



**Western Cape
Government**

Department of Infrastructure

Preliminary Stakeholder Engagement Process - Comments and Response Report (May – June 2025)

353 on Main, Sea Point (Tafelberg) Project
(Consolidated Erf1424-RE, Sea Point)

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ANNEXURES

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Acronyms/Terminology

BID	Background Information Document
CCT	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
HIA	Heritage Impact Assessment
HWC	Heritage Western Cape
I&AP	Interested and Affected Party
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
PPP	Public Participation Process
ROD	Record of Decision
SCA	Supreme Court of Appeal
SLO	Social License 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

During March 2024, Interested and Affected Parties were invited to register on the project database for purposes of information sharing and engagement, such as the Public Information Sharing Day hosted on 21 May 2025. A joint media statement/press release was issued on 30 January 2025 by Ministers Tertius Simmers (MEC DOI) and Jaco Londt (MEC DSD) announcing that the Western Cape Department of Social Development (DSD) was considering using a portion of the site (the portion formerly used as a school) for the delivery of a range of social services; and that the DOI was investigating the viability and feasibility of possible future development of the remainder of the site, for the purposes of a residentially led, mixed use development including affordable housing (including social housing).

Focused Stakeholder Engagement sessions were held at the Life Conference Centre, 30 Main Road, Sea Point on the 11th, 17th and 18th of June 2025 with the three (3) key respective representatives from groupings identified via the database, including new registrations made at the PID. A further online engagement was held with members from Ward 54 and Sub-Council 16 on 25 June 2025. The sessions were an extension of the PID and were aimed at grouping registered stakeholders into smaller groups of similar interests and sectors. By seeking input from a variety of stakeholders and organizations within a focused session setting, the Project Team can unlock perspectives that are specific to that grouping. These sessions allowed for similar interests to be shared within that platform.

Information shared at all preliminary engagement sessions was a summary of information included in a Background Information Document (BID) summarising contextual analysis, baseline information, constraints & opportunities, with a focus on the three proposed concepts for mixed-use and mixed income housing development. These baseline reports have subsequently been loaded and published on the webpage for all stakeholders to access.

As part of the Stakeholder Engagement Plan, a 30-day feedback period (up to the end of June 2025) was catered for with the aim of allowing stakeholders to engage with the information presented and for the DOI and Professional Teams to gather inputs from stakeholders regarding the development proposals. This was the 1st step in the stakeholder engagement process to facilitate a meaningful collaborative engagement process at early development concept stage.

1.2 Purpose of Stakeholder Engagement

Open and transparent stakeholder engagement fosters trust amongst all stakeholders and credibility of the process.

The “Public participation process” is a process in which potential interested and affected parties (I&APs) are given an opportunity to comment on, or raise issues relevant to, specific matters. The public participation process is designed to provide sufficient and accessible information to I&APs in an objective manner to assist them to:

