenting period. 	<p>The commenting period will not be extended. This was a preliminary engagement, and the information provided on 21 May 2025 and published on the webpage 22 May 2025 was the main information to be engaged with. The Focused Engagement Sessions were additional break-away sessions with groups of similar interests and perspectives to continue to engage with the DOI and Professional Team. The sharing of all notes is intended to allow for transparency and not interrogation.</p> <p>A feedback open house will be hosted in July 2025 to provide feedback on the preliminary engagements and the I&APs can then raise any remaining concerns or correction of views.</p>
2	Access to information and reports	<p>Attendees have requested access to the following information:</p> <ul style="list-style-type: none"> ▪ Baseline reports, especially the heritage baseline assessment – assess information along the way before it comes to statutory stage to enable ease of understanding. ▪ Financial model when ready 	<p>Noted.</p> <p>Formal response to subsequent email request:</p> <p>All relevant documents, including the notes of the various engagements will be made available on the dedicated webpage for all registered stakeholders to access.</p>

Focused Stakeholder Engagement Session – Group 3: Surrounding Businesses, Ratepayers’ Associations and Property Owners (18 June 2025)

ID	Theme category:	Summary points/questions:	Response:
		<ul style="list-style-type: none"> ▪ Scope of works/specifications for the professional team to understand what they have been appointed to do. ▪ Building plans of the Ellerslie/Tafelberg School building complex to assess and provide insight i.t.o. the best possible reuse of this building. To provide inputs and assess potential uses i.t.o. least impact // more sensitive development. Will aid I&APs to provide inputs on the best future use. 	<p>Regarding the request for the school building plans, the request will have to be submitted to the custodian representative unit (e-mail address shared in response to the e-mail).</p> <p>The financial model work will not be made available to stakeholders. This model will include proprietary information and intellectual property which will not be shared outside of the DOI use. The intention of this workstream is to guide the Department with development implementation mechanisms and consider feasibility and what contributions and alternative investment opportunities will have to be sourced to materialize its aspirations for the site. In addition, the financial modeling at this stage is to test feasibility and viability of the concept and to determine the possible quantum of affordable housing (including social housing) and level of cross subsidization required as the development has to be attractive to the private sector. At the tender stage, the developers will be required to submit the financial model they use to come up with the yield they propose.</p>

Focused Stakeholder Engagement Session – Group 3: Surrounding Businesses, Ratepayers' Associations and Property Owners (18 June 2025)

ID	Theme category:	Summary points/questions:	Response:
			The Professional Team has been appointed to enable the property with the ultimate objective of acquiring development rights.
3	General comments on the ratepayers' role and that of the site	<ul style="list-style-type: none"> ▪ The ratepayers' associations represent residents as an NGO and require access to information to be able to communicate and educate the residents on the correct information and allay fears and possible be ambassadors for developments. ▪ Sea Point plays a role within the bigger CBD and CT context ▪ This development has the potential to shape the environment and within a national context Sea Point is seen as a destination. 	Noted.
4	Who are the main people/groups asking for social housing		<p>From the previous reactions to the most recent in relation to this process there is a general outcry and support.</p> <p>The Housing Code and Policies (Restructuring Zone)</p>

Focused Stakeholder Engagement Session – Group 3: Surrounding Businesses, Ratepayers’ Associations and Property Owners (18 June 2025)

ID	Theme category:	Summary points/questions:	Response:
5	Allocation of social housing	Suggestion that it does not accumulate in one spot on the development area as it will stand out but rather be spread out, rationale for the current proposals. There should be a balance.	<p>The implementation criteria for social housing a clear and strictly regulated but the relevant policies. The future Social Housing Institute (SHI) will require its own property and that the building under its management be on the same property. The units and developments are well managed.</p> <p>The development design approach will allow for tenure blindness, which will not differentiate between the buildings. This approach and general integration between social housing units and affordable and open market units have been successfully implemented at various developments across the country and WC, Conradie Park being one such example.</p>
6	How does the proposed mix of housing compare to that of Conradie Park?		It is similar, just at a smaller scale and to be considered within its unique context.

