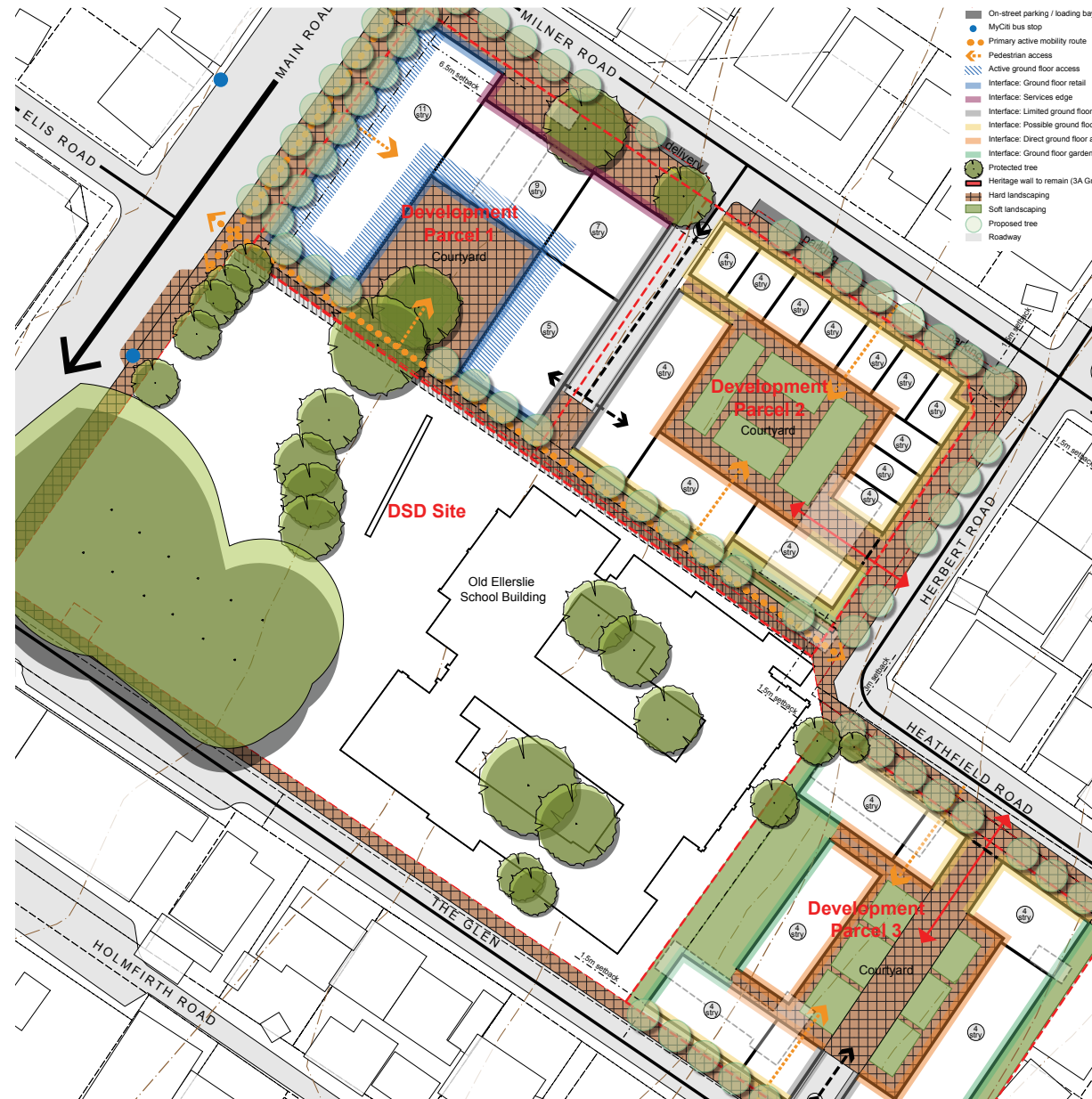


REDEVELOPMENT OF 353 MAIN ROAD, SEA POINT

DRAFT HERITAGE IMPACT ASSESSMENT

HWC REF: 24020910

submitted in terms of Section 38(4) of the NHRA (1999) for proposed redevelopment of 353 on Main, Remainder of Consolidated Erf 1424, Sea Point, Cape Town



Draft for Comment
11 November 2025



Western Cape
Government
FOR YOU



Prepared by Rennie Scurr Adendorff on behalf of Zutari for the Western Cape Government



RENNIE | SCURR | ADENDORFF

ARCHITECTURE . INTERIOR DESIGN . HERITAGE . ARCHAEOLOGY

EXECUTIVE SUMMARY

Site Name

353 on Main (Tafelberg); Remainder of Consolidated Erf 1424

Location

353 Main Road, Sea Point

Locality Plan



Development Description

The application pertains to the proposed subdivision and rezoning of the affected property for redevelopment. The proposed redevelopment will comprise a residential-led mixed use development with a social housing component, across three subdivided parcels. The entire 11 storey building on parcel 1 is to be Open Market Residential with retail on ground floor. The remainder of the development, parcels 2 and 3, are 4 storey walk-up social housing arranged around multifunctional courtyards.

Heritage Resources Identified

The site could contain archaeological heritage resources pertaining to the history of the site as one of the early Sea Point homesteads, or its more recent history as a school.

Social historical heritage is linked to the history of Wynyard Mansions as a site for social housing, and recent ties to housing activism and campaigns for spatial justice associated with the site generally. Significantly, the site is central to the creation of Reclaim The City and that group's activism. Further to this, the social history of the site as a local school that was embedded in the community ties into the changing character of Sea Point as it has become increasingly unaffordable for families. Finally, gender issues are linked both to the history of the girls' school and to the issues pertaining to women-led households living at Wynyard Mansions, and women's prominent roles in housing activism linked to the site.

The old school building on site is a highly significant resource with high architectural, aesthetic, associational and age value. The site is located within the Sea Point HPOZ, and is surrounded by substantial fine-grained residential fabric typical of Sea Point. The property also contains many mature trees, an avenue of wild figs, and historic boundary walls.

Anticipated Impacts on Heritage Resources

While below ground interventions could yield archaeological finds anywhere across the property, as already identified, it is the immediate vicinity of the old homestead that is of highest archaeological sensitivity.

As this entire area is excluded from development, archaeological impacts are limited. Should remnant fabric from the historic alignment of Ellerslie Road remain on site, this would be destroyed by development in this area.

The redevelopment of the site poses the risk of severing the tangible and associational links it retains to its social history, while the provision of social housing could have positive impacts in terms of spatial justice and affordable housing. Failure, however, to provide adequate measures for the development to achieve integration and community connection, will have negative impacts on all residents and the local Sea Point community.

The demolition of Wynyard Mansions will represent the loss of a tangible link to the long history of social housing on the site, but this is mitigated through the social housing aspects of the development.

The proposed sub-division does not in itself cause any townscape or architectural impact.

No direct impacts will occur to any significant architectural resources on site. The most important built-form resources occur on the portion of the sub-divided site outside of the development area. Controls and guidelines have put in place to ensure appropriate setbacks and buffer areas.

The demolition of Wynyard will mean the loss of a representative building of Sea Point's mid-century growth. The proposed 11-storey block is scaled to respond to the developing character of Main Road and to facilitate the social housing programme.

The Visual Impacts of the scale and massing, at a broader townscape level are deemed acceptable, and the 11-storey height is appropriate in the context of Main Road. High impact visual intrusions will, however be experienced at the local, street-level scale.

Conclusion

The proposed development will see the transformation of the site, with impacts to heritage resources on site, some of which are very highly graded.

Given the exclusion of the homestead site, and the absence of any significant archaeological material revealed during geotesting, it is concluded that archaeological impacts are not likely to arise as a result of this proposed development. The old Ellerslie Road alignment holds the potential to contain historic road fabric; if this surface is found to have been cobbled, the cobbles would be worth retaining and reusing.

While the proposed subdivision poses no risk of archaeological impacts, any future redevelopment of the DSD portion will need to undergo a separate process in terms of NEMA to consider likely archaeological triggers.

In terms of social history, the redevelopment of the site to accommodate social housing goes a long way to ensuring that the historic and recent links to housing activism is not lost. Measures need to be incorporated into the design, however, to ensure that the social housing component does not become siloed, but is rather able to integrate into the redevelopment and the Sea Point community more widely. Appropriate facilities to support families - particularly women-headed households - and ensure integration are essential in this regard.

Appropriate memorialisation of the aspects of social history identified as important - including housing activism, educational histories and gender - should also be incorporated, and this can be realised through public art, signage, displays and similar.

The concept design has generally responded positively to the Heritage Indicators. While a lower building block on Main Road (as in Concept 1 and Concept 2) would have less visual impact in the context, this height is appropriate to the emerging context and in line with City policy. Most importantly however, the implementation of the social housing programme requires the larger market-related component to render the project feasible, and given that this is an imperative to achieve, this is acceptable.

The overall finding of the VIA establish that the proposed development's scale and massing, at a broader townscape level, are largely consistent with the established character of the Sea Point urban fabric. The analysis confirms that the 11-storey height on Parcel 1 is an appropriate response to the dense, "urban wall" typology of Main Road and remains subordinate to the taller high-rise buildings along the beachfront. The stepping down of the scale to four storeys on Parcels 2 and 3 is a critical and appropriate design decision, responding to the finer-grain, lower-rise residential context towards Signal Hill. When viewed from a distance, such as the Sea Point Promenade (Viewpoint 6), the proposal integrates well with the existing urban skyline and aligns with the principles set out within the CoCT's Tall Building Policy and the Table Bay DSDF. In addition to this, viewing the proposal from an elevated vantage point (Viewpoint 5) shows that it integrates into the existing urban environment and does not significantly impact the primary sea view or the horizon line. The change is noticeable but does not fundamentally conflict with the overall character.

Despite this acceptable townscape fit, high-impact visual intrusions at the local, street-level scale were identified as part of the visual analysis. Primary examples of this can be seen in Viewpoint 1 and Viewpoint 7 where VAC is Low and Visual Exposure is High. The Impact Assessment (Section 6.3) rates both the Construction Phase and the Operational Phase as having a High (negative) impact prior to mitigation. The high operational impact is driven by several key factors identified in the Visual Analysis:

- Intrusion on Residential Streets: The 4-storey massing on Parcel 3 will have a High Visual Exposure and High Visual Intrusion when viewed from The Glen (Viewpoint 1), fundamentally and severely altering the scale and character of this low-rise residential street.

- **Loss of Scenic Views:** The 11-storey massing on Parcel 1 will transform the existing view corridor from Main Road towards Lion's Head, which Viewpoint 7 identifies as a "loss of scenic resource". This view corridor is also partially diminished from Viewpoint 4.
- **Heritage Context:** The development's bulk and proximity will have a direct visual intrusion on the adjacent Tafelberg School PHS and the surrounding graded heritage resources of the HPOZ.
- **Night-Time Impact:** The scale of the development introduces a high potential for negative visual impacts from lighting, including light spillage and "sky glow," which would be intrusive to the adjacent residential receptors.

Given these findings, the successful mitigation of these impacts is critical. While the visual impact cannot be fully avoided, this Impact Assessment determines that it can be reduced from a High (negative) to a Medium (negative) significance, provided that the mitigation measures provided are strictly implemented as conditions of approval.

Recommendations

General Recommendations

This HIA recommends that Heritage Western Cape:

- Endorse this report as meeting the requirements of S.38(3) of the NHRA
- Approve subdivision in terms of S.27
- Approve the demolition of Wynyard Mansions as per the Site Development Plan (Zutari, 2025)
- Approve massing, height and layout as per the Concept Report (Zutari, 2025)
- Endorse the Design Guidelines (Zutari, 2025)
- Require the DSD portion/ school to adhere to overall guidelines and indicators and programme the building accordingly and submit a separate S.27 application
- Conditions of approval – developed drawings to be submitted to HWC to confirm adherence to social housing programme
- Require detail design development in accordance with the architectural recommendations.

Archaeological Recommendations

It is recommended that:

- The AIA be endorsed;
- Initial inspection of foundation trenches be undertaken when these are opened during construction phase.

- Initial monitoring of works in the area of the old Ellerslie Road alignment should be conducted, and if cobbles are located there, these should be retained and reused elsewhere on site.
- Any future redevelopment of the DSD portion will need to follow relevant archaeological processes.
- If any human remains or significant archaeological materials are encountered during construction work all work in that area should be halted, and the area cordoned off until HWC has been notified, and an appropriate course of action can be determined. This may include mitigation through excavation.

No PIA is recommended, but a fossil finds protocol should be provided.

Socio-Historical Recommendations

The following considerations are recommended in terms of recognizing, building on and preserving the intangible and associational heritage of 353 Main Road:

1. Presently, the plan under consideration is for mixed-use development on the eastern portion of the site, incorporating social housing, affordable housing and market-related housing, as well as retail. This plan is still under development and current HIA processes relate only to site enablement. While development at this scale would impact on the character of the school grounds, there is great potential for such development to support the associational, intangible heritage qualities of the site.

2. Besides the highly visible link to contemporary spatial justice struggles, there is clear precedent for affordable housing on the site. Although Wynyard Mansions is small, its story acts as a microcosm for many of the struggles still faced by working people in Sea Point. It provided a crucial foothold for vulnerable individuals and families in the city, and enabled crucial access to jobs and urban facilities. The proposal to develop affordable and social housing is strongly supported from an intangible heritage perspective in this regard. If it is feasible from a development and usage perspective to retain part of the physical fabric of Wynyard Mansions as the physical manifestation of this history, this would be appropriate and supported. Design for future development should be mindful that Wynyard Mansions holds a deep connection to housing struggles in Sea Point and its links to everyday stories of urban survival in Cape Town. However, this should not form a blockage to the realization and reflection of the site's associations with affordable housing and spatial justice. If the design and feasibility scoping processes do not support the retention of the block or parts thereof, consideration

should be given to reflecting its memory through other creative means: this could include use of the footprint, design aesthetics, naming, or some form of publicly visible interpretation, exhibition or historical storytelling.

3. The sense of the property as a community anchor, supporting individuals' and families' interconnection between neighbourhood, home, and community, is one of the most central associations with the site. Any development should be oriented towards acting as an integrated and inclusive community anchor. Affordable housing is a key lever for this kind of community integration, enabling people to live where they work and where their children go to school – echoing the experiences of the Ellerslie alumnae who had the privilege of going home for a quick lunch, participating in school extramurals, and having parental support for school activities and fundraisers. The proposal to develop social and affordable housing on the site is therefore entirely in keeping with the community-oriented social history of the site. In practice, this means development should be focused not only on housing alone but also on the creation of community facilities and points of connection, with the potential to counter some of the fragmentation experienced by residents in recent years. There are many possibilities for achieving this: for example, active and well-programmed community centres, citizens' advice bureaux, a focus on businesses in the retail portion which support day-to-day needs, safe spaces for children, and well-designed spaces for community gatherings.

4. The educational history of the site is highly significant, but this does not necessarily mean that the site requires literal reinterpretation as a school. This aspect of its heritage can be broadly interpreted to include facilities and housing design that are genuinely supportive of family life and healthy psycho-social development. This could include elements such as a creche, safe play spaces for children, and social amenities suitable for families. This is especially important in a context where most new developments do not cater for families with children. The development of affordable housing on the site also opens the possibility for children currently attending schools in Sea Point to live close to school, shifting the current dynamic where children leave home early in the morning to travel into the city on public transport. This would represent a revival to historical dynamics of interlinkage between schools and the residential community of Sea Point. While this HIA process does not include the school building itself, it is worth noting here that the older portions of the building, including the interiors, are highly significant from a socio-historical perspective. A more detailed heritage study on the school building itself will be necessary when decisions are finalized about its future use.

5. The site's multiple connections to gendered histories could also find expression in its future development. These links are visible in the site's connections to women's education, the high concentration of women who found homes at Wynyard Mansions, and the women who have led housing struggles in Sea Point for decades. It would be appropriate to honour this history through a gender-sensitive approach to design in future development, including considerations given to public space design; safety and visibility considerations in the design of entrances and walkways; and – as noted above – design which supports safety and thriving for children and families.

6. As a rich, multilayered site that speaks to so many aspects of Sea Point's history, it would be appropriate to include an interpretive element in the site's development which tells some of these stories. Besides the historical narrative of the schools, it is also important to have a public reflection of histories which are in danger of being forgotten, including those of Rainbow Housing and of Wynyard Mansions. These stories are also intrinsically connected to contemporary housing activism in Sea Point and the impact this activism has had on Cape Town at large. Possibilities for such interpretation could include a small public exhibition, well-designed mural art, and/or naming practices for future buildings on site.

Architectural and Townscape Recommendations

The detailed planning and design stage must consider and implement the following:

- The historic, C19th solid stone wall and central pier and fence walling section on main Road are to be documented. Design options to be explored to retain (at minimum) representative sections of each wall in an integrated and interpretive manner with the line and form of the overall wall reflected in paving lines, where any sections are removed to facilitate positive street interface, so that the original fine-grained layout is remembered on site. This should be part of the street and landscaping interface condition.
- The detail, grain, materiality, punctured nature of opening and form of the buildings are modulated to respond to the varying conditions around the site. The Architecture should be fine-grained and contextually responsive and not be self-referential.
- The internal interface conditions must be detailed to respond to the school/ DSD building and park.
- Internal security provisions/ fencing to be detailed in a subtle manner with the over-riding concern being to visually retain the cohesiveness of the PHS site.

General

- **Materiality:** All external material and finish specifications, including the building façade materiality and all ground-level hard landscaping, must be of high quality and non-reflective to reduce glare and visual intrusion.
- **Landscape Architecture:** A comprehensive landscape master plan, prepared by a SACLAP registered professional, is essential and must be implemented and monitored. This plan is the primary mitigation tool and must prioritise visual screening through the planting of medium to large-calibre trees along sensitive boundaries (especially along sensitive heritage interfaces such as The Glen, Herbert Road, Heathfield Road and Milner Road. All retaining structures must be stepped, articulated, and heavily planted to avoid monolithic 'terraforce' walls while appropriate terracing should be employed to manage considered level changes, create accessible and usable open spaces and mitigate the need for excessive retaining structures. The building should include integrated planters on balconies and setback terrace to allow for cascading vegetation on the façade. Vertical greening through the installation of stainless-steel cable or mesh trellis systems should be considered. Additionally, the implementation of green roofs on all flat roof surfaces and podiums in accordance with the site enablement urban design and landscape guidelines is recommended. Careful consideration should be given to the levels of the courtyards and green roofs to ensure sufficient planting depth is achieved. (ZUTARI; 2015)
- **Building Articulation and Interface:** Further articulation of the building's mass through façade modulation to achieve a fine grain texture, upper-level setbacks and roofline variation are recommended during the detailed design stages to reduce the buildings' perceived scale and bulk and to avoid monolithic built form. The massing of buildings needs to consider views, sunlight, the relationship with streets and spaces, landmarking and be respective of the contextual building grain and mass. The way the development interfaces with the streets, public spaces and neighbouring properties, is crucial to ensure a strong contextual fit and maintaining the integrity of the area. Interface considerations should therefore conform to the site enablement Design Guidelines Report. (ZUTARI; 2015)
- **Construction:** A pre-construction condition audit must be conducted on all adjacent heritage structures, particularly on the DSD portion of the ERF 1424 site. Standard, but rigorous, site management for dust, noise, and visual screening of site camps is mandatory. An arborist must provide an arboricultural report or method statement detailing a Tree Protection Plan (TPP) that must be adhered to during the construction phase to ensure the protected trees survival.

- **Setbacks:** Increasing of the building setback from the site boundary along sensitive residential heritage interfaces such as The Glen, Herbert Road, Heathfield Road and parts of Milner Road as identified within the Heritage Informants to allow for substantial softening and visual screening of the site edge through the planting of medium to large calibre ground level trees and landscaped areas while maintaining the pedestrian sidewalk routes.

Construction Phase

- Store and keep excavation machinery and trucks out of sight of surrounding residential areas as far as possible.
- Ensure that excavation machinery and trucks entering and leaving the site do not leave any rubble, sand, rock, branches or other unwanted material on roads linking to the site.
- Screen the site camp from view using appropriate materials that blend into the surrounding vegetation.
- Ensure that site construction hoarding is dark in colour and free of excessive branding.
- Prohibit excessive signage outside the construction camp.
- Keep site lighting to a minimum and prevent the use of flood type lighting as far as possible.
- Ensure that the site is kept neat and clean. Collect and dispose of litter appropriately to prevent any potential wind-blown litter on or off the site.
- Ensure that site clearing is delayed as long as possible prior to construction in any particular area.
- Limit site clearing to within the minimum footprint required for construction.
- Protect existing vegetation in all areas that do not fall directly into the construction footprint.
- Do not damage or destroy vegetation on adjacent properties.
- Control erosion immediately to prevent visual scarring of the landscape.
- Control dust using the appropriate dust suppression techniques.
- Rehabilitate eroded / denuded areas as soon as possible following construction in any particular area.
- Ensure that vegetation and tree planting is installed as per the landscape master plan and in terms of the landscape guidelines.
- Large retaining structures should be stepped and designed to be integrated with natural vegetation and planting.
- Building forms and volumetric/elevational components articulated to avoid a monolithic form and flat facades.
- Protect the existing trees that are not planned for removal as per the tree survey.
- During the planning phase, the proposal must pay close attention to the

interface of the proposed development with Main Road and surrounding streets. This includes evaluating the building's contribution to a safe, attractive, and pedestrian-friendly environment.

Operational Phase

- Ensure that the landscape master plan prepared by the appointed SACLAP registered professional landscape architect is implemented and monitored by the appointed landscape architect during construction. The landscape master plan must include visual screening that offsets the visual impact of the built form and establishes a green network of indigenous vegetation at the site.
- Implement the landscape master plan to include visual screening elements including tree planting along the boundary edge associated with the entire development site.
- High vertical retaining walls, as well as the use of 'terraforce'/'loffelstein' embankments should be avoided. Retaining structures and external levels should be stepped and designed to be integrated with the adjacent Tafelberg School landscape, vegetation and planting
- Make use of contextually appropriate materials.
- Ensure that low level, unobtrusive and contextually appropriate signage is used.
- Keep highly reflective surfaces to a minimum or ensure that these areas are shaded by roof overhangs, where possible.
- Ensure that non-reflective, colour appropriate paving surfaces are used as far as possible.
- Place services underground, where possible. Electrical sub-stations, etc. to be incorporated into built form/ structures.
- Night lighting should be minimized and designed appropriately along the following guidelines:
 - Use low level lighting around buildings and along paths and streets.
 - Avoid neon, spot or excessive up-lighting.
 - Screen and filter lights sources as far as possible.
 - Shield external lights on buildings to cast light only upon the area required to be illuminated.
 - Ensure that naked light sources are not visible from beyond the site.
 - Ensure that limited light is emitted into the sky.
- Lighting must be low energy and must be shielded down lighting to minimise light impacts and night and light spillage into the surrounding residential areas. Ensure that fencing is visually permeable, contextually appropriate and softened with planting to provide visual screening. Use appropriate colours such as dark grey, charcoal and black that are visually recessive.

Prepare a landscape guideline document based on the landscape philosophy and ensure that it is implemented during the operational phase. A Site Development Plan must be prepared for approval by the local authority before construction activities can commence. Make allowance for on-going landscape maintenance to allow site vegetation to mature sufficiently to allow the environment to achieve maximum VAC.

- Areas that are infested with invasive vegetation and trees must be rehabilitated carefully to ensure that no erosion or exposed areas result from rehabilitation activities.
- Site clearing must be carefully controlled to minimize potential damage and erosion and all areas that are disturbed must be repaired and rehabilitated.
- All areas disturbed during construction activities must be rehabilitated using appropriate vegetation.
- Minimize cut and fill and where this is required, stabilization techniques must be integrated to incorporate natural materials and appropriate indigenous vegetation. Any vertical retaining structures should be staggered in height and should not exceed 1.2m.
- Ensure that stormwater from building rooftops and stormwater surface flow is harnessed and captured in swales and planting areas to encourage plant growth and rehabilitation.

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1.0. INTRODUCTION

1.1. Project Background

Zutari has appointed Rennie Scurr Adendorff to manage heritage processes pertaining to the proposed redevelopment of consolidated Erf 1424 (including unregistered Erf 1675), at 353 Main Road in Sea Point East.

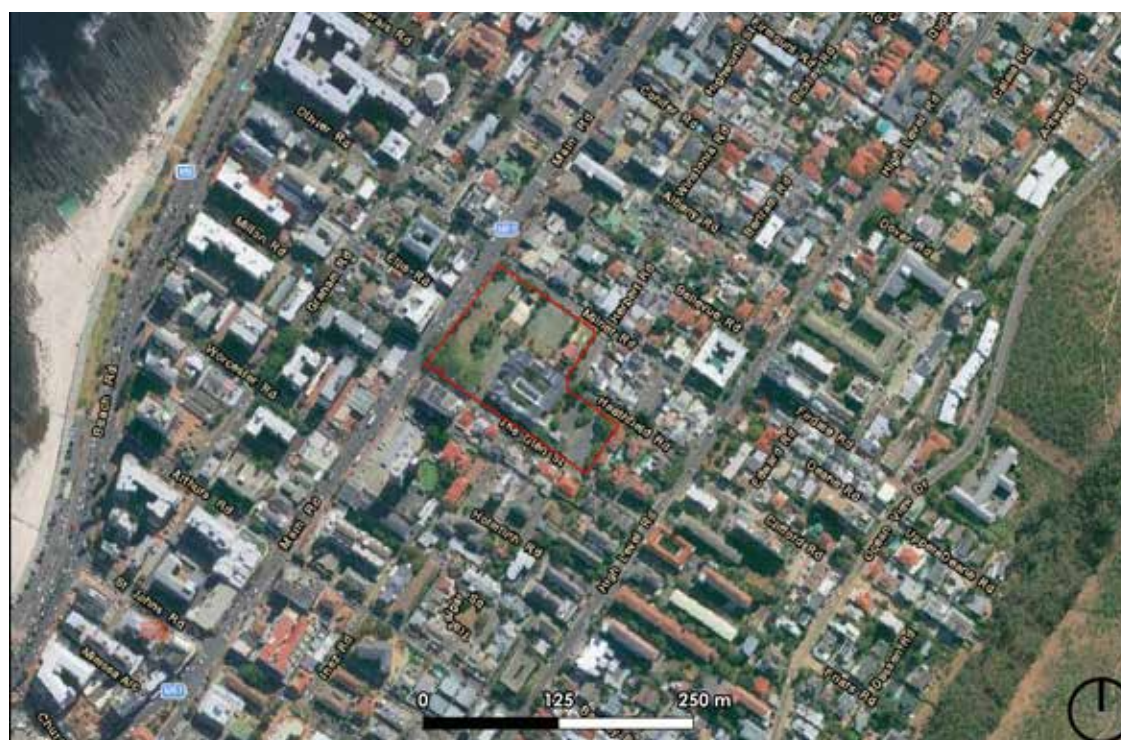


Figure 1. Site location and context (RSA, 2025)

1.2. Process to Date

1.2.1. HIA, Ellerslie/Tafelberg High School, July 2011 Rev 2

In September 2011 HWC endorsed the statement of heritage significance and the heritage indicators for the future redevelopment of the site as outlined in the revised Phase 1 HIA report of July 2011. One proviso was the requirement for drawings to demonstrate the principle of fragmented and articulated bulk of any new development. This followed a process of engagement with I&APs and HWC's BELCom Committee resulting in revisions to indicators and grading.

Grading:

The endorsed Phase 1 HIA assessed the site as a whole and found it "to not have significant cultural significance in the context of a province". However, it has "high local significance is centred on the original school buildings ... and the landscape elements associated with its forecourt" (O'Donoghue 2011: 37).

The following elements were graded 3A:

- Early portions of the school building, boundary walls and granite stone wall, plastered painted wall with original gates, internal stone walls, the front garden and the wild fig avenue.

The following elements were graded 3C:

- Late Victorian-era boundary wall with metal railing and the bicycle shed (although there is discrepancy in the report as the elsewhere and in diagrams the bike shed is graded 3A and recommended for retention).

Specific trees were identified for retention:

- Mature trees in the front garden, two yellowwood trees, three mature palm trees and a Norfolk pine tree on the Heathfield Road boundary.

Indicators:

The indicators recommend the retention and restoration of the significant school buildings, the forecourt garden, and significant portions for the boundary walls and entrances. It noted that the assessment of the school building, particularly the hall and its extension, requires further review.

Buffer zones (7m) were recommended to the rear and east elevations of the school building to protect it from impact on significance.

The HIA identified four areas of the site for development, with the building heights varying depending on location, and setbacks recommended to mitigate potential negative impact to the site. Height limits (with a storey equalling 3m) were recommended as follows:

- Corner Main and Milner Roads maximum of 3-5 stories;
- Corner of Milner and Herbert Roads maximum of 4 stories;
- Upper block behind the school building maximum of 3 stories;
- Development in place of the attached accretions to the rear of the school building to a maximum of 3 stories.

1.2.2. Heritage Report, Wynyard Mansions

A 2022 Heritage Report by Dr André Van Graan assessed the Wynyard Mansions apartment building for the Western Cape Department of Transport and Public Works (DTPW).

Highlighting the confusion regarding the status of the unregistered erf 1675, part of consolidated erf 1424, the report notes that Wynyard Mansions “forms part of the grounds of the former Tafelberg School, although it is a separate erf” but further notes that the “entire site, including the site of Wynyard Mansions” was declared a National Monument, appearing in the Government Gazette on 15 December 1989 (Van Graan 2022: 3).

The Van Graan report concluded that the building “does not have any heritage value” and noted that despite the Provincial Heritage grading of the whole site, the apartment building was not of the same heritage significance as the school (Van Graan 2022: 13). The report did not offer a grading of the building, and “does not have any heritage value” is assumed to mean that it was considered to be not conservation-worthy.

By contrast, the baseline study by RSA in 2023 found that the building is worthy of Grade 3C, largely for its contextual role. This does not inhibit development opportunities for the building, or indeed, demolition. However, any replacement building would be obligated to comply with potentially restrictive development context imposed by the regulatory status of the HPOZ and the PHS. Further research and testing is recommended and consultation with interested parties (including Docomomo SA, a special interest group focussed on architecture of the Modern Movement) in order to determine its wider value and contribution to the site as a whole. In the event of demolition being the recommended outcome, the height, massing and materiality may be design informants to the re-development and reuse of the Sea Point site as a whole.

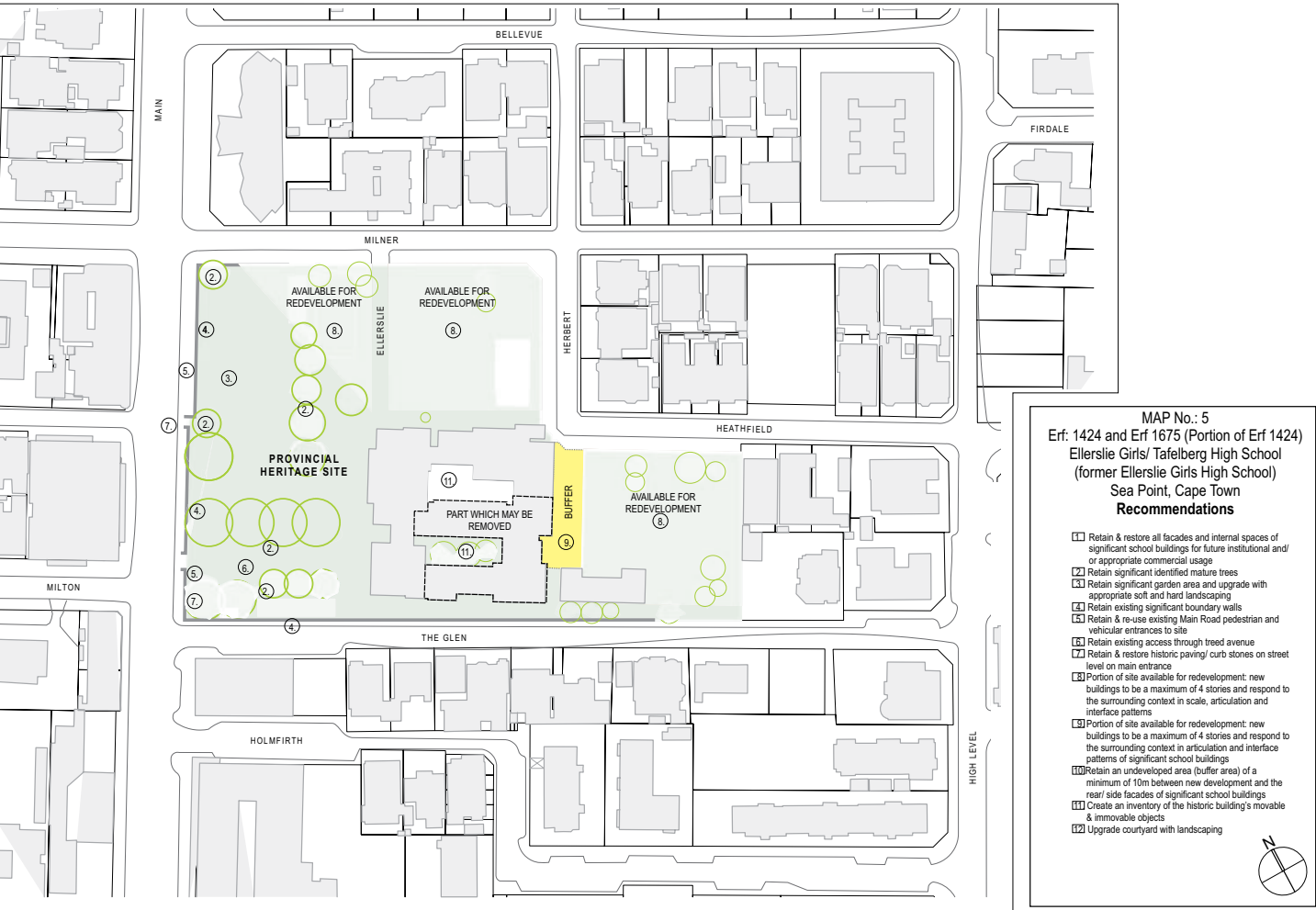


Figure 2. Recommendations. (O'Donoghue, 2011: 102)

1.2.3. Tafelberg Site and Socially Inclusive Housing

The future use and development of the study site has become a highly sensitive issue in discussions regarding affordable housing, spatial redress and the right to the city. This is set against the background of the continued spatial segregation of the formerly white suburbs due to economic exclusion. Sea Point was designated as a White Group Area in 1968, with people of colour forced to relocate to other designated areas, and excluded from owning property or residing in the area. This was aside from the employees of white residents, who were allowed to occupy temporary accommodation at their places of work. The legacy of this is seen in the architecture of apartment buildings, which have basement or rooftop accommodation for domestic staff.

The attempted disposal of the Tafelberg Site in 2014 by the Western Cape Government to a private investor was challenged by housing activist group Reclaim the City (RTC), which had identified the site as ideal for affordable housing. The sale was set aside, since which time the ownership of the site and its future use has been determined through court processes. In August 2020, the High Court overturned the sale and ordered both the City of Cape Town and Western Cape government to create an inclusionary housing plan.

A timeline of events leading to the 2020 decision is explained in “Tafelberg: Four years of battle. The campaign that led to a landmark court decision on housing” (James Stent, GroundUp, September 2020).

The Western Cape Government has stated that its objective of the draft Inclusionary Housing Policy Framework is to generate “more opportunities for people to live in better locations.” (WC Government 2021). Advocacy group Ndifuna Ukwazi (NU), which works advance spatial redress by motivating development of well-located affordable housing, has used the site as a case study. In NU's view, the case has become representative of, and complicated by, questions concerning how land in central Cape Town is used when it comes to redressing spatial apartheid, and how the city's own legislation is interpreted and implemented (Sendin et al. 2017).

NU finds the Tafelberg Site particularly suitable for the development of sustainable inclusionary housing because the area's desirability and diversity (residential, commercial, civic) allows for economic cross subsidisation of in-fill social housing. Infill social housing, where an existing and established location absorbs new developments, is seen as a vehicle to shift racial and income segregation (Sendin et al. 2017: 55).

In 2023 the Supreme Court of Appeal overturned the High Court judgement, supporting the City and Province claims that they had met their constitutional obligations in terms of provision of housing and access to land. In February 2025 the matter was heard at the Constitutional Court, and that Court has reserved judgement on the matter.

The future development and use of the site remains sensitive, with strongly felt opinions. These include those regarding the negative impact to contextual heritage - the physical, spatial implications - of a development for dense occupation.

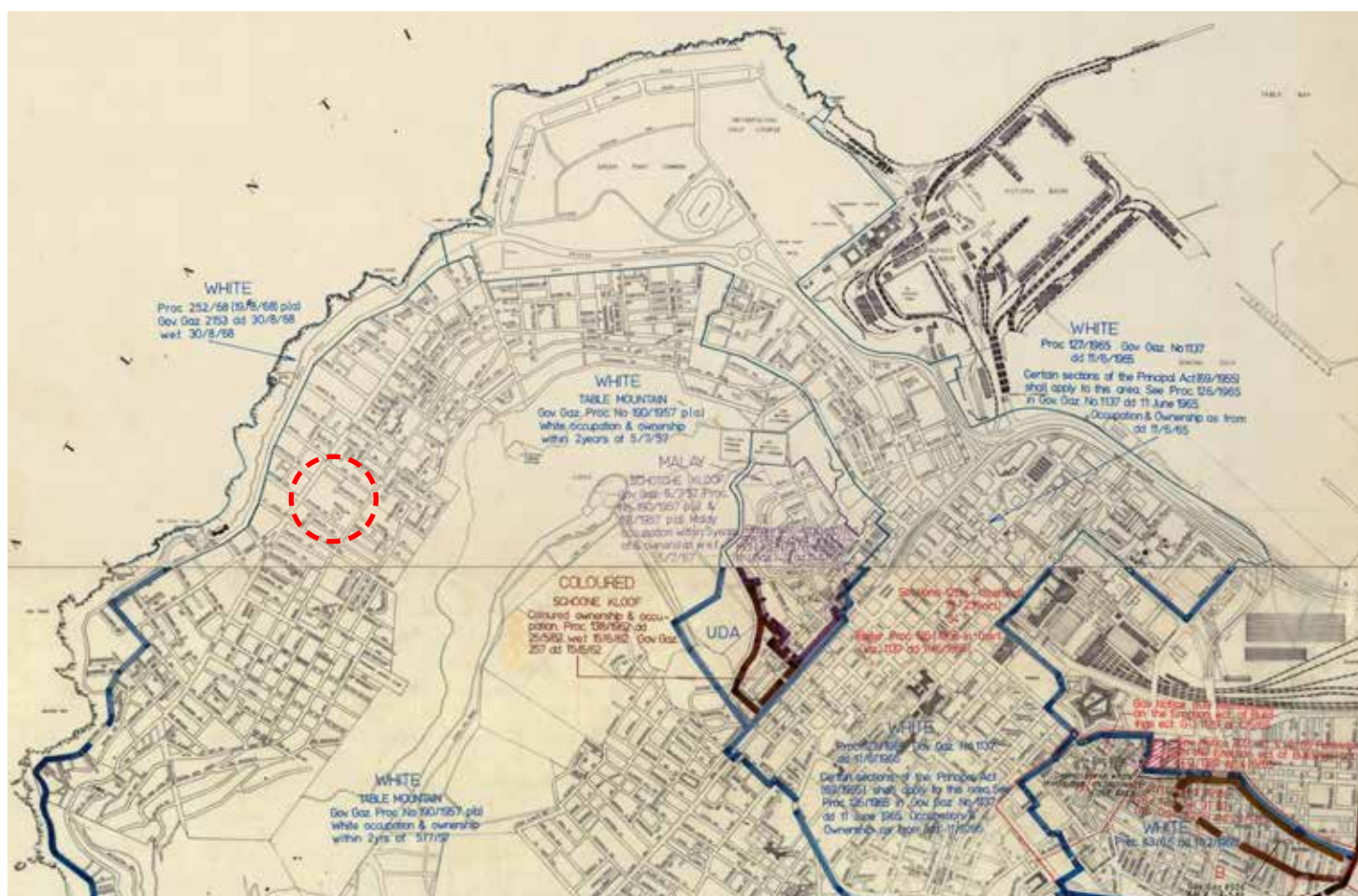


Figure 3. The site area (circled) in a expansive area set aside in 1968 for white residents only (GAA 1975, CoCT Historical Maps Collection)

1.2.4. Tafelberg Site in the Media

In-depth media articles detail the issues and events pertaining to the future use of the site prior to the initiation of the current proposal. These include:

- Zackie Achmat, in a "Letter from Zackie Achmat to Premier Helen Zille, 'If you commit to building affordable housing you will be addressing our resistance with humility and as a leader'" GroundUp 9 June 2016.
- Suné Payne, "Tafelberg site ownership question stalls Western Cape government's appeal to Supreme Court" Daily Maverick, 13 November 2020.
- Dr Jonty Cogger (attorney at Ndifuna Ukwazi Law Centre), "The Western Cape government has no excuse not to develop social housing on the Tafelberg property" Daily Maverick, 4 April 2022,
- Mia Arderne, "Turn Sea Point plot into social housing, say activists. Two years after the Tafelberg sale was overturned, progress has stalled. Now the provincial government says it may want to use the land 'in the public interest'" GroundUp, 30 August 2022.
- Tania Broughton, "Housing activists lose Tafelberg case" in Public Interest Legal Services in South Africa, 12 April 2024.
- Suné Payne, "Supreme Court of Appeal overturns aspects of Tafelberg social housing site judgment" Daily Maverick, 12 April 2024.
- Zacharia Mashele and Buhle Booï, "Tafelberg — a battle for justice, inclusion and the right to the city goes to ConCourt" Daily Maverick, 10 February 2025.
- Daniel Steyn and Matthew Hirsch, "Concourt judgment on Tafelberg could change future of social housing" GroundUp, 27 February 2025.



Figure 4. Ndifuna Ukwazi supporters during the ConCourt hearing of February 2025 (Ndifuna Ukwazi, 2025)



Figure 5. Inside the ConCourt hearing, February 2025 (Robin Park-Ross, 2025)

1.3. Statutory Framework

The site, Erf 1424-RE, is situated at 353 Main Road, Sea Point, between The Glen and Milner Roads. Formal protections in terms of Section 27 of the National Heritage Resources Act (NHRA) apply given the former National Monument status (1989, Government Gazette No. 12214). The extent of the Provincial Heritage Site (PHS) has been interpreted differently by reports conducted for the site. In consultation with HWC it has been clarified that:

"HWC deems the site in its entirety to be formally protected as a PHS under the National Heritage Resource Act" (Annexure A).

This Section 27 protection (Annexure B) therefore applies to all structures on the site: the nested structures that make up the Ellerslie/Tafelberg school building, with five free-standing structures spread across the site and an apartment building, Wynyard Mansions, on Herbert Road.

The entire site is located in the formally declared Sea Point Heritage Protection Overlay Zone (HPOZ).

The site has a split zoning in terms of the Development Management Scheme (DMS): Transport, public road and parking (TR2) along the inner Main Road boundary line, General Business (GB5) adjacent to the TR2 zone, with the remainder zoned General Residential (GR4).

1.4. 2023 Process

In order to understand the validity of the 2011 Phase 1 HIA approval, and to determine the most appropriate heritage procedure going forward, the consultants met with HWC officials on 4 September 2023. The matter was clarified as follows:

While the HWC endorsement of the 2011 Phase 1 HIA remains valid: "HWC recommends that a new NID application be submitted due to the change in heritage management approaches, sensitivity surrounding the site, as well as the time that has lapsed since the previously submitted NID." (Annexure A).