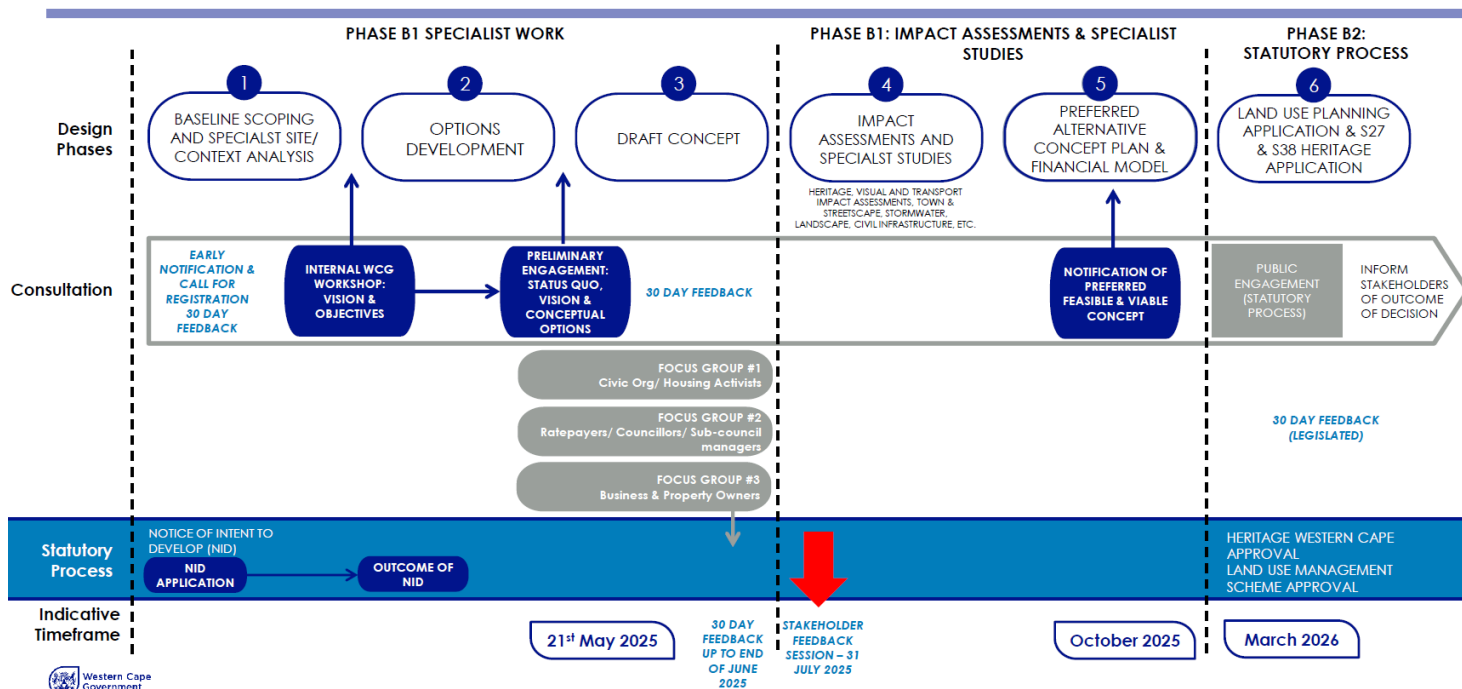
- Raise issues of concern and suggestions for enhanced benefits.
- Verify that their issues have been recorded.
- Assist in identifying reasonable alternative options.

- Contribute relevant local information, traditional knowledge, and their visions to the project; and
- Comment on findings/project information, or designs.
- Informed by the above, this report outlines the various inputs gathered from all the I&APs stakeholder engagement activities linked to the 353 on Main preliminary engagement with stakeholders.

1.3 Stakeholder Engagement Approach

The Project Information Sharing Day and the Focused Stakeholder Engagement Sessions were all part of the preliminary stakeholder engagement, allowing stakeholders to reflect and engage with the available information linked to the thinking behind the 353 on Main Project. These sessions concentrated on specific concerns, thoughts, and ideas regarding the project information that was shared. Stakeholders will have further opportunities to engage and provide input into the process, during the statutory application process, as illustrated in the diagram below:

Stakeholder Approach



2. Summary of Comments Received

The Notes for the Project Information Sharing Day and Focused Stakeholder Engagement Sessions reflecting input and comments received and responses recorded during these to have been published on the dedicated project webpage and can be accessed via <https://www.westerncape.gov.za/infrastructure/353-main-sea-point>.

3. Summary of Written Comments

Received during the Feedback Period

As part of the Stakeholder Engagement Plan, a 30-day feedback period was provided within the preliminary stakeholder engagement process, which commenced on 22 May 2025 and concluded on 30 June 2025. The feedback period aimed to afford stakeholders an additional opportunity to share thoughts, ideas, concerns, input, and comments based on the information presented during the PID and FSEs.