Focused Stakeholder Engagement Session – Group 3: Surrounding Businesses, Ratepayers’ Associations and Property Owners (18 June 2025)

ID	Theme category:	Summary points/questions:	Response:
7	Heritage indicators and HWC involvement:	Concern raised that HWC will not allow the proposed heights?	<p>A detailed heritage baseline assessment has been undertaken to identify design indicators, and the heritage, planning and urban design teams have been working closely together to inform the concept scenarios presented.</p> <p>The preferred viable and feasible scenario will be tested through the various impact assessments to be undertaken, including heritage impact assessment with supporting specialist studies as determined by HWC in the Response to the Notice of Intent to Develop (RNID).</p>
8	HWC involvement in process	<p>Has HWC been involved in this process?</p> <p>It would be seen as a waste of time if after all of this HWC decides differently – i.e. the building heights proposed.</p>	<p>A Notice of Intent to Develop (NID) has been submitted and HWC responded with the Response to the Notice of Intent to Develop (RNID) calling for a full HIA with specialist studies including AIA, VIA, Architectural Analysis, socio-historic study, extensive public participation.</p> <p>They are a decision authority and cannot engage on concept designs unless within a formal setting such as IACOM.</p> <p>The proposals have been informed by various policies and detailed baseline assessments – the preferred</p>

Focused Stakeholder Engagement Session – Group 3: Surrounding Businesses, Ratepayers' Associations and Property Owners (18 June 2025)

ID	Theme category:	Summary points/questions:	Response:
			viable and feasible scenario will be tested i.t.o. impact assessments.
9	CCT EHRM involvement	Has City EHRM been involved in this stage?	<p>At exploratory stage the City EHRM indicated that given the protected Provincial Heritage Site (PHS) status they will take lead from HWC on the heritage matters and process for the site.</p> <p>As such, the CCT EHRM will be a commenting authority.</p>
10	Impact on social fabric	<ul style="list-style-type: none"> ▪ The proposed development will have an impact on social fabric. ▪ The complaints can be expected from the high-end users/owners i to perceptions and current experiences. ▪ These will relate to small apartments and the recent experiences of renting out, short term leases and 'Air BnB' rentals which creates social related challenges for owners. ▪ The development should promote and enhance the current cohesive sense of community present and driven in the area, especially from Main Road upwards. 	Noted.

Focused Stakeholder Engagement Session – Group 3: Surrounding Businesses, Ratepayers' Associations and Property Owners (18 June 2025)

ID	Theme category:	Summary points/questions:	Response:
11	General initial concerns raised/listed – formal comments being drafted	<p>Ellerslie building complex:</p> <ul style="list-style-type: none"> ▪ Concern that the school building is not in play, being fenced off from the bigger development. ▪ The only building on-site that could possibly be repurposed. ▪ This building represents the symbolism of the site. ▪ The residents/ratepayer's association would like to see a strong social/community facility that fills the current gap in the area, such as: <ul style="list-style-type: none"> ❖ Performance space / active community space ❖ Support to Gender Based Violence survivors ❖ Dance/film studio ❖ Education related services ❖ Knowledge / interactive facility ▪ Symbolic ito process – it is testament that the voices of residents and interested groups can impact the trajectory of a development = partnerships formed to form/shape the area 	Noted

Focused Stakeholder Engagement Session – Group 3: Surrounding Businesses, Ratepayers’ Associations and Property Owners (18 June 2025)

ID	Theme category:	Summary points/questions:	Response:
		<ul style="list-style-type: none"> ▪ Concern in a positive way – the school is pivotal to the site. ▪ Repurpose the school building – it is crucial to know the ‘what for’ and interventions required. 	
		<p>Urgent clarification is required on the use of the Ellerslie building complex – school or social facility and if social then what is the intended future use – what will this DSD portion be used for. Living resource</p> <ul style="list-style-type: none"> ▪ Concern that this resource will be assessed on a Provincial level and not Local as it has a local context and impact. – HWC authority ▪ Inclusion of I&APs at key points in the process to comment / share inputs. ▪ If HWC process is the next step, then this signifies ‘finality’ and that further engagement will be held // not collaborative. ▪ There are other sites that could address the housing crises more than this site such as Wingfield, Culemborg and the likes. 	Noted.