1.5. Methodology

A study and analysis of the site and its wider context has been conducted to understand its history, morphology and the significance of the region. The studies that have informed the findings in this report include:

- Historic and contemporary maps, aerial photography and image search online and in published materials.
- Review of known heritage sites in the area, as reflected on SAHRIS and the Cape Town EGS Viewer.
- Review of heritage assessments in the vicinity as captured on SAHRIS.

1.6. Assumptions and Limitations

No limitations were experienced in the compilation of this report. It is however noted that the core part of the site, the Ellerlsie/ Tafelberg school building, does not form part of this HIA as this part of the site is earmarked for usage by Dept Social Development, and as such, will be subject to a separate Section 27 application in due course.

This HIA does therefore not concern itself with uses and adaptations of the school complex, but naturally it does speak to interfaces and connections.

1.7. Statement of Independence

Rennie Scurr Adendorff has no legal ties to Zutari or any other professionals involved in this proposal. There is no financial gain tied to any positive comment or outcome. Professional fees for the compilation of this report are paid by the applicant, but are not linked to any desired outcome.

2.0. OVERVIEW OF PROPOSED DEVELOPMENT

2.1. Proposed Development 13

As per 353 On Main Motivation re Preferred Scenario (Department of Infrastructure, 29/10/2025)

The Western Cape Government (WCG) as custodian of the property formally announced development plans for the 353 on Main Project (Tafelberg site), Sea Point by way of a joint media release dated 30 January 2025 by Minister Simmers (DOI) and Minister Londt (DSD). The WCG aspires to subdivide the site for development and service delivery needs.

The remainder portion of the property (with the main school building and forecourt garden portion along Main Road) has been allocated to the Department of Social Development (DSD) to address its related service delivery needs within the area for residential care services for people with disabilities and older persons in the future.

The redevelopment portions, totalling 8 647m² in extent currently being investigated by the Department of Infrastructure (DOI), supported by a multi-disciplinary professional team, aims to deliver a residentially led, mixed use development including affordable housing (social housing included). Preliminary stakeholder engagements commenced in May 2025 with a project information sharing day, focused stakeholder engagement sessions and input period during June 2025; and concluded with feedback sharing session 31 July 2025. As part of the process to prepare an inclusive development plan, the inputs received from the stakeholders, impact assessments, technical informants/baseline assessments and financial feasibility study all informed and shaped the draft Development Plan released to stakeholders in October 2025 and will be available for comment and input during the draft Heritage Impact Assessment public comment period and land use application process underway.

The DOI is committed to deliver on its vision for the redevelopment portions and mandate for affordable housing in well located sites, which includes providing social housing units within a mixed-use development within the inner city. The detailed policy/legislative, technical, financial and operational assessments have been concluded, which informed and guided the selection of a preferred viable and feasible concept development proposal, which has been subjected to various iterations and improvements based

on the preliminary stakeholder process and referenced investigations and assessments.

The preferred viable and feasible concept development proposal has been supported to proceed to statutory application and public comment stage. The concept proposals ensures that the social housing unit yield is maximised while the whole development is still viable should the future grant funding not materialise due to SHRA financial constraints.

The DOI, as custodian of the property and in line with its socio-economic mandate of affordable housing (including social housing), has also agreed in principle to input the value of the property as well as any residual land value into the project to ensure social housing opportunities are attained and maximized on the constrained site.

The proposed development will be a flagship project that will benefit the Sea Point area, showcase and foster WCG/DOI commitment to delivering on its mandate by providing social housing within the inner city and an integrated mixed-use development with access to social and bulk infrastructure, various services, transport and work opportunities (limiting travel times).

2.2. Site Description

353 On Main, the Ellerslie/Tafelberg High School site, vests with the Western Cape Government and is earmarked for development, including a component of affordable/inclusionary housing. The L-shaped site faces north on to Sea Point Main Road and extends south, up terraced slopes between The Glen Road and Milner Road. The combined erven measure 16 351,3m².

Erf 1424 is occupied by the school building, a cluster of one and two storey structures developed over 70 years and set well back from the Main Road boundary. The earliest portion of the building, completed 1901, was extended to the rear in 1905 and upwards with a second storey in 1913. The second major addition (1935) connects to the original building and extends to the west/The Glen. The front facade presents as a coherent whole, finished in sandstone, with detailed plaster surrounds to timber frame sash windows. "High School" and "For Girls" is moulded in the plaster work of curved gables of the 1913 upper level extension. Further two-storey extensions, built in the 1950s and 1960s to a similar scale, are attached to the rear. The built complex encloses two open courtyards. The building complex is currently vacant but well-maintained.

Other structures include a free-standing building that is located on the terrace behind the school building extending alongside The Glen, and a swimming pool with built stands and storerooms that lies adjacent to Milner Road. A pavilion style building, the bike shed, added c1930, extends along Glen, between the boundary wall and entrance driveway. The driveway, which dates to an earlier structure on the site, is approached on axis off the Main Road. It is lined with mature wild fig trees, and these and other mature trees surround an open green park space that extends from the school building to the Main Road.

The site is partially enclosed by a boundary wall, which includes stone walling that, along with early walling and stone terraces within the site, pre-dates all structures on the site.

The remainder of open space behind and alongside the main school building is given to sports courts, now in a neglected condition. These replaced earlier villas and rowhouses demolished c1970s. The entire site is enclosed by temporary security fencing.

The upper western portion of the site, on the corner of Milner and Herbert Roads, is occupied by a modernist four storey residential apartment building, Wynyard Mansions. It is cut into the sloped site with a set back top/fifth level. The building form steps down to the historic school site on its west boundary. The building is concrete frame with plastered brick infill and facebrick on the front/Herbert road façade. Primary access to the flats is from the south, which extends via a concrete bridge off Herbert Road to the street level flats. The lower and upper level apartments are accessed from the north/rear via catwalks and a central staircase. Flats include studios on the fifth floor, and one- and two-roomed apartments, some with south/mountain facing balconies. The interiors are well-proportioned, with parquet tile and vinyl tile flooring, timber windows and doors (some broken). As a whole, the building is carefully designed with details that include a deep shadow gap beneath the raised plinth, elegantly shaped concrete bridge, and repeating theme of porthole openings. The building is vacant and in poor condition, with concrete spalling, fire damage to part of one floor, and general neglect.

Wynyard Mansions was built c1951 and acquired by the school in 1974 along with a neighbouring villa since demolished and now a brownfield site. Most recently, Wynyard Mansions has accommodated social housing tenants, administered by the Department of Human Settlements, who were relocated in 2014. This relocation, the attempted disposal of the site and

subsequent legal proceedings (see Section 1.2.3), along with the continued vacant condition of the flats building, has become a public discussion. Local residents, advocacy groups and general public opinions have varied on the most desirable outcome for the site, with public disagreement expressed in the media, thereby revealing some controversy.

The immediate neighbourhood context includes commercial and mixed use commercial/residential buildings along the main road. Extending beside and behind the site are one- and two-storey residential houses (attached and free standing) and small apartment buildings, and an 8-storey apartment building on The Glen.

By virtue of its location in Sea Point, near the CBD and its proximity to economic resources, facilities, infrastructure and transport nodes, the site is well situated for the provision of affordable housing.

NOTES ON TERMINOLOGY

AFFORDABLE HOUSING:

Affordable Housing refers to developments that offer homes at lower prices compared to the general market, making them more accessible for those with limited income (households earning less than R32,000 a month).

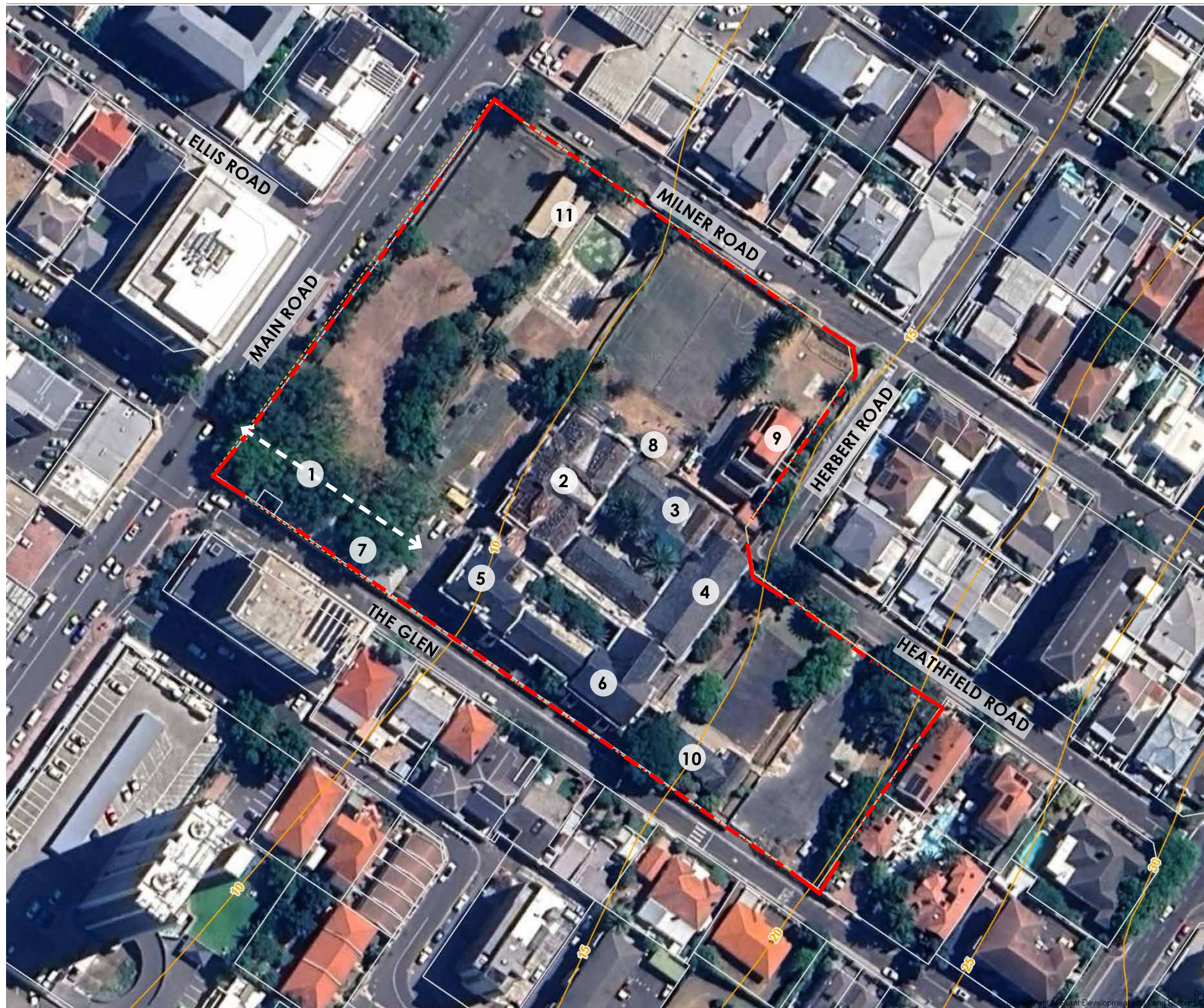
Affordable housing can be either social housing, Gap housing, or open-market affordable housing. Social housing and Gap housing are targeted at households earning less than R22,000 a month. Open-market affordable housing refers to housing with prices or values below the overall open market value, and which target below-average income.

SOCIAL HOUSING

Social Housing refers to rental units that are subsidised by the government and managed by accredited social housing institutions (SHIs), where tenants pay reduced rental fees based on their income.

Social housing developers receive once-off subsidies and use rental income to cover maintenance and security costs.

While Social Housing does thus provide 'affordable' accommodation, the two are distinct categories of subsidised accommodation, with Social Housing a component of Affordable Housing.



KEY

1. Original axial entrance
2. School building 1901/1913
3. Kindergarten
4. Hall and extension
5. 1935 extension
6. Classrooms, labs (1950s-1970s)
7. c1930 Bike shed
8. 19thC granite wall
9. Wynyard Mansions
10. Music rooms
11. Swimming pool & sheds

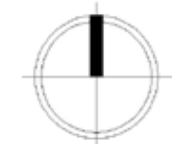


Figure 6. Naming of parts: Site outlined red. (CFM, 2023)





Figure 7. Site boundary walls, Main Road and Herbert Road. (RSA 2023)



Figure 8. Site boundary walls, The Glen Road. (RSA 2023)



Figure 9. Gardens and sports fields, bike shed and pool stand. (RSA 2023)



Figure 10. School buildings exterior. (RSA 2023)



Figure 11. School buildings interior. (RSA 2023)



Figure 12. Wynyard Mansions. (RSA 2023)

2.3. Historical Overview: Site Development

The early settlement and development of Sea Point sites is intertwined with the story of the Cape's most financially well-established and influential burghers, colonial administrators and merchants. The evolution of the built townscape is largely dictated by the boundaries of the first land parcels sold, and their subsequent subdivision. The study site straddles two of these early estates, which became known as Ellerslie and Bellevue.

In 1813, during a period of expansion following British Colonial takeover (1806) the Burgher Senate made 28 lots of ground available for sale by auction (Todeschini & Japha 1989, Murray 1964). The land lay on the slopes of Signal Hill, above what is now the Main Road and between Boundary Road, Green Point to the east and St John's Road, Sea Point to the west. The mostly long, rectangular plots extending from Main Road through and above High Level Road can still be seen in the formation of the urban blocks. Parcels were bought by a small group of 14 land-owning burghers who, using their enslaved labour, developed homesteads with productive lands.

The Elemans survey of 1818 shows structures already occupying these early lots, in keeping with the first phase of urban development. Large, flat roofed homesteads were built on the south side of the main route. Distance from town meant that most of these operated as small farms. They had landscaped sea-facing gardens, with outbuildings that accommodated horses, carts, and possibly also the enslaved workers owned by many of these landowners. Much of the land was cultivated, some for wheat, some used as cattle grazing. The easterly portion of the site for development was part of a double lot developed by 1818 with a large homestead cluster set on the upper slope.

Through the mid-1800s the demographic shifted to wealthy British business owners and public officials, with further development through subdivision and sale of lands. Prime properties were serviced by piped water and the first public omnibus connected Sea Point to Cape Town twice daily. The 1860 Snow survey shows the west portion of the study site developed with a large homestead with two projecting lateral bays and a central covered stoep. It is set well back from the road with the central axial arrival, still a feature of the site, established by this point. There are several outbuildings, and the east boundary is walled - part of that walling is still evident on site in the portion of granite wall to the east of the school building.

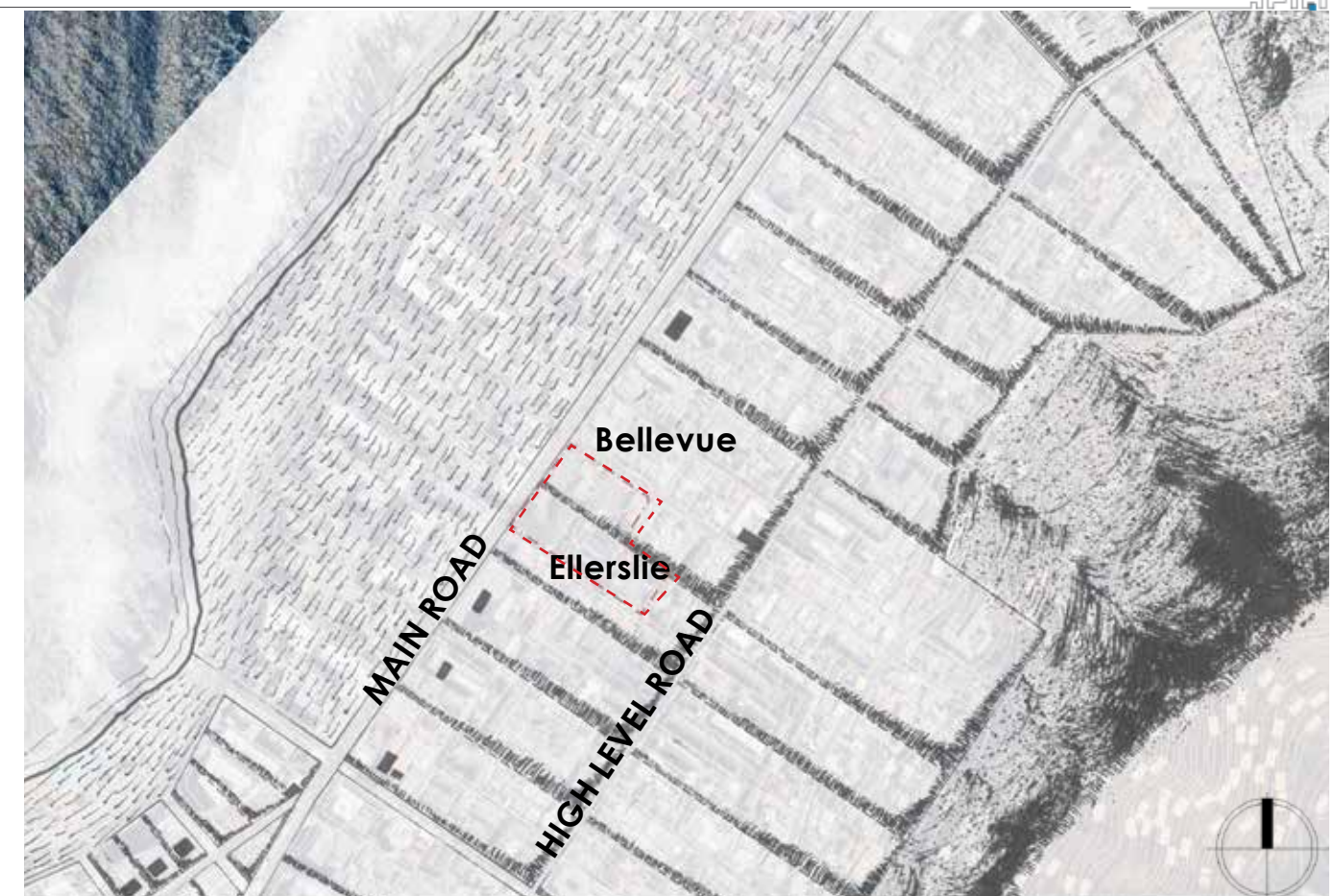


Figure 13. 1818 Elemans Map shows boundaries of lots, with a structure on Lot 27. Site outlined in red. (CoCT EGSViewer, 2023)

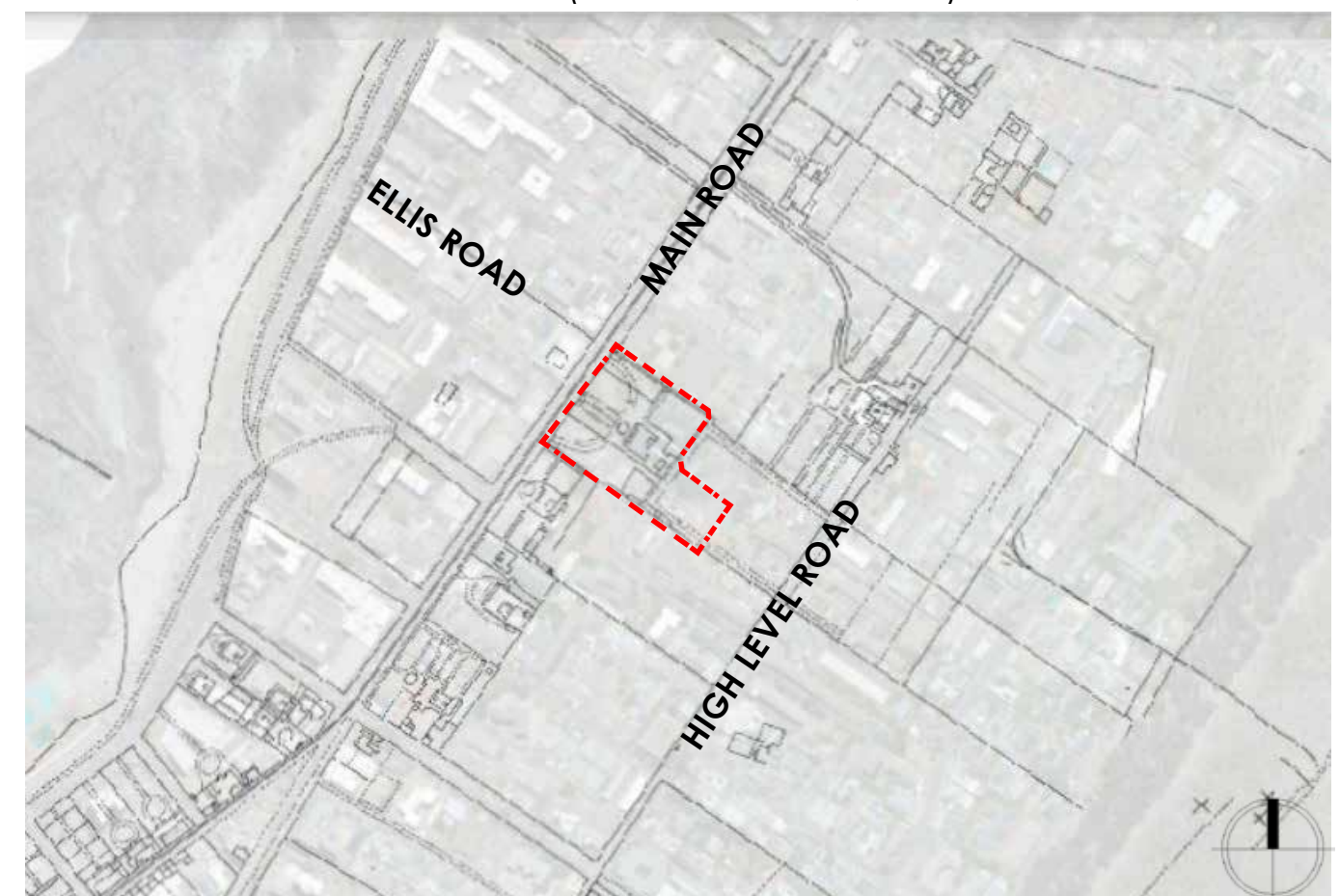


Figure 14. 1860 Snow Survey shows the site developed with a large homestead, outbuildings and a central axial arrival that corresponds with the existing driveway off Main Road. Site outlined red. (CoCT EGSViewer, 2025)

In 1863 the Cape Town to Sea Point horse-drawn tramway opened. This accelerated development, with structures dedicated to the service such as stables, workers' accommodation and depot buildings. This surge of development is evident in the site's morphology, which saw the portion with the homestead subdivided into four separate lots, with the largest of these including the homestead. Transfer to new owners followed in 1854, 1957 and 1862 (SG 3419/1899). Despite the separate ownership, the site remained a coherent estate, as shown on the 1878 Wilson survey, set in developed grounds with orchards and gardens, and surrounded by pine trees (Murray 1964: 70). It is described as having a central fountain, pine tree lined arrival avenue, and being contained by white washed boundary walls (O'Donoghue 2011: 19).

In 1882 J H Van Ryn of the Van Ryn Wine and Spirit Company on Upper Strand Street bought three portions, including Ellerslie homestead, and in 1889 consolidated this by adding the upper portion behind the homestead (SG 3419/1899). The purchase of land to develop Ellerslie Girls School came as a consequence of the growth of Sea Point and a need for a public school for girls. Ellerslie estate was bought by the Undenominational Public School Committee of Green Point, transferring in 1900.

In 1901 architect John Parker designed a single storey structure, adjacent to the villa and situated on the same set-back, with sandstone and plaster window surround detail. In 1902 the Ellerslie Green and Sea Point School for Girls was opened for primary school education, with the homestead augmenting the school facilities. The 1903 survey shows that a "bungalow" on the Main Road boundary, with openings in the boundary wall to the bungalow, to the original axial entrance, and on The Glen behind the homestead. These correspond with openings in the existing wall.

During the 1890s period of rapid urbanisation, portions of the neighbouring estate, Bellevue, were subdivided for development, with new access roads, row houses and four villas - Heatherbelle, Lyndale, Bellevue Villa and Wynyard - added to the easterly portion of the study site. This densification and suburbanisation of the immediate area is evident on the 1903 survey.

In 1905 the Parker building was extended with a kindergarten and hall by architect William Black. With the expansion to include a high school, Black designed an upper story to the original Parker building in 1913, integrating old with new and retaining and/or replicating the original detailing (O'Donoghue 2011: 20-22). At this point the pine trees of the avenue were replaced by the wild fig trees still in existence.



Figure 15. 1878 Wilson Map shows the homestead set in formal grounds, with central fountain, and the development of the surrounding street grid. Site outlined red. (CoCT EGSViewer, 2025)



Figure 16. 1903 Plan shows the Ellerslie homestead with the "Public School" adjacent, and the boundary wall along Main Road and The Glen. Other buildings include the "Bungalow", 4 villas and an attached row; Ellerslie road is visible off Milner Road (CoCT EGSViewer, 2025)

In 1935 the homestead was demolished and replaced with a two-storey extension to the school building, sensitively occupying the original homestead footprint and alignment, and finished in sandstone to consolidate it with the school building. The old and new are joined by a recessed portion which acts as the central entrance (O'Donoghue 2011).

The site has been subject to numerous extensions for expansion:

- c1930 roofed bike shed pavilion along The Glen
- 1939 the 1905 hall was extended
- 1952-1954 the additional classrooms extending to the rear (Black & Fagg)
- 1959 alterations to the first floor
- 1964 alterations and additions
- 1970s infill building

In the 1970s the school bought the neighbouring properties with their villas, row houses and Wynyard Mansions. The villas and houses were demolished to make way for sports fields and the swimming pool, while Wynyard Mansions remained standing.

In 1990 Ellerslie School vacated the site and Tafelberg Remedial School took over the facilities until 2010 when it relocated and the buildings have been vacant. Wynyard Mansions remained occupied by social housing tenants until their relocation in 2014, since which time it has been vacant.



Figure 17. Site post 1955, with Wynyard Mansions set behind the row houses, which are not yet demolished; Heatherbelle Villa in the foreground. The Bungalow has been demolished, but opening in the boundary wall remains. (O'Donoghue, 2011)

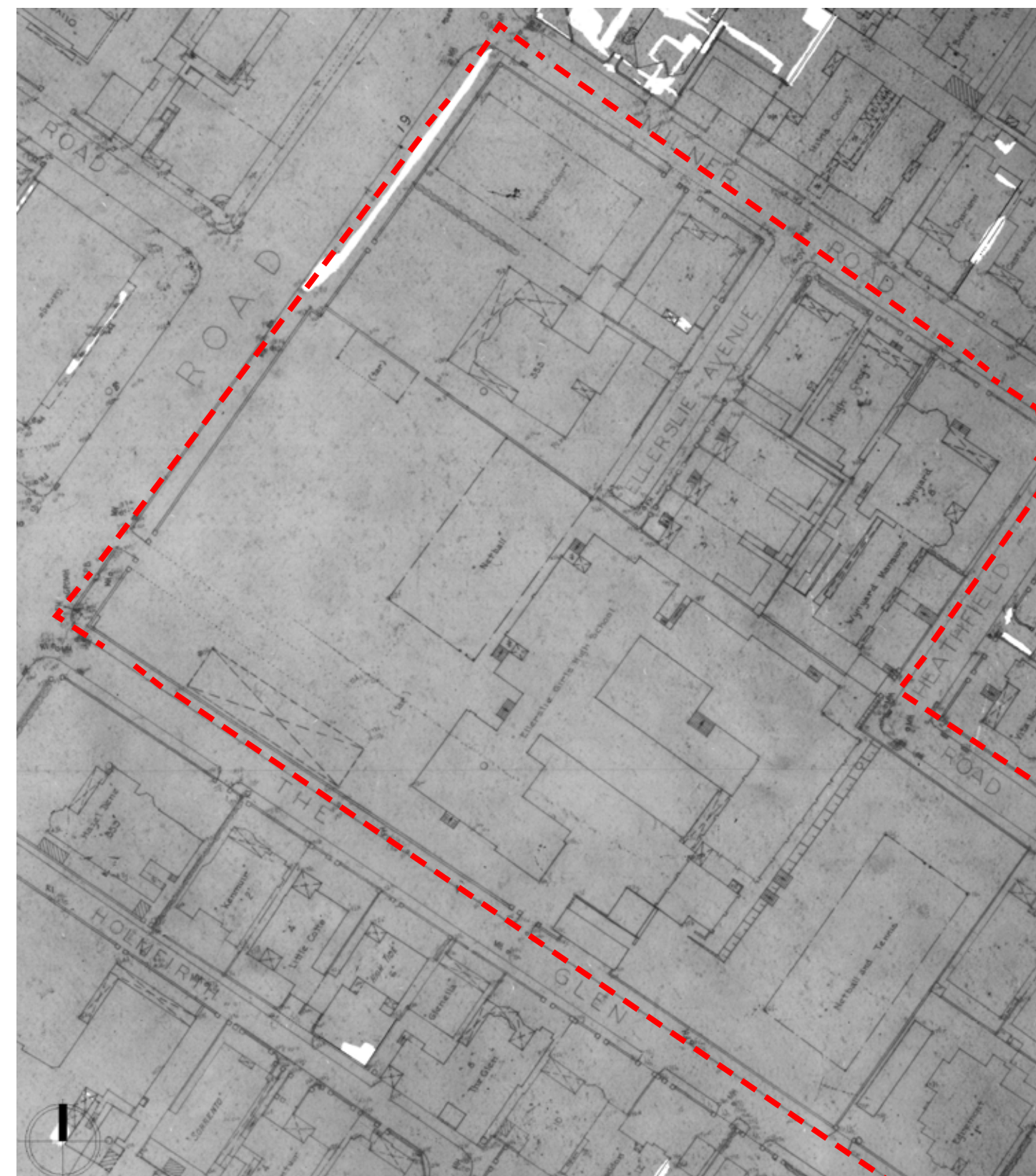
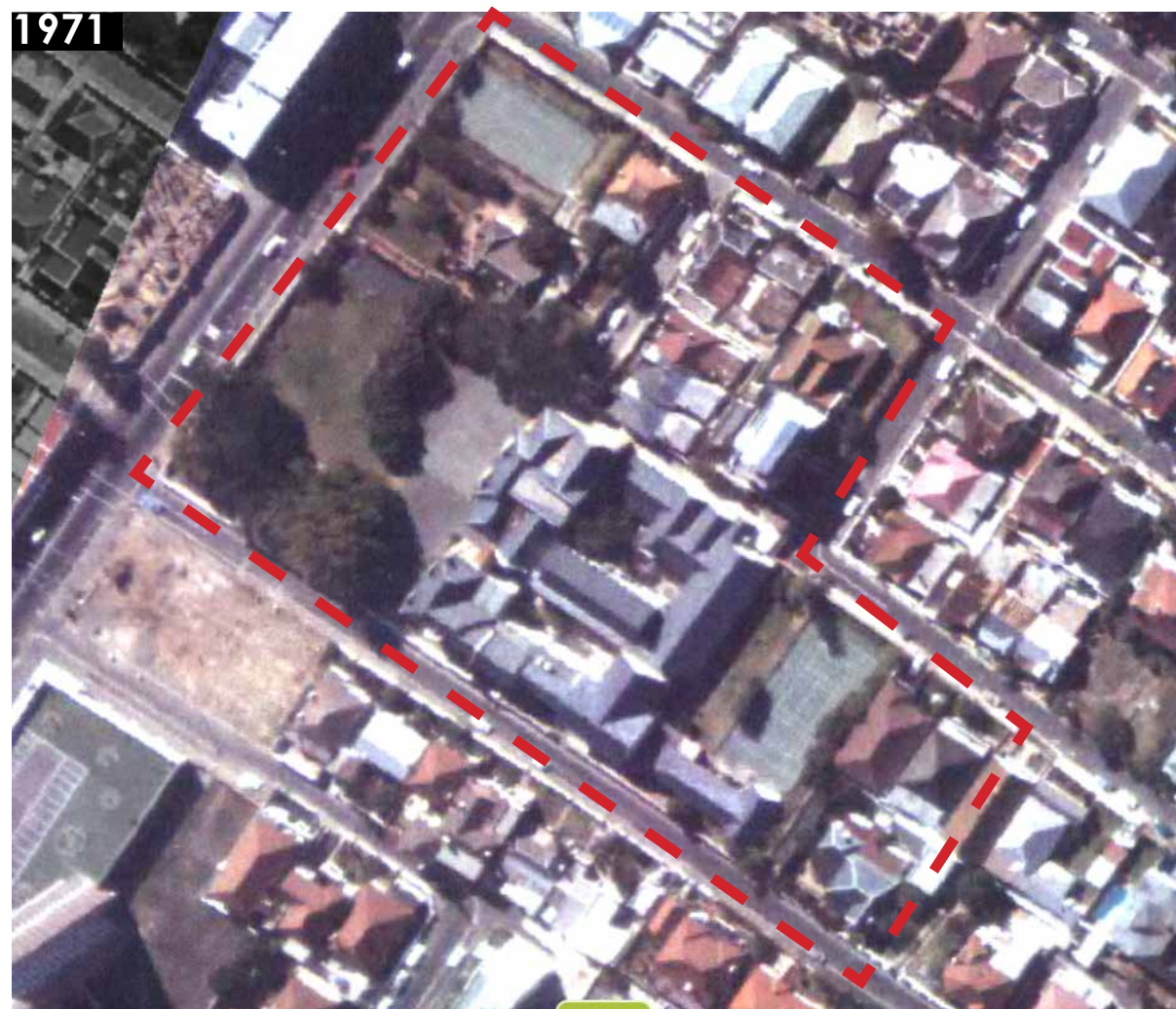


Figure 18. c1950 shows the Ellerslie school building complex. The Bungalow has been demolished and new sports grounds introduced. (CoCT, 2023)



1926 Highlights:

- New wild fig avenue drive terminating at original homestead.
- School building with kindergarten and hall and rear extension.
- Site surrounded by residential dwellings

1935 Highlights:

- New structure has replaced the homestead
- Bike shed erected

1971 Highlights:

- School building complex fully developed
- Sports fields added.
- Wynyard Mansions added

1980 Highlights:

- Neighbouring residences, rowhousing and most villas acquired by school demolished
- Additional sports fields

Open garden park remains consistently unbuilt through the changes.



Figure 19. Site change through time (CoCT EGSViewer, 2023)

3.0. ARCHAEOLOGICAL IMPACT ASSESSMENT

See Annexure I for full report

3.1. Introduction

An Archaeological Impact Assessment was undertaken (RSA, 2025a) to assess possible impacts to archaeological resources on site. The compilation of the AIA was partly informed by the outcomes of geotesting which was undertaken under archaeological monitoring in terms of a workplan approved by Heritage Western Cape.

Given the long history of settlement and development on the site, pre-colonial material is not anticipated, and certainly not significant, in situ deposits. Historical period materials, features and/or structural remains could occur, however, dating to any period of the utilisation of the site, from its origins as a farmstead, up to and beyond its use as a school. It is anticipated that early remains would likely be concentrated near the original location of the farmhouse, and located in features such as middens, wells or other pits; any other material from this earliest period would likely include isolated historical artefacts – glass, bone, metal, ceramics. . As the 1936 school was built on the footprint of the demolished homestead, it is not anticipated that structural remains of the main farmhouse will be encountered.

Finds related to the use of the property as a school are likely to be less concentrated, and occur as scattered, isolated finds across the wider area, related to the movement of children. Structural features can be expected to correlate with the known locations of buildings as depicted on historic plans and surveys, but it is possible that remains could occur that do not correlate with any known buildings captured to existing plans.

3.2. Identified archaeological heritage resources

Prior to design development progressing, geotechnical testing of the site was undertaken to characterise the underlying geological composition of the site. This work provided an

opportunity to inspect below ground conditions on a site that is predominantly paved and/or built over.

Five holes were dug across the site, with care taken in siting the holes to avoid the area around the historic homestead which was identified as potentially holding archaeological significance. Holes were hand dug to a depth of 1.5m, and inspected by the archaeologist during excavation, and prior to backfilling.

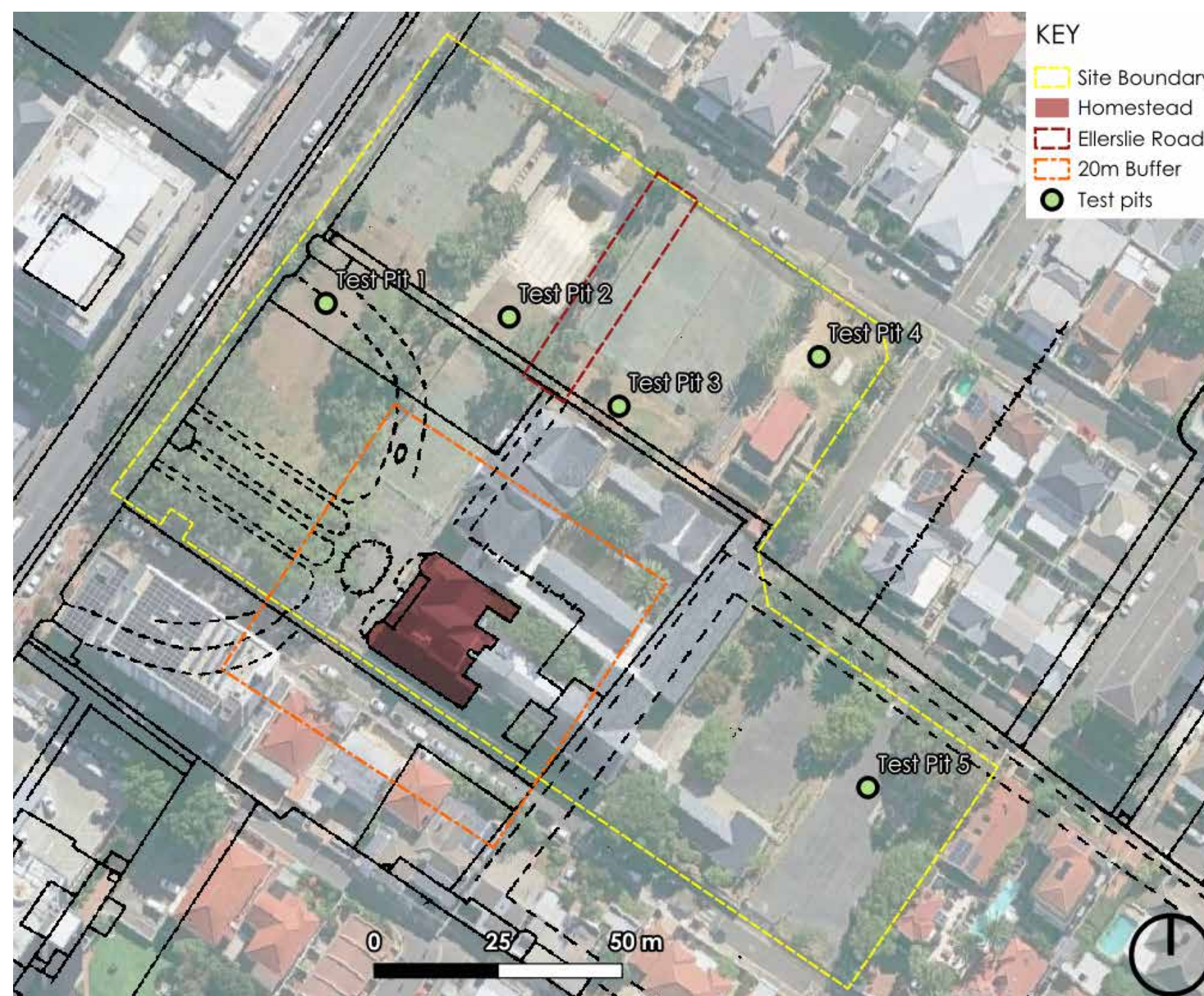


Figure 20. 10 and 20m buffer zones respecting the historic homestead site within the school complex, with the locations of the test pits indicated (RSA, 2025a)

The outcomes of the geotesting revealed no evidence for below ground structures, features, or deposits. Test Pit 1 had some slate debris and redbrick rubble in the south eastern corner of the trench, but this did not appear to reflect in situ structural remains. Test Pit 4 revealed a horizontal concrete feature across the western extent of the trench, but this was not considered of any great age or significance.

Two sherds of C19th/C20th European transfer printed earthenware ceramics were retrieved from excavation of Test Pits 1 and 3 - the two pits closest to the homestead site and to the school building.

No further archaeological remains, features or structures have been identified on site, although the possibility of such remains occurring below ground cannot be discounted. This includes possible remnants of the Ellerslie Road surface below current ground level; the fabric of this surface is not known, although it could have been cobbled.

3.3. Archaeological Indicators

The most archaeologically sensitive portion of site is the area closest to the site of the historic homestead (see Figure 20), now occupied by the 1935 extension to the school building.

Any development, earthmoving or excavation in proximity to this area should be undertaken under monitoring by an archaeologist to ensure that, should any archaeological material, structures or features be encountered, these can be appropriately mitigated. The archaeologist should be on site for any development within 10m of the historic homestead, while occasional monitoring would be sufficient for any development outside of this zone up to 20m from the homestead. Mitigation of any material encountered in proximity to the homestead might include recording prior to destruction, or could extend to excavation. This would be determined by the nature, condition, and significance of the material identified.

Should the old Ellerslie Road alignment survive, and prove to have been cobbled, retention and reuse of these cobbles should be considered.



Figure 21. Test Pit 1 (left) and Test Pit 2 (right) (RSA, 2025a)



Figure 22. Test Pit 3 (right) and Test Pit 4 (left) (RSA, 2025a)



Figure 23. Ceramics from TP1 (left) and TP3 (right) (RSA, 2025a)

4.0. SOCIO-HISTORICAL STUDY

See Annexure J for full report

4.1. Background

A Socio-Historical Study (SHS) was compiled to inform the HIA process, focusing on the intangible significance and collective memories of the site and structures at 353 Main Road (Roux, 2025).

The study was informed by interviews that provided information on associations, memories and site significance; participants all signed consent release forms, and have been anonymised for the report. Interviewees included representatives of Ndifuna Ukwazi and Reclaim the City, representatives of the Sea Point Fresnaye Bantry Bay Ratepayers' Association, representatives of YIMBY Sea Point (formerly Sea Point For All), alumni from both Ellerslie and Tafelberg schools, and long-term Sea Point residents from a range of backgrounds. Desktop and archival research included historical literature, media coverage of activism related to the site, and prior reports.

4.2. Socio-Historic Context

In relation to the history of Sea Point and the site, the SHS (Roux, 2025: 5) notes that "while the archive and official records most often reflect the influence of landowners, merchants, burghers and colonial administrators, the unrecorded labour of many people was intrinsic to the shaping of Cape Town's early homesteads, estates, and urban areas. This includes the labour of enslaved people, whose presence is often silenced in the archive. In the case of Ellerslie and Bellevue, for example, the estates would not have been able to function – indeed, could not have been built and furnished – without the work of artisans, labourers, enslaved people, agricultural workers, domestic staff, and others."

The "entanglement" of wealth and land, and working-class labour in Sea Point has had a long history - that continues today - with segregationist politics regulating this dynamic in the C20th. Sea Point saw early forced removals following the 1902 Natives Reserves Location Act, with black municipal workers living in a block known as "workmen's quarters", later as "the Council Flats", moved by the municipality from the Tramway Road area to the Docks Location in 1902.

Houses had been built in the Tramway Road area by the Cape Town and Green Point Tramway Company in 1877 to accommodate their workers, and once the Company closed in 1895, the area remained occupied by generations of "mostly working-class coloured families along with smaller numbers of white, Indian and black residents" (Roux, 2025: 6). The residents of this area worked in local homes and businesses, and established a strong sense of community between generations of families and neighbours.

In 1957, Sea Point was declared a whites only area under Group Areas, and the remaining black and coloured residents of the historically mixed Tramway and Ilford Roads area. The persistence of people of colour in the area, despite this legislation, is evident in the architecture of Sea Point, with many apartment blocks and houses having 'servants' quarters' on the property. "Participants interviewed for this study spoke of their experiences living in these designated rooms on their employers' properties well into the 2000s, describing the built-in precarity and generally poor conditions of these housing options" (Roux, 2025: 7).