Thirteen (13) written submissions with comments have been received via the dedicated project email address. The comments received were categorised and grouped into common themes or categories for ease of drafting responses and facilitating the feedback to be provided. The following **12 categories or themes** were determined based on the written comments received:

1. Stakeholder Engagement Process & Access to Information Concerns
2. Project Naming
3. Landholding and Land Release/Land Use Priorities and Inaction on State Land
4. Inclusionary Housing Policy Context
5. High rise apartments, Short-Term Letting Risks & lack of open space
6. Social housing/Social Integration & Spatial Justice
7. Traffic and Parking
8. Heritage, History & Site Identity
9. Economic Model & Cross-Subsidization
10. Use of Existing School Building
11. Environmental Concerns
12. Safety and Policing Visibility

Below is a summary of the comments made in each category or theme. Please note the summary notes under each category/theme are not a representation of all stakeholders but a representation of the comments submitted and analysed under written submissions.

a. Category: Stakeholder Engagement Process & Access to Information Concerns

1. Main category: Stakeholder Engagement Process & Access to Information Concerns

The key takeaway from this category as informed by the comments is that Stakeholders expressed frustration over the lack of transparency throughout the engagement process, particularly due to the unavailability of key consultant reports referenced in the presentation made. It was stated that in the past there has been limited informed participation and contributed to perceptions of a closed and opaque decision-making environment. Additionally, the engagement approach has been critiqued as being largely informative rather than genuinely consultative, offering little room for community-driven alternatives or proposals.

The process of stakeholder engagement has also been described as fragmented, with stakeholders divided into interest-based groups rather than being allowed to engage collectively. This division is seen as having weakened the community's collective voice and reduced the opportunity for meaningful dialogue and consensus-building across different perspectives. There is particular concern around the lack of clarity in the rezoning process from educational to residential or commercial zoning (GR4/GB5)—with calls for full disclosure of when this occurred and how public participation, if any, was conducted.

Despite these concerns, the community remains open to continued engagement and is willing to submit further inputs if more information is made available. Stakeholders emphasize that this is not only a local Sea Point matter but one of broader public interest for Cape Town as a whole, especially given the significance of the land and its potential to serve as a model for inclusive, transparent development processes.

The Sea Point, Bantry Bay, Fresnaye Ratepayers and Residents Association (SFB) has formally requested access to critical background documentation related to the planning and design of the Tafelberg site. This includes (a) the Contextual Analysis that informs planning principles; (b) the Heritage Scoping/Baseline Study, including architectural plans of the old Tafelberg School building, and (c) the full documentation supporting the Preliminary Key Design Informants guiding the current development concepts.

This request reflects a broader concern about transparency and meaningful public participation in the decision-making process. Access to these materials is essential for informed community engagement, holding developers and government accountable, and ensuring that the project responds to both heritage and housing objectives in an inclusive, well-informed manner.

Response to comments:

The stakeholder engagement plan/approach is based on best practice and has been designed to provide sufficient and accessible information to stakeholders in an objective manner to assist them to:

- Raise issues of concern and suggestions for enhanced benefits.
- Verify that their issues have been recorded.
- Assist in identifying reasonable alternative options.
- Contribute relevant local information, traditional knowledge, and their visions to the project; and
- Comment on findings/project information, or designs.

This phase was preliminary and not legislated. It was primarily to inform, and consult, and provide a platform for the identified stakeholders to input and comment into the planning process early on. The preliminary stakeholder engagements that have been conducted are an additional step introduced to the project to enhance transparency and give stakeholders the opportunity to engage and provide inputs that can help shape the development concept before it is finalised into a development plan. The focused stakeholder engagements are in line with best practice and are 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, perspectives that are specific to that grouping can be unlocked. These sessions allowed for similar interests to be shared within that platform. This approach did not prevent individuals within the specific groupings from sending their inputs individually via the dedicated project webpage or e-mail.

An initial response to an email request for access to the documentation was sent indicating that the request for access to the various referenced baseline assessment information has not been ignored and would-be attended to. Subsequent to the FSEs and email, the various baseline investigations and assessments/reports that have been undertaken to guide the Department and Professional Team in the identification of Preliminary Key Development Elements and subsequently to inform and shape the draft vision statement, development objectives and aspirations, and concept scenarios presented at the Project Information Sharing Session on 21 May 2025 and focused stakeholder engagements, have been uploaded to the dedicated project website and can be readily accessed there (see <https://www.westerncape.gov.za/infrastructure/353-main-sea-point>).