Focused Stakeholder Engagement Session – Group 3: Surrounding Businesses, Ratepayers’ Associations and Property Owners (18 June 2025)

ID	Theme category:	Summary points/questions:	Response:
		<ul style="list-style-type: none"> Proposed precinct development approach for development – not separated or shade / overpower the building. There will be two decision-making streams – HWC and CCT land use This can exasperate the commenting process. Rather consider a holistic approach. 	There is allowance for these processes to run in parallel, it is something the DOI and professional teams are considering.
		<p>Open spaces / parks in Sea Point</p> <ul style="list-style-type: none"> There are limited remaining parks and open spaces. Preservation and an increase of open spaces are needed. 	Noted.
		<p>Types of housing</p> <ul style="list-style-type: none"> Social housing = rental affordable housing = how will this be managed and operated? Are there mechanisms to prevent ‘Air BnBs’ from forming and being introduced in these units. 	Noted.

Focused Stakeholder Engagement Session – Group 3: Surrounding Businesses, Ratepayers’ Associations and Property Owners (18 June 2025)

ID	Theme category:	Summary points/questions:	Response:
		Who will appoint a design team for the buildings?	<p>The detailed designs are not part of the mandate of this workstream and professional team. This will follow at implementation stage.</p> <p>This stage will however set parameters for the detailed stage.</p>
		Has there been any clear support for a specific concept scenario?	<p>No outright preference has been given from any grouping – the general sense is that concept scenario 3 is supported as it maximizes on housing opportunities.</p> <p>Generally positive receipt from the stakeholder engagement approach and proposals presented.</p>
		<p>Parking provisions</p> <ul style="list-style-type: none"> ▪ Call to provide enough parking within the development for the proposed new community and loading zones for businesses and residents moving in to not block movement on surrounding road infrastructure. And not further clutter the streets. 	<p>Although not required as per City PT zone, parking provisions have been made. This is a recurring issue and will be considered in the continuous development of the concept.</p>
		<p>Clarity on social vs. affordable housing</p> <ul style="list-style-type: none"> ▪ How will the allocation work? 	<p>The social housing allocation process will be managed by a SHI in the future as part of the developer team. This is guided by relevant policy. Beneficiaries will have</p>

Focused Stakeholder Engagement Session – Group 3: Surrounding Businesses, Ratepayers’ Associations and Property Owners (18 June 2025)

ID	Theme category:	Summary points/questions:	Response:
		<ul style="list-style-type: none"> Who will receive units given the need expressed / how and who will decide? 	to apply and qualify itoi.t.o. the strict criteria set by the SHI
		<p>Budget to fund this development</p> <ul style="list-style-type: none"> Who and how will this development be funded knowing the budget constraints, surely not WCG? 	<p>Housing subsidies will be applied for to fund the housing schemes under the housing code (social housing and FHF).</p> <p>Open market and commercial will be funded by the developer.</p> <p>The approach of development is for cross-subsidization to allow for the open market and commercial elements to support the funding of the social and to an extent the affordable housing unit.</p> <p>The financial feasibility will guide decision-making on the amount of investment required to materialize the development aspirations, including offering the land as contribution.</p>
		<p>Name change / choice</p> <ul style="list-style-type: none"> It was felt that the name change / choice sounds too much like most private developments within the area and commercialized. 	<p>Noted.</p> <p>The name Tafelberg is not known to all, that is a misperception. Not all Capetonians know where the site is and what it represents, this connotation is localized to the interested and affected parties.</p>

Focused Stakeholder Engagement Session – Group 3: Surrounding Businesses, Ratepayers’ Associations and Property Owners (18 June 2025)

ID	Theme category:	Summary points/questions:	Response:
		<ul style="list-style-type: none"> Tafelberg is the known name and connected to the Tafelberg School which operated on the site for years. 	<p>Others know the site as Ellerslie and would argue that it be named connected to that heritage.</p> <p>The name was a start and can possibly be changed during this process (heritage process more likely if warranted), but for now this is the name WCG/DOI chose for reasons explained at the Project Information Sharing Session hosted 21 May 2025 and included in the presentation made.</p>

Focused Stakeholder Engagement Session – Group 4: Members from Sub-council 16 (25 June 2025)

ID	Theme category:	Summary points/questions:	Response:
1	Wynyard Mansions	Demolition and what assigns heritage status	<p>The previous process followed by the DOI Property Management Unit was based on an internal approval process and based on the premise that it could be separated from the bigger property.</p> <p>The mentioned approval and demolition could not proceed as communicated then due to the following challenges which has been investigated and confirmed as part of this current workstream.</p>