Major changes have occurred in Sea Point since 1991, and this was reported by many of the interviewees (Roux, 2025: 7). After democracy, the City of Cape Town underwent extensive structural change that had direct impacts on infrastructure, housing and other amenities. While Group Areas Act was repealed, the race and class divisions it had engendered remained in Sea Point, exacerbated by the cost of property in the area. "As in many other formerly "white" suburbs, Apartheid-era patterns of labour, residence and transportation remained in place, including long commutes for many lower-income workers travelling daily between their homes in townships on the city's outskirts and their places of work in Sea Point" (Roux, 2025: 7).

Lower and middle class residents managed to remain in Sea Point through the 1990s and early 2000s, as reported by the interviewees. Subsidised housing, such as at Wynyard Mansions, residential hotels and hostels, or rental of old 'servants' quarters' all provided affordable options for accommodation despite the high levels of inequality. Accompanying this more mixed character, interviewees report a "strong historical sense of community which has become increasingly fragmented since the uptick in development from around 2010" (Roux, 2025: 9). As new developments increasingly comprise small, expensive apartments suited to single people or digital nomads, options for families, and particularly young couples with children are limited, while rising property rates are crippling pensioners and low income households, even in paid-off properties.

4.3. The Socio-History of Ellerslie and Sea Point Schools

The social cohesion of Sea Point, as related by interviewees, was enhanced by the presence of several schools in the area, including Ellerslie School, despite these being designated whites only under Apartheid.

Ellerslie School for Girls, opened in 1902, has long roots in the area, with pupils having been transferred from the Undenominational Public School of Green and Sea Point in Three Anchor Bay. By the 1930s there were at least three public primary, and two high schools serving the community, reflecting the rapid densification of the area. While under apartheid, these schools were reserved for whites only, and served the local community, since c.2000, the vast majority of pupils at the school commute from elsewhere, spending hours travelling into Sea Point each day. "This shift in transport and residential patterns was identified by several interviewees as a factor impacting on the sense of the school as a centre of gravity or cohesion in the community", and this dynamic is repeated by people travelling into the area for work (Roux, 2025: 12).

Many interviewees who were Ellerslie alumnae recalled the community of the school as interlinked with the sense of community in Sea Point more widely, conflating "sense of nostalgia for the school with nostalgia for a sense of community, safety and belonging that they feel has been lost" (Roux, 2025: 12). Interviewees shared a sense that the school was embedded in the community, with active parent participation, local enrolment, and generational links to the school. In turn, attendance at Ellerslie was reported to embed pupils in Sea Point, a sense heightened by the fragmentation of any sense of community in the recent past.

The character of the school as a single sex girls' school was central to alumnae memories and stories of it, from the expectations around pupils' behaviour to the classes on offer all reflecting wider societal gender norms.

Ellerslie and Sea Point Boys were amalgamated in 1989, with the new school occupying the former boys' school property, a move felt as a loss of identity for Ellerslie. The move was motivated by the age and condition of the Ellerslie building, which required more maintenance, while Sea Point Boys had a larger hall.

After the girls' school vacated the premises, the property was allocated to Tafelberg Remedial School while its Bothasig campus was built. Tafelberg

necessarily served children from a wider catchment area, and students commuted to the school from across the city. This change severed the link between the school and the community, although "it is significant that Tafelberg school was fulfilling an important inclusive educational mandate in Cape Town at this time (and continues to do so). This culture of supportiveness, inclusivity and enablement is a key aspect of its intangible heritag (Roux, 2025: 16).

4.4. The Socio-History of Wynyard Mansions

Wynyard Mansions was built in 1951, and bought by the Cape School Board in 1969. The twelve apartments, ranging from bachelor studios to three bedroom flats, were rented on the open market, at reasonable and stable rates. Following the departure of Ellerslie School from the site in 1990, the Board returned the property to the then Department of Local Government, Housing and Works, and then, in 1994 to the Development and Housing Board. The DHB formally allocated the block for subsidised housing. New leases were drawn up for existing tenants, and new tenants were derived from housing waiting lists; rentals were charged proportional to income. Roux (2025: 17-18) notes that "a memo from the Department of Housing and Works in 1993 indicates that part of the rationale for allocating Wynyard Mansions (and another small block in Gardens, Mandarin Court) as social housing was that both these areas had become built up with apartment blocks mostly aimed at higher-income residents, and that there was therefore a pressing need for affordable housing in these areas to prevent workers from having to undertake long inconvenient commutes."

It was decided to vacate the entire property, owned by the Department of Public Works, and managed by the Department of Human Settlements, in 2010, and eviction notices were served on all Wynyard Mansion tenants. Some residents resisted eviction, and the last moved out in 2014.

Former Wynyard Mansions tenants' stories were derived from rental records, as none could be located to interview (Roux, 2025: 18). These records reveal that most residents were women, many in marginal, vulnerable circumstances, but also families with children. The records relate problems with the flats and between tenants, but Wynyard represents "an important precedent on the site of 353 Main Road for housing practices that enable the wellbeing of families and children" (Roux, 2025: 20).

4.5. Tafelberg (353 on Main) and Housing Activism

The sale of the Tafelberg site to the Phyllis Jowell Jewish Day School in 2015 was the point at which it became a focal point for housing activism in Cape Town. At the time of the sale, the site had been vacant for four years, although a 2012 “feasibility study by the Social Housing Regulatory Authority had found that it could potentially accommodate at least 200 homes at social housing rates, plus a community hall or similar facility and a retail portion. At around the same time, the Provincial Department of Human Settlements had indicated in 2013 that the site was suitable for social housing development” (Roux, 2025: 23).

Despite opposition by Ndifuna Ukwazi (NU), the Social Justice Coalition and Equal Education, the sale went ahead, leading to, in February 2016, the formation of the Reclaim the City (RTC) campaign. RTC announced its intention to take the sale to court, while NU launched an interdict to halt the sale. “In May 2016, the Provincial government committed to reopen the intended sale plans for a 21-day public commentary period, and agreed to refer the final decision to the Provincial Cabinet. In this period, over 5000 submissions were made to the Provincial Cabinet” (Roux, 2025: 24).

The matter first came before the courts in May 2017, where NU and NTC brought a High Court application to overturn the sale arguing that the “Western Cape Provincial Government and the City of Cape Town had failed in their obligation to address spatial injustice and the legacies of apartheid in the city, and to provide well-located social housing in Cape Town” (Roux, 2025: 26). Affidavits included testimony from former Sea Point and Wynyard Mansions residents.

By the time the matter came before the Constitutional Court in February 2025, the Western Cape Department of Infrastructure had “announced the intention to build a mixed-use development including social and affordable housing on the Tafelberg site, while the portion containing the school building itself has been committed to the Department of Social Development” (Roux, 2025: 27).

Roux (2025: 28) notes that “353 Main Road has played an important symbolic role in struggles for housing justice in Sea Point and Cape Town. The sale of the property, alongside ongoing evictions and a sense of rising inequality and insecurity, was the major catalyst for the launch of RTC and for the occupations of Helen Bowden and the Woodstock Day Hospital.”

4.6. Identified Socio-Historic informants

Community and Family Connections

Most interviewees spoke of a past sense of a cohesive community with a shared identity, further enhanced for those linked to Ellerslie School by the ties generated by that connection. Many further reflected that this connection is being lost, primarily as a result of the types of development that are currently proliferating, and that negatively impact neighbourhood dynamics and integration.

“It is significant that this experience of a particular kind of community was, in general, a white, middle-class, family-oriented one that was dependent on specific family structures and neighbourhood geographies. The experiences that were available to Ellerslie students and their families were not available to all of Sea Point’s many communities, many of whom suffered separation from family and constant housing insecurity” (Roux, 2025: 29).

Educational Histories

The long history of the site as an educational space is an intrinsic part of the character of the property. For the generations of women who attended Ellerslie - many still resident in Sea Point - and the former pupils from Tafelberg Remedial School, the site holds significant memories of their time at school, and the teachers and experiences that shaped them there.

Gender

The site holds association with “multiple threads of gendered history” (Roux, 2025: 29). These associations are linked to the experience of pupils at the school, which subscribed to “particular ideas of gender and womanhood in its disciplinary and educational approach” (*Ibid.*), and to the space provided by Wynyard Mansions to, predominantly, women and women-headed families. The prominence of women in the housing activism of Sea Point is also inextricably linked to the site, with many women in leadership positions in RTC having been the domestic workers, caregivers, cleaners and others who formed Rainbow Housing, an early activist group, in the 1990s.

Affordable Housing

The site was the catalyst for the formation of RTC, and is thus also linked to the ensuing occupations of Ahmed Kathrada House and Cissie Gool House that RTC has spearheaded since its establishment. Wynyard Mansions, however, also links the site to affordable housing, providing a “decades-long precedent for subsidized housing at 353 Main Road” (Roux, 2025: 30).

Spatial Justice

The 353 On Main site “has acquired important symbolic status as the catalyst for contemporary activism around housing and spatial justice in Cape Town” (*Ibid.*). The court cases arising from the 2014 sale of Tafelberg, and the foundation of RTC, have resulted in “the emergence of new discourses and public debates about housing and justice in the city” (*Ibid.*).

These events, and the public interest they have generated, have served to highlight how the social geography engineered by Apartheid persists today, and impacts people’s lives by entrenching inequality.

Table 1. Summary of Socio-Historical Heritage Values (Roux, 2025: 30-34)

Socio-historical themes	Associated values	Associated spaces	Implications for development
Community and family connections	- Community cohesion and inclusivity - Addressing and mitigating current sense of community fragmentation and loss of cohesion - Wellbeing and cohesion of families, including the wellbeing of children - Inclusive approach to family and community cohesion and wellbeing: expanding a sense of community belonging and embeddedness to all.	Site as a whole School buildings Wynyard Mansions	• This theme and associated values are of high local significance at the neighbourhood and city level. • Values associated with community and family connections and cohesion should be a key informant for future development plans. • 353 Main Road has the potential to act as a ‘centre of gravity’ for a revived and more inclusive sense of community cohesion and family integration in the neighbourhood and the city. • This includes the opportunity for people at all income levels to live in close proximity to workplaces and schools, supporting a sense of belonging, integration and the wellbeing of families. If parts of the site are developed for housing, it is important that sufficient provision is made for families (as opposed to, for example, an oversupply of bachelor/micro-apartments). In light of this, it is also important that design supports physical accessibility for elderly and disabled residents. • These values could also potentially be supported by amenities which support inclusive community functioning. These may include, among others: civic facilities, information hubs, education, childcare, elder care, space for outdoor leisure and play, public health and other domains alongside housing. The site’s social and community functions should be well-integrated, rather than siloed, with particular attention paid to shared facilities and public/leisure spaces on the site.
Educational histories	- Inclusive, accessible education (with strong links to both women’s education, and inclusive remedial education) - Integration of educational facilities in surrounding community	Site as a whole School buildings	• The site’s history as an educational centre is of high local significance at the neighbourhood and city level. • This history also carries high significance at a provincial/regional level, given Ellerslie School’s connections to early educational histories in the Cape. • This does not necessarily mean the site must be used specifically for educational purposes. However, the core values of inclusivity and accessibility should be key informants for both the design and future use of the site. This may include solutions which enable families with school-going children to live close to the existing public schools in and around Sea Point, further supporting community cohesion and the integration of schools in the day-to-day life of the surrounding community instead of requiring children to undertake long, difficult commutes.

Socio-historical themes	Associated values	Associated spaces	Implications for development
Gender	- Gender inclusivity and sensitivity in design - Reflecting histories of women's leadership	Site as a whole School buildings Wynyard Mansions	• The site's gendered histories are of medium local significance at the neighbourhood and city level. • This is based on its important role in women's education via Ellerslie School, and the role Wynyard Mansions played in giving many women in difficult circumstances a well-located foothold in the city. It also draws on the broader history of women's role in housing activism in Sea Point via Rainbow Housing and RTC. • These values should be reflected through a gender-sensitive approach to development and design. This includes spatial elements and facilities (for example, on-site childcare, consideration for safety and security, awareness of the specific needs of women-headed households) and structural aspects of delivery, decision-making and participation
Affordable housing	- Addressing housing inequalities, including affordability and security of tenure - Integrated, dignified living space well-located for work, economic opportunities, social and civic amenities	Wynyard Mansions Site as a whole	• The site's connections to affordable housing provision and activism is of high local significance at the city and neighbourhood level. • This is based both on the role of Wynyard Mansions in affordable housing provision in Sea Point historically, and in the important symbolic role of the site in catalysing housing activism in Cape Town. • These values should inform development through a clear and intentional focus on providing not only affordable and social housing, but also integrated amenities and facilities with the potential to foster a sense of the site as a 'centre of gravity' for community cohesion, accessible housing, and equitable access to civic amenities. • It is clear that the struggle for housing in Sea Point and in Cape Town is about more than just shelter: it is also about equitable access to economic opportunities, the wellbeing of families, and embeddedness in the community. In light of this, it is important that any development takes a holistic view and aims for a sense of integration rather than separation or siloed facilities.
Spatial justice	- Redress and transformation of apartheid geographies - Meaningful realization of rights and equal access to opportunity - Social justice reflected in spatial design, housing provision, and access to civic facilities and amenities	Site as a whole	• The site's history as a symbol of spatial justice activism in Cape Town and more widely is of high local significance at the city level. • This significance also extends to the provincial/regional level as it speaks to the redress and transformation of apartheid planning and social fragmentation beyond the city's borders, impacting on the broader region and the Western Cape province as a whole. • Closely related to the site's associations with affordable housing, these histories call for integrated development looking beyond only the provision of shelter. This calls for a creative development approach to create space that supports access to opportunities, community cohesion and inclusivity, and access to civic facilities that support these goals. Affordable housing is a key pillar of realizing spatial justice, but should not be treated in isolation.

5.0. ARCHITECTURAL AND CONTEXT ANALYSIS

See Annexure K for full report

5.1. Architectural Analysis

In order to address the specialist Townscape and Built Environment Assessment / Analysis requirement of the Response to the NID, an Architectural Analysis was compiled to identify heritage significances related to the townscape and built environment context, and to establish heritage-related indicators to guide the response of the intended development

5.1.1. Eilerslie School

The school building, designed by distinguished Architects (John Parker: 1901 - lower portion and William Black: 1913 –upper portion), is double-storey except for the school hall and the kindergarten. The main façade of the school building has a Table Mountain Sandstone façade with plastered window surrounds. The slate roofs are hipped with two plaster moulded gablets and sets of plastered windows surrounded under each gable on the front façades.

The main entrance is placed in the linking part between the original school building (Parker) and the 1936 building extension (William Black). The kindergarten school has a plastered Art Deco Portico. The main hall is situated at the rear of the school, adjoining the Kindergarten. Internal volumes of the 1913 and 1936 sections of the school are generous, with an internal height of approximately 4.5–5 meters on the ground floor. The upper floors have exposed timber trusses or timber ceiling boards fixed to the underside of the roof trusses.

The building is an example of late Victorian Institutional architecture. Significant for all past pupils, parents, teachers, and Sea Point residents. The historic school buildings demonstrate a past design style that is intrinsically significant due to its age, scarcity value, intactness, Representational value, and the evidence of historical layering. Contributes to the site's heritage significance for Architectural, aesthetic, historic, and social values (O'Donoghue, 2011; van Graan, 2022).



Figure 24. Eilerslie elevation, Parker, 1899 (UCT Libraries, 2025)



Figure 25. Eilerslie school exterior and interiors (RSA, 2025)



5.1.2. Wynyard Mansions



Wynyard Mansions forms part of the grounds of the former Tafelberg School, although it is a separate erf; it was never part of the school but was let as subsidised accommodation. There appears to have been some intention in the 1970s for the school to acquire the site, demolish the flats and erect a school hall. The property is no longer occupied and is now in a semiderelict condition.

The flats were designed in c.1951; the structure is a concrete frame with plastered brick infill, and facebrick walling on the east façade facing Herbert Road. The building is in poor condition as a result of vandalism, and there appears to have been a fire on the upper floor. Many of the glazing units facing Herbert Road have been damaged or removed. The concrete structure is still in a good condition despite the damage to the timber windows.

The building does not have any intrinsic significance, but holds symbolic, associational and intangible significance through its historic links with the provision of subsidised housing in Sea Point. Despite the Provincial Heritage Site status of the whole site, it is not of the same significance as the school.



Figure 26. Wynyard Mansions exteriors (RSA, 2025)

5.2. Site Chronology

5.2.1. Introduction

This chronology begins in the 19th century, when the site formed part of the Ellerslie Estate. The infrastructure development in Sea Point in the 1900s led to the densification of the site. The site was transformed into a mixed-use area that included educational facilities and staff accommodation in neighbouring houses acquired by the school. By the late 20th century, the site became less densely populated, with on-site houses demolished and school sporting facilities occupying the brownfield areas. Currently, the on-site buildings are vacant, and the open spaces and sports facilities are neglected.

5.2.2. Dutch Homestead

The Dutch Homestead, located within the Ellerslie Estate and adjacent to the Bellevue Estate, dates back to the 19th century. In 1882, J.H. Van Ryn of the Van Ryn Wine and Spirit Company on Upper Strand Street bought three portions, including the Ellerslie homestead. By 1889, he had consolidated the property by acquiring the upper portion behind the homestead. Today, the site is partially enclosed by a boundary wall with stonework and terraces that predate all existing structures.

On September 28, 1899, the Education Department purchased the Ellerslie Estate for a girls' primary school. The Undenominational Public School Committee of Green Point acquired the estate, with the transfer completed in 1900. Initially, the original homestead was used as classrooms until the new school building was constructed. During the rapid urbanisation of the 1890s, parts of the neighbouring Bellevue estate were subdivided for development. The bulk of the infrastructure was added to the eastern portion of the site, including new access roads, row houses, and four villas— Heatherbelle, Lyndale, Bellevue Villa, and Wynyard.

5.2.3. 1900 -John Parker Architects

In 1899, John Parker Architects, designed a single-storey school building, adjacent to the Homestead situated on the same setback, with sandstone and plaster window surround detail and detached ablution facilities to the rear. The drawings were approved in 1900, with the earliest portion of the building completed in 1901. The school was named the Ellerslie Green and Sea Point School for Girls.

The Bungalow and Heatherbelle villas on the Main Road boundary existed on site before the construction of the Ellerslie Green and Sea Point School

for Girls, as indicated on the 1899 John Parker Architect site plan drawing (indicated in grey). The CoCT Historical Maps Collection 1903 survey indicates three other villas —Lyndale, Bellevue Villa, and Wynyard —and row houses, which were added to the easterly portion of the site with a new access road. Three villas at the rear of the Homestead between The Glen and Heathfield Road (Lucknon, Craiglands, and Egremont).

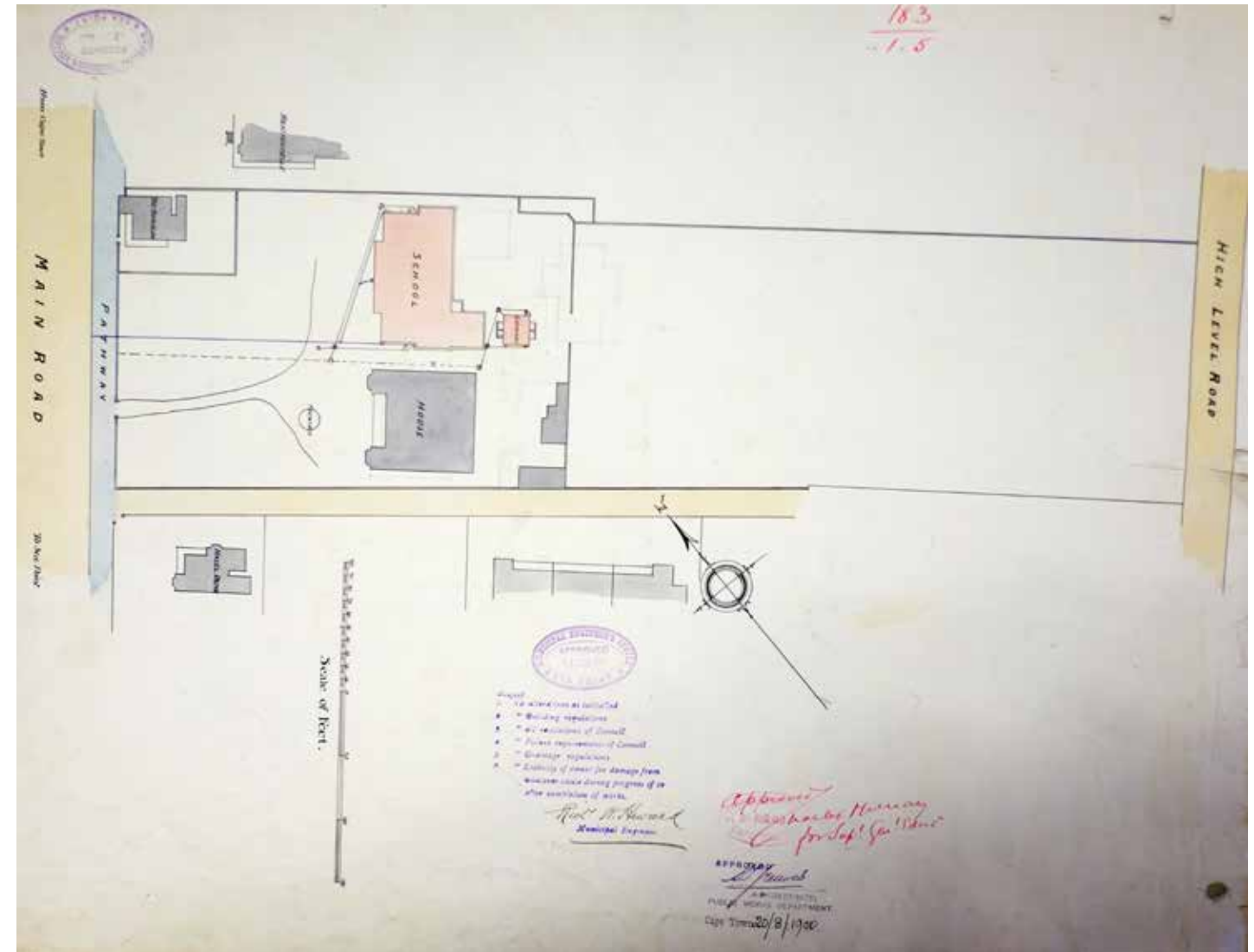


Figure 27. Ellerslie school site plan, Parker, 1900 (UCT Libraries, 2025)

The original school building (1901) and the Congregational and Methodist Churches (also by Parker) represent a specific phase in Sea Point's history. During that period, Sea Point had become a thriving residential area, with development facilitated and spurred on by the construction in 1901 of the interurban tramway link between Camps Bay, Sea Point, and Cape Town, running over Kloof Nek. A second railway line followed in 1905. Infrastructure such as roads, gas, and piped water was also extended across the area, further stimulating development, and the area became populated predominantly by white, middle-class citizens, who would travel from this 'dormitory' suburb to work in the city centre.

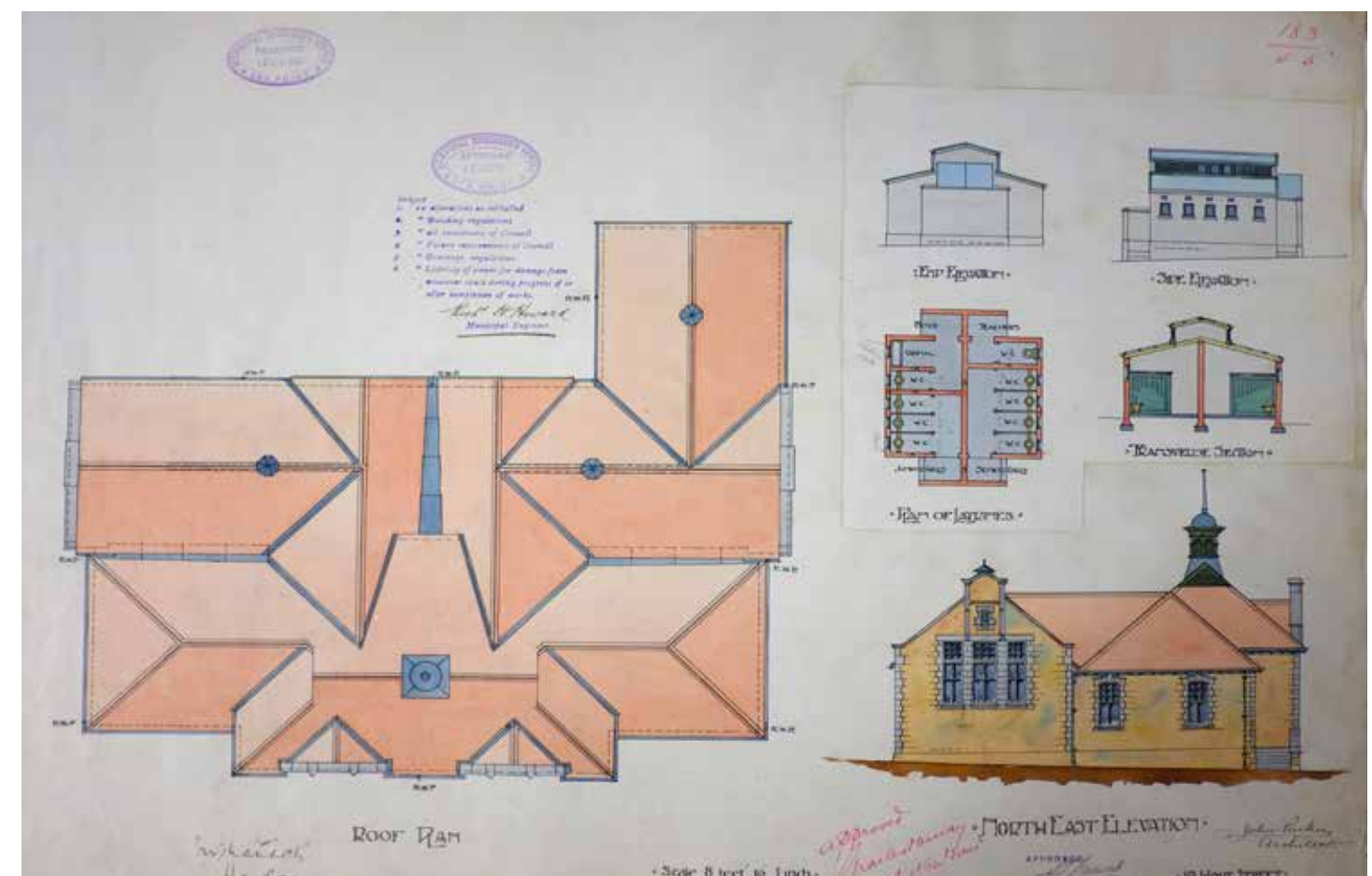
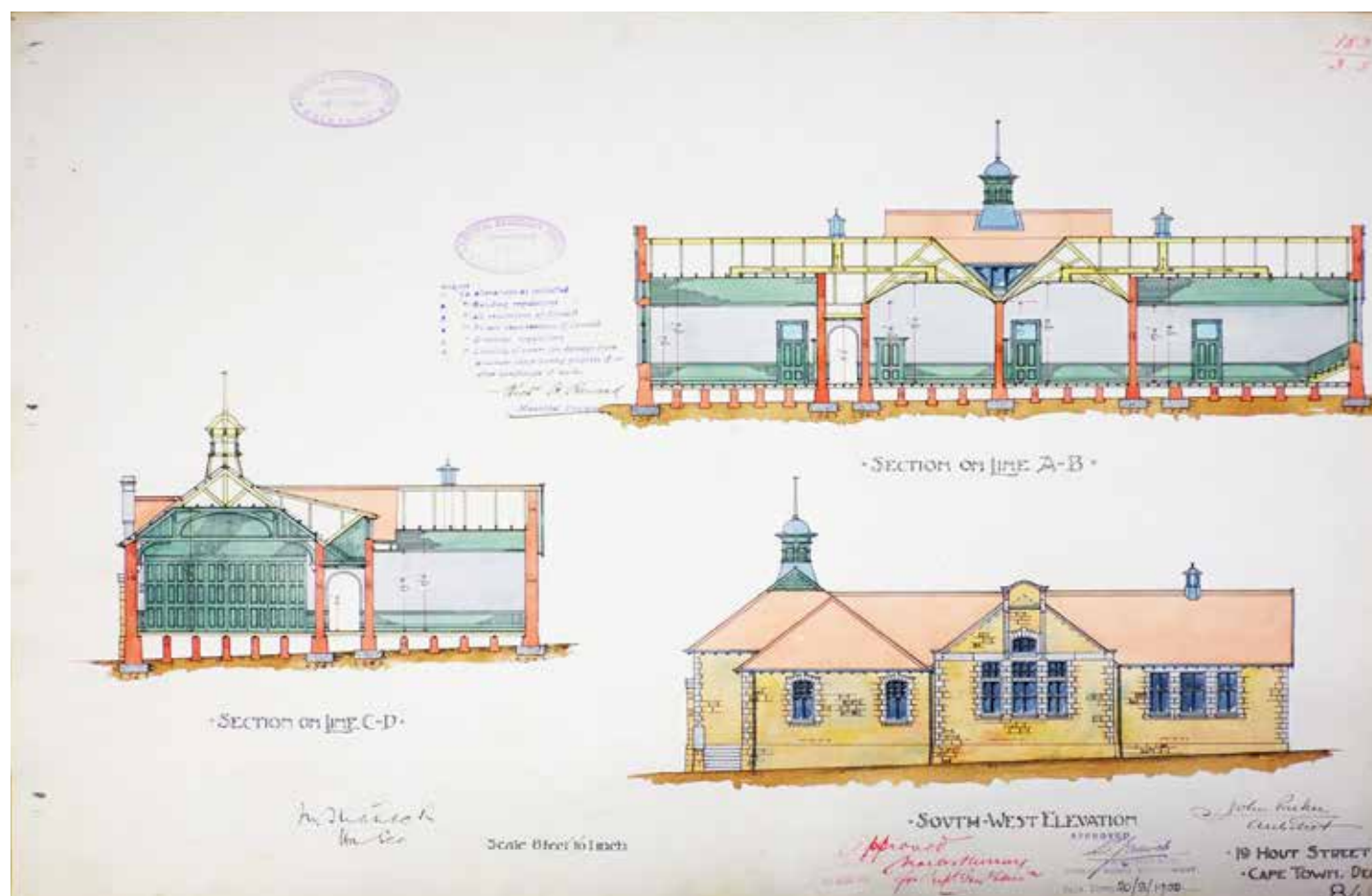
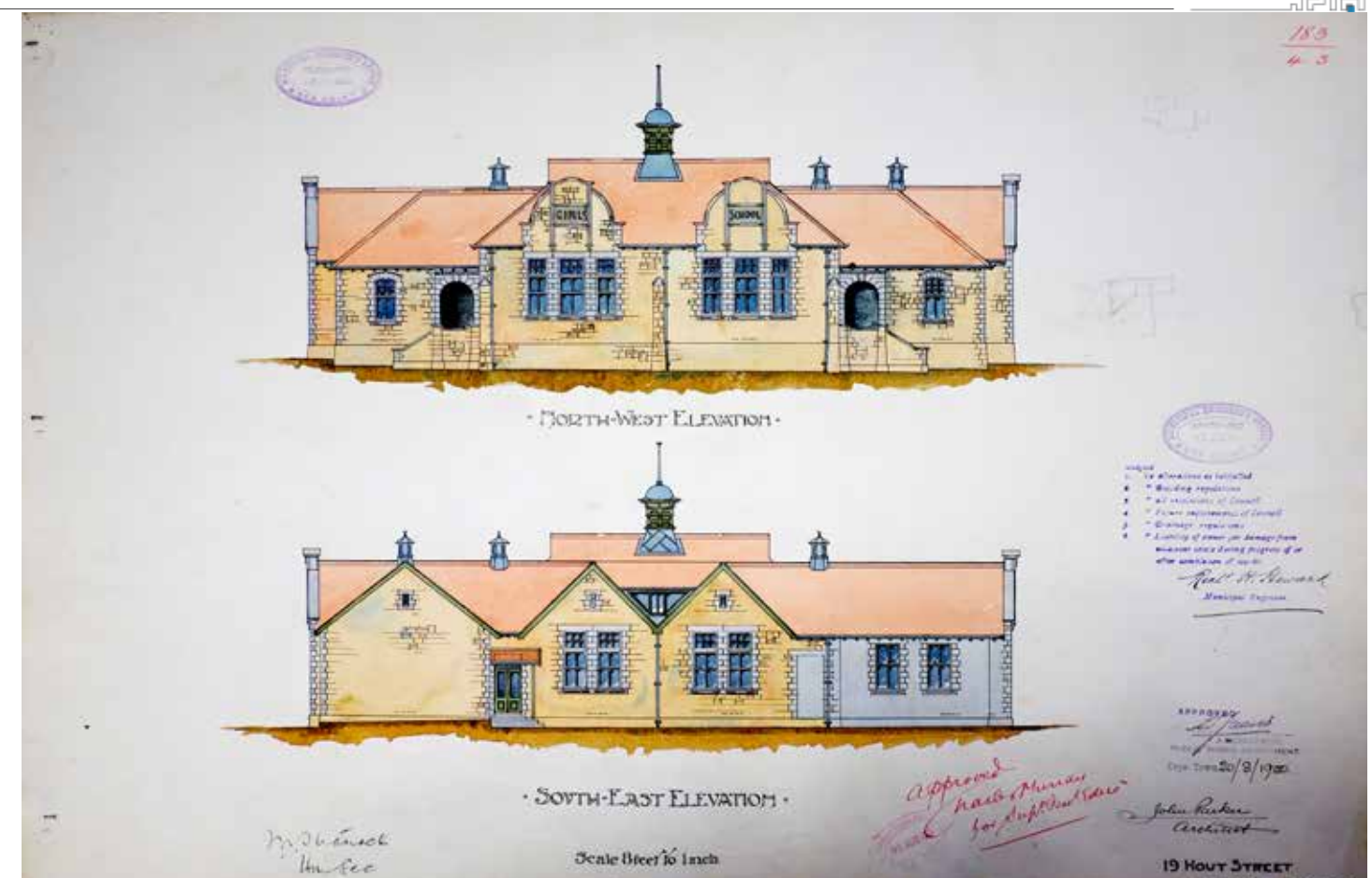
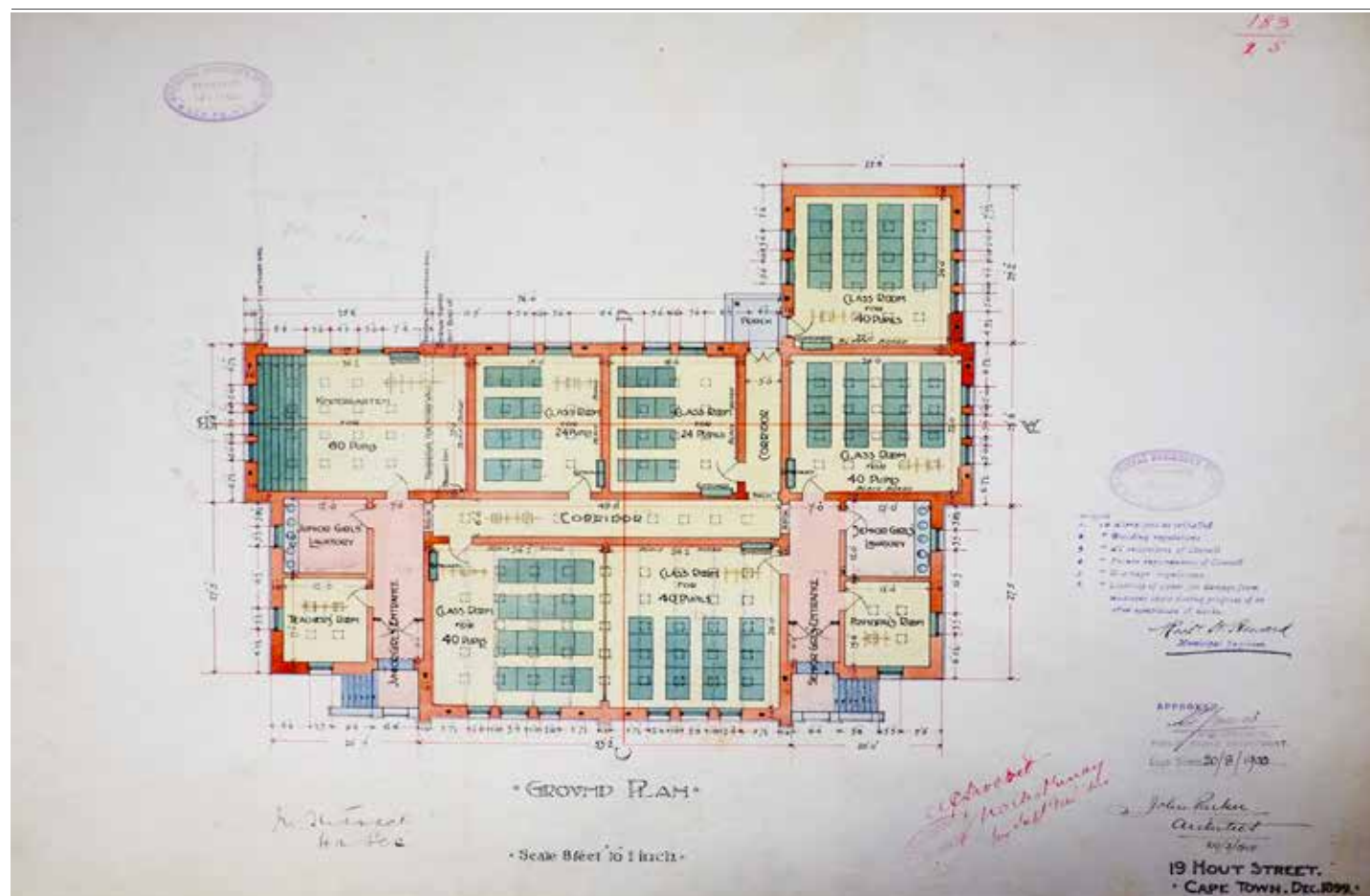
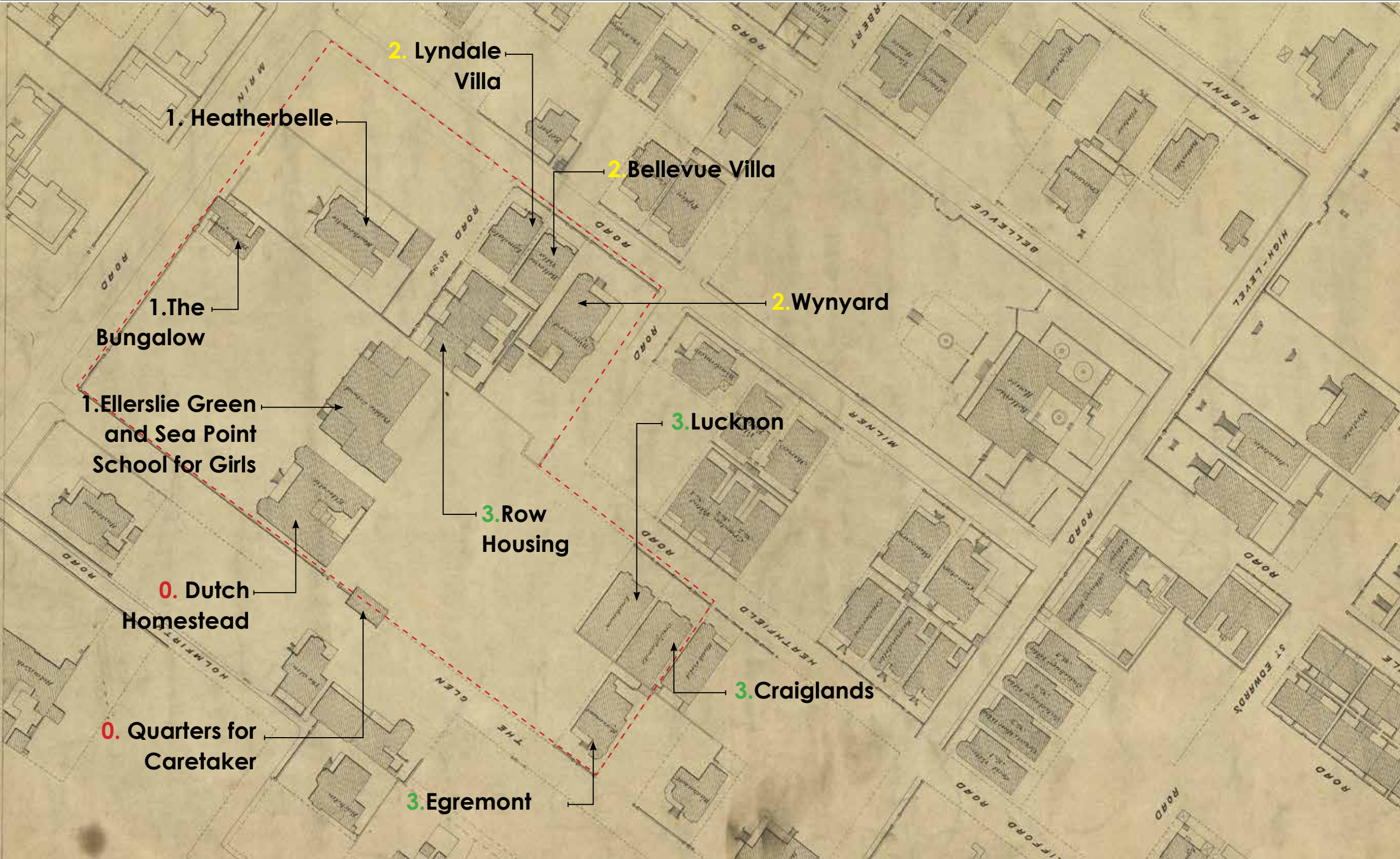


Figure 28. Ellerslie school plans and elevations, Parker, 1899-1900 (UCT Libraries, 2025)



Site Development 1900 - c1903				
KEY	[]	Site and boundary		
	0. 19 th Century	Dutch Homestead Quarters for Caretaker		
	1. 1901	Ellerslie Green and Sea Point School for Girls The Bungalow Heatherbelle		
	2. c.1902	Lyndale Villa Bellevue Villa Wynyard	3. c.1903	Row Housing Lucknon Craiglands Egremont

Figure 29. Ellerslie homestead with the Public School now built beside it and walled along Main Road and The Glen. Other buildings on site include the Bungalow, the 4 Villas and an attached row housing. (RSA, 2025b; after CoCT Historical Maps Collection 1903).