These reports/studies include the following:

- Contextual Analysis Report (2023)
- Determination Letter from DEA&DP to NEMA (2023)
- Heritage Baseline report (2023)
- Heritage NID report (2024)
- HWC Response to NID (2024)
- Geotechnical baseline (2025)
- Vision and Objectives Report (2025)

b. Category: Project Naming

2. Main Category: Project Naming

There were some concerns raised regarding the renaming of the site to "353 on Main" as the name "Tafelberg" holds historical significance tied to long-standing affordable housing advocacy. Stakeholders therefore advocate for the name "Tafelberg" to be retained or to use it as a co-title, as the "new name lacks public participation approval".

Response to comments:

The rationale for naming the project to 353 on Main was clarified at the PID as follows:

- While the name "Tafelberg" may seem known to some, a physical address is easier for anyone to search on online platforms and maps.
- Other people know it as the former Ellerslie Girls' High School Site, whereas others refer to it as the Waynard Mansions site.
- The decision to name the Project was therefore to better align with the current status quo; the site is unoccupied and there are no users currently on site.
- Therefore, the name of '353 on Main' is used because it is the official physical address 353 Main Road, Sea Point.

Any future development for this property can receive a new name through a process of the engagements with Interested and Affected Parties.

Having considered the suggestions made during the stakeholder engagements and the written submissions, the Project Team proposes that the following updated reference for communication and submissions will be as below, this excludes changes to the project email address (to remain as is) and the project webpage domain given that these are established.

Proposed amended reference to project for communication and correspondence:

353 on Main, Sea Point (Tafelberg) Project

c. Category: Landholding and Land Release/Land Use Priorities and Inaction on State Land

3. Main Category: Landholding and Land Release/Land Use Priorities and Inaction on State Land

There was emphasis on the importance of the Western Cape Government to avoid disposal of publicly owned land to private property land developers, but instead to consider leasing (e.g., 99-year leases) instead of selling the land as it preserves the land for public benefit.

Emphasis was also made that the Department of Infrastructure (DOI) should retain ownership to ensure long-term social value.

Concern was also raised that the Tafelberg site has been unused for over 15 years—raising questions about the government's urgency in delivering social housing and therefore the community makes a call to action for a review of all underused state properties, including Défense Force land and public open spaces.

Response to comments:

The comments made are noted. Aspects regarding the release of land and the mechanism to be used by the Department for the procurement of a developer or social housing institution have not yet been initiated, as it is still early in the development approach stage. These will be considered before the project nears implementation readiness status.

The delay in communication between inviting stakeholders to register in March 2024 and the invitation to the PID was necessary to conduct various investigations, to illustrate the vision of the proposed development, and to illustrate the development options that are currently being considered. This work needed to be carried out before engaging with the stakeholders, hence the time lapse.

The Department is committed to the current development process and cannot talk to the delays in development from previous undertakings as referenced as this is a new process with a clear mandate and commitment from WCG and DOI representatives.

d. Category: Inclusionary Housing Policy Context

4. Main Category: Inclusionary Housing Policy Context

The community raised an emphasis on aligning the Tafelberg development with current and emerging inclusionary housing policy frameworks. These include the Western Cape Inclusionary Housing Policy Framework (2022) and the anticipated City of Cape Town Inclusionary Housing Policy expected by the end of 2025. The policy direction stresses that inclusionary housing must be genuinely affordable in the long term, with tools such as title deed restrictions and institutional oversight to prevent speculative resale or conversions. Stakeholders advocate for project designs that proactively anticipate future policies to qualify for potential incentives like density bonuses.

The community highlighted a need to root the project in South Africa's constitutional and legislative housing obligations, including Sections 25 and 26 of the Constitution, SPLUMA (which underlines spatial justice), the Social Housing Act, and the Cape Town MSDP and Table Bay District Plan, which support urban densification along transit corridors like Main Road.

Response to comment:

Although the inclusionary housing policy for the City of Cape Town has not yet been formally adopted, the Department will embrace and incorporate the Inclusionary housing framework objectives for the project. 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.

e. Category: High rise apartments, Short-Term Letting Risks & lack of open spaces

5. Main Category: High rise apartments, Short-Term Letting Risks & lack of open spaces

The community raised concern about the threat posed by unregulated short-term letting, particularly through platforms like Airbnb. Stakeholders warn that even designated affordable or open market housing units could be repurposed for short-term, profit-driven rentals, thereby undermining the goals of affordability, long-term residency, and community stability. This trend could accelerate gentrification, erode social cohesion, and create a "hollowed-out" residential fabric dominated by transience and seasonal occupancy.