Focused Stakeholder Engagement Session – Group 4: Members from Sub-council 16 (25 June 2025)			
ID	Theme category:	Summary points/questions:	Response:
			<p>The Wynyard Mansions is located on an unregistered erf. This erf was never formally registered in the SG and Deeds Offices and therefore cannot be considered, treated or developed as a separate erf.</p> <p>With the Notice of Intent to Develop it has been confirmed that the entire erf/site, its buildings and including unregistered Erf 1675 (accommodating the Wynyard Mansions building) are included with the declared and protected Provincial Heritage Site (PHS) status and therefore any alternations, subdivision, development proposed will trigger both S38 and S27 i.t.o. the NHRA.</p> <p>Based on the above, no submissions were made to HWC during the process that would permit the demolition and therefore the demolition previously communicated could not proceed as planned. Since then the DOI, Chief Directorate: Economic Hub has been tasked to investigate the development opportunities in line with WCG aspirations and as part of the NID submission and Response from HWC it has been confirmed that the PHS status is applicable to the entire site, including WM and that this building is seen as a heritage design indicator to be further investigated as part of the heritage impact</p>

Focused Stakeholder Engagement Session – Group 4: Members from Sub-council 16 (25 June 2025)			
ID	Theme category:	Summary points/questions:	Response:
			assessment process for the Site (Consolidated Erf1424-RE, including unregistered Erf1675, Sea Point).
2	Open space/parks	Will the open space in front of the old school building be open for the use of the general public/community?	<p>It to the current future development portions as announced by MEC Simmers and MEC Londt 30 January 2025, the 'forecourt garden' and old school building is assigned for the future use by Dept. of Social Development.</p> <p>Based on initial exploration discussions leading up to and informing the concept scenarios presented, the DSD HOD indicated that due to the sensitive nature of social facilities and related operations and for security reasons it is likely that the DSD portion will be fenced, and access restricted to the users of that future development.</p>
		Suggestion to consider providing more green / open spaces.	These concept scenarios have been developed as a basis to start engagement with stakeholders. As these become more refined, landscaping inputs will be addressed and shown in the revisions and a landscape plan will be developed to support the future proposed detailed plan.
3	Clarification on open market (red) vs.		The red buildings represent possible open market units, that being 'high-end' units. These buildings can also include affordable housing units.

Focused Stakeholder Engagement Session – Group 4: Members from Sub-council 16 (25 June 2025)			
ID	Theme category:	Summary points/questions:	Response:
	open market (orange)		<p>The orange buildings represent possible affordable housing/GAP market housing, both affordable open market and affordable grant-assisted housing (FHF/FLISP).</p> <p>Yellow buildings represent possible social housing.</p> <p>The legend of the diagrams to be corrected to reflect this clarification which is captured in the summary table. The concept scenarios will be further refined and tested after conclusion of the preliminary stakeholder engagement end June 2025.</p>
4	Clarification on thinking of the location of the Open Market (high-end) units	<ul style="list-style-type: none"> ▪ Suggestion made that the proposed placement of the open market (high-end) units be reconsidered as a potential risk to the feasibility and attractiveness of that typology due to the noisy and disruptive nature along Main Road at times and the proximity to the proposed social housing and there are cases where these developments are not well managed. What will be the approach to attract investors to take up these units. Why not just provide affordable housing with the social housing. 	<p>The WCG/DOI is committed to providing affordable housing, including social housing on well-located state-owned inner-City properties to address spatial transformation and redress the past spatial imbalances.</p> <p>The social housing element will be managed by a registered social housing institute (SHI) and these developments are generally well managed. There have been a few cases where this is not the case, but it is not a common occurrence.</p> <p>The development will take a tenure blind approach where from the plans and the outside the typologies cannot be differentiated. The current representation</p>

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ID	Theme category:	Summary points/questions:	Response:
		<ul style="list-style-type: none"> Suggestion made that the open market might be better placed at the back end of the property, back parking area or where the WM building is (corner Herbert and Milner Roads). 	<p>of segregation is only for engagement purposes and as these concept scenarios are refined the integration of typologies will become prevalent where possible. The SHI require that social housing be placed on its own erf for management and security purposes.</p> <p>The proposed social housing buildings' height will be provided as per the related norms and standards of four (4) storey walk-ups, and they will use stairs and not lifts, which also influence the positioning of the buildings earmarked for social housing as it is only along Main Street where taller buildings could be supported.</p>
5	Parking	<ul style="list-style-type: none"> Parking considerations are to be carefully evaluated, to ensure sufficient parking within the development portions, both government services (DSD) and DOI development portions to not exasperate the current parking challenges in the area and ensure that the proposed development can support itself i.t.o. parking provisions for future users. Consideration to be given to allow for e-hailing services 'drop and go' and other 	<p>The DOI Project Office and Professional Team have taken an approach that parking has to be provided for, although it falls within a PT2 zone.</p> <p>The 'Government Services' portion as it is being considered currently does have parking spaces and there is the potential to create additional parking spaces within the assigned development portion. The team will consider parking allocations in more detail as the concept scenarios become more refined and to be tested with a traffic impact assessment as part of the future land use application process.</p>