5.2.4. 1905 - William Black Architect

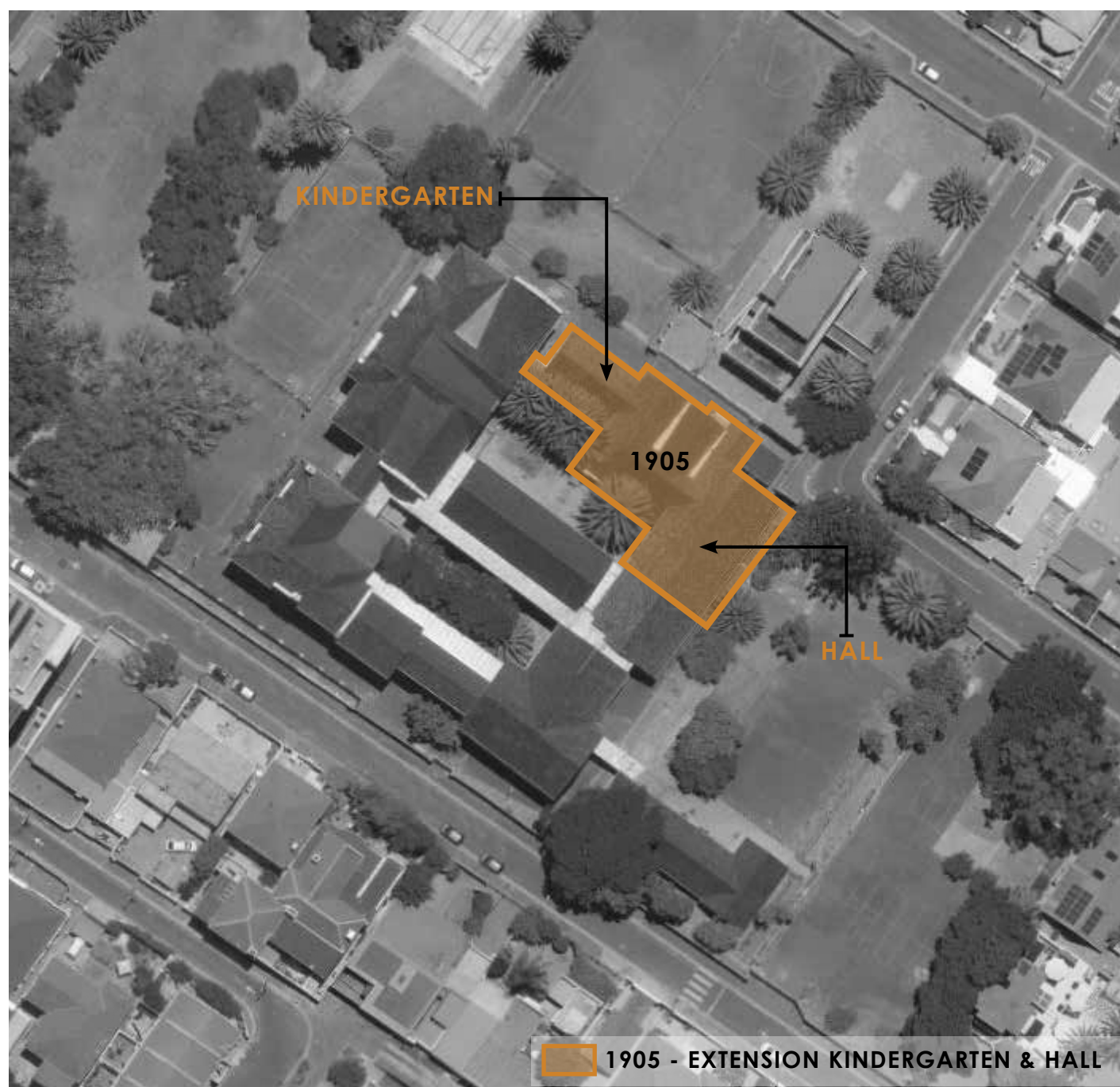
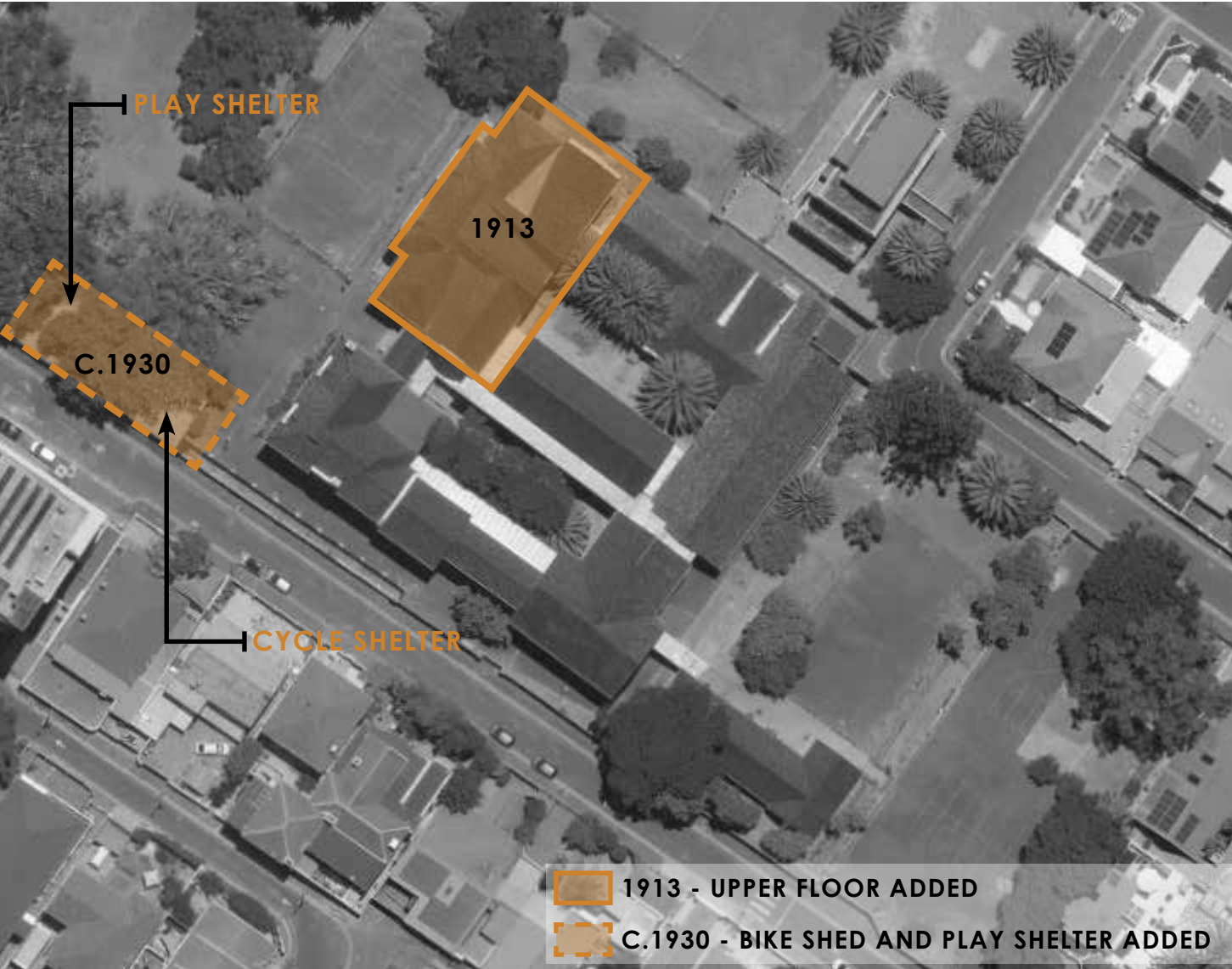


Figure 30. Hall and kindergarten (RSA, 2025; O'Donoghue, 2011 bottom right)

In 1905, architect William Black designed an extension to the rear of the Parker building, adding a kindergarten and hall. That same year, the Dutch Homestead was converted into a boarding house. In 1910, Ellerslie became a high school. The extension features a Table Mountain Sandstone façade, plastered and painted brick walls, interior timber detailing and joinery, and a slate tiled roof.

The building exemplifies Late Victorian Institutional Architecture with Art Nouveau influences, particularly in the parapet wall above the main entrance. The building is significant for its age, rarity, intact condition, and representational value to the Parker building. No historical layering is evident in the Kindergarten section.





William Black added the upper floor to the 1901 Parker school building in 1913. The additions accommodated rooms for art, needlework, cookery, and music. It also provided extra classrooms, staffrooms, and cloakrooms. The first-floor design preserved the original Parker features. Gablets and other elements were likely removed, set aside, and reused at a higher level. The completed façades appear cohesive, with no indication of separate construction phases. Noting that the buildings were not designed and built by a single designer at the same time.

The setback from Main Road provides a positive contribution to Sea Point Main Road and within the local residential context. The historic school buildings demonstrate a past design style that is intrinsically significant due to its age and architectural and aesthetic value, evidence of historical layering. During World War I, the school buildings were commandeered and converted into a hospital. Both the hall and classrooms served as wards. A pavilion structure for a bike shed and Play shelter was added c1930 along The Glen, between the boundary wall and the entrance driveway.



Figure 31. 1913 extensions and additions (RSA, 2023 and 2025)





Figure 32. 1935 extensions and alterations (RSA, 2023 and 2025; O'Donoghue, 2011 below)



The Dutch homestead was demolished in 1935, and a double-storey school building was extended to the right in 1936. This double-storey building was placed alongside the original school buildings, sensitively occupying the original homestead footprint and alignment, and finished with a Table Mountain Sandstone façade to harmonise with the original buildings. The new accommodation included staff rooms, a botany room, and a library. The main entrance for the school building was placed in the linking part between the original school building and the 1936 building extension. The site on which the building is located has archaeological sensitivity due to colonial-period archaeology (on the site of the original Dutch homestead).



In 1939, the 1905 school hall, designed by William Black as a kindergarten and hall, was enlarged to its present size. The extension continued the architectural style of the original 1905 building. In 1952, two classrooms were added next to The Glen. These classrooms were designed to match the 1936 building, with a consistent roofline and the use of Table Mountain Sandstone, limited to the quoins. These additions demonstrate institutional design that contributes contextual value to the school complex and mark the first expansion after World War 2.



Figure 33. Mid-C20th alterations and extensions (RSA, 2023 and 2025)



5.2.8. Wynyard Mansions c.1951



The building is carefully designed with details that include a deep shadow gap beneath the raised plinth, an elegantly shaped concrete bridge with a repeating theme of “porthole” openings, and other details. The street-level floor is accessed off Herbert Road by the concrete bridge. Lower street level apartments are accessed from the north/rear via catwalks and a central staircase. Flats include studio, 1 and 2 roomed, some with south/mountain facing balconies. Interior parquet tile and vinyl tile flooring, timber windows and doors (some broken), and fire damage to part of the first floor.



Figure 34. Wynyard Mansions (RSA, 2023 and 2025)



Wynyard Mansions was designed in the early 1950s and first appears in the 1953 City of Cape Town aerial imagery. The building was acquired by the school in 1974, along with a neighbouring villa called ‘Wynyard’, which has since been demolished and is now a brownfield site to the north of Milner Road. The 12 flats were rented as social housing, with the last tenant evicted in 2014; since then, the property has gradually become derelict.

The design is a Modernist four-storey apartment building cut into the sloped site, with a stepped-back top level. The form steps down to the historic site along its western boundary. The structure is a concrete-framed building with plastered brick infill; facebrick on the front/Herbert road façade.

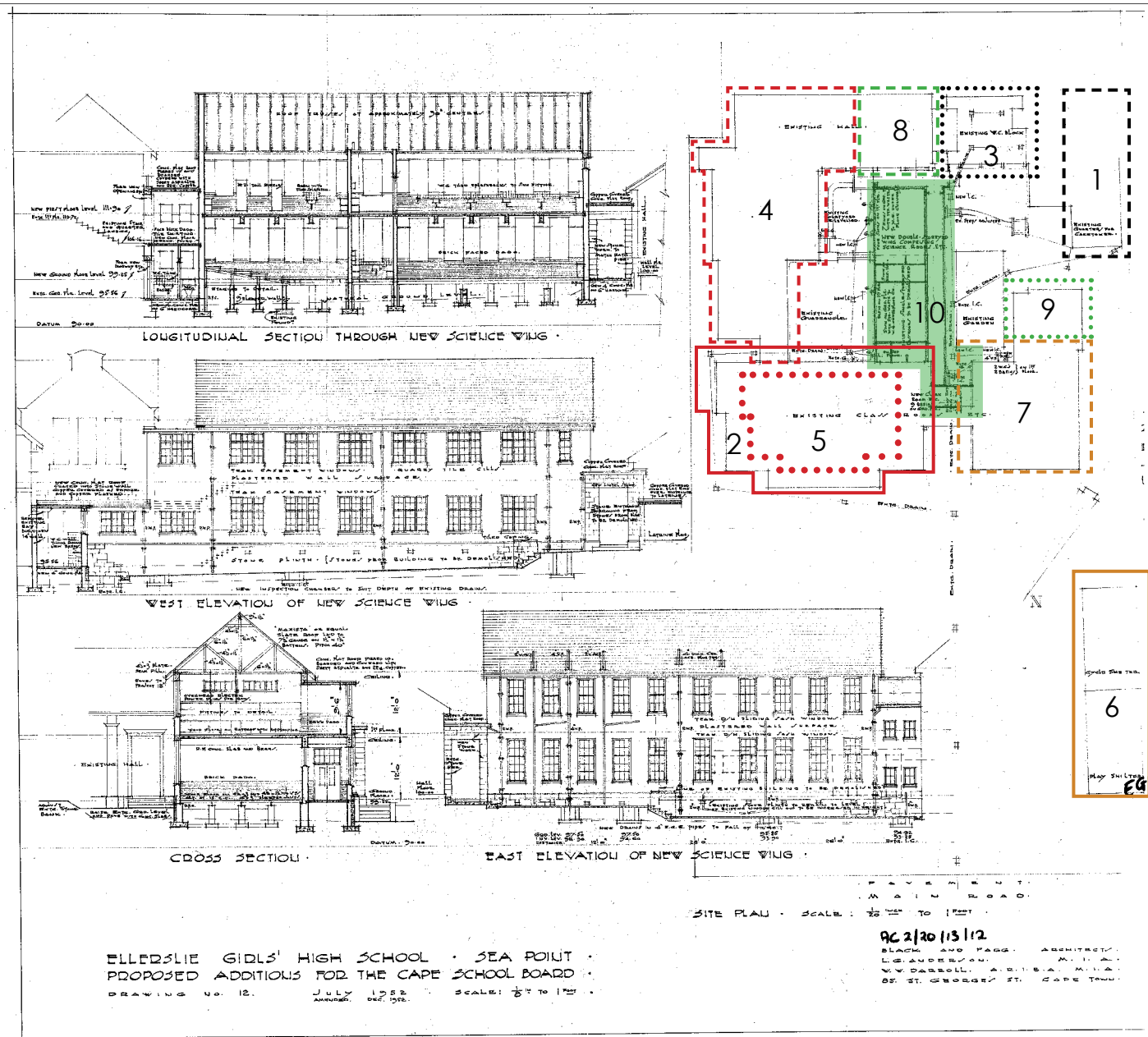


In 1952, laboratories designed by Black and Fagg Architects were constructed to replace a building previously located in the center of the courtyard. The building first appears in the 1953 City of Cape Town aerial imagery. The earlier structure, in the center of the courtyard, situated at the rear of the original 1901 and 1936 buildings between the east and west Courtyards Building, was demolished in the c1950 to make way for the Black and Fagg building. The mid-20th-century institutional school building is influenced by the original buildings in terms of roofscape, materials, rhythm of openings, slate-tiled pitched roof, timber fenestration, and stone plinth. Attached to the southwest elevation is a concrete lean-to roof. The building represents the increase in the school's building complex, the second additional building after World War 2. The school building demonstrates an institutional design that has little contextual value to the school complex, according to O'Donoghue (2011).



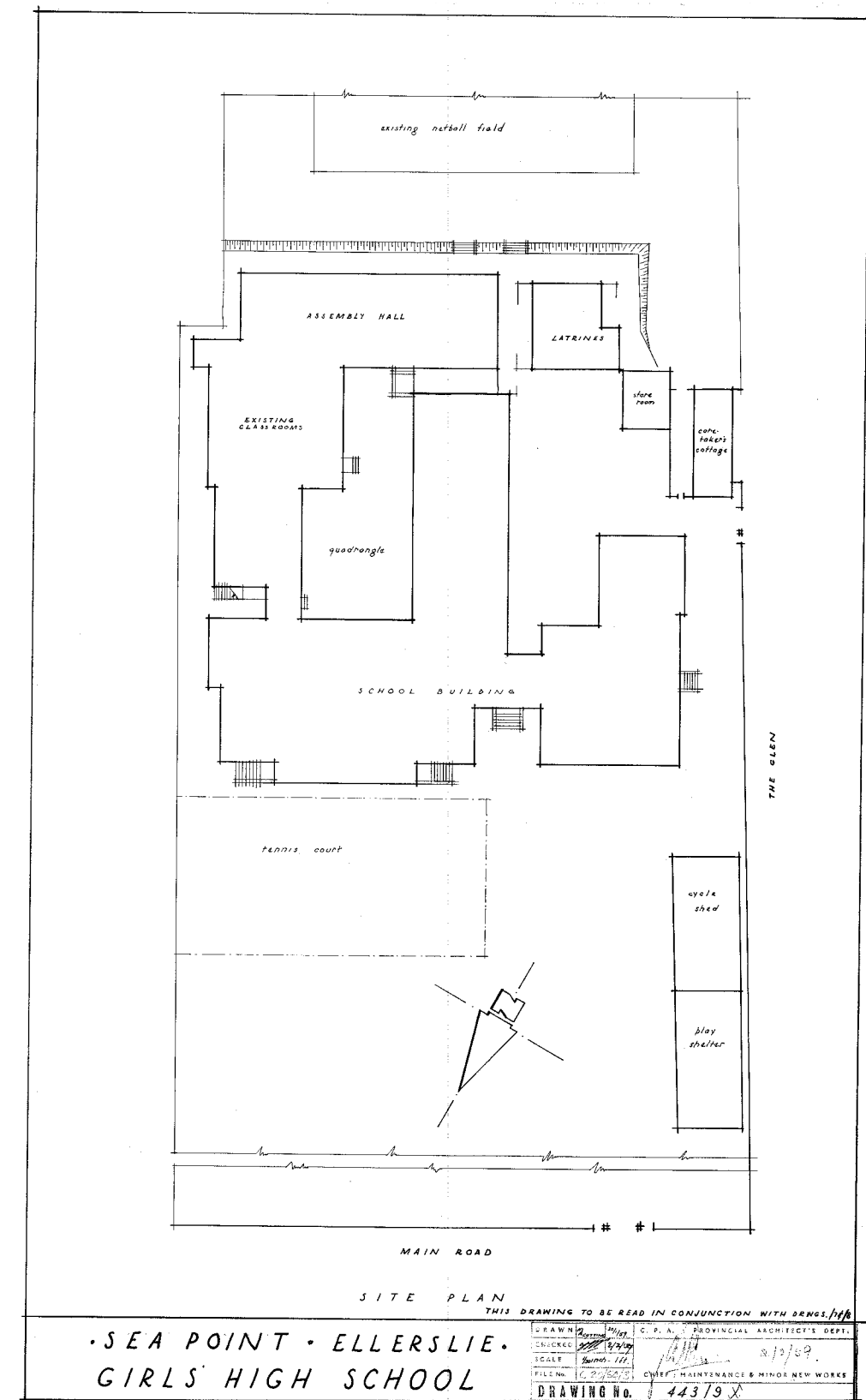
Figure 35. Black and Fagg laboratories (RSA, 2023; O'Donoghue, 2011 below)





5.2.10. 1959 / 1960s - Cape Provincial Architects Department

Repairs and Renovations took place on the first Floor of the school building; the work was undertaken by the Cape Provincial Architects Department. From the architect's drawings, it appears that the repairs and renovations took place in the 1952 first-floor laboratories building and the cloakroom in the 1936 double-storey school building, occupying the original homestead footprint.



SITE DEVELOPMENT 1900 - 1954	
1 19 th c	Quarters for Caretaker dating back to the 19th century
2 1901	Ellerslie Green and Sea Point School for Girls. <i>John Parker Architect</i>
3 1901	Latrines maybe associated with the 1901 design by John Parker
4 1905	Extension to the rear of the Parker building. <i>William Black Architects + Parker and Forsyth, More information required</i>
5 1913	Upper floor added to the Parker building. <i>William Black Architects</i>
6 c1930	Cycle Shelter and Play Shelter
7 1936	Double-storey school building on original Homestead footprint
8 1939	Kindergarten and hall extended
9 1952	Two classrooms added at the rear of 1936 structure
10 1954	New Double Storey Wing Comprising Science Room and Laboratories etc. <i>Black and Fagg Architects</i>

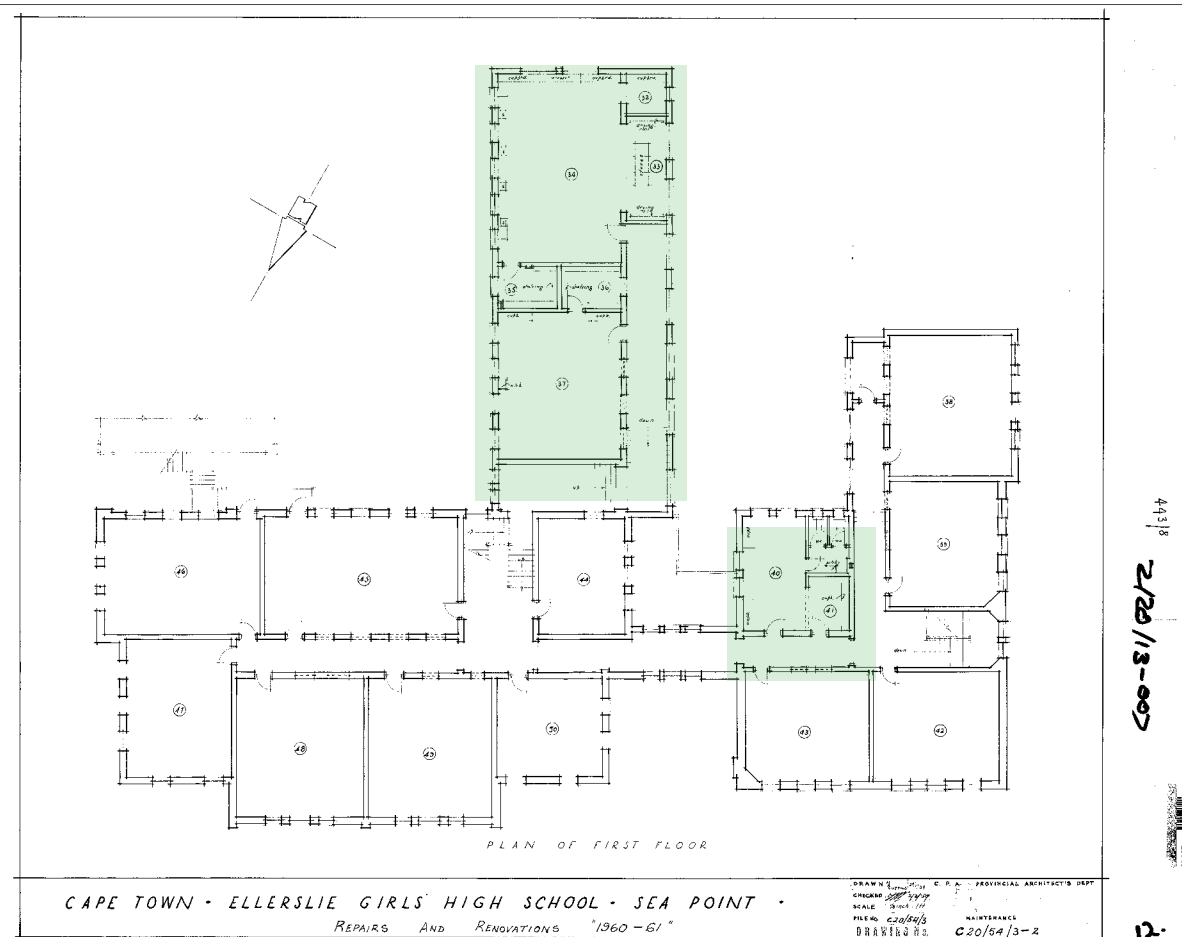
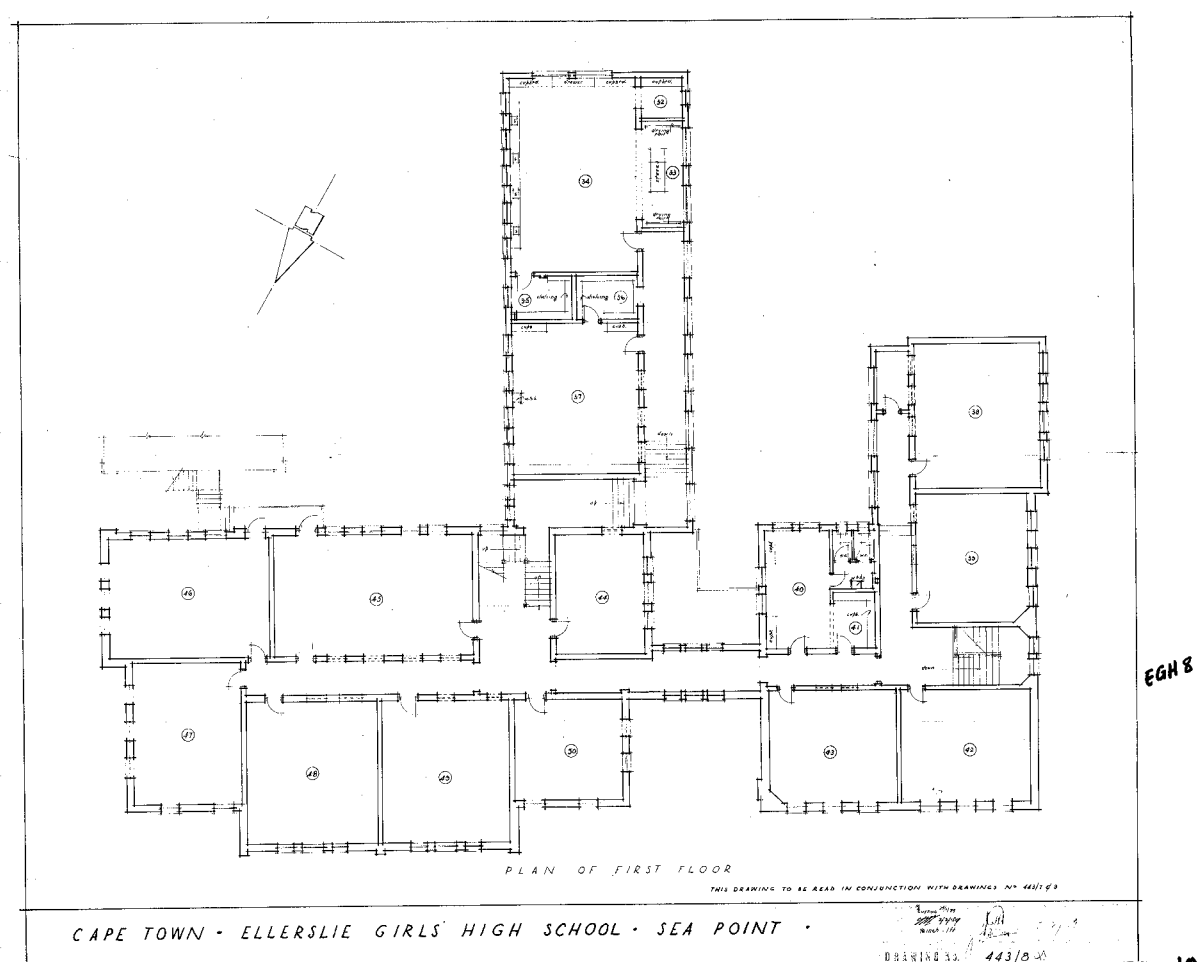
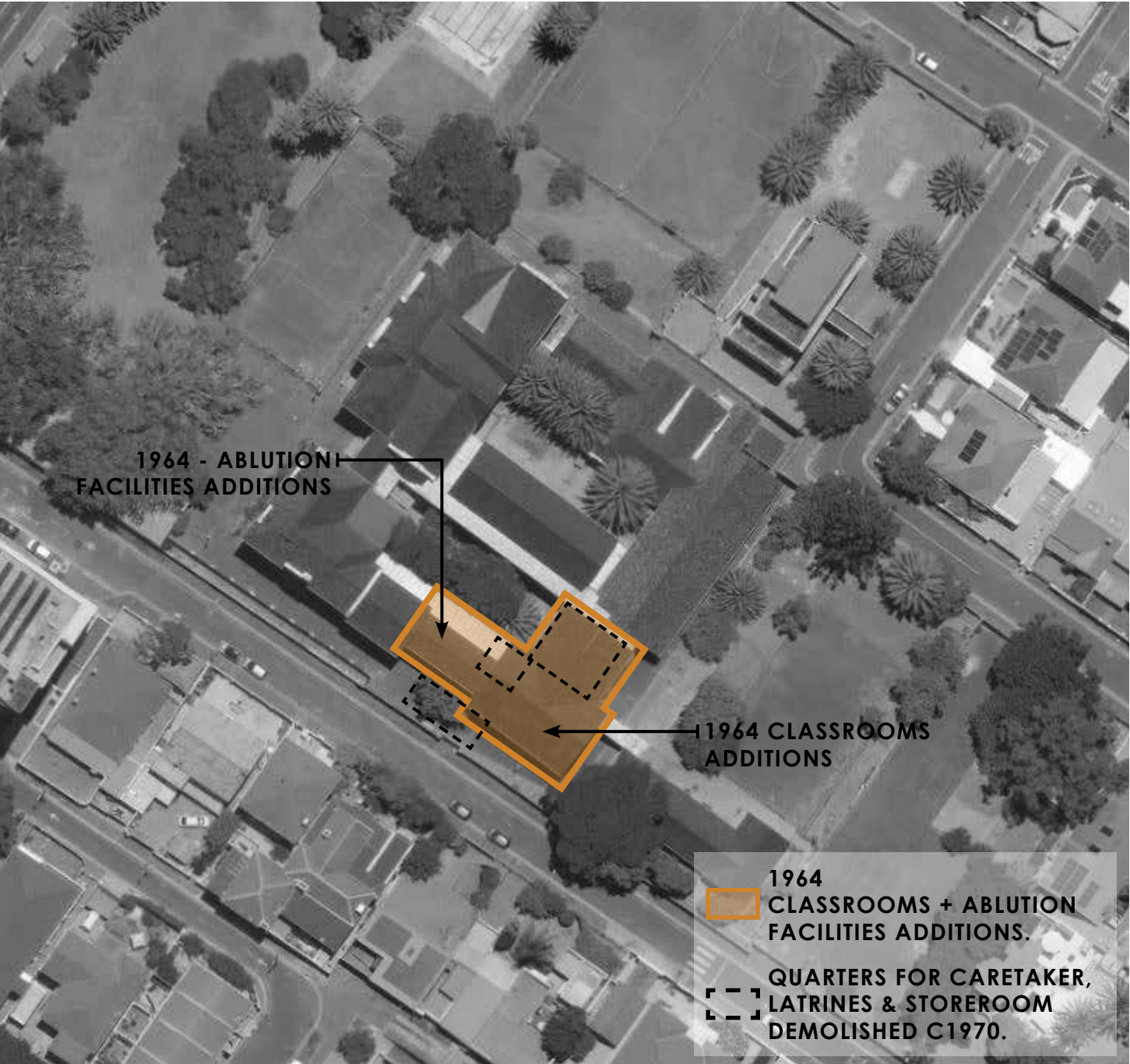


Figure 37. Plans of 1959 additions and alterations, Black and Fagg Architects (WCG Archive, 2023)



Figure 38. Interiors (O'Donoghue, 2011)





In 1964, Black & Fagg added further classrooms adjacent to the Hall extension (1939). They also added ablution facilities connected to the 1952 classrooms adjacent to The Glen, creating an enclosed courtyard. The additions are situated on a site of archaeological sensitivity, relating to colonial-period archaeology and structures demolished c.1970. The buildings include the Caretaker's Quarters and the storeroom, which date back to the 19th century. The 1901 ablution facilities by John Parker appear to be part of the demolished structures.

The additions adjacent to the Hall demonstrate an institutional design with local contextual value to the school complex, a roofscape in context with the older portion on site, and a minor stone plinth. The buildings represent the increase in the school's building complex, the third additional building after World War 2. The Ablution facilities additions have no Architectural Significance, although the building is contextual to the adjoining school buildings in the scale, roofscape, and rhythm of openings. The facade on the Glen is completely facebrick. According to O'Donoghue (2011), the junctions between the older portions of the school and the 1964 additions are Insensitive.

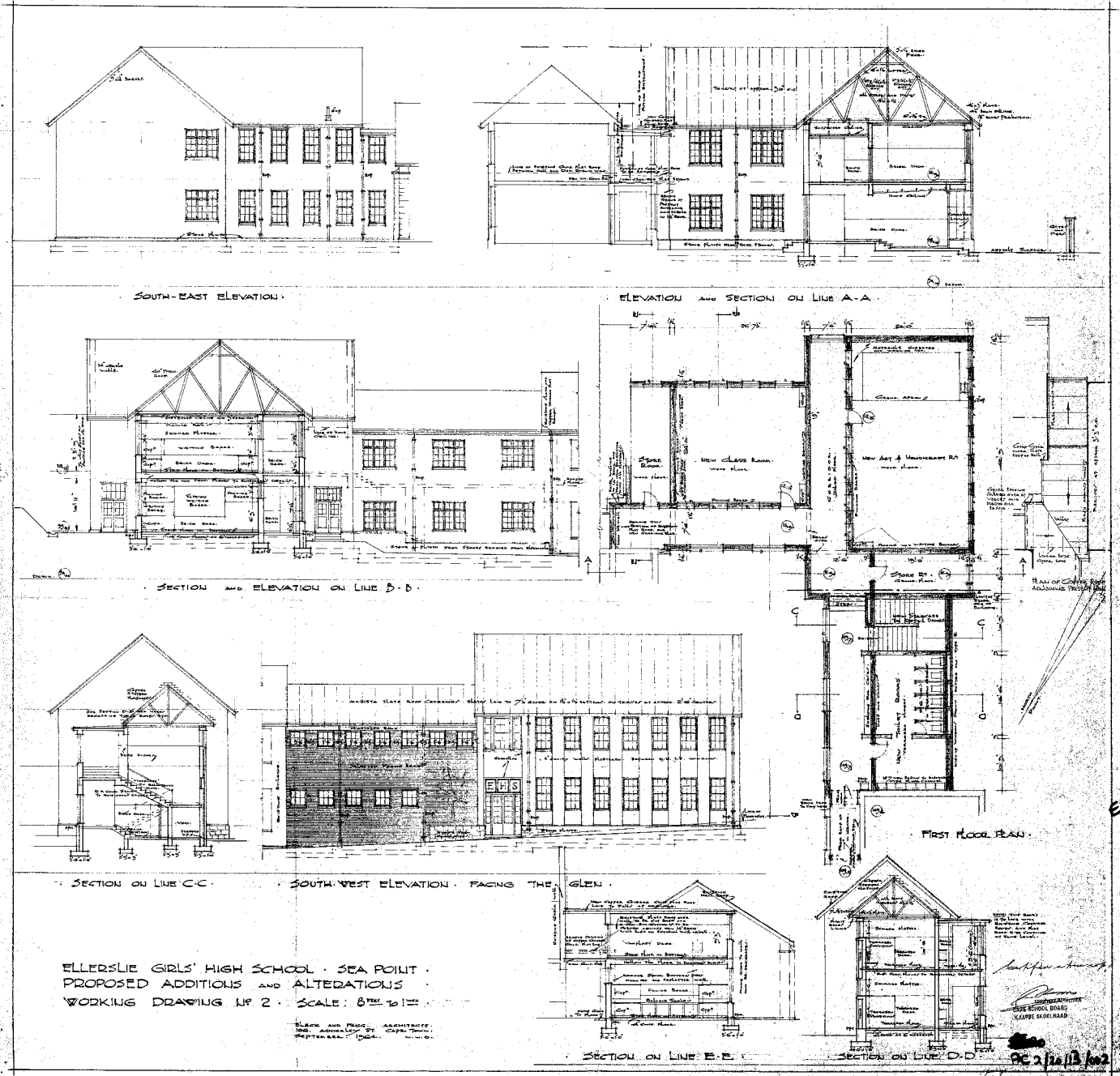


Figure 39. Proposed 1964 additions, Black and Fagg Architects (WCG Archive, 2023)



Figure 40. Music Rooms (RSA, 2025; O'Donoghue, 2011 above and below right)



1964 Proposed Additions and alterations to the upper southern portion of the school site			
01	The original intended position of the Music Room.		Unrealised Store Rooms.
02	Unrealised future music room.		1964 Music and Choir Building additions.

In addition to the classrooms and ablution facilities, Black & Fagg also designed the Music building on the rear end of the hall and classrooms, which used to be the Netball and Tennis Court. The building has no architectural significance, and its scale is low compared to those along The Glen. The southeast facade of the classroom building is connected to the music building by a concrete-covered walkway leading to the music building's entry portico.

According to the architectural drawings, the building's original position was along Heathfield Road. The building was rectangular rather than T-shaped. Proposed additions alongside the Music building included a sports equipment store and a garden tools store, with a WC and shower along The Glen. The plan also indicated the intended location of a future music room, marked with dashed lines next to the existing music room along Heathfield Road.



Figure 42. Music Rooms (RSA, 2023 and 2025)

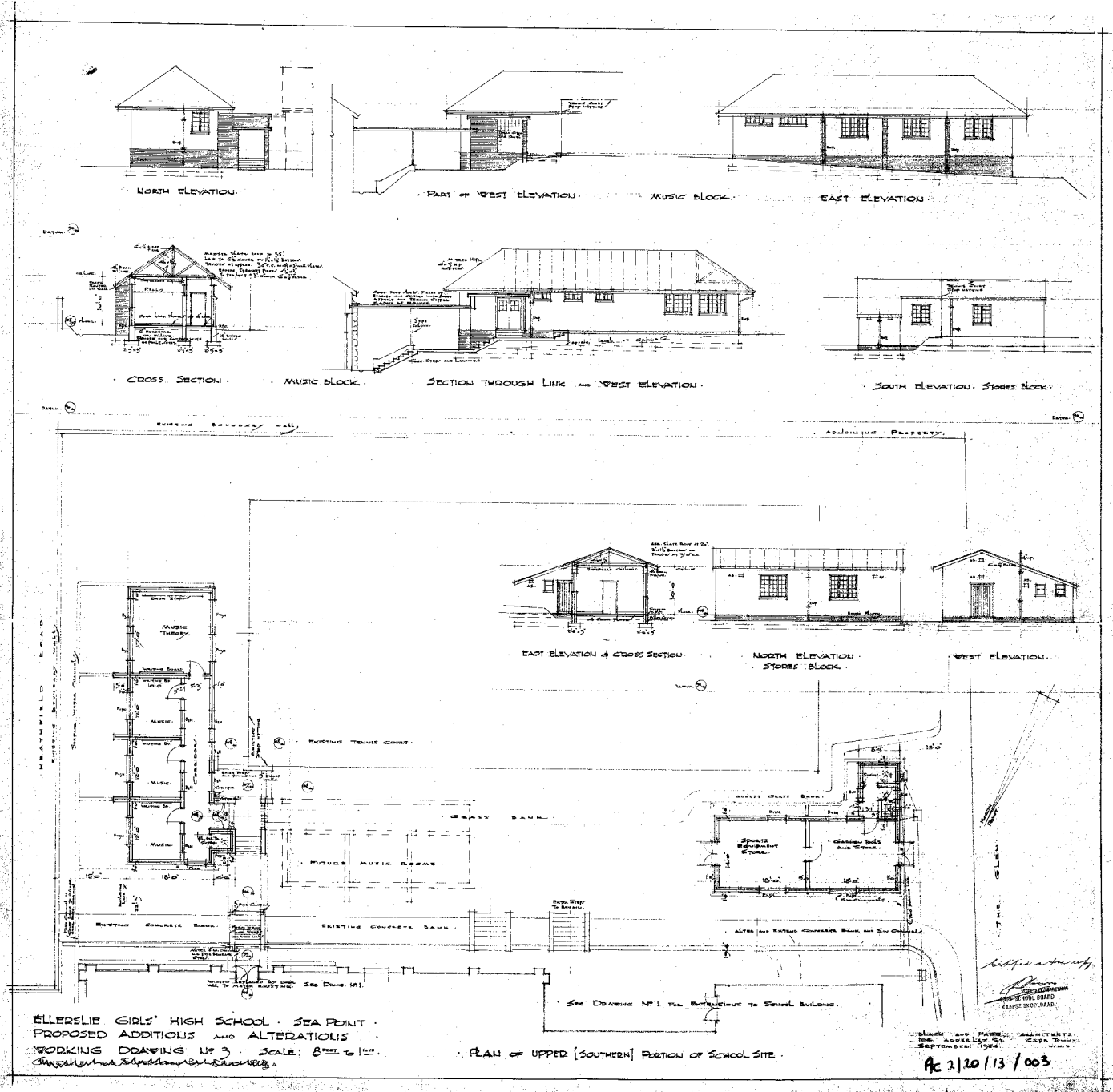
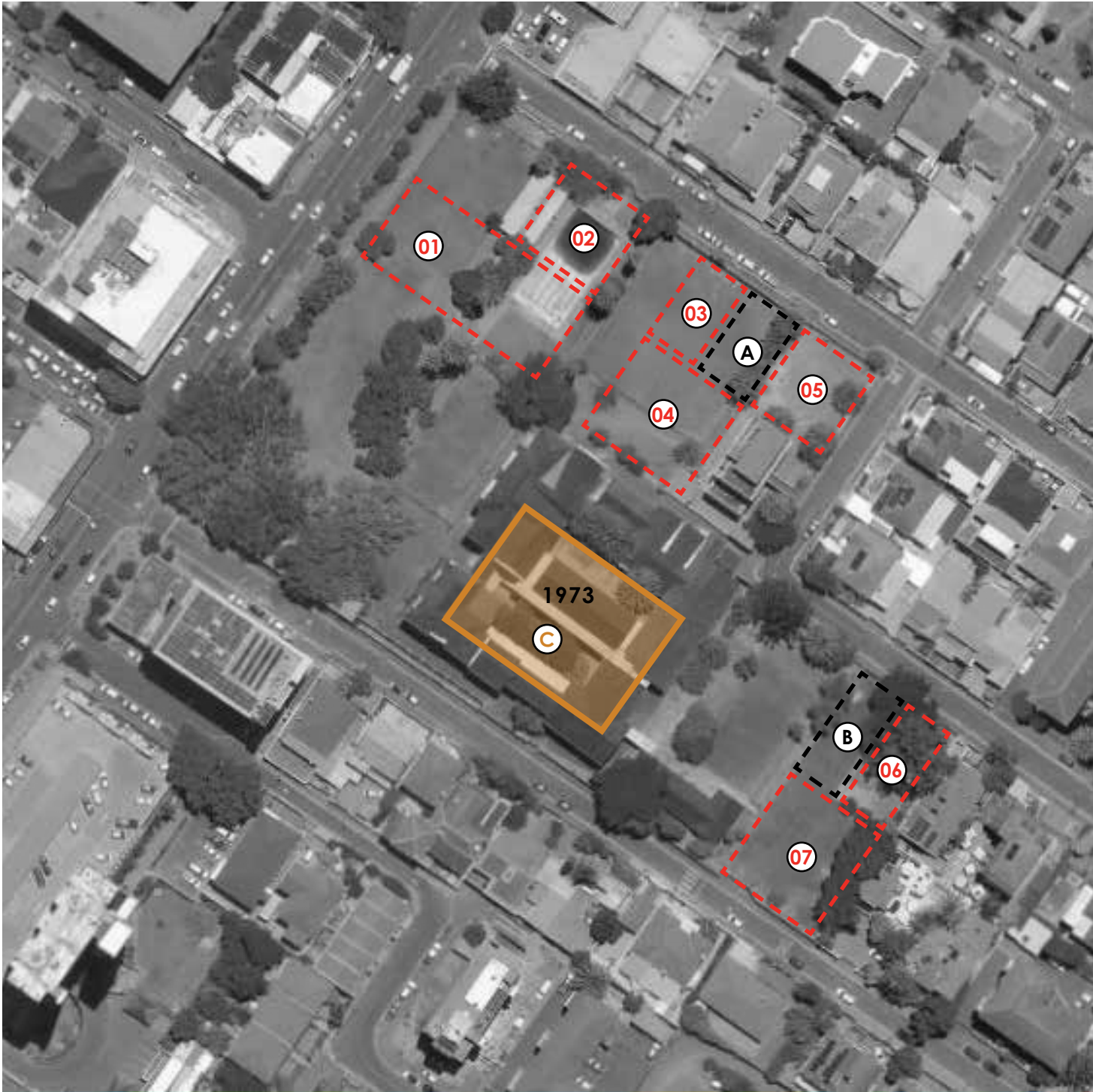


Figure 41. Music Room elevations, Black and Fagg Architects , 1964 (WCG Archive, 2023)



Over time, the school acquired the adjoining houses on Ellerslie Road. It also purchased 'Heatherbelle' on Main Road. These properties were initially used for staff accommodation. They were demolished between 1973 and 1980 to create space for new sporting facilities, including courts and a swimming pool. Three villas behind the music building and site were also demolished during this period. During this time, the Cape Provincial Architects Department carried out repairs and renovations to the main school building.