To address this, the community proposed the implementation of protective legal mechanisms such as body corporate rules, deed restrictions, and other forms of institutional governance to regulate or prohibit short-term letting in designated inclusionary housing units. These measures aim to ensure that new housing developments remain true to their intended public benefit function over time.

Long-time residents also observe a worrying trend of increasing high-rise apartment developments replacing traditional single dwellings, which often remain partially vacant and foster a sense of isolation among permanent residents. These new buildings tend to be

constructed right up to property boundaries, with little to no setbacks or provisions for parking, exacerbating the “concrete jungle” feel of the neighbourhood.

While the consultants' intentions to incorporate walkways and greening elements around heritage spaces are welcomed, there is caution that overly tall buildings could create excessive shading, negatively impacting surrounding areas.

The project is viewed as both a symbolic and practical opportunity to counter gentrification and housing injustice in Sea Point. By focusing on restoring long-term residency and fostering community revitalization, it seeks to challenge the hollowing out of neighbourhoods caused by micro-rentals and short-term lets. Overall, the development is seen as a chance to balance densification with environmental responsibility and social inclusivity.

Some community stakeholders expressed concerns over the current development proposals, particularly Design Option 3, which they argue prioritizes profit-oriented, high-density market units—such as micro-units likely to be used for Airbnb—at the expense of community needs, heritage sensitivity, and liveability. The 11-storey market block in Option 3 was criticized for disrupting mountain views, creating excessive bulk, and casting significant shadows over both heritage buildings and neighbouring properties. These physical impacts are compounded by poor spatial planning (massing), which results in minimal natural light for some units—especially those facing south—thus raising concerns about the long-term quality of life and dignity for future residents. The term “lazy architecture” is used to describe the uninspired and potentially exclusionary nature of the design, which appears to overlook the importance of thoughtful, community-cantered design principles.

In response, alternative approaches are proposed to address both design quality and social integration. A public architecture competition is recommended to promote innovative, inclusive, and high-quality design rather than relying on conventional or siloed planning processes.

The community supports a holistic precinct development model that maintains single ownership of the site and integrates social amenities, heritage preservation, educational uses, and family-oriented housing into a unified plan. Specific recommendations include constructing:

- an affordable housing block above the existing school structure,
- converting other blocks into social housing to exceed the 200-unit threshold required by many Social Housing Institutions, and
- ensuring the inclusion of family-sized units to break away from the legacy of transient, single-person accommodations.

The Glen Boutique Hotel & Spa team also expressed commitment to enhancing the adjacent site with community-serving and non-profit spaces, reinforcing the call for a mixed-use, community-anchored, and socially just development vision for Sea Point.

Response to comments:

The typology mix between high-end units, affordable units, and social housing has not yet been finalised and will be refined after inputs received through the stakeholder engagement process, impact assessments, and financial feasibility testing. Similarly, the distribution of unit sizes (one bedroom, two bedroom, or three-bedroom units) has not yet been finalised. A potential mitigation to the concerns raised could be increasing the number of larger-sized bedroom units to encourage a more family-friendly development, rather than a high concentration of one-bedroom or studio apartments that are more geared to short-term rentals.

The initial development concepts and “massing” are indicative development blocks on the available space for development, which have been informed by the baseline studies and investigations and heritage indicators, as a basis to encourage thoughts, ideas, input, and facilitate engagement. The blocks of buildings presented are only the initial concepts to estimate and illustrate a potential unit yield and have not been architecturally designed. The development concepts will be further refined and improved, and more detailed design elements will be incorporated to illustrate the potential of the site. Detailed designs of buildings will, however, only take place after the development rights for the proposed development have been secured and the detailed design for the development commences.

This current phase will include development and design guidelines, detailed enough to support the development concept plan to be submitted to secure a basket of rights for development. The architectural detailed design of buildings will be part of the implementation stage.