Focused Stakeholder Engagement Session – Group 4: Members from Sub-council 16 (25 June 2025)			
ID	Theme category:	Summary points/questions:	Response:
		<p>NMT modes to interact with the proposed development and future community.</p> <ul style="list-style-type: none"> Suggestion that at least 2bays per open market unit be provided, which means the current allocation as presented are insufficient. 	Noted.
6	Proposed sizes of the units	<ul style="list-style-type: none"> Concern was raised specifically on the 'micro units' as these are currently creating challenges and degrading social and community fabric due to the use of these for short term leases and 'Air BnB' rentals. It was suggested that these be removed from the proposals and consider family-oriented units. Suggestion to also remove the allocated studio apartments. 	<p>Similar comments have been made about the focused stakeholder engagements with the general public, more specifically the Ratepayers' Association grouping. The team will take all input and comments into consideration once the feedback period has been completed.</p> <p>There was also a comment raised that the ratio of units does not allow for families to be included in the future development. If the bigger units' allocations increase it will decrease the number of units, but the team will take this into consideration.</p>
7	Preferred scenario	<ul style="list-style-type: none"> Concept scenario 2 was suggested for consideration for the preferred scenario due to the mix and integration of typologies which might be more manageable and create less concerns from residents. 	Noted.

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ID	Theme category:	Summary points/questions:	Response:
8	Future use of 'Government Services' portion	<ul style="list-style-type: none"> ▪ Mention made to CCT previous consultation with WCED, it was reported that the response to provision of a public-school facility on this site is not on their plans. ▪ Suggestion that should a school facility be considered rather be for a private school operator. ▪ Suggestion that if the use of the 'Government Services' portion is undecided that it be considered to allocate this portion to the general public/community for management or even the City to plan, develop and manage based on community service's needs. This approach can allow for the open space ('forecourt garden') to be made accessible to the public and communities. ▪ Suggestion of strategic discussions to be held at political level. 	Noted.

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ID	Theme category:	Summary points/questions:	Response:
9	General statement	Overall support from City indicated for the initiative of developing the site as announced.	Noted.

3 Next steps

All stakeholders can continue to share ideas, thoughts and comments on the initial development concept scenarios presented during the 30-day feedback period (up to the end of June 2025).

An additional feedback session is planned and will be scheduled in the near future to provide feedback to all interested and affected parties and relay the outcome of the preliminary stakeholder engagement process.

The professional team will finalise the conceptual design, taking into consideration the inputs from and engagements with stakeholders, feasibility testing, and impact assessments. All inputs will be considered during the finalisation of the development concept. The preferred, feasible, and viable concept design will be shared with the registered stakeholders' database, as well as made available on the project web page. The target date for final development concept is October 2025.

The public will have a further opportunity to provide input into the proposed development through the statutory engagement processes (submissions targeted for March 2026), which will have a further 30-day comment period.

Should you have any queries or concerns, you are welcome to send these to 353onMain@westerncape.gov.za.

4 Conclusion

The Focused Stakeholder Engagement Sessions were marked by active participation, constructive dialogue, and meaningful engagement from the targeted stakeholders.

The feedback received was both insightful and valuable, highlighting community priorities and affirming key aspects of the project. The sessions not only served as a platform to share critical information but also fostered transparency, built trust, and strengthened relationships between the project team and the stakeholders.

The DOI Project Office and Professional Team remain committed to integrating stakeholder inputs where feasible and will continue to engage openly as the project progresses. The level of interest and the quality of feedback affirm the importance of inclusive and participatory planning processes, and we thank all attendees for their contributions to shaping a more informed and responsive project outcome.

For more information, updates, and notices, visit the Project Website:

<https://www.westerncape.gov.za/infrastructure/353-main-sea-point>