1973 REPAIRS + RENOVATIONS AND DEMOLITIONS		
 Heatherbelle demolished c1973	 Lyndale Villa demolished c1973	 Wynyard demolished c1973
 Demolished c1973	 Row Housing demolished c1973	 Craiglands demolished c1973
 Egremont demolished c1973	 Bellevue Villa demolished c1980	 Lucknon demolished c1980
 1973 repairs and renovations.		

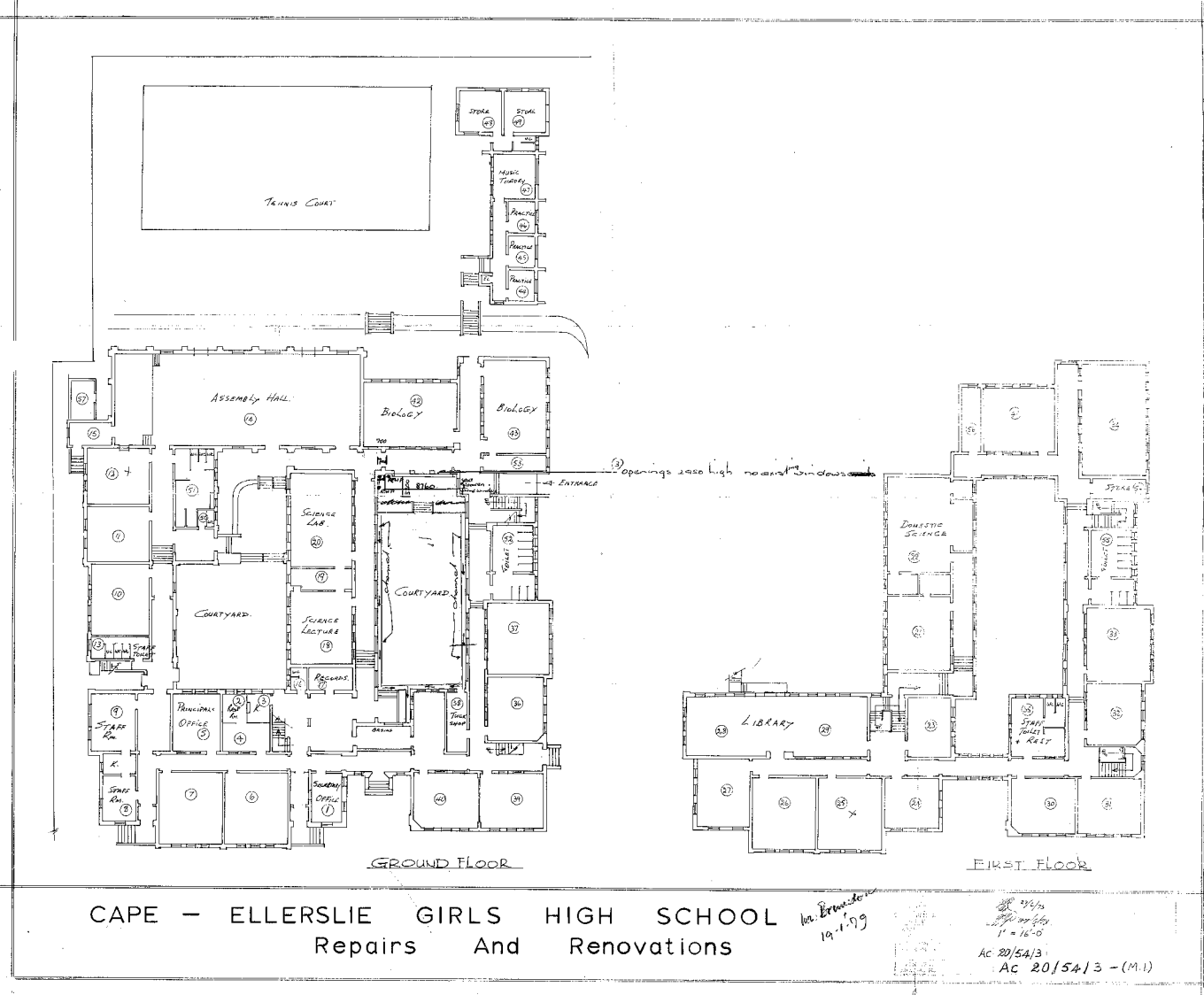
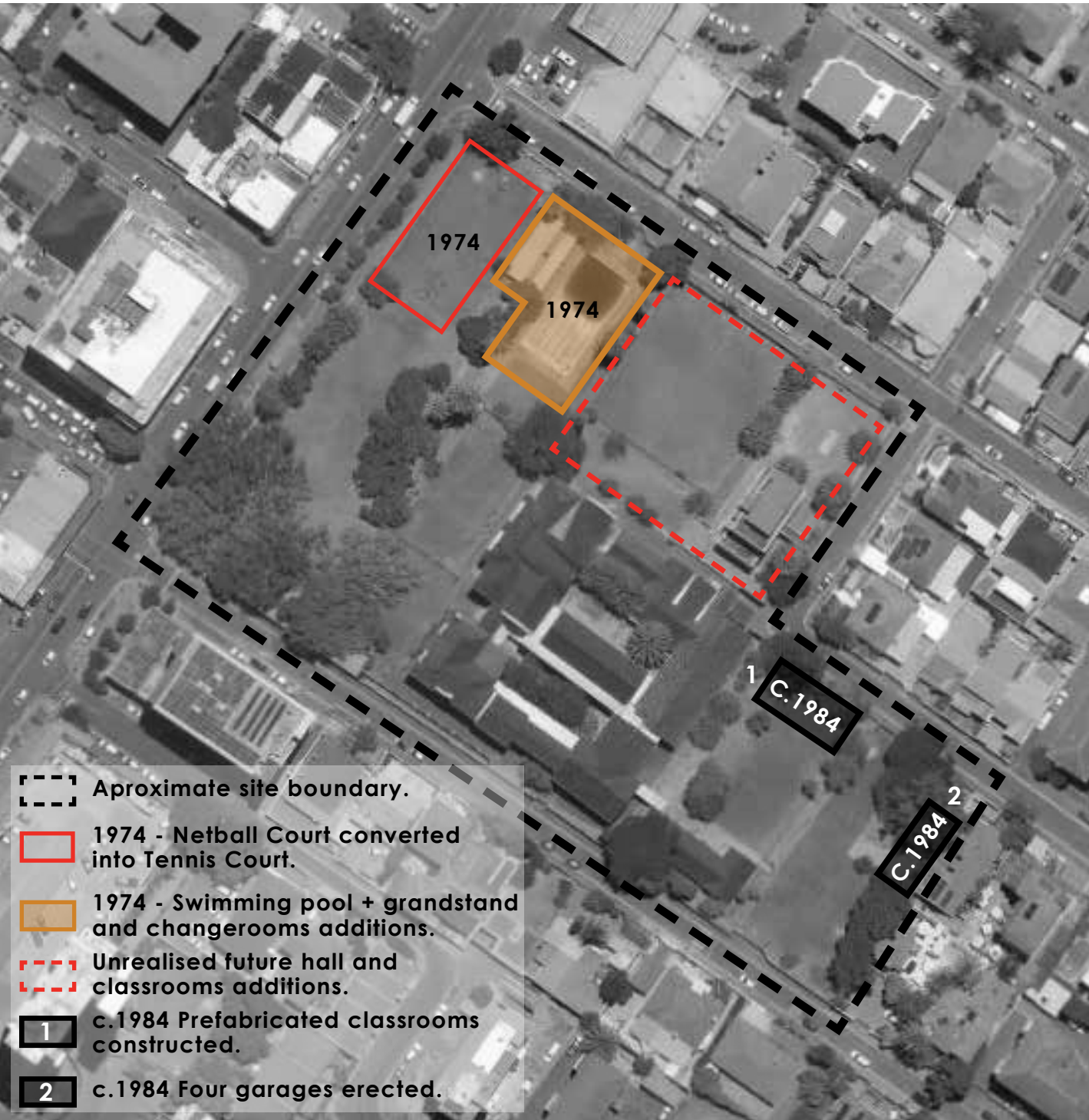


Figure 43. 1970s site plan, Cape Provincial Architects Department c.1973 (WCG Archive, 2023)

5.2.14. 1974 - Site Works - Dr Chambers and Partners Consulting Engineers



In 1974, six erfs, which used to house Bellevue Villa, Lyndale Villa, Wynyard the Row Housing, and Wynyard Mansions, as well as Ellerslie Avenue, were earmarked for a future hall and additional classrooms. The proposal did not materialise. In 1974, a swimming pool with a grandstand and changerooms was added to the school's sporting facilities. The additions have no architectural value or contribution to the streetscape. The Netball Court northwest of the pool grandstand and changerooms was converted into a tennis court.

In c.1984, four garages were erected on the southeast far end of the site, as storage rooms for sporting equipment and prefabricated classrooms situated on Heathfield Road. These additions have no architectural value or contributing value to the building complex. Tafelberg, a Department of Education school for remedial children, established a high school on the site in January 1990.



Figure 44. Sports facilities (RSA, 2023 and 2025)





Figure 47. C21st site interventions (RSA, 2023 and 2025)



KEY

Site Boundary

Remnants of Ellerslie Road

Garden between the Main Road and the Main School building facade. C19th c as part of the Dutch Ellerslie Estate and then as a front garden to the school and present axial.

Historic axial and entrance

Axis of mature wild fig tree, which replaced earlier pine tree

Boundary Elements Timeline

19th Century Stone Wall

19th Century Clay Brick

20th Century

Late 20th Century

Diagrammatic Representation of Site Development

1

1901 - John Parker
Single storey school building

2

1913 - William Black Architects
Upper floor added

3

1905 - William Black / Black & Fagg
Extension: kindergarten and hall

4

c. 1930
Bike shed and play shelter added

5

1936 Double storey school building built on homestead footprint

6

1939
1905 school hall extended

7

c.1951
Wynyard Mansions built

8

1952
Double storey classrooms added

9

1953 Black and Fagg Architects
Double storey building (laboratories)

10

1964 Black and Fagg Architects
Ablution facilities and classrooms added

11

1964 Black and Fagg Architects
Music building added

12

1974 Dr Chambers and Partners Engineers
Swimming pool with grandstand and changerooms built

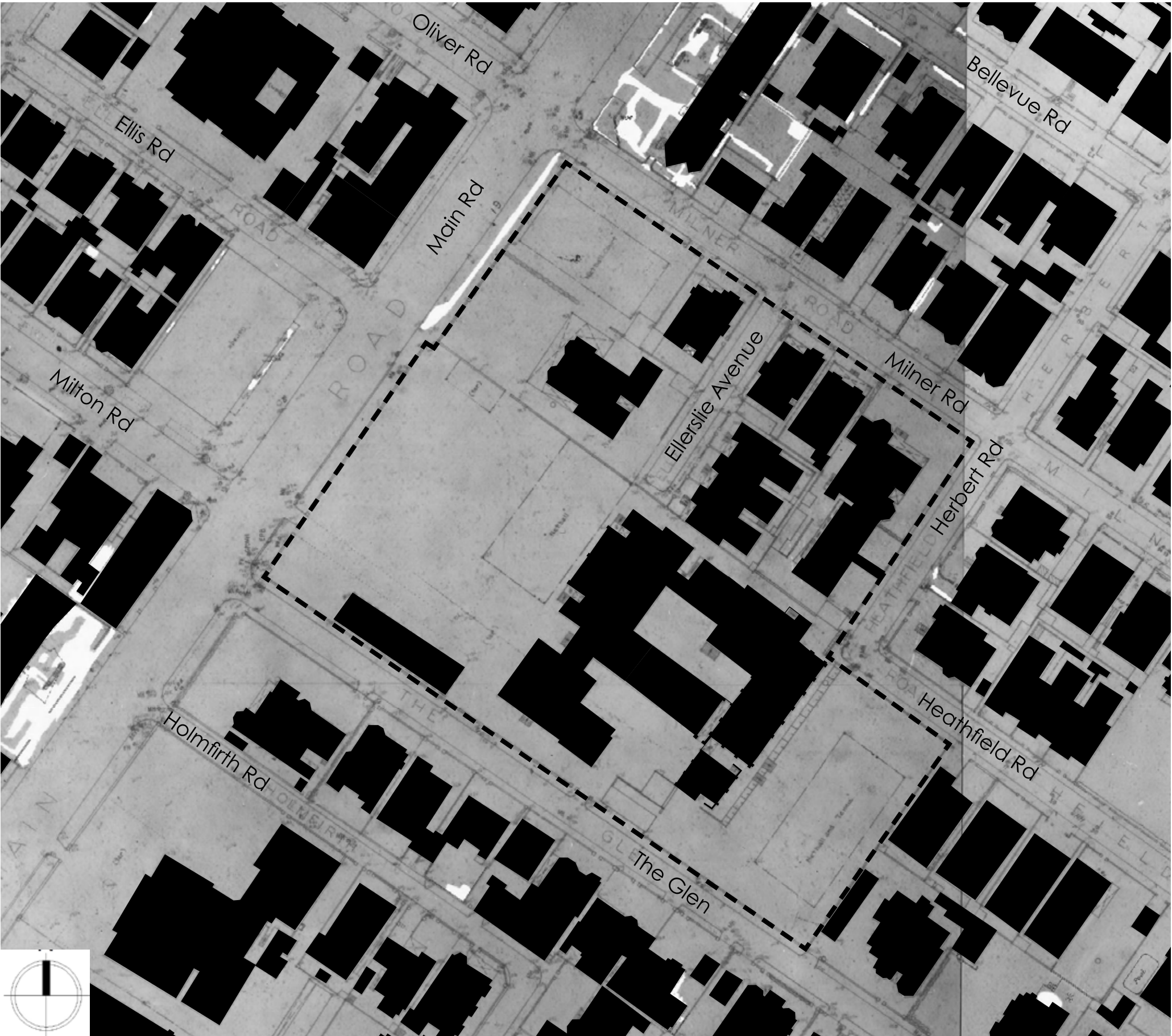
13

c. 1984 Four garages and prefabricated classrooms erected. Demolished/removed c.2010 & c.2022.

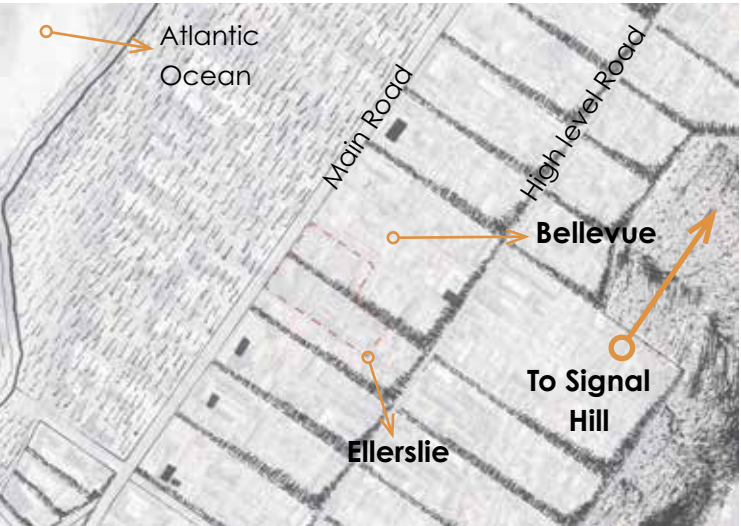
Figure 48. Historical Development Chronology Diagram of the building 1860s to c.1970s (RSA, 2025b after O'Donoghue 2011)

5.3. Contextual Analysis

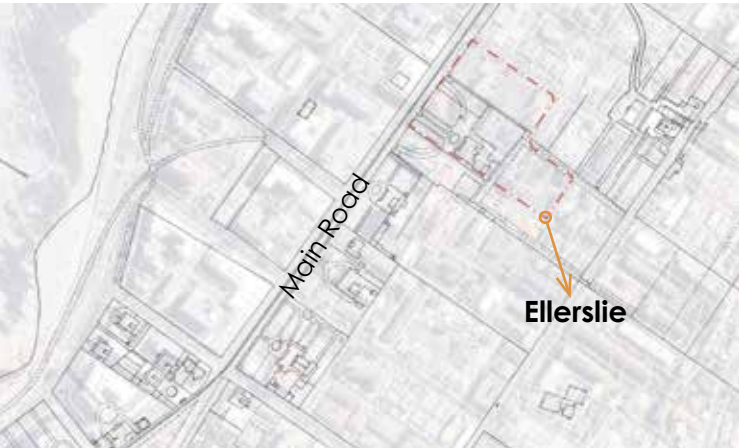
5.3.1. Historic grain and pattern (1966-1966)



The historic spatial pattern (1944 - 1966) of the site and environ is composed of a 'Lynchian fine grain' with unitary diversity. The spatial pattern developed from the early 1818 with long rectangular plots extending from Main Road through and above High Level Road, composed of a coarse-grain, characterised by homesteads with productive lands.



RSA (2025) Elemans Map shows boundaries of lots, with a structure on Lot 27. Site outlined in red. (CoCT EGSViewer, 2023)



RSA (2025) 1860 Snow Survey shows the site developed with a large homestead, outbuildings and a central axial arrival that corresponds with the existing driveway off Main Road. Site outlined red. (CoCT EGSViewer, 2023)

KEY

- Site and boundary
- Urban grain

Figure 49. Historic Grain and Pattern Analysis of Ellerslie/Tafelberg site complex & environ 1944 -1966 (RSA, 2025b, after CoCT 480 Series Historical Maps).



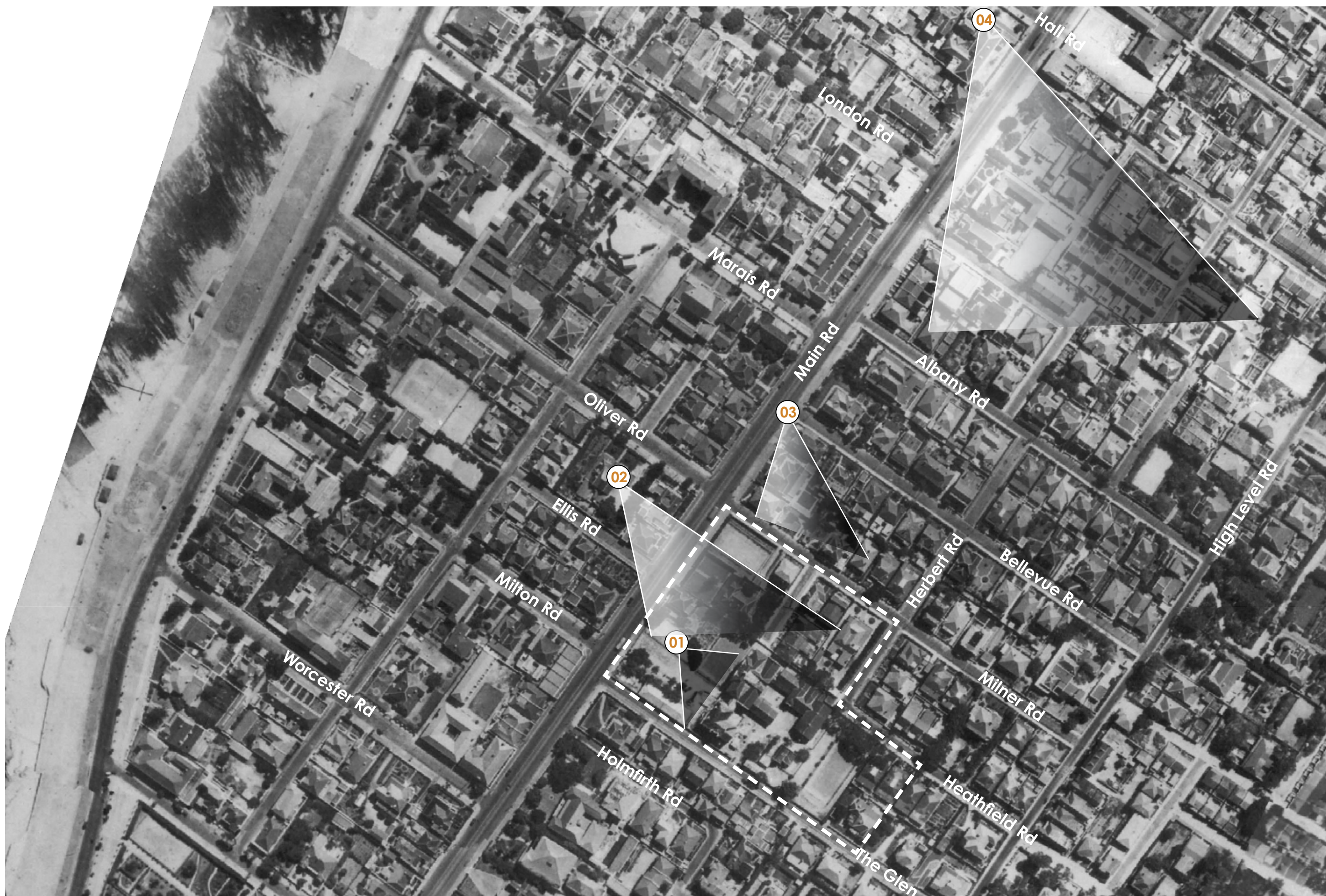
The historic programme of the Ellerslie/Tafelberg site complex and immediate environ is defined by residential, commercial, and community land use, comprising of petrol stations, hotels, educational institution, residential villas, and block of flats.

The structures are characterised by the Early-Mid C20th development of Sea Point, composed of different typologies and periods of row housing, both single and double storey villas, and freestanding structures. They are composed of Cape Revival, Arts and Crafts, Victorian, and Edwardian streetscape, contributing to a rich street interface with later intrusion of modernist blocks of flats.

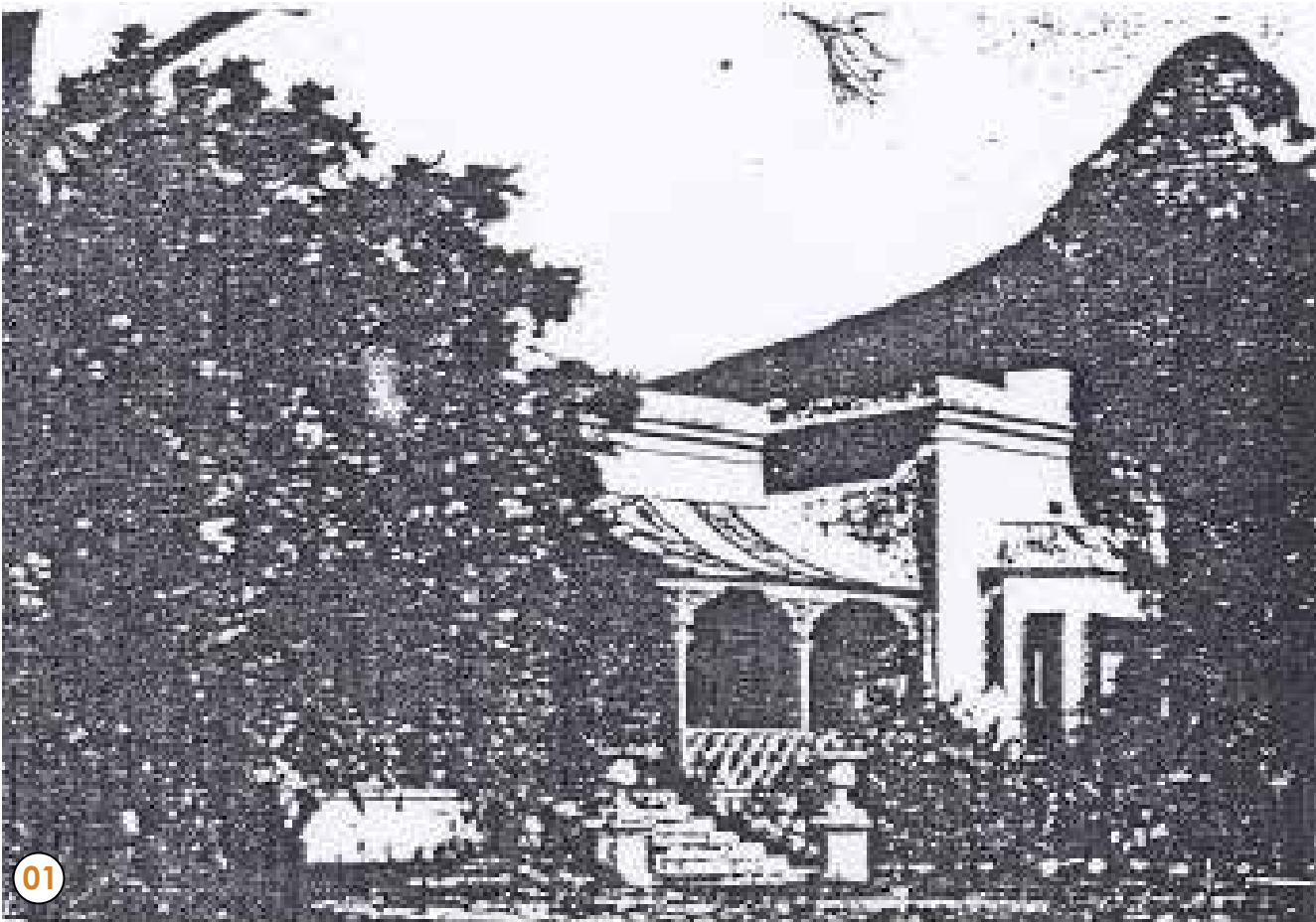
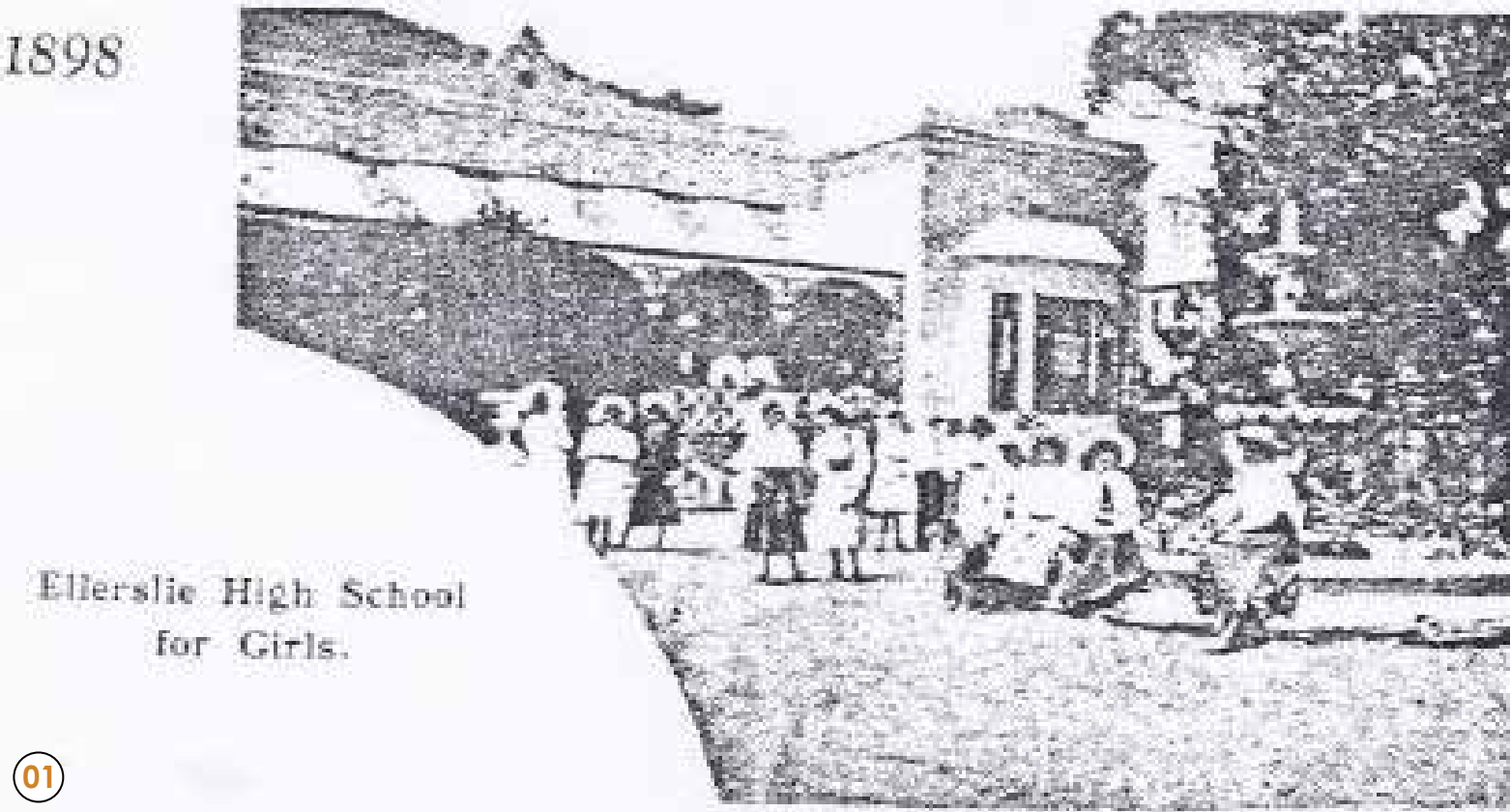
KEY	
-----	Site and boundary.
	Historic School Building Ellerslie Girls High School & Mid C20th additions
	Early-Mid C20th Modernist flats 1. "Oliver Court" 2. "Hilria court" 3. "Wynyrd Mansions"
	Petrol Stations
	Shops
	Hotels 4. "Mayfair Res Hotel" 5. "Balmoral Res Hotel" 6. "Holmfirth Res Hotel"
	Early-Mid C20th structures comprising row housing, single and double story villas, and freestanding structures

Figure 50. Historic architectural character Analysis of Ellerslie/Tafelberg site complex & environ 1944 -1966 (RSA, 2025b, after CoCT 480 Series Historical Maps).

5.3.3. Architecture and Urban Character - Naming of Parts (1898 - c.1968)

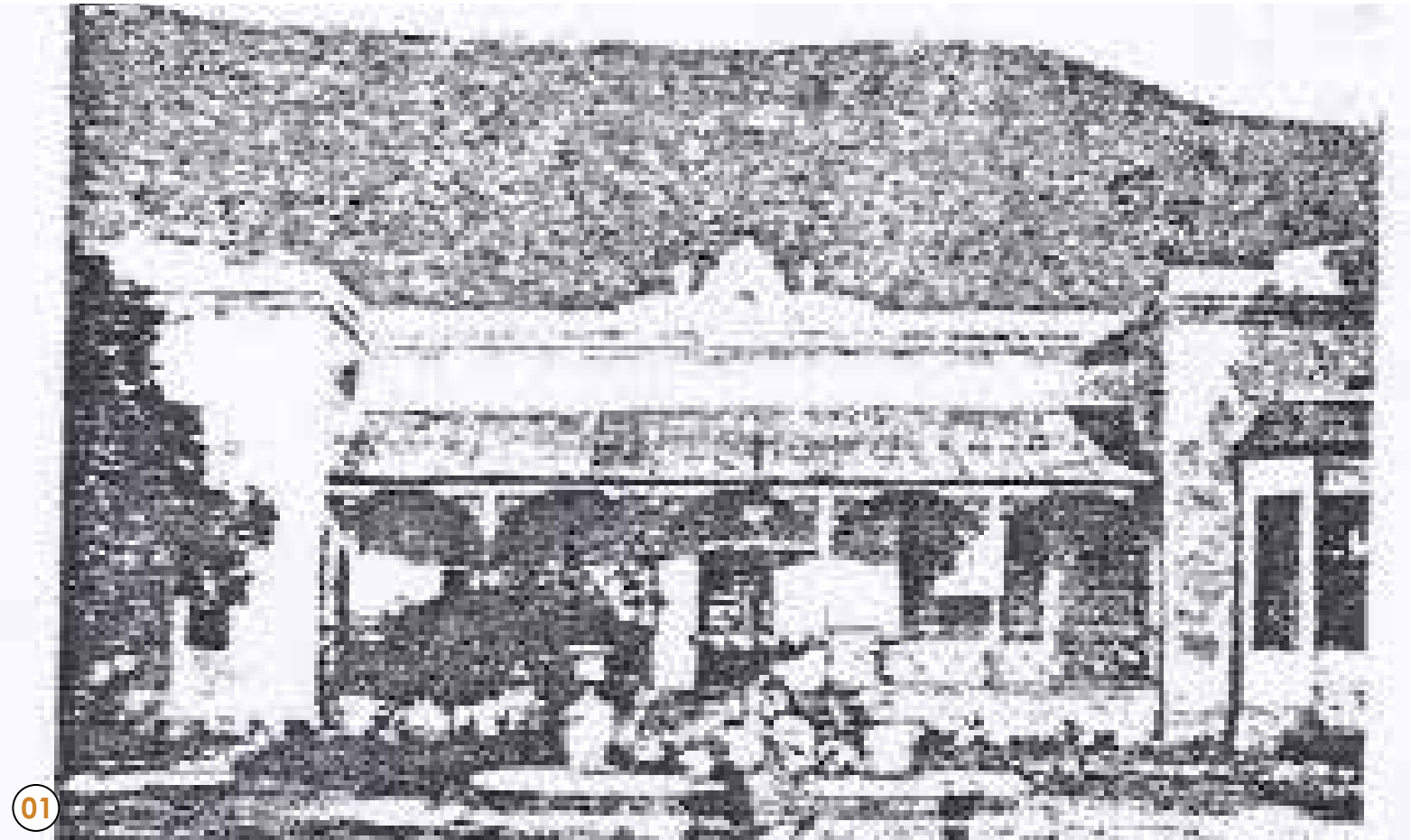
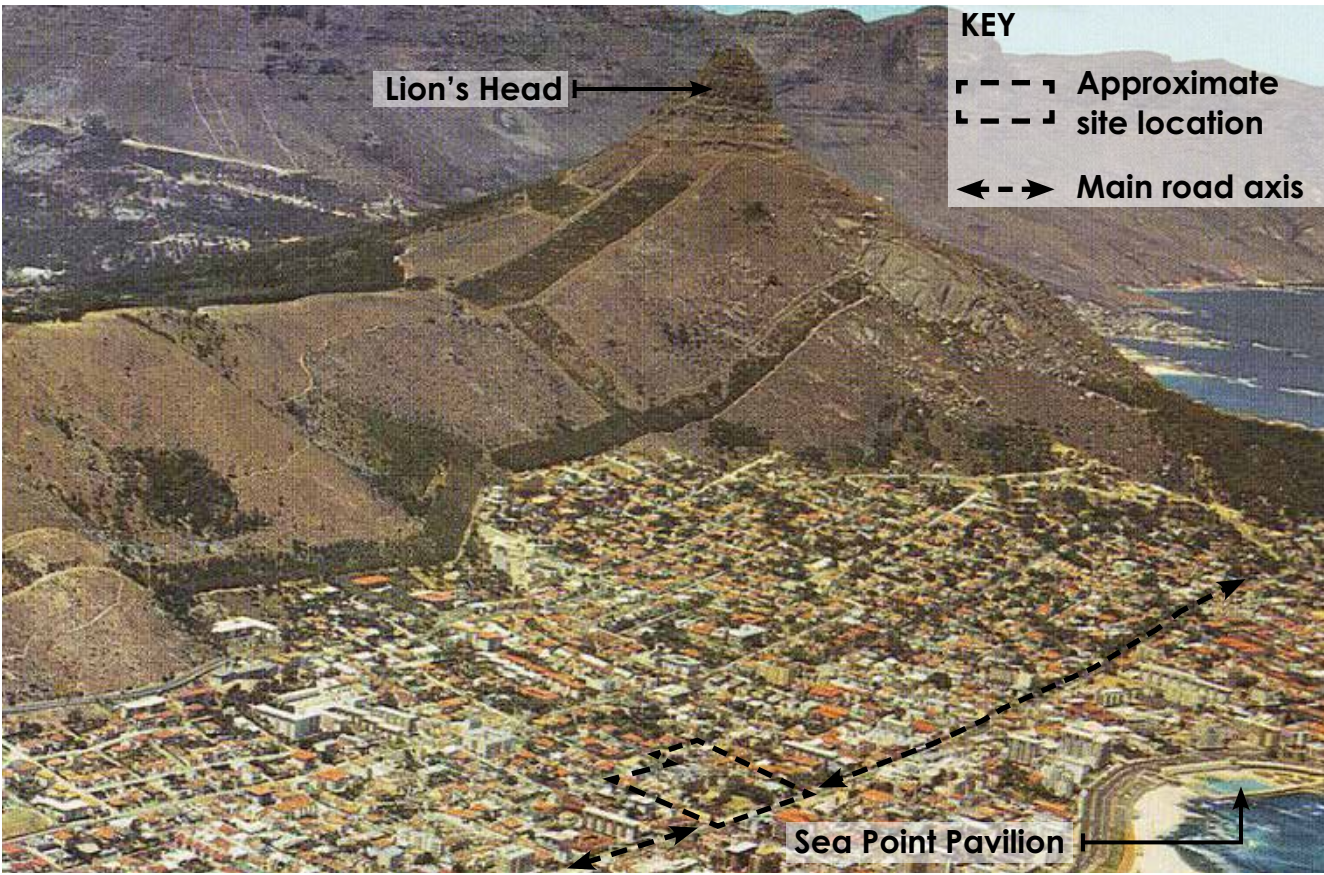


1898



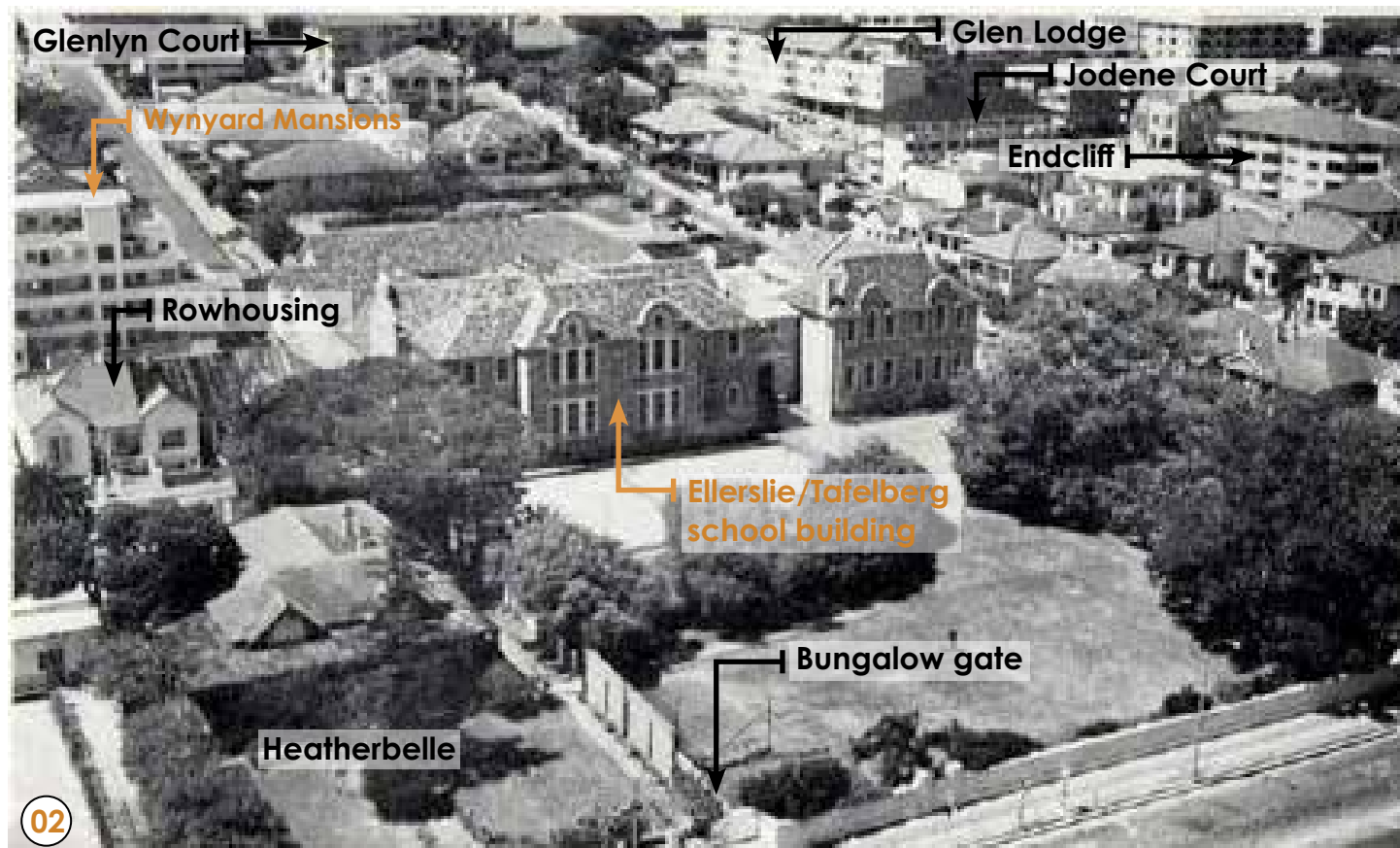
Dutch Homestead Ellerslie c.1920s (SAHRA file no 31K1Kaal37)