The proposed heights are permissible in terms of all applicable policies.

f. Category: Social housing/Social Integration & Spatial Justice

6. Main Category: Social housing/Social Integration & Spatial Justice

The Glen Team supported a high-density social and affordable housing component on the remaining school erf space but raised concerns over the current design's segregated layout, which separates high-end, affordable, and social housing. This, they argued, risks reinforcing spatial inequality rather than promoting integration. Design Option 3, while offering the most units, still allocates only 21% to social housing—well below the expectations of the community and social housing institutions, which typically require at least 200 units allocated for social housing on this option and any other.

The submission calls for a redesign that maximizes social and affordable housing, suggesting the conversion of Wynyard Mansions for social use and mixing affordable units into higher-end blocks to promote true integration. There is concern about the overall reduction in unit numbers compared to earlier proposals, urging a return to previously proposed capacity aligned with policy commitments. Lastly, some comments emphasize the need for integration strategies to support future residents, including local forums, CPF collaboration, and community safety programs.

There's a push to refocus the Tafelberg project on pure social housing outcomes, avoiding diluted objectives and misleading planning language. A broader review of state-owned land is also recommended, coupled with calls for housing policies that reflect the lived economic realities of most Cape Town residents.

Response to comments:

The development of social housing requires that the area that is earmarked for social housing be created on a stand-alone, separate land parcel/erf.

The proposed typology mix between high-end units, affordable units, and social housing has not yet been finalised and will be refined after inputs received through the stakeholder engagement process, impact assessments, and financial feasibility testing.

One of the reasons for not pushing a 'full site social housing' development approach is the current fiscal constraints from the SHRA to fund the current project pipeline; and therefore, a residentially led, mixed use approach was adopted to allow for cross-subsidization and the potential that the development can fund itself while responding appropriately to the social facility services portion.

The Department is committed to providing social housing on this site and prioritising the materialisation of development as speedily as possible while complying with the required approvals.

g.Category: Traffic and Parking

7.Main Category: Traffic and Parking

There was concern that the scale of the proposed development will exacerbate traffic congestion and parking shortages in an already strained area. Key intersections—particularly Herbert and Heathfield Roads—are flagged as unsafe, with suggestions to extend Herbert Road to The Glen Road to form a safer T-junction. Historical road widening provisions (Erven 1426, 1427, and 1428) have not been fully utilised, and the community proposes activating these for their original purpose to improve traffic flow and create off-street visitor parking. Additional subdivisions along The Glen and Herbert Roads are also suggested to further alleviate pressure.

The community notes a severe shortfall in parking provision, especially in Design Option 3, which allocates only 142 bays for 571 units. Concerns are raised that even residents of affordable or social housing are likely to own vehicles, leading to unsustainable overflow onto surrounding streets like Milner and Heathfield Roads. There is also a concern about increased traffic at critical junctions, particularly Main Road at Milner, with peak-hour congestion expected to worsen. Stakeholders call for updated traffic impact studies and better coordination with authorities (including SAPS) to ensure safety, emergency access, and effective traffic management for all, including children, the elderly, and people with disabilities.

Response to comments:

The project is at the initial / concept stage. Detailed studies to commence once a preferred, feasible, and viable concept plan option has emerged. From the inputs received in these preliminary engagements, the concepts will be refined, then a preferred option will be determined and taken into detailed assessment processes, including a traffic impact assessment and engagement with the City's development departments

Although the site falls within a PT2 Zone (zero parking requirements) and is located close to public transport, on-site parking will be considered and assessed. The amount of parking that can be provided will be revisited during the next iteration of the development concept design. The traffic concerns will also be critically looked at when the traffic impact assessment is conducted during the next stage of the project.

h. Category: Heritage, History & Site Identity

8. Main Category: Heritage, History & Site Identity

Community stakeholders raised the importance of preserving and enhancing the heritage character of the Tafelberg site, including the use of materials and design elements that are sympathetic to the area's historical and cultural context. There is recognition of the site's symbolic significance during apartheid, particularly the role of the former school, and a call for this legacy to be acknowledged through a proposed heritage centre that documents inclusive community histories. While heritage is valued, there is also support for a balanced approach that does not obstruct necessary higher-density housing, especially as multi-storey buildings (3–7 storeys) already exist within the urban fabric.