1962



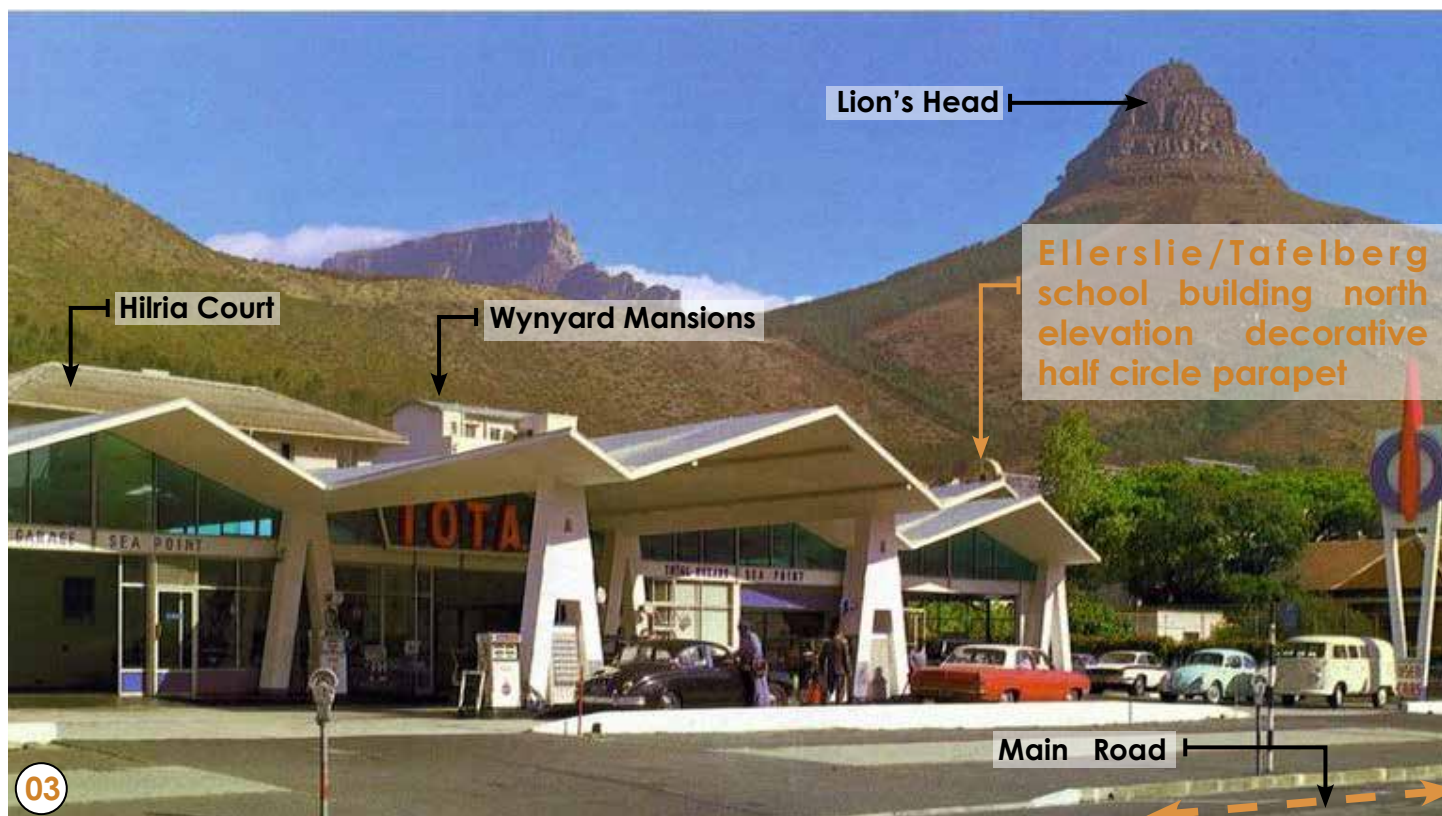
Dutch Homestead Ellerslie c.1920s (SAHRA file no 31K1Kaal37)

c.1950

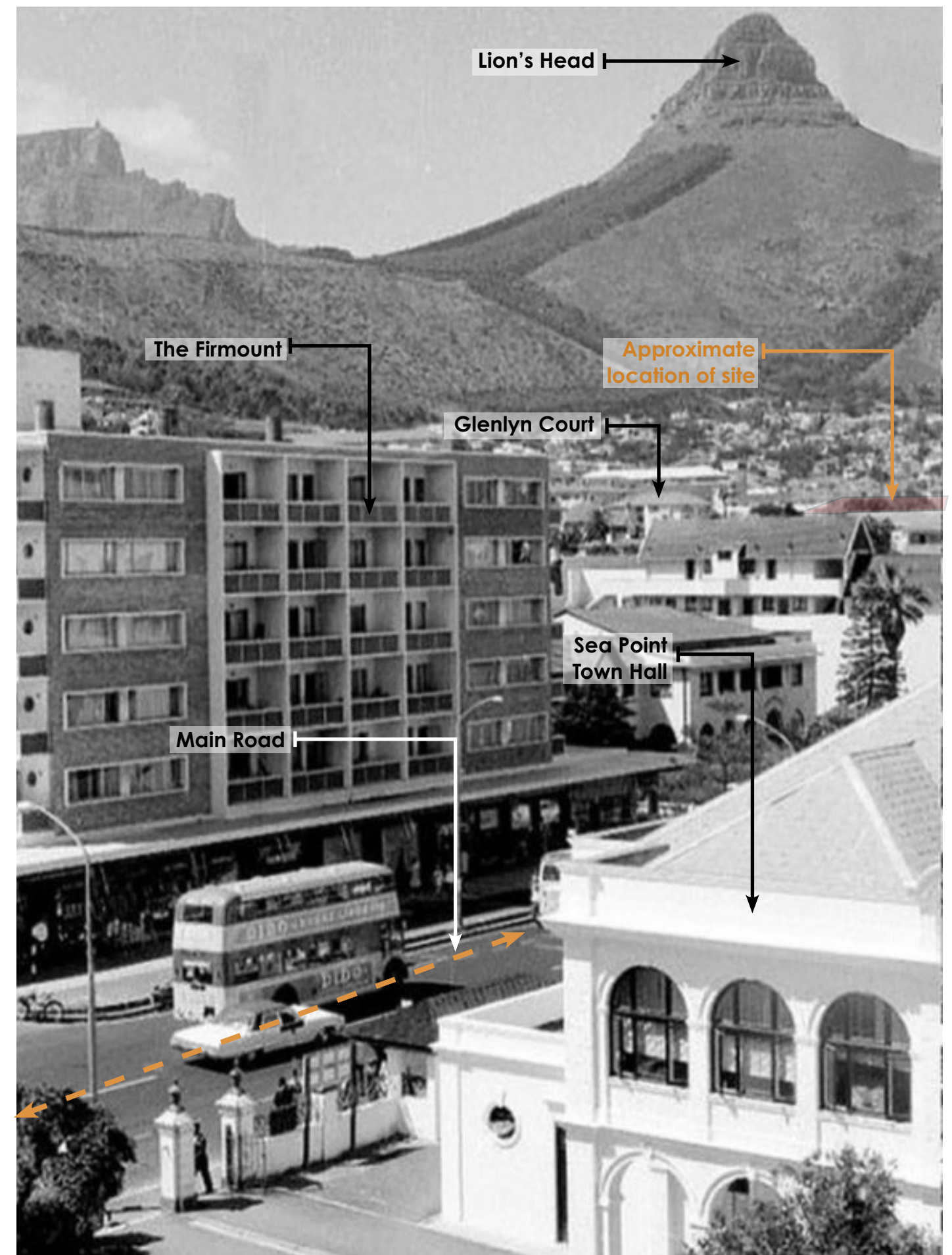


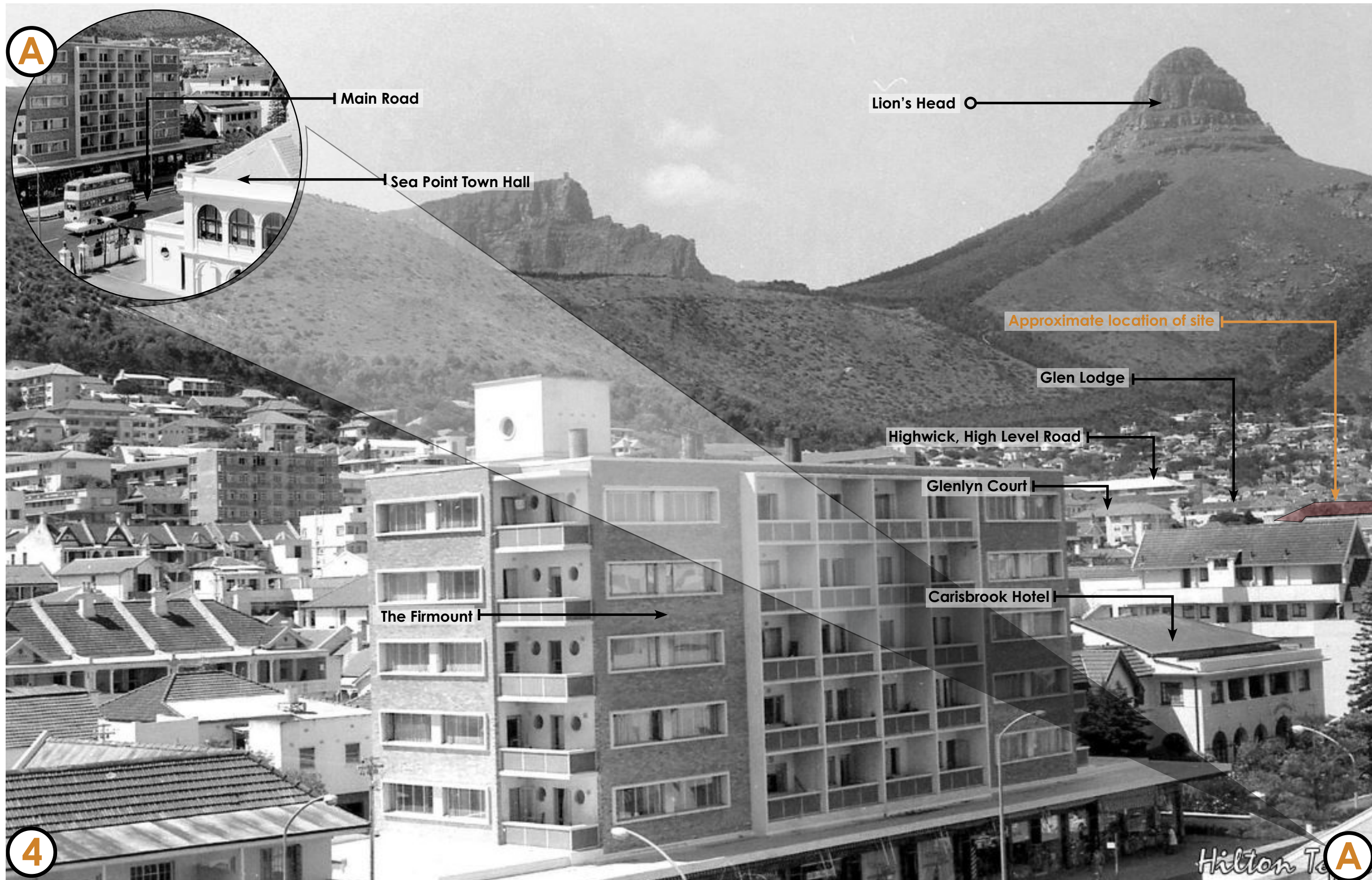
Aerial image of School Buildings front façade and front garden c 1950. Visible is the Victorian residences 'Heatherbelle', situated on school grounds facing Main road (left corner) and the residences on Ellerslie Avenue (left hand side mid image). (Image: O'Donoghue 2011, SAHRA file no 31K1Ka137)

c.1968



The Total garage on the corner of Main and Milner Rds, with a magnificent triangle profiled concrete forecourt roof 1968, replaced with a conventional steel roof. (Etienne du Plessis - flickr.com)
353 On Main Draft HIA





Ⓐ RSA (2025) Sea Point Town Hall on the bottom right Hall Road with 'The Firmount' apartment block in the background (After - Hilton Teper, 1968 flickr.com)

④ RSA (2025) Sea Point in the mid sixties, taken from Jessica Court with Lion's Head & Approximate location of site in the background (After - Hilton Teper, 1968 flickr.com)

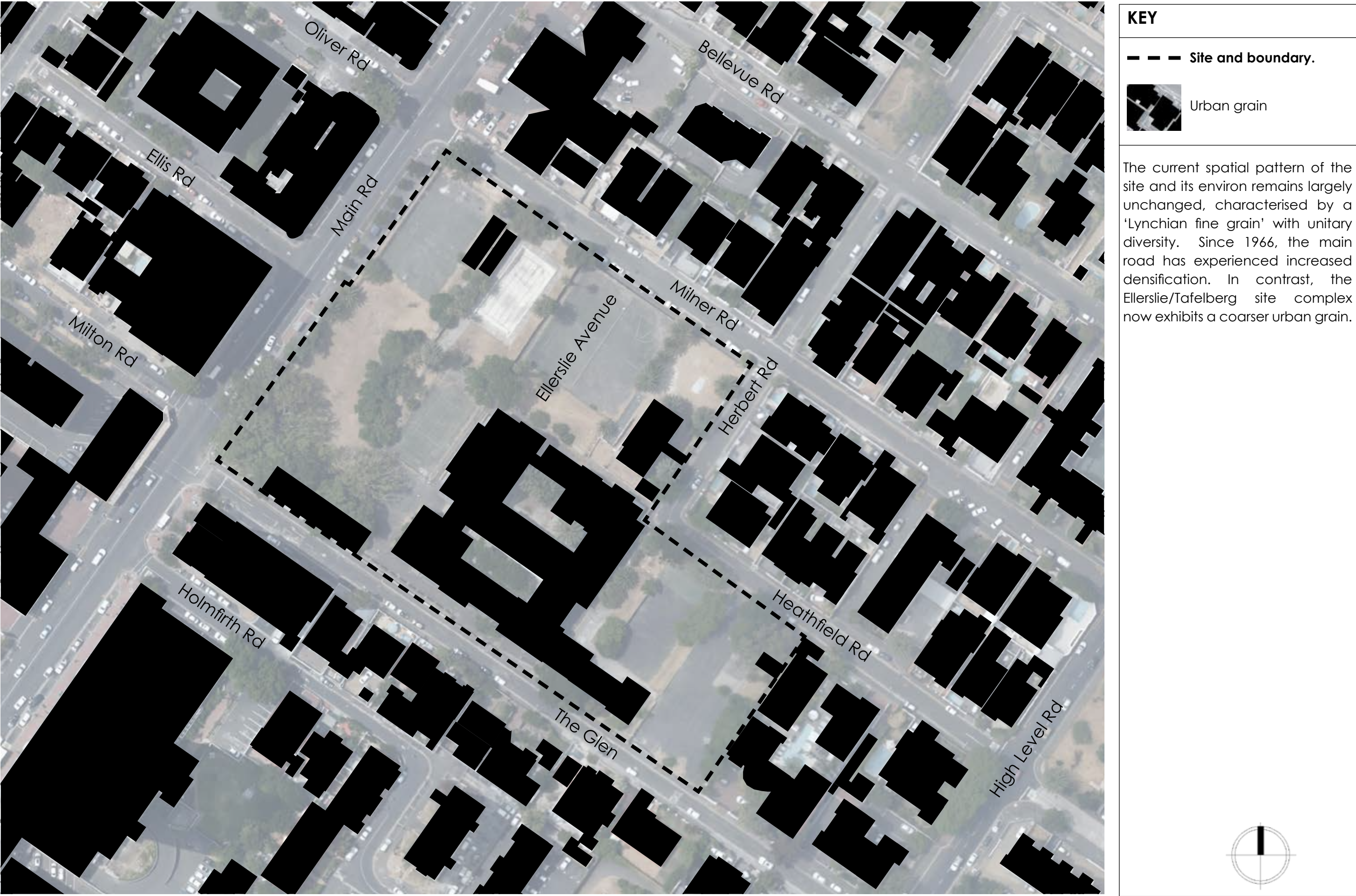
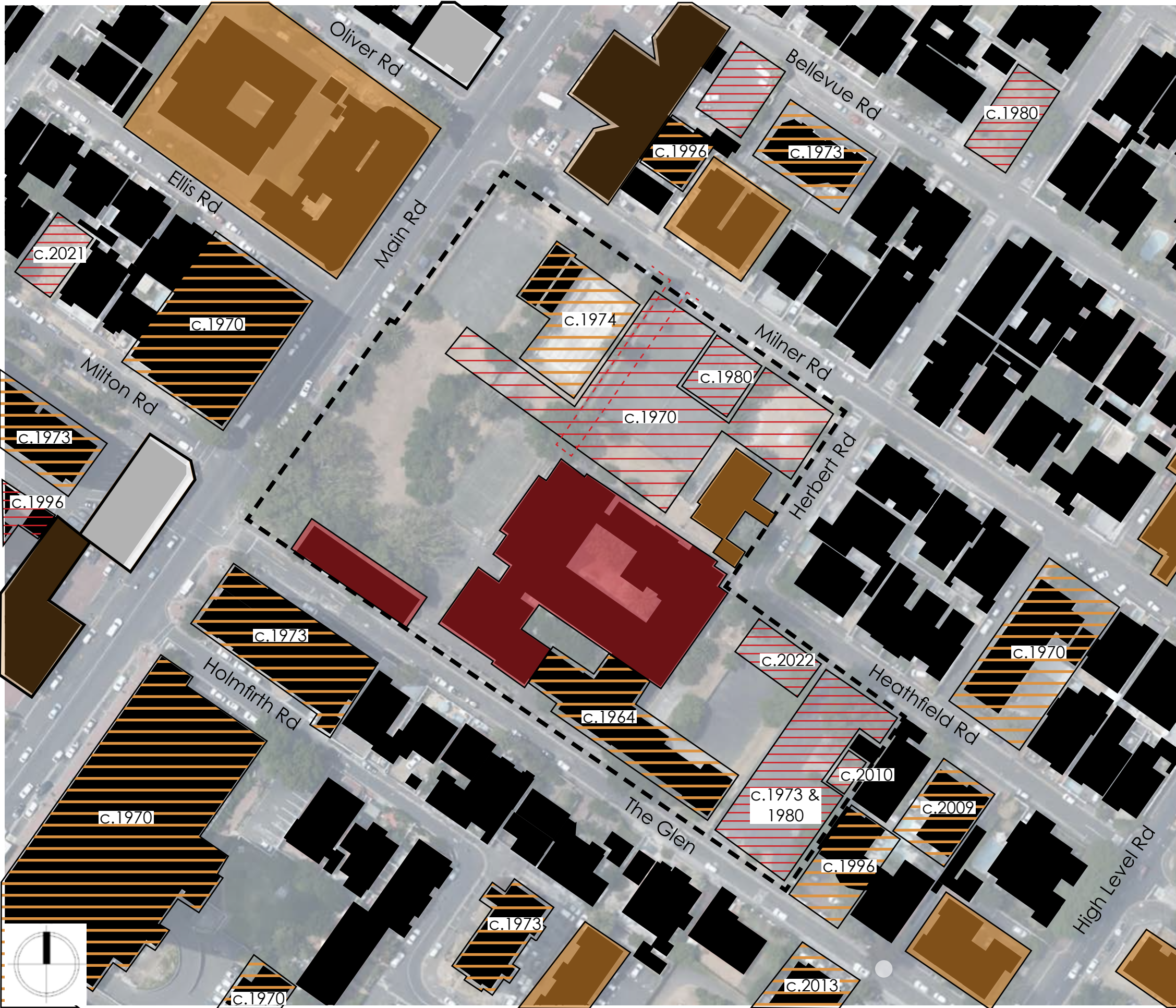


Figure 51. Historic architectural character Analysis of Ellerslie/Tafelberg site complex & environ 1944 -1966 (RSA, 2025b, after CoCT 480 Series Historical Maps).



From the early-mid 20th century to today, Sea Point has been constantly evolving and changing. Mid to high rise blocks of flats have been replacing more historical fabric. Some of these flats themselves are of architectural interest and contribute to the richness of the area.

The architectural character remains richly textured and layered with elements reflecting its morphology with a wide variety of building typologies; however, there is coherence to the composition in terms of scale and grain.

KEY

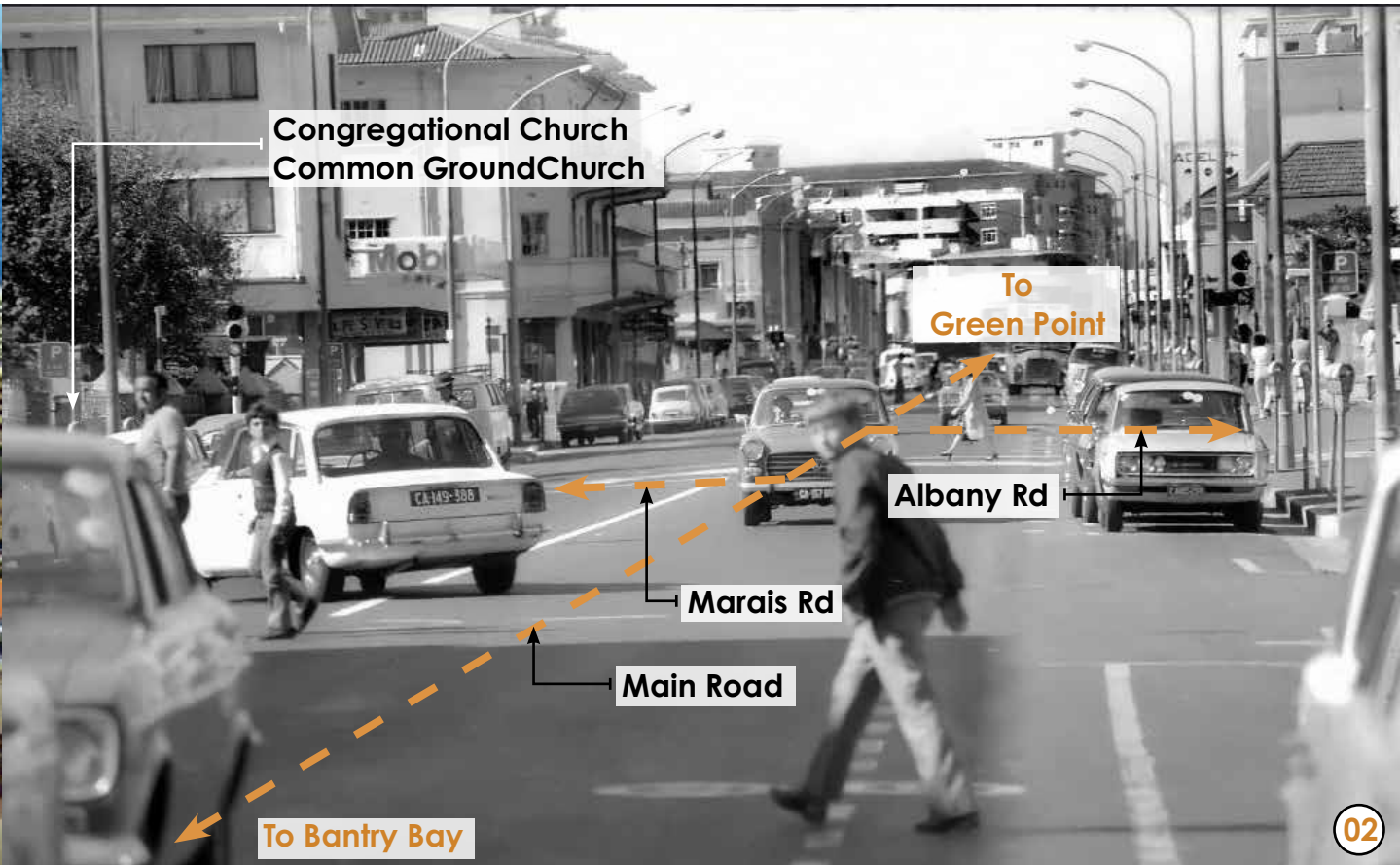
- Site and boundary.**
- Possible Archaeological remains of C19th**
- Historic School Building**
Ellerslie Girls High School & Mid C20th additions
- Flats**
Early-Mid C20th Modernist flats (Intact fabric with minor alterations).
- Petrol Stations**
(Intact fabric with minor alterations)
- Shops**
(Intact fabric with minor alterations)
- Early-Mid C20th structures**
comprising row housing, single and double story villas, and freestanding structures. (Intact fabric with minor alterations)
- Late 20th & 21st century development**
 - Densification**
 - Significant changes to the historical fabric with late C20th, mid to high-rise blocks of flats.
 - Rarification (becoming less dense)**
 - Vacant land. Single-storey structures, row housing, and villas demolished.
 - Possible Archaeological remains of 19th and early C20th structures.

RSA (2025) Historic architectural character Analysis of Ellerslie/Tafelberg site complex & environ 1944 -1966 (after CoCT 480 Series Historical Maps).

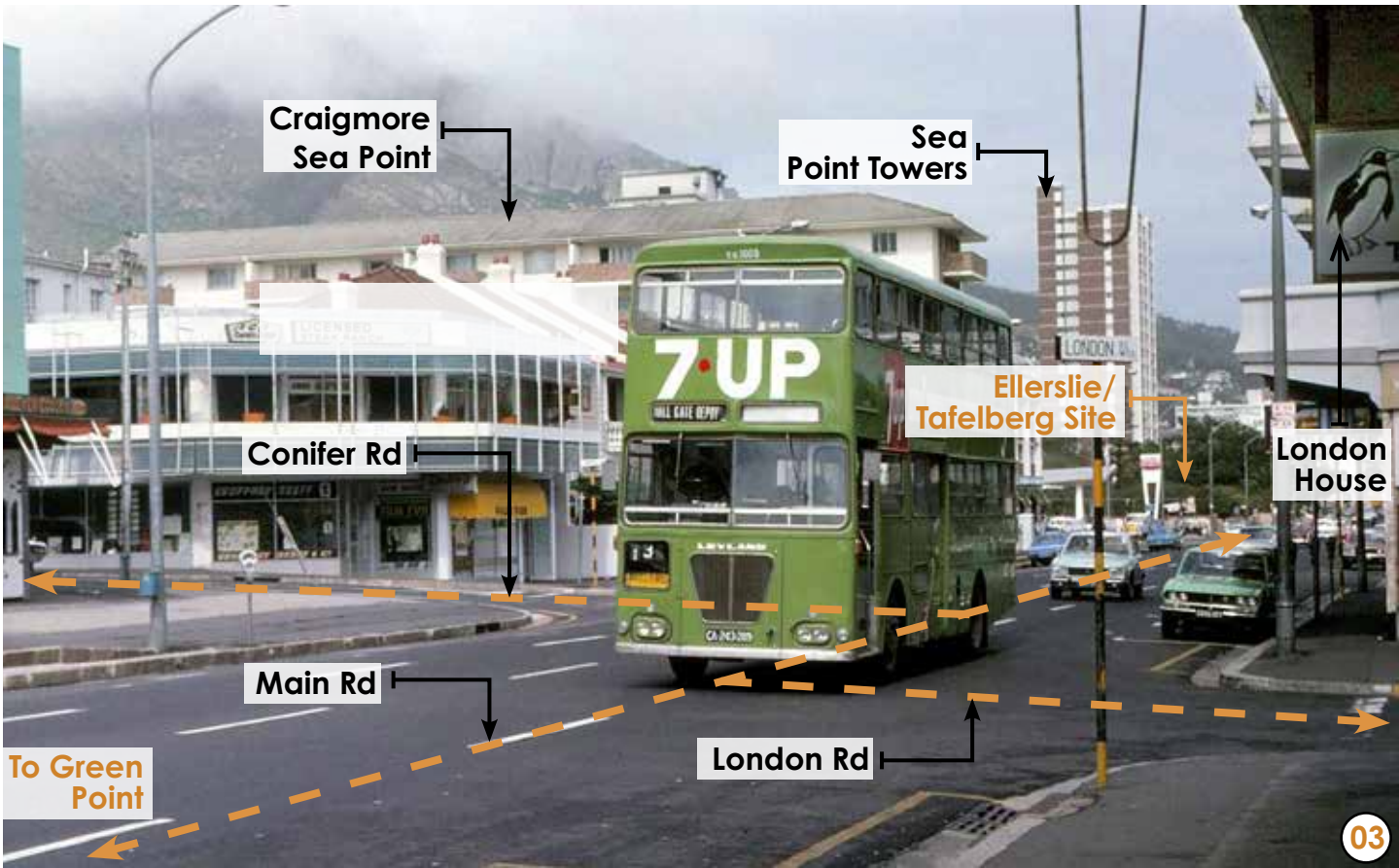




1975



1973



C.1970



2023



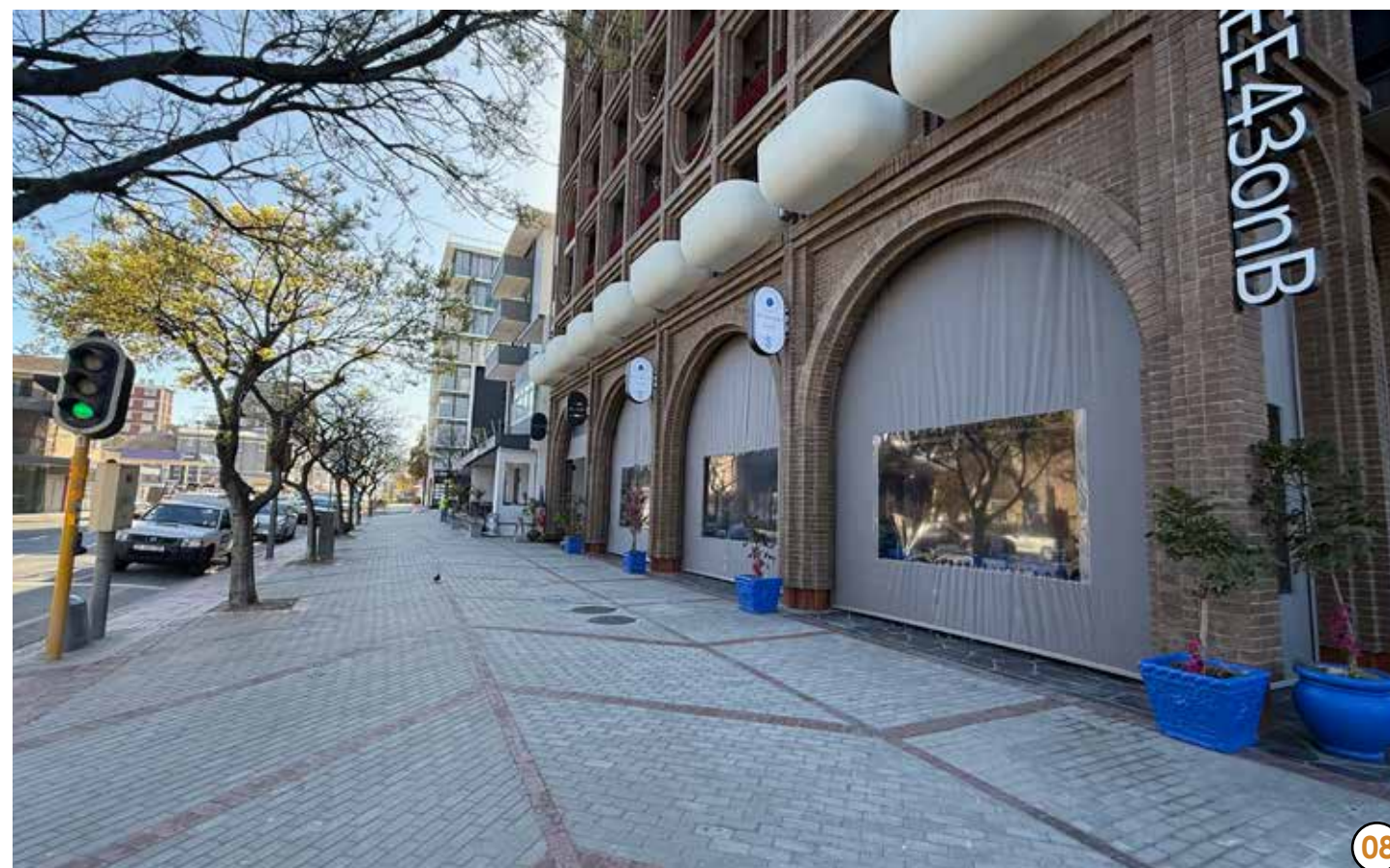
2025



2025



2025



2025

5.4. Principals and Informants

5.4.1. Introduction

Four overarching principles and informants provide heritage-based design indicators derived from the City of Cape Town Municipal By-law, Typography of the environ, movement patterns, heritage protection/ inventory, natural resources/ environment, physical built form analysis, and site and school development. The characteristics and sensitivities of each informant is explored on pages page 59 to page 62 .

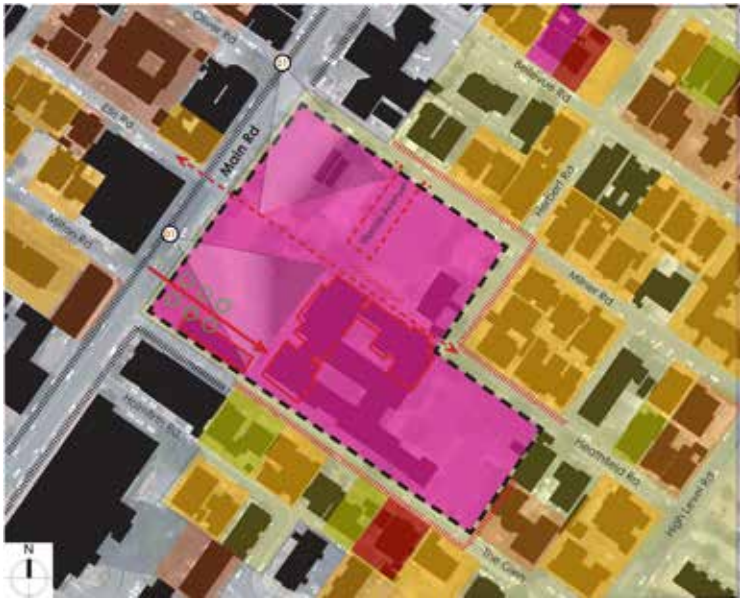


Figure 52. Heritage Informants (RSA, 2025)



Figure 53. Urban Condition Informants (RSA, 2025)



Figure 54. Urban Development and Zoning Informants (RSA, 2025)

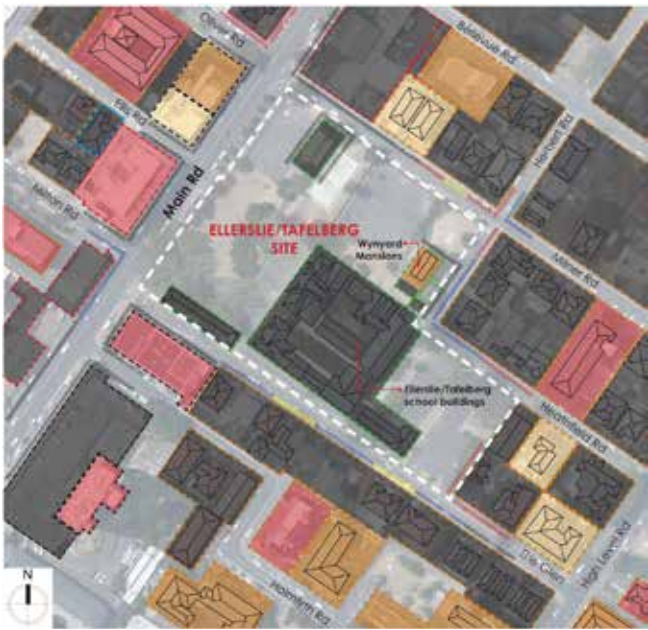
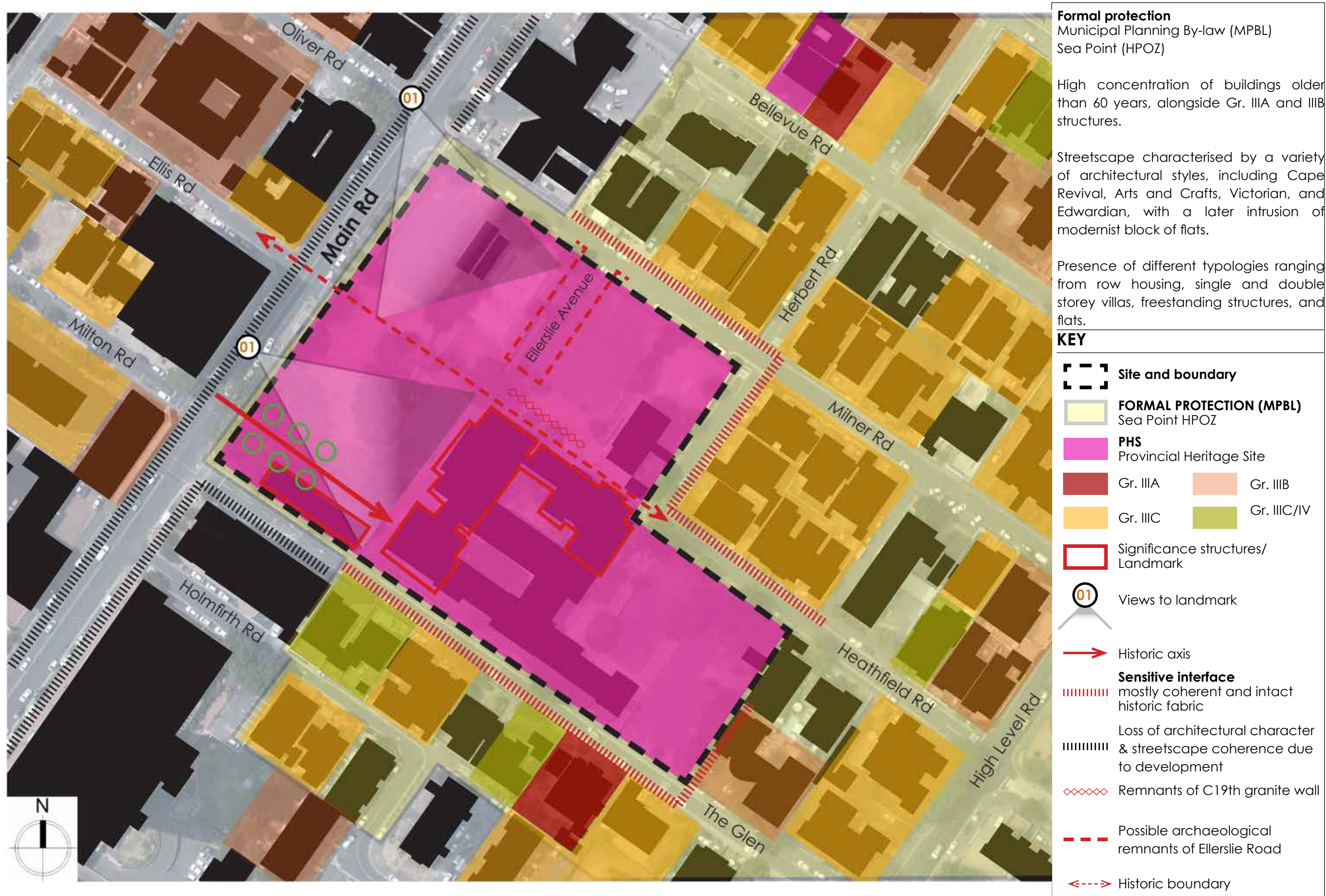
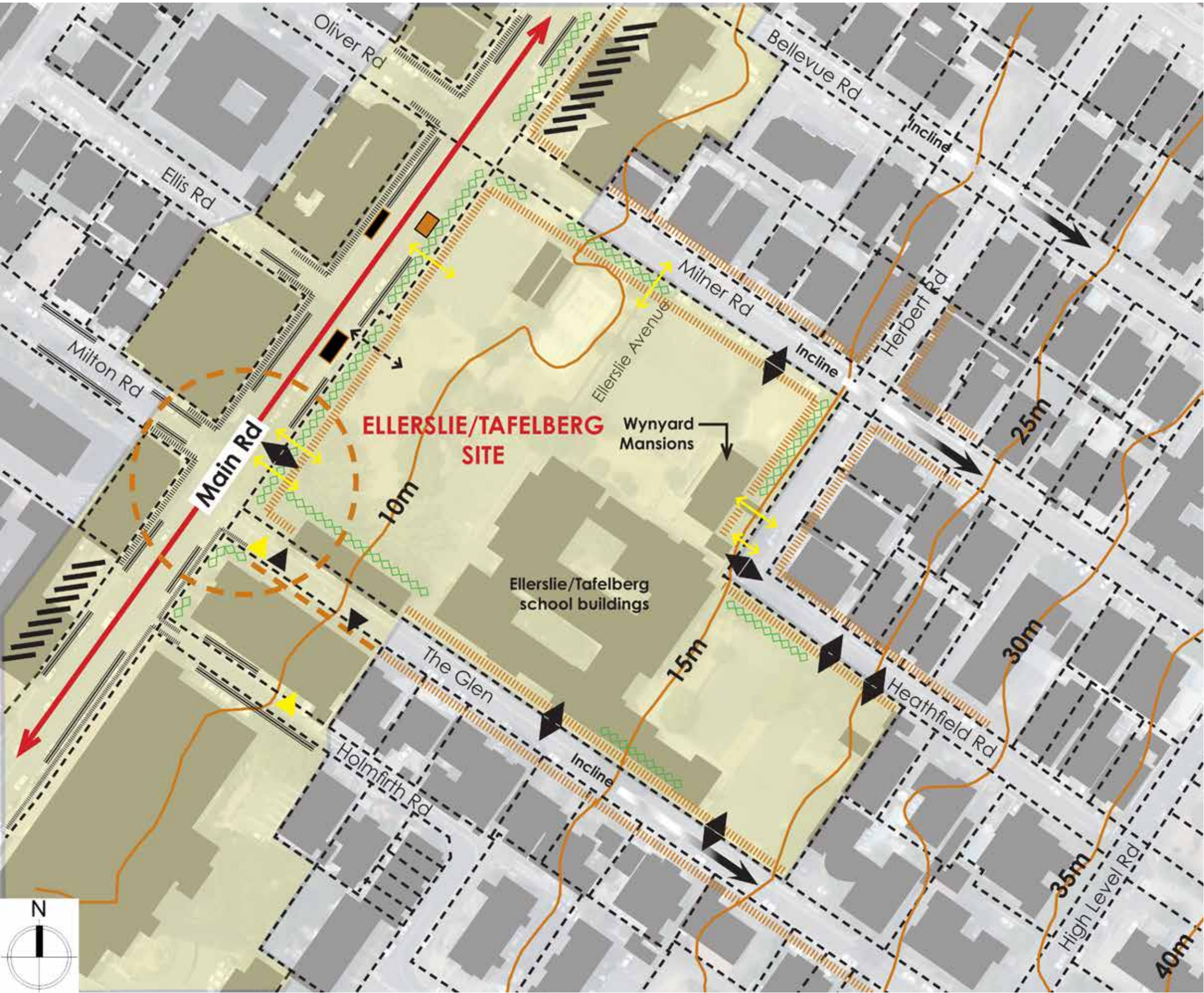


Figure 55. Built Form Informants (RSA, 2025)





High volume movement on Main Road, Low volume vehicle movement on connecting streets.

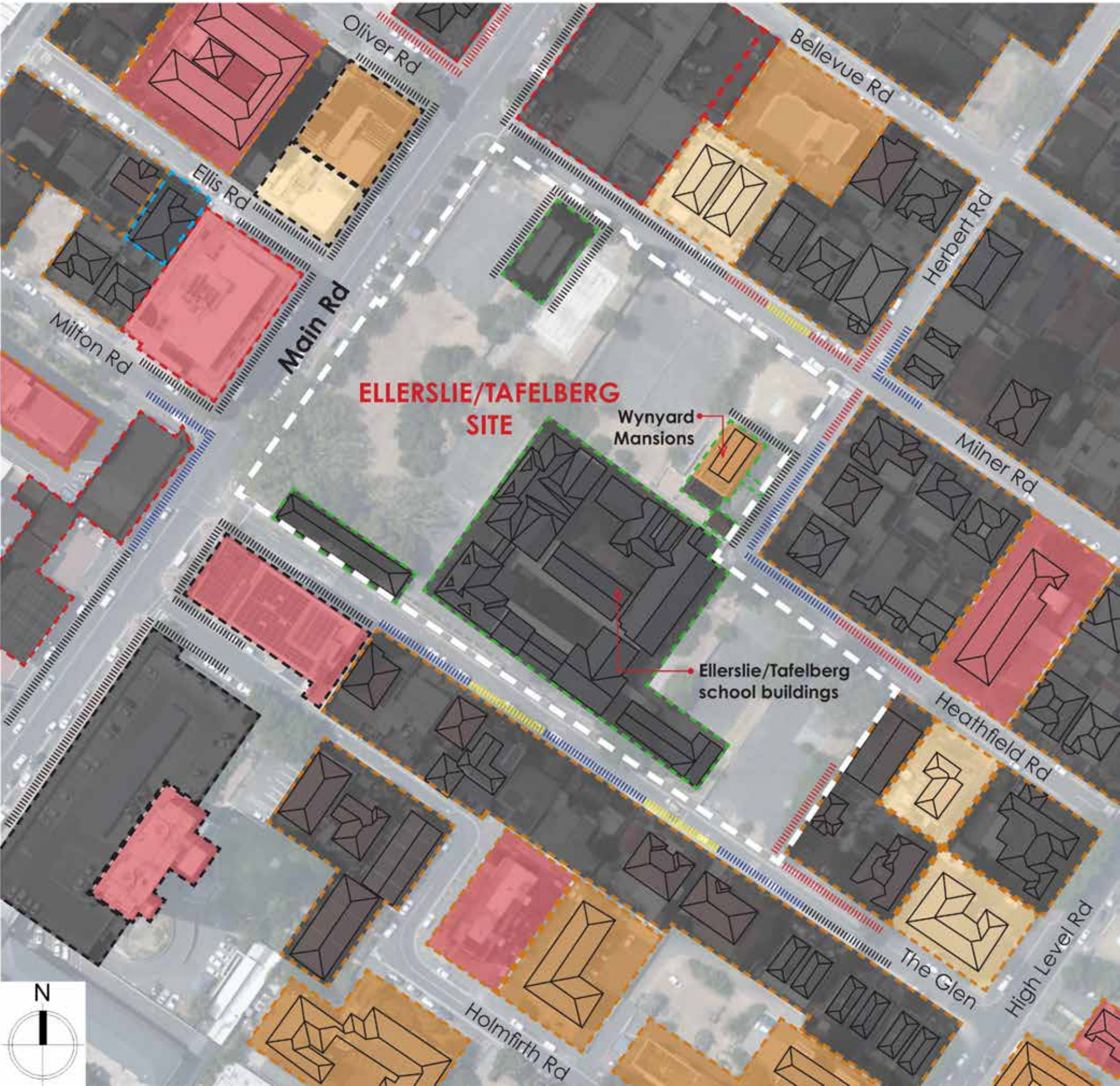
Main Road condition: active street interface. Residential condition: fine grain urban grid. Green edges to site.

KEY	
	Contours 5 meter
	Urban grid
	Green edge condition
	Incline
	Active edges
	PHYSICAL/BUILT STREET EDGE Private and public domains separate, leaving an undefined area in between
	OPAQUE STREET EDGE Visually and physically impermeable no punctures offering scope of participation
	UNDEFINED STREET EDGE Private and public domains loosely defined with a vacant frontage, built edge setback and forecourt
	PT2 ZONE (PUBLIC TRANSPORT ZONES) Characterised by parking reduction and promoting public transport use
	Main Road (Minor Arterial)
	On Street Parking
	Bus Stop
	MyCiTi Bus Stop
	Car transitional interface entry and exit
	Drive-thru transitional interface entry and exit
	Pedestrian transitional interface entry and exit
	Pedestrian transitional interface entry and exit. Opening bricked up (unclear - detailed research required)
	Traffic calming node



The site is within the City of Cape Town's Urban Development Edge and City Improvement District. It is designated for high-density residential development. The front portion is zoned General Business 5, and the rear portion is zoned General Residential 4. The site also forms part of the Urban Inner Core spatial transformation area.

KEY	
	CITY IMPROVEMENT DISTRICT
	GENERAL RESIDENTIAL 2
	GENERAL RESIDENTIAL 4
	GENERAL BUSINESS 5 Mixed Use 1
	GENERAL RESIDENTIAL 5
	OS2 Open Space 2 : Public Open Space
	NEW DEVELOPMENT AREAS High Density Residential



The boundary of the site is surrounded by a variety of architectural styles, mostly modernist, alongside Main Road, associated with the early to mid-20th-century development of Sea Point.

The Glen, Milner Road, and the rear side of the site are characterised by the early 20th-century residential expansion into Sea Point, comprising mostly intact Victorian and Arts and Crafts fabric, and the intrusion of modernist block flats. The height is still predominantly 1- and 2-story, low-rise, and the function of the structures still remains residential.

KEY

Site and boundary.

Roof types

ARCHITECTURE STYLES

Mostly intact Victorian fabric

Mostly intact Arts and Crafts fabric

Modernist built fabric

Early-Mid C20th densification
Some architectural merit

Victorian fabric, altered

HEIGHTS

20 + Metres

15 - 20 Metres

10 - 15 Metres

1 and 2 Storey

FUNCTION

Residential

Mixed ruse

Commercial

Vacant

Civic/religious

6.0. VISUAL IMPACT ASSESSMENT

See Annexure L for full report

6.1. Study Area

The development site was identified as a strategic development site in the Table Bay District Spatial Development Framework (DSDF), suitable due to its location in the Sea Point CBD and close to public transport.

The VIA (Square One, 2025: 9) notes that, as the existing Tafelberg school site will not be redeveloped as part of this assessment, "the school site becomes a key heritage landmark that is essentially positioned immediately adjacent to the portions of the site that will be assessed for potential redevelopment".

6.2. Visual Policy Framework

Relevant policy framework documents affecting the possible visual impacts of the development include the following:

Scenic Drive Network Management Plan (2003)

This document "aims to protect and enhance scenic routes and places of scenic value, including destination places, cultural landscapes and agriculture-rural landscapes celebrating all of Cape Town's diverse culture" (Square One, 2025: 5).

Although not along any identified scenic route, the site is in proximity to the M6 (Beach Road), an identified scenic route. The SNDMP identifies the greatest threat to scenic routes as existing and future developments along them that do not consider the intrinsic scenic value or experience of the route.

Tall Building Policy (2013)

Guidelines from the Tall Building Policy (2013) that apply to the site are as follows:

- Tall buildings, as a general principle, should not be developed on sites where they can create negative visual impact, for instance in sensitive historic environments. The main aim is to reinforce key landmarks, views and vistas.
- Complement and enhance the overall form of the precinct by scaling proposed tall buildings to sit in harmony with immediate / adjacent buildings or respecting other height levels in the design of the new tall

building development.

- Locate and set the tall building's shaft back in such a manner that it limits its visual impact on the street, open space and neighbouring properties that are lower in scale and provide appropriate setbacks of tall buildings from existing buildings to give sufficient space so as to create/ achieve an appropriate transition.
- The final appropriate height should be determined by having sufficient vertical space to allow for a balanced stepping down of the tall building towards the lower scaled buildings.

Table Bay DSDF (Vol. 2 - 2023)

353 Main Road has been designated a strategic site, supported by the following core principles and spatial strategies outlined in the Table Bay District Spatial Development Framework:

- Location within the Sea Point CBD Node
- Position on a Primary Activity Corridor.
- **Densification and Inward Growth:** A foundational principle of the entire DSDF is to counter urban sprawl by promoting densification and inward growth. The framework actively encourages redeveloping underutilized sites (like the former Tafelberg School) within the existing urban footprint, especially in well-located areas with existing infrastructure.
- **Transit-Oriented Development (TOD):** The site is situated directly on a MyCiTi Bus Rapid Transit (BRT) route. This aligns perfectly with the DSDF's emphasis on Transit-Oriented Development, which seeks to concentrate housing, jobs, and services around public transport hubs to reduce reliance on private cars and create more sustainable communities.
- **Publicly-Owned Land for Spatial Transformation:** The DSDF recognizes that underutilized, publicly-owned land presents a critical opportunity for spatial transformation. Policy directs that such sites should be used to achieve strategic city-wide objectives, including the provision of more affordable housing and the creation of integrated, inclusive communities to redress apartheid-era spatial planning.
- **Urban Restructuring and Upgrading:** The framework identifies areas for urban restructuring and upgrading, where significant changes in land use and building intensity are supported to revitalize the urban fabric. The development of a large, prominent site like 353 Main Road is a clear example of the kind of catalytic project envisioned for these areas.

6.3. Receiving Environment

The site is located in a predominantly residential area, with sporadic commercial land use, and is a dynamic interface between a dramatic natural setting and dense, layered urbanism. The area is bounded by a rugged coastline interspersed by beaches, and the lower slopes of Signal Hill, with its topography defining the sense of place and contributing to the neighbourhood character. The linear alignment of the Promenade is the most significant landscape feature, and mediates the relationship between the city and the sea. The historic fabric reflecting the development neighbourhood, is juxtaposed with modern high-rise buildings. "The site at 353 Main Road exemplifies this historical layering as its preserved parkland is a rare remnant of the large 19th-century estates that once defined the area, standing in contrast to the surrounding urban density" (Square One, 2025).

The core structure on site is the historic school building, particularly its original portions. The many mature trees - particularly the stands of ficus, and other indigenous trees - are of high significance (see Annexure E).

Current access to the site from The Glen is via an entrance located on the upper portion of the southern boundary of the site with the proposed Portion 2 housing development poised to make use of this existing access point. The Portion 2 housing development is largely proposed to be constructed on a portion of the site that is currently being used as an open parking lot and as such is completely paved. As part of the proposed Portion 2 development, the existing music rooms will be demolished.



Figure 56. Existing Portion 2 site as at 2023 (Square One, 2025)

To the north-west of the proposed Portion 2 site is the historic Tafelberg School building which holds landmark qualities, and high aesthetic significance. The history of the site is also evident in the wild fig tree avenue. "These large mature trees create a lush canopy that provides shade and a sense of seclusion from the busy urban environment that surrounds the site, with the park area been seen as one of the last open green spaces in the Sea Point CBD. This urban greening plays an integral role in defining the cultural landscape character of the area and as such every effort should be made to protect its exceptional quality and historical significance" (Square One, 2025).



Figure 57. Existing avenue of Ficus (Fig) trees as at 2023 (Square One, 2025)

The site is bounded at the north east, east and south by predominantly residential development of varying scales, with larger scale general mixed use multistorey developments defining the boundary along Main Road at the west. To the north of the Tafelberg School building is the proposed Portion 1 development site, currently the location of the existing dilapidated swimming pool and sports fields.

7.0. HERITAGE RESOURCES AND SIGNIFICANCE

7.1. Heritage Resources: Context Scale

Sea Point East is constantly evolving and changing. The immediate context is richly textured and layered with elements reflecting its morphology. The street character of this sector of Main Road in the site's immediate and neighbouring blocks includes a wide variety of building typologies, however there is coherence to the composition in terms of scale and grain.

The majority of the buildings are fairly low-rise, ranging from single storey Victorian-era villas and shops to small, four-storey mid-century apartment buildings, and occasional recent structures, particularly along Main Road, such as a multi-storey mixed-use building and a low-rise petrol station. The masonry wall edging the site, with its trees and deep garden set back, allows for exceptional views of the mountain from Main Road and this contributes significantly to the quality and sense of place the site contributes to the area. This variety in grain, period and style of the built form, along with the open park quality of the site, lends this sector of Sea Point a very specific aesthetic and contextual character.

Significant buildings on the main Road in the immediate vicinity include:

- Sandstone Sea Point Evangelical Congregational Church (1896), Grade 3A.
- Single storey shop row with intact parapet, parapet detail and veranda columns: 3B.
- Mid-century, modernist style residential flats: 3C.

The residential sector, set back up the slope one building's depth from the Main Road, is characterised by a density and consistency of low rise residential dwellings representative of Sea Point's evolution. The area is protected by the Sea Point HPOZ, which recognises the aesthetic and contextual value of this coherent fine grain. It is described by CoCT as follows:

"an area of heritage significance comprising a rich and dense composition of housing typologies and periods. A sprinkling of houses date back to the mid-19th century while most of the building stock is turn of the century row housing – both single and double storey, interspersed with Edwardian houses and institutional buildings. From the early-mid 20th century to today blocks of flats have been replacing more historical fabric. Some of these flats themselves are of architectural interest and contribute to the richness of the area."



Figure 58. Sea Point HPOZ. Site outlined red. (CoCT EGSViewer, 2025)



Figure 59. Sea Point grading. Site identified as a PHS outlined red. (CoCT EGSViewer 2025)



Figure 60. Sea Point Evangelical Congregational Church: 3A (Image: Google streetview)



Figure 62. Apartment building, NCW (Image: Google streetview)



Figure 61. Apartment building: 3C (Image: Google streetview)



Figure 63. Commercial row: 3B (Image: Google streetview)



Milner Road NCW



Heathfield Road Grade 3C



Herbert Road Grade 3C



Herbert Road Grade 3C



The Glen Grade 3B



The Glen Grade 3B



The Glen Grade 3C

Figure 64. Residential neighbourhood mixed gradings (Google streetview, 2023)

7.2. Heritage Resources: Site Scale

The site complex on erf 1424 is a Provincial Heritage Site (PHS) by virtue of its 1989 declaration as a National Monument and is formally protected in terms of Section 27 of the NHRA.

There has previously been confusion regarding the “boundaries” of the PHS area. However, HWC has confirmed that it deems the site *in its entirety* to be formally protected as a PHS under the NHRA. The site is described in the Government Gazette Notice as the “so-called Ellerslie Girls’ High School building complex, situate on a portion of Consolidated Erf 1424”. The phrase “building complex” is interpreted to include all buildings making up the school complex (see Annexure A for a letter for clarity from HWC).

While the statutory heritage status is that of PHS, the site as a whole and the heritage resources within the site are graded to assess their heritage significance and sensitivity to change. The site is significant as a whole for its composition and component parts. It is composed of cultural landscape qualities, several built heritage resources, and has associational value attached to its 20th century history as a school.

The cultural landscape elements are evident in the extent of the site as a whole with elements representing 200 years of the evolution and development of Sea Point. Its early history is evident, with old built fabric such as stone boundary walling and structured terracing, remnants of its 19th century history as a residential/farm estate, and plastered masonry boundary walling dating to the late 19thC. The elaborate gated openings (some now bricked closed) in the walling reference earlier access and use. This, particularly along the Main Road interface, contributes significantly to the public experience and sense of placemaking and landmark quality of the site.

The history is also evident in the wild fig tree avenue, itself a replacement of an earlier pine tree lined approach, the extent of the open front garden/park surrounded by mature trees, and the placement of the 1935 building on the footprint of the original homestead. The most significant of the built environment elements is the “High School For Girls” building, particularly the earliest portions and front facade visible from Main Road. These legible site elements, along with the bike shed (c1930) and modernist Wynyard Mansions (c1956) contribute to the historic layering of the site and to its distinctive character.

In terms of the NHRA Section 3(3), heritage resources are identified as follows:

- Historical, contextual: The site as a whole (its landscape, layout and structures) is very layered and potentially highly legible with the capacity to contribute to an understanding and appreciation of the history and heritage of the wider area. Wynyard Mansions contributes to this historical, contextual significance.
- Rarity: The size of the site and the site as palimpsest is unique. It occupies an entire urban block on Main Road and is made distinctive by the street edge boundary wall.
- Representative:
 - The building is highly representative of school architecture, particularly that of Parker, of the period.
 - The school buildings representative of the typology of the period. The history as a primary school for girls, then expanded to accommodate high school girls is representative of the 20th century's changing attitudes to the education and role of women in society.
 - The site as a whole has come to represent alternative attitudes and opportunities regarding spatial redress and social justice.
- Aesthetic: The sandstone school building and its landscape setting has high aesthetic significance.
- Socio-historical: The history as Ellerslie School for Girls has a high memory value. The subsequent role as Tafelberg High School, while much shorter in duration, also carries important associational significance, both in its role as a school, and for what the site has come to represent in the efforts of those working for spatial redress and social justice.
- Associational: As a structure, the school building is associated with several significant early 20th century Cape architects, particularly John Parker and William Black.

7.3. Archaeological Significance

Archaeological material related to the early history of the site as a farmstead could yield important information about life on these estates at the time. Remains associated with the history of the site as a school could potentially shed light on aspects of school life that would hold associational and symbolic significance that link to the memory value of Ellerslie School.

The significance of any archaeological resources identified on this site would be determined by their age, history and association, as well as their intactness, condition, and the circumstances of their provenance - i.e. accidental finds vs isolated finds vs securely provenanced material from stratified deposits.

Finds that can be related to the early history of the site would hold greater significance than any originating from the early C20th use of the site as a school, although it is less likely that such older finds would occur in undisturbed contexts.

7.4. Grading

This report grades the site as a whole Grade 3A. Within this, there are component parts of varying heritage significance and they are graded individually. It is worth noting that the CoCT City grading is Grade II, the CoCT Inventory grading for the entire site is 3A.

A detailed survey and analysis of each element supports the provisional grading overview provided by the O'Donoghue HIA 2011, with some adjustments.

- 19thC stone wall and stone terrace walling: 3A
- Wild fig tree avenue: 3A
- Front garden/park: 3A
- School building, kindergarten and hall: 3A
- Later attached school structures: 3C
- Bike shed: 3C (in a highly sensitive location)
- Boundary wall Main Road and lower portion The Glen: 3B
- Wynyard Mansions: 3C
- Other structures: NCW

The specific grading provides a granular guideline to the heritage significance and tolerance for change of an element of the site. In its Guide to Grading (2016) HWC identifies the following characteristics:

- Grade II: Heritage resources with special qualities making it significant in the context of a province or region. May be declared as a Provincial Heritage Site.
- Grade 3A: An excellent example of its kind, sufficiently rare, and significant in the context of an area, with sufficient intrinsic significance to be regarded as local heritage resource.
- Grade 3B: similar significances to a Grade 3A resource, but to a lesser degree; significant in the context of a townscape or neighbourhood
- Grade 3C: Contributes to the environs and is significant in the context of a streetscape or direct neighbourhood, but

should only be regulated if the significance of the environs is sufficient to warrant protective measures.

As can be seen, a 3C grade does not inhibit development opportunities or demolition. However any alterations, and particularly any replacement structures and new interventions are obligated to conform to development guidelines imposed by the statutory context of the HPOZ and PHS.

7.5. Statement of Significance

The site complex as a whole is significant for its historical and contextual role in the evolution and development of Sea Point, and has landmark qualities. It includes one of the largest remaining open park spaces, enclosed by a historic wall, with a historic tree lined approach. It includes the Ellerslie High School building which has high architectural, aesthetic, intrinsic and socio-historical significance. It includes Wynyard Mansions which is contextually significant.



Figure 65. Proposed grading of component parts of the site (RSA 2025)

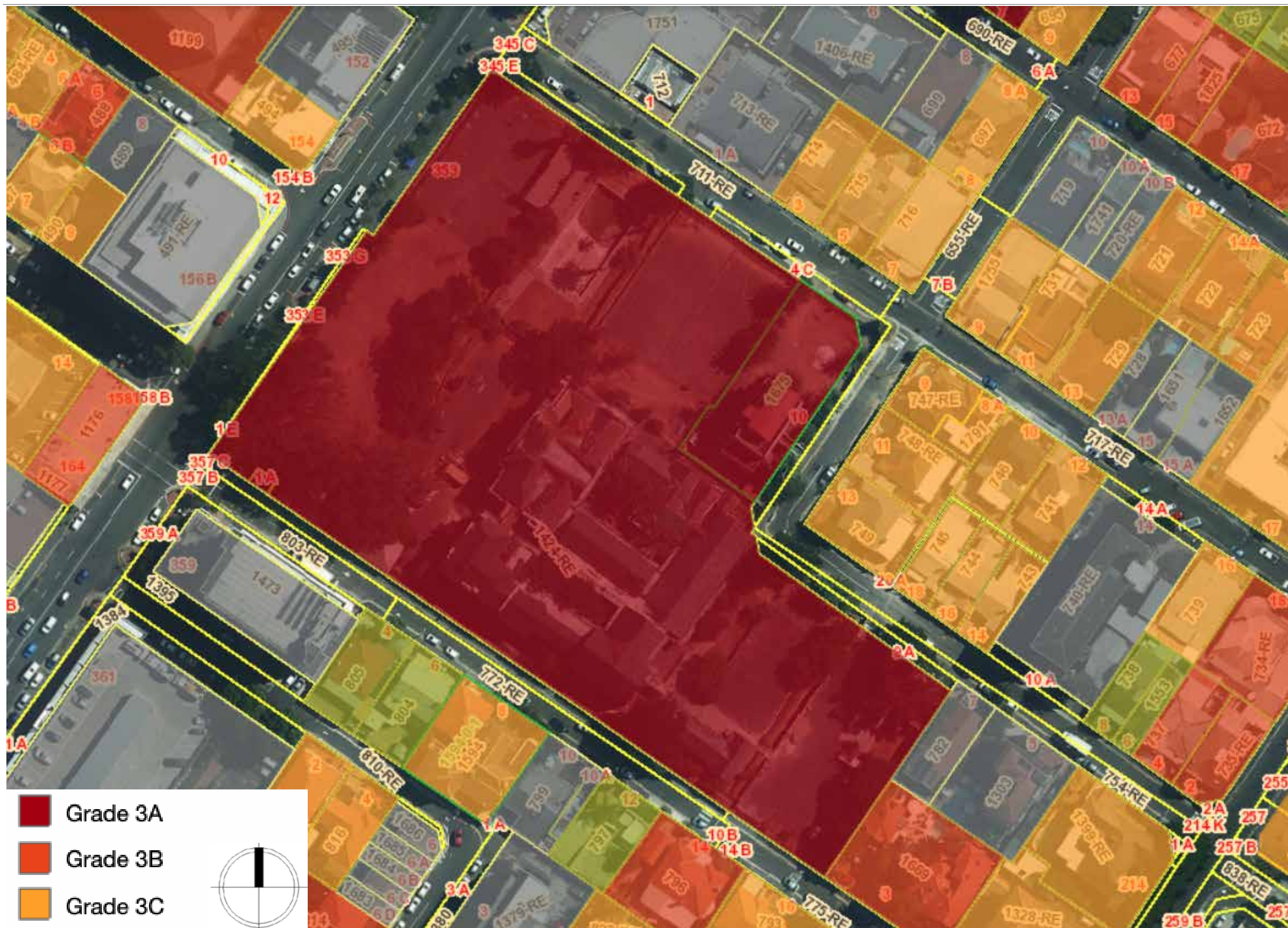


Figure 66. CoCT inventory grading of 3A for the site. (CoCT EGSViewer 2023)

TABLE OF SIGNIFICANCE

BUILDING NAME/S: Ellerslie/Tafelberg High School Complex

SITE	Erf 1424, 353 Main Road, Sea Point East.			ERF	1424	APPLICATION LEGISLATION					
ARCHITECT/S:	Parker, Black, Black & Fagg, Unknown			DATE	1901-1970s	OLDER THAN 60 YEARS:	X	PREV. NATIONAL MONUMENT:			
ORIGINAL USE:	Homestead, then School	CURRENT USE	Vacant		HERITAGE OVERLAY ZONE:	X	GAZETTE:	12214			
HERITAGE VALUES					TITLE DEED RESTRICTIONS:	-	S.27	X	S.34	-	S.38.3
RARITY:	H	ARCHITECTURAL:			M						
REPRESENTIVITY:	H	SOCIO-HISTORICAL:			H						
EXCELLENCE:	M	ENVIRONMENTAL/CONTEXTUAL:			H						
INTEGRITY:	M	SCIENTIFIC/TECHNOLOGICAL:			-						
AESTHETIC:	M	SLAVERY:			L						
SYMBOLIC	L	CULTURAL:			L						
ASSOCIATIONAL:	H	INTRINSIC:			M/H						
AGE:	-	ARCHAEOLOGICAL:			L						
HERITAGE ANALYSIS											
SITE & STRUCTURE DESCRIPTION		The site is a consolidation of two portions of early farms laid out in the c1814 allocation of land to Burghers. Both were developed with large homesteads and outbuildings accessed off Main Road; both were subdivided for suburban development in the later 19th-early 20thC. Both homesteads and the early villas and rowhouses were demolished in the 20thC. The site has the Ellerslie High School for Girls buildings complex which is composed of a cluster of nested 1- and 2-storey buildings built in phases 1901-1970s. There are several free-standing single storey and misc. structures. The site includes a small apartment block, Wynyard Mansions, on a separate unregistered erf. A portion of the site (sportsfields) is brownfield site; another portion has never been constructed except for terracing and remains an open park. Consistent development, demolition, consolidation									
MAJOR ALTERATION/S:		c1815-c2000									
PHYSICAL CONDITION:		Fair, but vacant.									
STATEMENT OF SIGNIFICANCE:		The complex as a whole is significant for its historical and contextual role in the evolution and development of Sea Point, and has landmark qualities. It includes one of the largest remaining open park spaces, enclosed by a historic wall, with a historic tree lined approach. It includes the Ellerslie High School building which has high architectural, aesthetic, intrinsic and socio-historical significance. It includes Wynyard Mansions which is contextually significant.									
PROPOSED GRADING OPPORTUNITIES & THREATS:		3A composed of elements of various significance from 3A to NCW (within PHS) Opportunity to redevelop and reactivate the site to serve a residential and civic role. Has been earmarked for – and is well suited to - inclusionary accommodation. The nested school building is well suited to educational and some other functions. There is the risk of insensitive or inappropriate development that negatively impacts the elements of the site that contribute to its PHS significance.									
RECOMMENDATIONS & GUIDELINES:		Careful adherence to site study indicators at an urban scale and building scale is required to ensure that any change through development utilises the available assets and enhances the composition of the complex as a whole.									

TABLE OF SIGNIFICANCE

BUILDING NAME/S: Ellerslie/Tafelberg High School building

SITE	353 Main Road, Sea Point East	ERF	1424
ARCHITECT/S:	Parker, Black, Black & Fagg	DATE	1901, 1905, 1913, 1936, 1950s, 1960s
ORIGINAL USE:	School	CURRENT USE	Vacant

HERITAGE VALUES

RARITY:	H	ARCHITECTURAL:	M/H
REPRESENTIVITY:	H	SOCIO-HISTORICAL:	H
EXCELLENCE:	M/H	ENVIRONMENTAL/CONTEXTUAL:	H
INTEGRITY:	M/H	SCIENTIFIC/TECHNOLOGICAL:	-
AESTHETIC:	H	SLAVERY:	-
SYMBOLIC	L	CULTURAL:	M
ASSOCIATIONAL:	H	INTRINSIC:	H
AGE:	M	ARCHAEOLOGICAL:	-

HERITAGE ANALYSIS

SITE & STRUCTURE DESCRIPTION	Complex of two-storey, adjoining structures developed in phases to function as a school. Front facing portion is sandstone with white painted plaster window surround detail and arch topped gables. Plaster detailing with the name "High School For Girls".		
MAJOR ALTERATION/S:	Hall & kindergarten extension (Black) Upper floor extension (Black) New building west extension Classrooms and laboratories (Black & Fagg) Additions	1905 1913 1936 1950s 1960s	
PHYSICAL CONDITION:	Vacant but well maintained.		
STATEMENT OF SIGNIFICANCE:	The building holds a prominent position in Sea Point on Main Road and has landmark qualities. Designed and extended by an important Cape architects, it has high aesthetic value		
PROPOSED GRADING OPPORTUNITIES & THREATS:	Grade 3A (within a PHS) Opportunity to re-activate the building for use in a civic role, ideally as a place of education. At threat of insensitive or inappropriate alteration to accommodate a new, and possibly incompatible use.		
RECOMMENDATIONS & GUIDELINES:	Any adaptation of the early building to fulfil a new function should be carefully considered to retain the form and integrity of the structure. Avoid breaking up the existing volumes of classrooms and assembly hall by inserting office type partitions or the invasive alterations required for residential use.		

APPLICATION LEGISLATION

OLDER THAN 60 YEARS:	X	PREV. NATIONAL MONUMENT:	
HERITAGE OVERLAY ZONE:	X	GAZETTE:	12214
TITLE DEED RESTRICTIONS:	-	S.27	X S.34



TABLE OF SIGNIFICANCE

BUILDING NAME/S: Wynyard Mansions

SITE	Corner Milner & Herbert Roads, Sea Point East	ERF	1424 (portion unregistered erf 1675)
ARCHITECT/S:	Unknown	DATE	C1956
ORIGINAL USE:	Apartment building	CURRENT USE	Vacant

HERITAGE VALUES

RARITY:	M/L	ARCHITECTURAL:	M
REPRESENTIVITY:	M/H	SOCIO-HISTORICAL:	M
EXCELLENCE:	M	ENVIRONMENTAL/CONTEXTUAL:	M/H
INTEGRITY:	M	SCIENTIFIC/TECHNOLOGICAL:	-
AESTHETIC:	M	SLAVERY:	-
SYMBOLIC	L	CULTURAL:	L
ASSOCIATIONAL:	L	INTRINSIC:	M
AGE:	L	ARCHAEOLOGICAL:	-

HERITAGE ANALYSIS

SITE & STRUCTURE DESCRIPTION

Modernist four storey apartment building cut in to the sloped site with stepped back top level. Building form steps down to the historic site on its west boundary. Concrete frame with plastered brick infill; facebrick on front/Herbert road façade. Carefully designed with details that include a deep shadow gap beneath the raised plinth, elegantly shaped concrete bridge and repeating theme of “porthole” openings and details. Street-level floor is accessed off Herbert Road by the concrete bridge. Lower-street level apartments are accessed from the north/rear via catwalks and a central staircase. Flats include studio, 1 and 2 roomed, some with south/mountain facing balconies. Interior parquet tile and vinyl tile flooring, timber windows and doors (some broken), fire damage to part of 1 floor.

MAJOR ALTERATION/S: Unknown, but no evidence in the fabric.

PHYSICAL CONDITION:

Neglected, retains original form and detail.

STATEMENT OF SIGNIFICANCE:

Wynyard Mansions is a carefully designed and detailed mid-century, small-medium scale apartment building. It sits comfortably in the immediate neighbourhood of late early 1900s villas. The materiality, lines and form mimic apartments of a similar period in the immediate neighbourhood, on Milner Road and Main Road. As such, it contributes to the historic layering, and the street character of this sector of Sea Point.

PROPOSED GRADING

Grade IIIC (within PHS)

OPPORTUNITIES & THREATS:

While the structure is in a neglected condition, it has the form and detail representative of the area and its period of development. The scale is sympathetic to the surrounds and there is the opportunity to renovate, upgrade and make fire-compliant. The location and size of the site is suitable for redevelopment, which presents a threat to the character of the immediate area.

RECOMMENDATIONS & GUIDELINES:

While demolition can be considered, the existing structure should serve as a design informant to the scale of a new structure to retain the grain of the built form in the neighbourhood. With that in mind, it is strongly recommended to retain, repair and upgrade the building as part of a site-wide redevelopment.

APPLICATION LEGISLATION

OLDER THAN 60 YEARS:	X	PREV. NATIONAL MONUMENT:	X
HERITAGE OVERLAY ZONE:	X	GAZETTE:	12214
TITLE DEED RESTRICTIONS:	-	S.27	X S.34



8.0. HERITAGE INDICATORS

8.1. Baseline Indicators (RSA, 2023)

The following indicators arise from the Baseline Study (RSA, 2023) and inform the development proposal.

8.1.1. Design Guidelines: Context Scale

Context scale: Opportunities

The receiving environment has a dense network of well-established commercial, recreational, educational and civic services. The character of the area is pedestrian-centric, family-friendly and residential. There is the opportunity to re-enliven the site so that it contributes to the environment through the (re-)introduction of residential, commercial, civic, health and educational facilities.

Context scale: Constraints

The receiving environment is identified as having sufficient heritage significance to be protected, in part, by the HPOZ. Any new intervention must respond appropriately to the layered, fine grain urban grid of the context in terms of height and massing.

Context scale: Indicators

- The placement of any new structures should respond to the existing urban grid of the sector above Main Road.
- New developments should respond to the fine grain and variegated scale and massing of structures in the neighbouring street blocks; avoid large massing.
- New developments should respond to the sloped topography of the context and “in-out” stepping between structures placed orthogonally as steps up the slope. This condition allows for a fragmentation of roof lines against mountain backdrop, which should inform any new development on site.
- Architectural language of new interventions should be informed by the neighbourhood.
- Materiality of new developments should be responsive to the existing character of the site.



Figure 67. View from Wynyard Mansions northwards (RSA, 2023)



Figure 68. View east to Milton Road and across low-rise residential sector (RSA 2023)



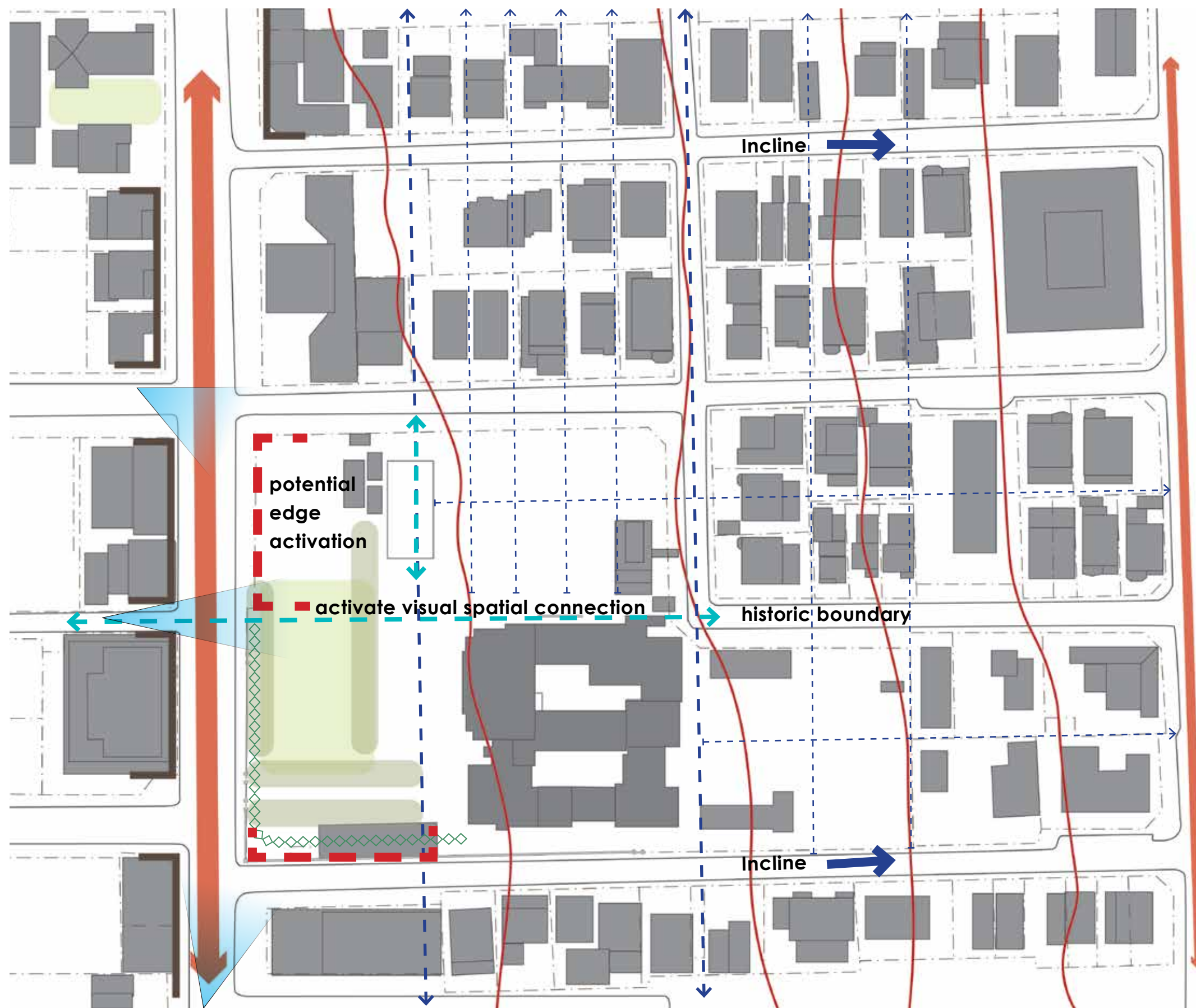
Figure 69. View south to Herbert Road and across low-rise residential sector in immediate neighbourhood (RSA, 2023)

CONTEXT SCALE: DIAGRAMMATIC REPRESENTATION - HERITAGE INFORMANTS



Figure 70. Site analysis context scale: heritage protected zones, sites of heritage significance that contribute to sense of place. (RSA, 2023)

CONTEXT SCALE: DIAGRAMMATIC REPRESENTATION - URBAN CONDITION INFORMANTS



URBAN INFORMANTS:

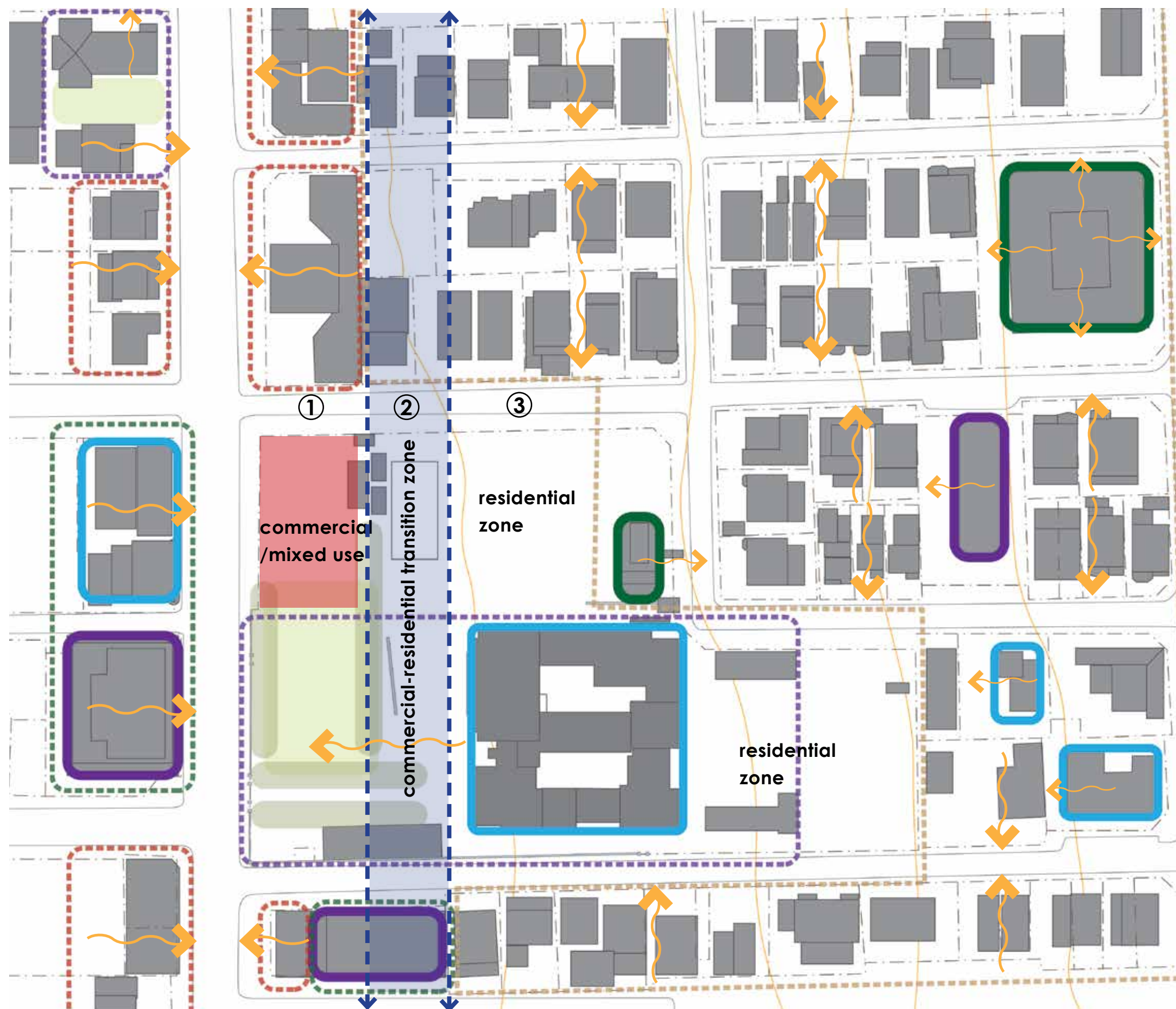
- High volume movement on Main Road, medium/high volume on High Level Road
- Low volume vehicle movement on connecting streets
- Main Road condition: active street interface
- Residential condition: fine grain urban grid
- High visibility corner and edge conditions
- Green edges to site
- +/-20m topographic incline between Main and High Level Roads
- Potential to reactivate visual spatial connections through the site
- Potential for urban engagement on Main Road edges through porous conditions

KEY

- Urban grid
- Urban engagement
- Active edges
- Movement
- Contours 5 meter
- Visual spatial connection
- Green edge condition
- Views

Figure 71. Site analysis context scale: characteristics of the historic urban landscape that contribute to heritage significance and sense of place (RSA, 2023)

CONTEXT SCALE: DIAGRAMMATIC REPRESENTATION - BUILT FORM INFORMANTS



BUILT FORM INFORMANTS:

- Character areas:
 - 1. High activity commercial, mixed
 - 2. Transitional zone
 - 3. Residential sector
- Main Road: mixed use commercial, residential, civic; tolerates taller structures, greater massing
- Transitional zone from active commercial zone to residential sector: mixed use and heights
- Low rise residential with isolated taller apartment blocks
- Residential area with lateral orientation; taller structures mixed orientation

KEY

HEIGHTS

- 20+ metres
- 15-20 metres
- 10-15 metres
- 1 & 2 storey
- Orientation

FUNCTION

- Civic/religious
- Commercial
- Mixed use
- Residential

Figure 72. Site analysis context scale: Character areas determined by height, use and orientation of built infrastructure. (RSA, 2023)

8.1.2. Design Guidelines: Site Scale

School Building

NOTE: NOT PART OF DEVELOPMENT AREA

A: School building: Opportunities

The building lends itself to civic function such as, primarily, educational centre (children, youth, adult). It is potentially also suitable to facilities for community services (crèche, clinic). The building, with its large volumes, good light and amenable environment, is suitable for sensitive adaptation to a compatible use. The building has not been assessed in detail for this report.

The 2011 HIA identified portions of the building that could be removed to make way for a replacement extension. This has not yet been tested in this report, but is flagged for further investigation. Any demolition and new addition would necessarily need to prioritise the heritage significance of the existing structure and be designed to be sympathetic to the PHS.

B: School building: Constraints

Given the heritage significance of the structure, any adaptation to a new use or altered use requires careful consideration. There are constraints, imposed to change by the heritage significance of the earliest parts of the building and the 1935 front facing sandstone extension.

There are constraints on adaptation for universal access, or change of use to an incompatible function such as residential apartments or some commercial uses (such as supermarket).

C: School building: Indicators

- The front facade and prominent east and west side elevations should not be altered or visually blocked from public view.
- The building should be given a buffer area from any encroaching development. The buffer area can accommodate soft landscaping.
- Any alterations should be subject to a Section 27 heritage process to ensure that the significance of the structure is not negatively impacted.