Concerns were raised about the lack of clarity regarding the future use of the Ellerslie School heritage buildings, with strong views that they should continue to serve educational or community-focused functions, in line with their original purpose. Repurposing these spaces without regard to their historical use is seen as a missed opportunity and a potential misstep in long-term planning. Given the site's provincial heritage status, any future development should respect the architectural integrity and cultural identity of the area, blending preservation with thoughtful, inclusive growth.

Response to comments:

Bases on the Response to the Notice of Intent to Develop (RNID), HWC requested a full HIA with the following detailed supporting specialists' studies to support the HIA: visual impact assessment, desktop archaeology impact statement, architectural analysis, socio-historic study, town- and streetscape study; and these studies are currently underway.

The heritage protection status of the site is there to protect the heritage resources – tangible and intangible, and studies will be done as per RNID to assess the impact on and respect the heritage resources. The final heights of buildings will be tested as part of the bigger process and submitted to HWC for consideration and decision after following the related legislated public participation.

i. Category: Economic Model & Cross-Subsidization

9. Main Category: Economic Model & Cross-Subsidization

There is conditional support for a cross-subsidization model where revenue from private, high-end developments helps fund the social housing component. However, stakeholders stress that this approach must be anchored in clear social benefit outcomes, not dominated by market-driven profit motives. A key concern is the lack of transparency around the project's financial model; the community calls for this information to be made public, accessible, and open to input, particularly given the site's public value and symbolic significance.

Response to comments:

The grants that are available for social housing are getting smaller and smaller, so the only way that the department can ensure social housing is provided on this site is through this cross-subsidization, where the open market units can generate an income that is then used to cross-subsidize and fund a portion of the Social Housing units, as the whole development cannot be funded by grant funding.

The sizes of units and distribution of unit types will be carefully considered in the next iterations of the development concept and will also be tested financially. Ultimately, the market needs to respond and guide the detailed designs.

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 the aspirations for this site. In addition, the financial modelling 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 must 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.

j. Category: Use of Existing School Building

10. Main Category: Use of Existing School Building

Some stakeholders propose transforming the site into a multi-functional community hub rooted in social development. Suggestions include allocating space within heritage buildings for NGO offices, education and skills training, wellness and legal services, youth and senior programs, childcare, and arts/cultural activities, all supported by accessible green areas.

These proposals underscore the call to retain education as a core site function and ensure heritage assets are actively integrated into a broader community vision. There is a shared concern that the project must not be driven solely by density targets or profit margins but should reflect a coherent architectural and social vision that aligns with the City's policy commitments and the community's long-term interests.

Some community members advocate for the repurposing of the heritage school building into a vibrant Sea Point Community Centre offering social services, education, arts, and public programs. This aligns with the Department of Social Development's policy objectives and fills the institutional gap left when the Department of Education ceased interest in the site. There is a sense that earmarking the site for social housing alone may overlook its broader potential as a multifunctional public asset. Residents point out the importance of adult education offerings and the restoration of the building's original purpose, noting its historic significance as Ellerslie Girls High School and later Tafelberg High School, now vacant and deteriorating for the past 10-15 years.

A central concern is the loss of educational infrastructure in a growing and densifying area like Sea Point. With families expected to move into the development, there is limited school

capacity nearby, which could force children to commute long distances—an outcome seen as unacceptable. The community calls for reintroducing educational functions on the site, arguing that this would benefit long-term residents and contribute to local economic and social stability. The project is seen as a potential model for other state-owned land redevelopments in Cape Town, and residents urge the City of Cape town and Western Cape government to prioritise long-term city planning and community needs and not just short-term development goals to guide decision-making.

Response to comments:

The Department of Social Development will determine the type of facility that would best address the social needs and align with its mandate. The Ellerslie building will be subdivided from the parent property for the use by the DSD. In determining the services to be carried out, the DSD will be guided by needs in the area. This portion of the property and the DSD service offering is not part of this brief. The DOI mandate will consider the site holistically as required for its heritage status and securing development rights to enable development on the government portion and the DOI-planned development portion. DSD will have to conduct its own stakeholder engagement processes once ready with the proposed social facility use.

The comments on the use of the building and the need for a school have been noted.

The Project Team has already negotiated on the portion of land, which is being included with the DOI portion as per Scenarios 2&3 to maximise the commitment to providing affordable housing.

k. Category: Environmental Concerns

11.Main Category: Environmental Concerns

The community expressed concern about the inadequate consideration of environmental sustainability within the proposed development, particularly highlighting the lack of comprehensive planning around sewage management and climate resilience. There is a strong call to prioritize green spaces, energy efficiency, and environmentally responsible construction to ensure the project aligns with sustainable development principles and contributes positively to the local environment.

Response to comments:

The proposed development will consider and address the provisions made in the Western Cape Climate Change Response Strategy 2050, which aims for a climate-resilient province by 2040 and net-zero emissions by 2050, with significant progress by 2030. The strategy focuses on transitioning to a low-carbon economy while enhancing the province's ability to cope with climate change impacts. It emphasizes collaboration between the public and private sectors, civil society, and vulnerable communities.

Landscaping input will be provided within the next iteration of the concept refinement to address the concerns raised regarding open spaces, stormwater management, and air pollution, following the concluded tree survey and baseline assessment as guidelines for landscaping provisions.

I. Category: Safety and Policing Visibility

12. Main Category: Safety and Policing Visibility

The community notes that the site borders a major transit and pedestrian zone and therefore they request clear design measures for perimeter security, lighting, and SAPS and Sea Point CID patrol access to ensure resident safety and deter criminal activity, especially at night.

Response to comments:

Several urban design principles will be incorporated during the detailed design stage of the project to ensure that long-term safety goals are met. These include, but are not limited to, the following:

- Natural Observation: Passive surveillance relies on the idea that people naturally observe their surroundings, and this can be leveraged to create a safer environment.
- Visibility and Sightlines: Designing buildings with windows, balconies, and entrances that overlook public spaces, streets, and pathways enhances visibility and increases the potential for natural surveillance.
- Active Frontage: Orienting buildings so that they face and interact with public spaces (e.g., streets, parks) creates an active frontage that contributes to a sense of safety and visibility. Ensuring that buildings have active frontages, such as shops or cafes, with windows and entrances facing the street, can contribute to a sense of safety and activity.
- Avoiding Blank Walls and Dead Ends: Creating clear sightlines and avoiding spaces that can be easily concealed or used for criminal activity is crucial.
- Windows and Balconies: Orienting windows and balconies to overlook public spaces allows residents to passively monitor activities in their vicinity.
- Building Design: Designing buildings with entrances and exits that are visible from surrounding areas can deter potential offenders.
- Lighting: Adequate and well-placed lighting enhances visibility and deters crime at night.
- Landscaping: Strategically placed landscaping can improve sightlines and prevent areas from becoming hidden or secluded.

4. Next steps

The preliminary stakeholder engagement process of the project kicked off with an early notification and call for registration of interested and affected parties. That was followed by the project information sharing event that took place on 21 May 2025 and then the series of Focused Stakeholder Engagement Sessions that took place during the month of June 2025.

Stakeholders were encouraged to submit feedback, comments/input on the initial development concepts presented during the 30-day comment period (up to the end of June 2025).

An additional feedback session is planned for the 31st of July 2025 to provide feedback to all stakeholders on the inputs that have been received, responses to these by the Project Team, and to share the updated concept scenario(s) based on the input, suggestions, thoughts,

ideas, and concerns. The session will also c share updated next steps and timelines taking the process forward.

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 target date for the release of the preferred viable and feasible development concept is October 2025.

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

5. Conclusion

This report is a summary of all written inputs received during the preliminary stakeholder engagement process of the project that were received by 30 June 2025. All other records of the preliminary stakeholder engagement events, such as the Project Information Sharing Day and Focused Stakeholder Engagements are accessible on the dedicated project webpage. The preliminary stakeholder engagement process was 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, began a process that builds trust, and strengthened relationships between the project team and the stakeholders.

The DOI remains committed to engaging 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 and participants for their contributions to shaping a more informed and responsive project outcome.

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

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

6. ANNEXURES

The following documents are attached as Annexures to this report:

- Annexure A – Notes of Project Information Sharing Day (21 May 2025)
- Annexure B – Notes of Focus Group Engagement Sessions (June 2025)