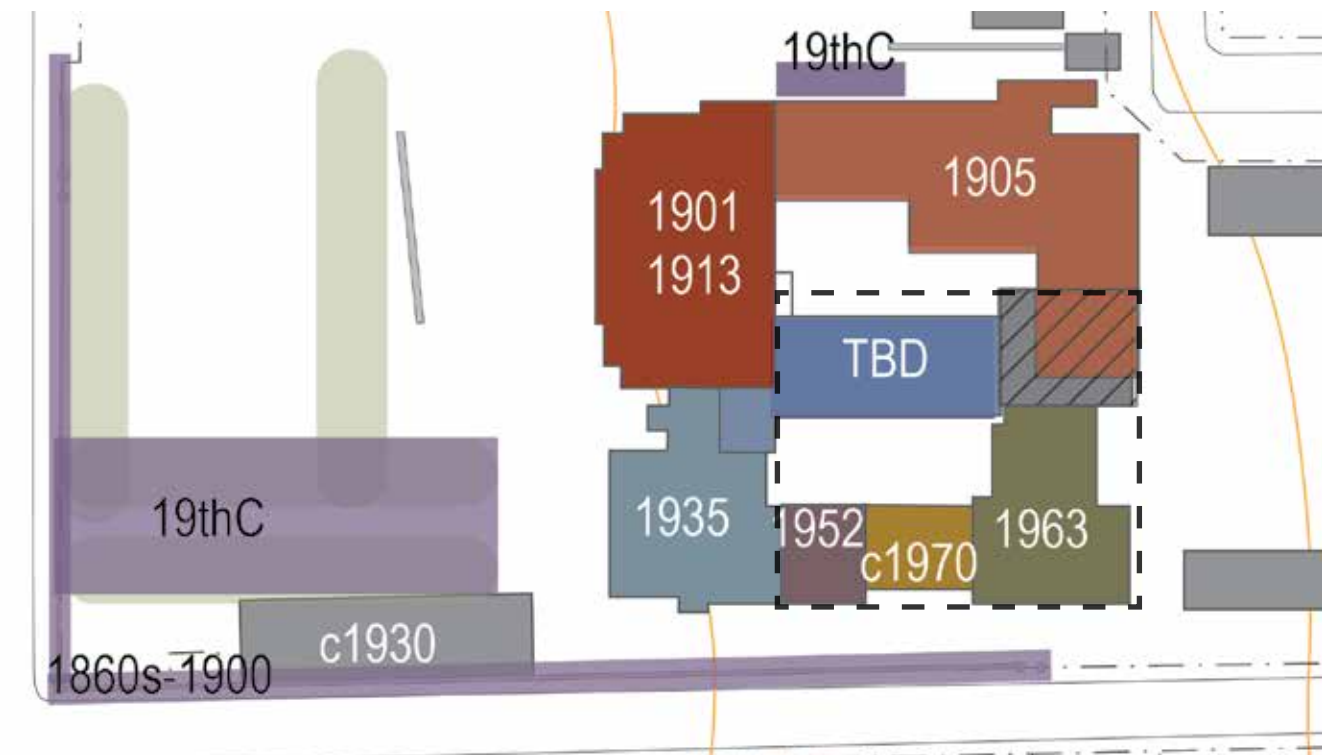


Figure 73. Dating the school building. The dashed outline box denotes the portion identified in 2011 for potential demolition. The school complex contains elements which are unclear and which need more detailed research. (RSA, 2023, after O'Donoghue 2011)

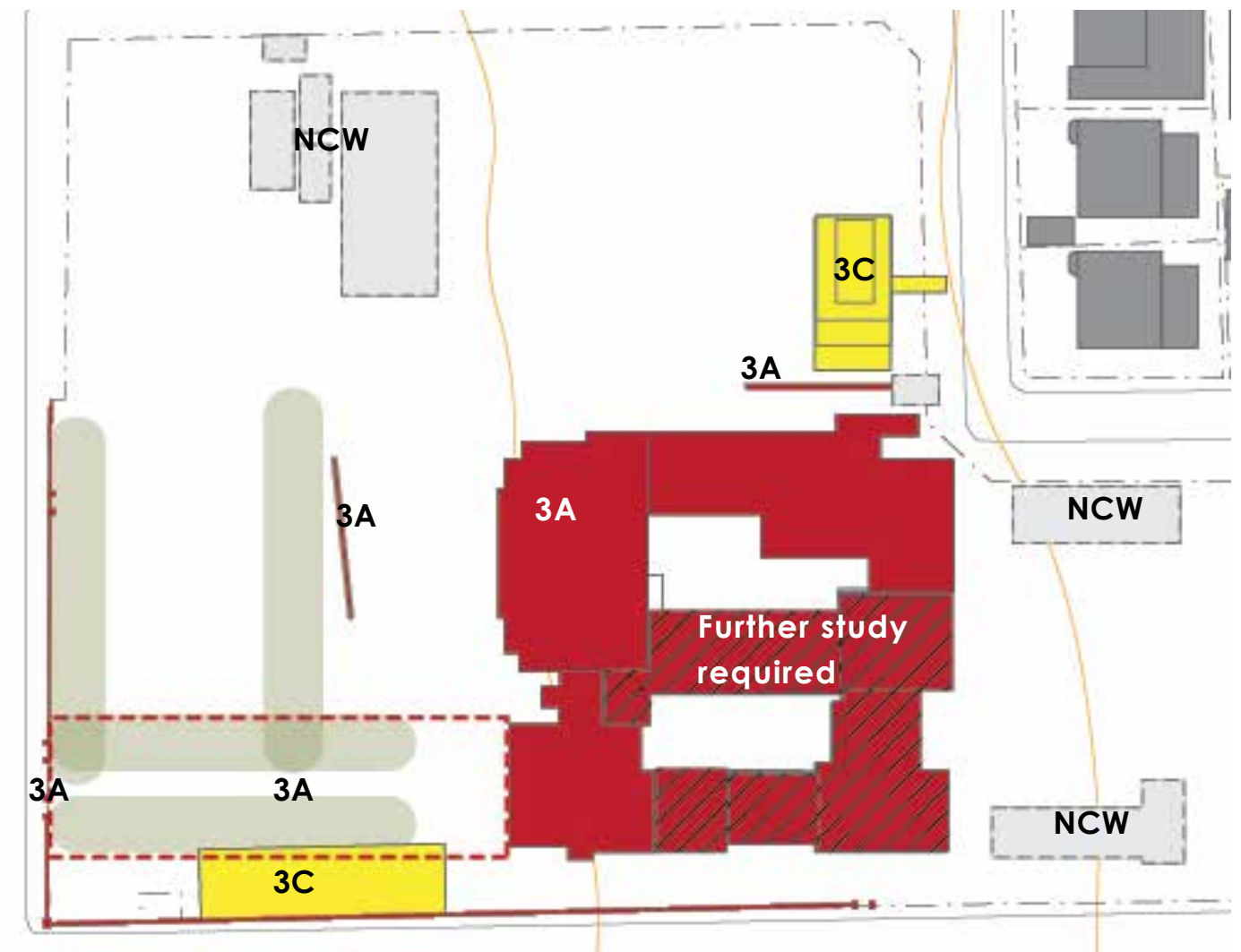


Figure 74. Site grading: informant to constraints (RSA 2023)

Wynyard Mansions

A: Wynyard Mansions: Opportunities

While the structure is in a neglected condition, it has the form and detail representative of the area and its period of development. The scale is sympathetic to the surrounds and there is the opportunity to renovate and reactivate the building.

B: Wynyard Mansions: Constraints

The current condition (concrete spalling), upgrade requirements, and adjustments to the floor plan with regards to fire compliance and universal access may make retention unfeasible, and also limits the integrated development across the site.

C: Wynyard Mansions: Indicators

- While renovation is possible, the overall and unified site development and most importantly the provision of social housing is better served by demolition of the building.

Other site structures

A: Other site structures: Opportunities

Other structures include the boundary wall and internal stone walling, the bike shed, music room, swimming pool stand and store rooms.

- The walling is most significant and conservation-worthy. The boundary walling can be celebrated for its landmark role, with original openings reactivated. Internal walling can be incorporated into landscaping.
- The scale, materiality and character of the bike shed contributes to the overall aesthetic. It is suited to adaptive reuse, particularly if activated as an interface with the public realm.
- All other ad-hoc structures may be demolished to allow for development.

B: Other site structures: Constraints

- The boundary wall limits visual access in to the site, and opportunities to activate the edges, particularly on Main Road up to the transition to the iron railing are limited.
- The location of the bike shed between the historic walling and the avenue, and very close to the main facade, means that its location does not lend itself to development.



Figure 75. Wynyard mansions from below/north, stepped down to the kindergarten building. (RSA, 2023)



Figure 76. Bike shed, with a vehicle to demonstrate scale. (RSA, 2023)

C: Other site structures: Indicators

- Retain the main boundary wall and reactivate openings.
- Investigate programmatic adaptive reuse of the bike shed to new function or multi-use purpose (such as covered parking, play/sports area, market place, other).
- Retain it as open and visually porous and retain character contributing elements such as structural supports and roof.
- All other structures may be demolished and do not inform redevelopment.

Landscape

A: Landscape: Opportunities

Opportunity to activate the open park as a visual feature and “breathing space” along densely developed Main Road.

B: Landscape: Constraints

The tree survey undertaken to identify important trees for protection and retention, and to monitor health and expected longevity, should inform the heritage component of a future landscape design plan.

C: Landscape: Indicators

- Retain the open park space between Main Road historic walling and the school building. It is compatible to activate the open park space as a multifunctional space (recreational and parking) and introduce soft landscaping, planting and seating incorporating stone walling.
- Preserve and protect the wild fig tree avenue, and re-introduce the axial entrance as a central visual cone from Main Road and as a feature to arrival at school building.
- Preserve and protect mature trees identified for retention that frame the open park; remove trees that do not warrant retention, and if replaced, consider slender stemmed trees to allow better visibility of the school building from the Main Road.

8.1.3. Design Guidelines: New Built Form

A: New Built Form: Opportunities

The site has large portions of currently unconstructed land, much of it disused sports grounds and open parking. These are brownfield sites previously occupied by villas, and are highly suited to development.



Figure 77. Avenue, statement trees, framed green space. (Image: RSA 2023)

B: New Built Form: Constraints

The historic school building should remain the centre piece of the site and the views from the Main Road to the front facade should not be interrupted.

Any new developments must be sensitive to the residential one- and two-storey context in terms of height and massing. Furthermore, new structures must comply with potentially restrictive development context imposed by the regulatory status of the HPOZ and the PHS.

C: New Built Form: Indicators

Placement:

- No new development between the school building and the Main Road, retain the open park.
- Retain a buffer area of 5-7 metres around the perimeter of the school building - do not allow new development to abut the school.
- Orthogonal placement in response to historic site grid and wider urban grid.
- Respond to the site's character zones: commercial, transitional and residential.
- Allow the formation of pockets of space.

Access:

- Consider the introduction of "internal streets" that respond to the historic grid:
 - reintroduction of the Ellerslie road access off Milner Road;
 - extension of Herbert Road behind the school building to The Glen;
 - introduction of a longitudinal axis aligning Ellis and Heathfield Roads.
- Reactivate the historic entrance off Main Road
- Re-open and activate the historic pedestrian entrances.

Height and massing:

- Respond to the "micro" character areas of the site which are determined by the various road and interface conditions:
 - Main Road commercial realm interface: can tolerate greater height
 - three residential interface conditions: height limits between (e.g. 3-5 storeys), specific to the placement of the structure.
 - inward-looking garden interface: heights should step down to the garden area (e.g. 2-4 storeys)

- Heights should step down towards the school building (such as shown in the built form of Wynyard Mansions) and garden area.
- Building height can be mitigated by fragmentation of the roof line, set backs and step backs such as in the built form of Wynyard Mansions
- Building height can be mitigated by embedding/cutting into the considerable slope as seen in Wynyard Mansions, which can be used as a design informant.

Architecture and materiality:

- New development should respect the architectural language of existing and neighbouring plastered masonry structures.
- Respond to the architectural character of the area and the topography of the site.
- Use of variation in material, form and colour to break up massing and introduce visual interest and sense of finer grain.
- Use of balconies and inhabited roofs to allow visual interaction - street to building.
- Avoid large, uninterrupted expanses of glass and/or concrete.

Archaeology:

The area around the footprint of the original homestead may retain archaeological remnants and a 5-10m perimeter should be monitored by an archaeologist during ground-works.

HIGH LEVEL DIAGRAMMATIC GUIDELINES FOR DEVELOPMENT:

1. DEVELOPABLE AREAS AND CHARACTER ZONES



RESIDENTIAL ZONE:
Low rise, pitched hipped roof lines, fine grain, orthogonal urban grid, street orientation, "eyes-on-street", low-medium low masonry street edge condition with raised stoeps/ upper storey windows.

TRANSITIONAL ZONE:
Mixed character, mixed height, mixed massing; open spaces.

COMMERCIAL ZONE:
Mixed height, architectural styles, massing, uses. Active street edges, high volume, primary movement route.

 No go to new built infrastructure. Sensitive landscaping and multi-function uses to be tested.

 Buffer area side and back to historic buildings (incorporates stone walling and bike shed) can incorporate soft landscaping and spill.

 Developable zones, responding to the character of each zone (residential, transitional and commercial), to design indicators, and within reasonable height and bulk constraints.

Figure 78. Overview of developable areas, buffer zones and areas that are "no go" to development (Google Earth Pro, 2023)

HIGH LEVEL DIAGRAMMATIC GUIDELINES FOR DEVELOPMENT: 2. DEVELOPABLE AREAS AND SENSITIVITIES



DEFINITIONS

RETAIN:

Retain the portion of the historical structure that is of most significance and most sensitive to alteration and adaptation. Minimal/sensitive alterations to fulfil its as-built function or a compatible new use.

ADAPTATION/REUSE:

Structure or location not feasible for new development. Potentially suitable to sensitive repurposing to a new, compatible function. Bike shed is appropriate to site activation.

ALTERATION/POSSIBLE

DEMOLITION:

Structure has some heritage significance and contributes to the whole. Subject to further feasibility studies, alteration, and even demolition can be considered, but any replacement would be subject to design constraints.

DEMOLISH:

Structures that do not contribute to the heritage significance of the site and can be demolished to make way for development.

HIGH LEVEL DIAGRAMMATIC GUIDELINES FOR DEVELOPMENT: 3. DEVELOPMENT RESPONSE TO SITE AND CONTEXT

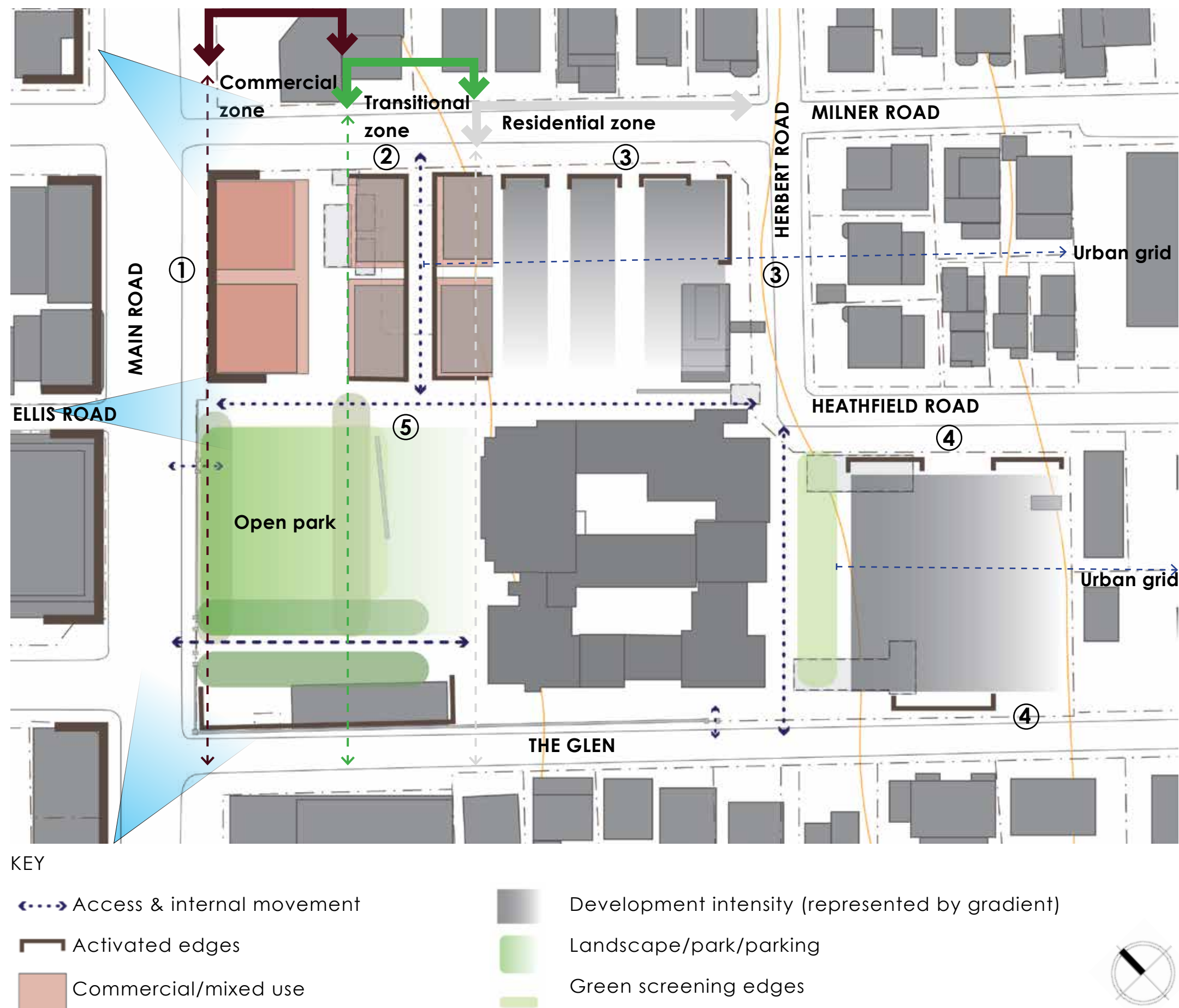


Figure 80. Site activation and potential development areas (RSA, 2023)

DESIGN AND HEIGHT GUIDELINES (for further testing)

CONDITION 1:
Commercial interface, mixed use commercial; location of tallest structure, height to be tested; address the corner condition.

CONDITION 2:
Transitional zone/ lower scale commercial/residential with step down to park and school building; reactivate Eilerslie Road as active internal street.

CONDITION 3:
Residential interface; street breath allows for more height at Milner Road street edge with step down/set back to school building interface; fine grain edge condition to respond to facing grain. Topography allows 4 storeys at Herbert Road interface, or 5 with setbacks and step backs.

CONDITION 4:
Residential interface; mass and height to be tested.

CONDITION 5:
Height step back at garden interface or use internal street as buffer from building to garden.

8.2. Updated Indicators (RSA, 2025b)

This section synthesises the four informants analysed in Section 5.4.1 in order to unpack the constraints to development, the development opportunities presented by the site, and to provide heritage-based design indicators.

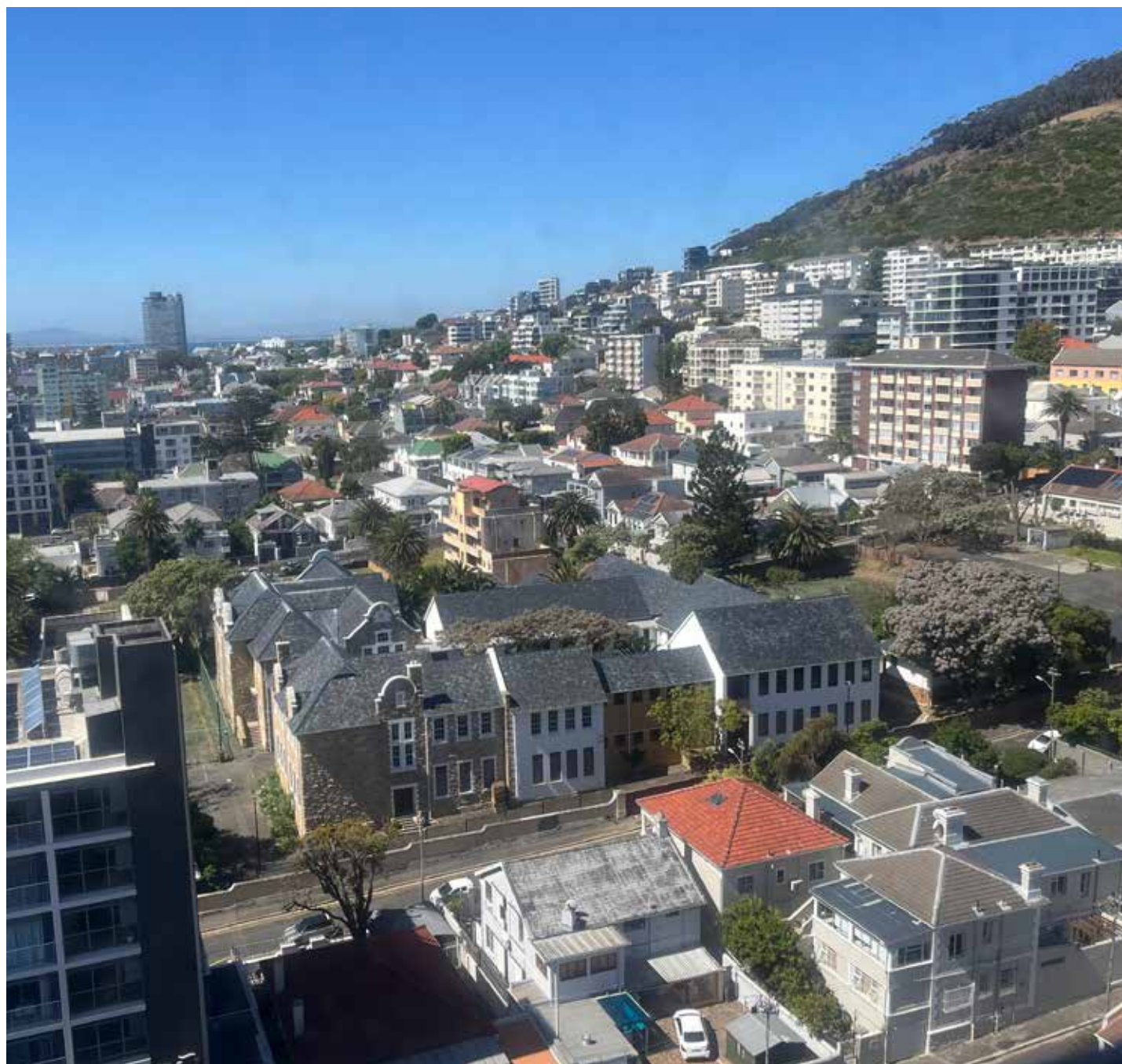


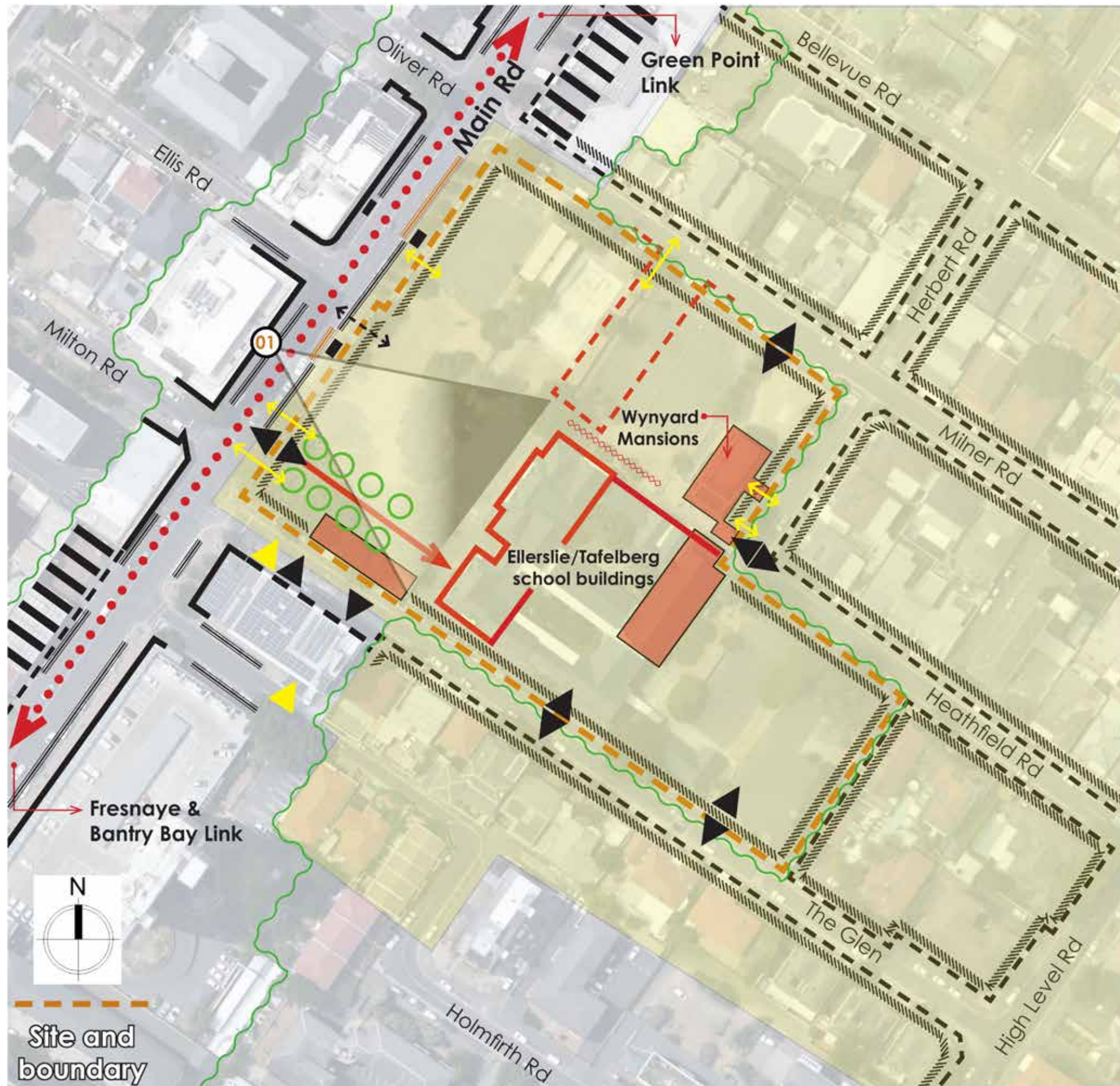
Figure 81. The receiving environment is identified as having sufficient heritage significance to be protected, in part, by the HPOZ. Any new intervention must respond appropriately to the layered, fine grain urban grid of the context in terms of height and massing (RSA, 2025b).



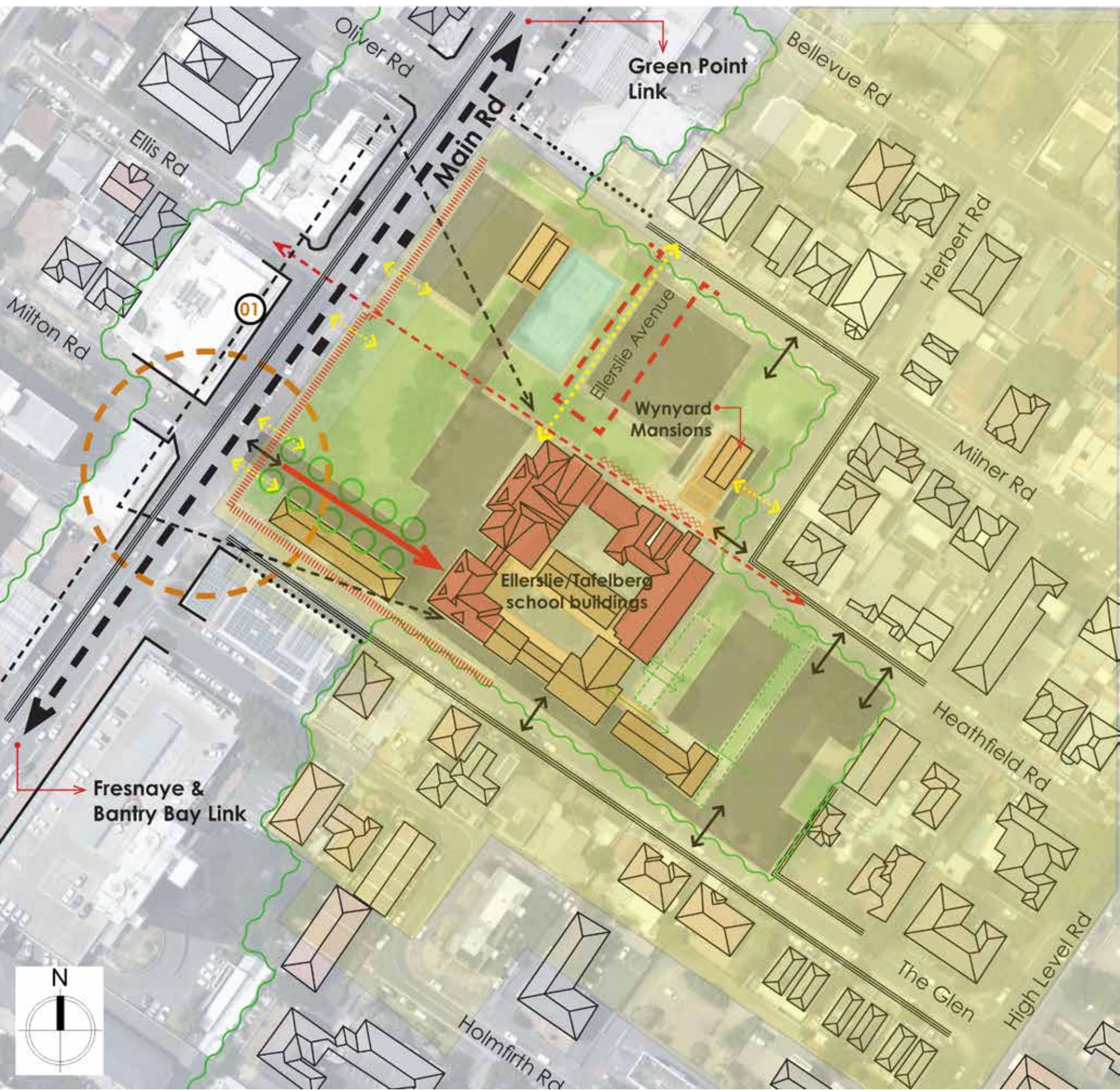
Figure 82. Vista of historic building and landscapes towards Lion's Head (RSA, 2025b)



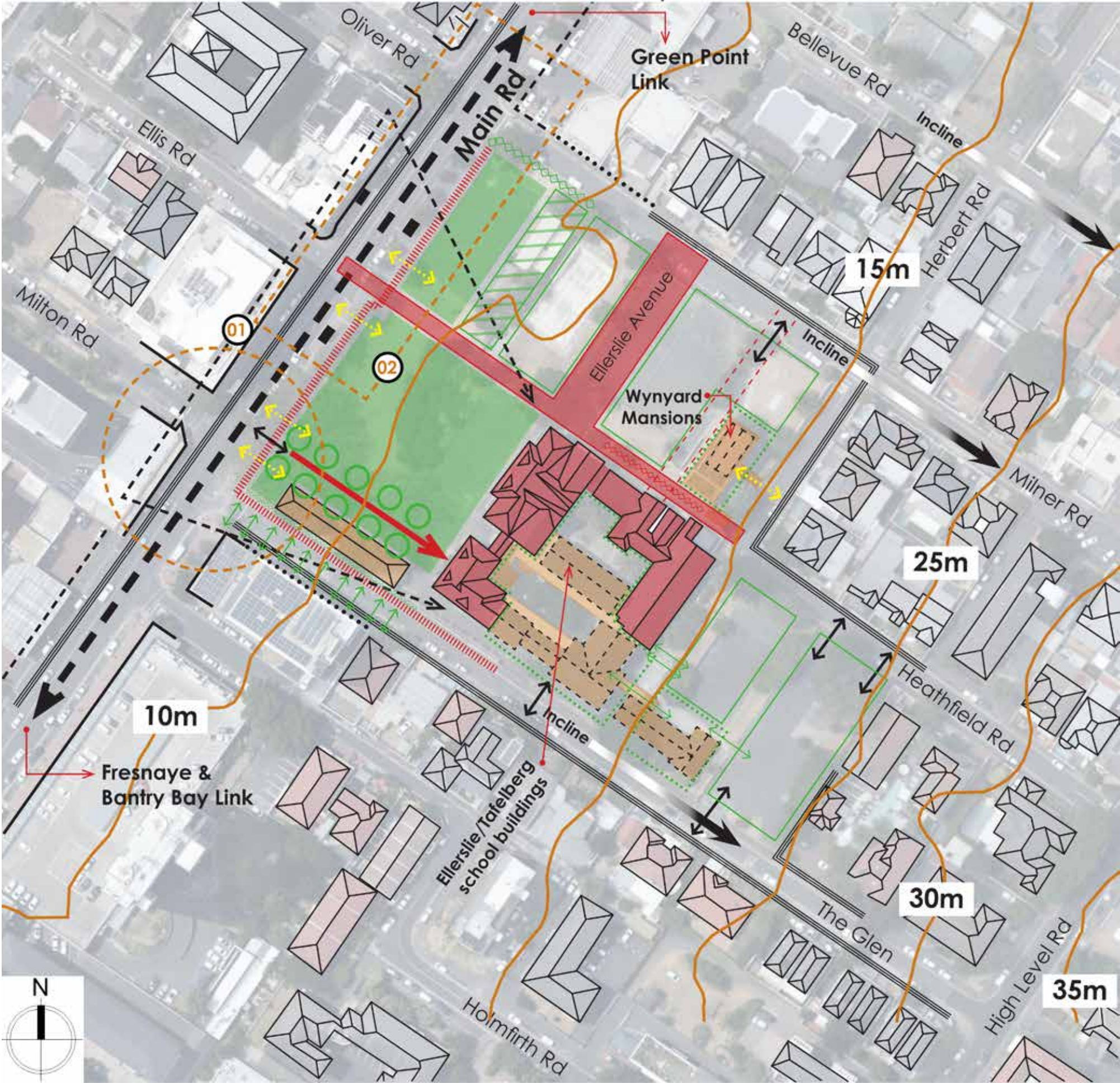
Figure 83. Sense of place & continuity - Opportunity to use historic alignments (RSA, 2025b)



KEY	
Site constraints and challenges	
	Site and boundary
	Potential loss of historic built fabric
	Potential continued erasure of Ellerslie Road
	Potential continued erasure of remnants of C19th granite wall
	Glimpse view of the historic building and potential erasure of the historic green axis
	PHYSICAL/BUILT STREET EDGE
	Private and public domains separate, leaving an undefined area in between
	INTERSECTING / OVERLAPPING DOMAINS
	Historic fabric intersecting with the built street boundary edge, resulting in an expanded type of edge.
	PHYSICAL/BUILT STREET EDGE
	Private (significant historical built fabric) and public domains separate, leaving an undefined area in between.
	VISUAL ACCESS
	Boundary wall limits visual access into the site and significant historical built fabric.
Broader Context constraints and challenges	
	ACTIVE STREET EDGE
	Potential loss of historic built fabric & streetscape coherence due to development
	OPAQUE STREET EDGE
	Visually and physically impermeable no punctures offering scope of participation
	PHYSICAL/BUILT STREET EDGE
	Private and public domains loosely defined or separate, leaving an undefined area in between
	UNDEFINED STREET EDGE
	Private and public domains loosely defined with a vacant frontage, built edge setback and forecourt
	FORMAL PROTECTION (MPBL)
	Sea Point HPOZ
	FORMAL PROTECTION (NHRA)
	Provincial Heritage Site (PHS)
	Bus stop
	Car transitional interface entry and exit
	Pedestrian transitional interface entry and exit
	Drive-thru transitional interface entry and exit
	Bus stop bay
	Pedestrian transitional interface entry and exit.
	Opening bricked up (unclear - detailed research required)
	On Street Parking. Parking embayments on both sides hindrance to active street edges
	Main Road (Minor Arterial)
	PT2 Zone characterised by parking reduction and promoting public transport use



KEY	
	SITE AND BOUNDARY
	LANDMARK BUILDING Use of building as anchor point
	EXISTING STRUCTURES Integration, incorporation or adaptive reuse of historic fabric on site
	ROOF TYPOLOGY Variety of roof typologies as reference
	STREETSCAPE CHARACTER Variety of graded structures as architecture reference
	Sense of place & continuity - Opportunity to use
	historic alignments
	VISUAL ACCESS Retain views to the school building and greenery
	Opportunity to use historic boundary alignment between Elis Rd & Heathfield Rd
	Memory recovery, & potential recovery of Elerslie Avenue
	Restoring and reimagining C19th granite wall remnants
	Mostly intact historic boundary wall
	Active built street edge
	Undefined street edge
	OPAQUE STREET EDGE Visually and physically impermeable punctures for services and car interface. Potential for incorporating and activation
	Traffic calming node
	Bus Stop
	FORMAL PROTECTION (MPBL) Sea Point HPOZ
	Main Road (Minor Arterial)
	PT2 Zone characterised by parking reduction and promoting public transport use. Opportunity to strengthen pedestrian link and positive interface with the public realm
	Soft landscape
	Hard landscaping
	Terraced landscaping
	Artificial water body
	Movement axis
	Car transitional interface entry and exit
	Pedestrian transitional interface entry and exit



KEY

SITE AND BOUNDARY.

LANDMARK BUILDING
Use of building as anchor point

EXISTING STRUCTURES
Integration, incorporation or adaptive reuse of historic fabric on site

STREETSCAPE CHARACTER
Variety of graded structures as architecture reference
Sense of place & continuity - Opportunity to use historic alignments

Potential interpretation and use of historic boundary alignment and Street, as buffer zone & movement axis

Retain C19th granite wall remnants - Potential interpretation and integration to the landscape

Historic boundary restoration - opportunity for punctures and permeability

Site coarse-grained conditions to respond to facing fine-grained conditions and topography

GREEN SPACE / OPEN SPACE
Developable zone to respond to the character of area - Retain significant garden area and upgrade with appropriate soft and hard landscaping. Gardens, courtyards & landscaping. Retain views to the school building and greenery

COMMERCIAL/MIXED USE
Mixed - use interface to address the corner condition/ positive street edge

ADAPTIVE REUSE
Alteration, Adaptation/reuse and even demolition can be considered, but any replacement would be subject to design constraints.

02 Potential integration of public transport infrastructure to enhance / pedestrianise the street

TRAFFIC CALMING NODE
Potential integration of public transport infrastructure to enhance / pedestrianise the street. Integrate historic alignments and entrances

Retain the bicycle shed and area for future institutional / or appropriate commercial usage

Car & Pedestrian transitional interface entry and exit -

Potential integration into development

PT2 ZONE
Opportunity to strengthen pedestrian link and positive interface with the public realm

ROOF TYPOLOGY
Variety of roof typologies as reference

01 Retain views to the school building and greenery

DEVELOPABLE AREA

Heritage Design Informants

Refer to diagram on page 88.

1. Use of landmark historic building as anchor point.
2. Variety of roof typologies as reference.
3. Integration, incorporation or adaptive reuse of historic fabric on site.
4. Variety of graded structures as architecture reference.
5. Sense of place & continuity - Opportunity to use historic alignments.
6. Retain views to the school building and greenery.
7. Potential interpretation and use of historic boundary alignment and Street, as buffer zone & movement axis.
8. Potential interpretation and use of historic boundary alignment and Street, as buffer zone & movement axis.
9. Retain 19thC granite wall remnants - Potential interpretation and integration to the landscape
10. Historic boundary restoration - opportunity for punctures and permeability.
11. Site coarse-grained conditions to respond to facing fine-grained conditions and Topography.
12. Developable zone to respond to the character of area - Retain significant garden area and upgrade with appropriate soft and hard landscaping. Gardens, courtyards & landscaping. Retain views to the school building and greenery.
13. Mixed-use interface to address the corner condition/ positive street edge.
14. Alteration, Adaptation/reuse and demolition can be considered, but any replacement would be subject to design constraints.
15. Potential integration of public transport infrastructure to enhance / pedestrianise the street
16. Potential integration of public transport infrastructure to enhance / pedestrianise the street. Integrate historic alignments and entrances.
17. Retain the bicycle shed and area for future institutional / or appropriate commercial usage.
18. Car & Pedestrian transitional interface entry and exit - Potential integration into development.
19. Opportunity to strengthen pedestrian link and positive interface with the public realm.

8.3. Summarised Key Heritage Indicators

1. Respond to the pressing need for social and affordable housing in the area.
2. Promote mixed use and integrated development.
3. Re-enliven the site so that it contributes to the environment through the (re-introduction of residential, commercial, civic, health and educational facilities.
4. Any new intervention must respond appropriately to the layered, fine grain urban grid of the context in terms of height and massing.
5. The placement of any new structures should respond to the existing urban grid of the sector above Main Road.
6. New developments should respond to the fine grain and variegated scale and massing of structures in the neighbouring street blocks; avoid large massing.
7. New developments should respond to the sloped topography of the context and "in-out" stepping between structures placed orthogonally as steps up the slope. This condition allows for a fragmentation of roof lines against mountain backdrop, which should inform any new development on site.
8. Architectural language of new interventions should be informed by the neighbourhood.
9. Materiality of new developments should be responsive to the existing character of the site.

School building: (Note: not part of the development area, but to be considered in design due to PHS status of site)

10. An appropriate and compatible use and programme should be developed to allow for an integrate use of the site.as far as is practical and allowing for necessary security provisions.
11. The front facade and prominent east and west side elevations should not be altered or visually blocked from public view.
12. The building should be given a buffer area from any encroaching development. The buffer area can accommodate soft landscaping.
13. Any alterations should be subject to a separate heritage process to ensure that the significance of the structure is not negatively impacted.

Wynyard Mansions:

14. While renovation and reuse is potentially possible, the overall and unified site development (and most importantly the provision of social housing) is better served by demolition of the building.
15. The building does not possess enough architectural or social significance to warrant retention.

Other site structures:

16. Retain the main boundary wall in front of the school and reactivate openings. The sections of historic 19thC stone walling on the Main Road northern end to be further investigated with a view to retaining and incorporating in the design, with localised adjustments to facilitate positive street interface.
17. Investigate programmatic adaptive reuse of the bike shed to new function or multi-use purpose (such as covered parking, play/sports area, market-place, other). Retain it as open and visually porous and retain character contributing elements such as structural supports and roof. (Not part of Development Area)
18. All other structures can potentially be demolished and do not inform redevelopment.

Landscape: Indicators

19. Retain the open park space between Main Road historic walling and the school building. It is compatible to activate the open park space as a multifunctional space (recreational and parking) and introduce soft landscaping, planting and seating incorporating stone walling.
20. Preserve and protect the wild fig tree avenue, and re-introduce the axial entrance as a central visual cone from Main Road and as a feature to arrival at school building.
21. Preserve and protect mature trees identified for retention that frame the open park; remove trees that do not warrant retention, and if replaced, consider slender stemmed trees to allow better visibility of the school building from the Main Road.

New Build Form

Placement:

22. No new development between the school building and the Main Road,
23. Retain the open park.
24. Retain a buffer area of 5-7 metres around the perimeter of the school building

25. Do not allow new development to abut the school.
26. Orthogonal placement in response to historic site grid and wider urban grid.
27. Respond to the site's character zones: commercial, transitional and residential.
28. Allow the formation of pockets of space.

Access:

29. Consider the introduction of "internal streets" that respond to the historic grid:
 - reintroduction of the Ellerslie road access off Milner Road
 - extension of Herbert Road behind the school building to The Glen
 - introduction of a longitudinal axis aligning Ellis and Heathfield Roads
30. Reactivate the historic entrance off Main Road
31. Re-open and activate the historic pedestrian entrances.

Height and massing:

32. Respond to the "micro" character areas of the site which are determined by the various road and interface conditions:
33. Main Road commercial realm interface: can tolerate greater height
34. Three residential interface conditions: height limits between (3-5 storeys), specific to the placement of the structure.
35. Heights should step down towards the school building and garden area.
36. Building height can be mitigated by fragmentation of the roof line, setbacks and step backs such as in the built form of Wynyard Mansions
37. Building height can be mitigated by embedding/cutting into the slope as seen in Wynyard Mansions, which can be used as a design informant.

Architecture and materiality:

38. New development should respect the architectural language of existing and neighbouring plastered masonry structures.
39. Respond to the architectural character of the area and the topography of the site.
40. Use of variation in material, form and colour to break up massing and introduce visual interest and sense of finer grain.
41. Use of balconies and inhabited roofs to allow visual interaction – street to building.
42. Avoid large, uninterrupted expanses of glass and/or concrete and commercial appearance.

9.0. DEVELOPMENT PROPOSAL

9.1. Proposal

The proposed development is located at 353 Main Road, Sea Point on Remainder of Erf 1424. The erf currently measures a total of 16 351,3m² and it is proposed that three portions are subdivided off it to form the site of development. Proposed Subdivisional Portions 1, 2 and 3 are the subject of the site enablement activities addressed in this HIA and its specialist reports.

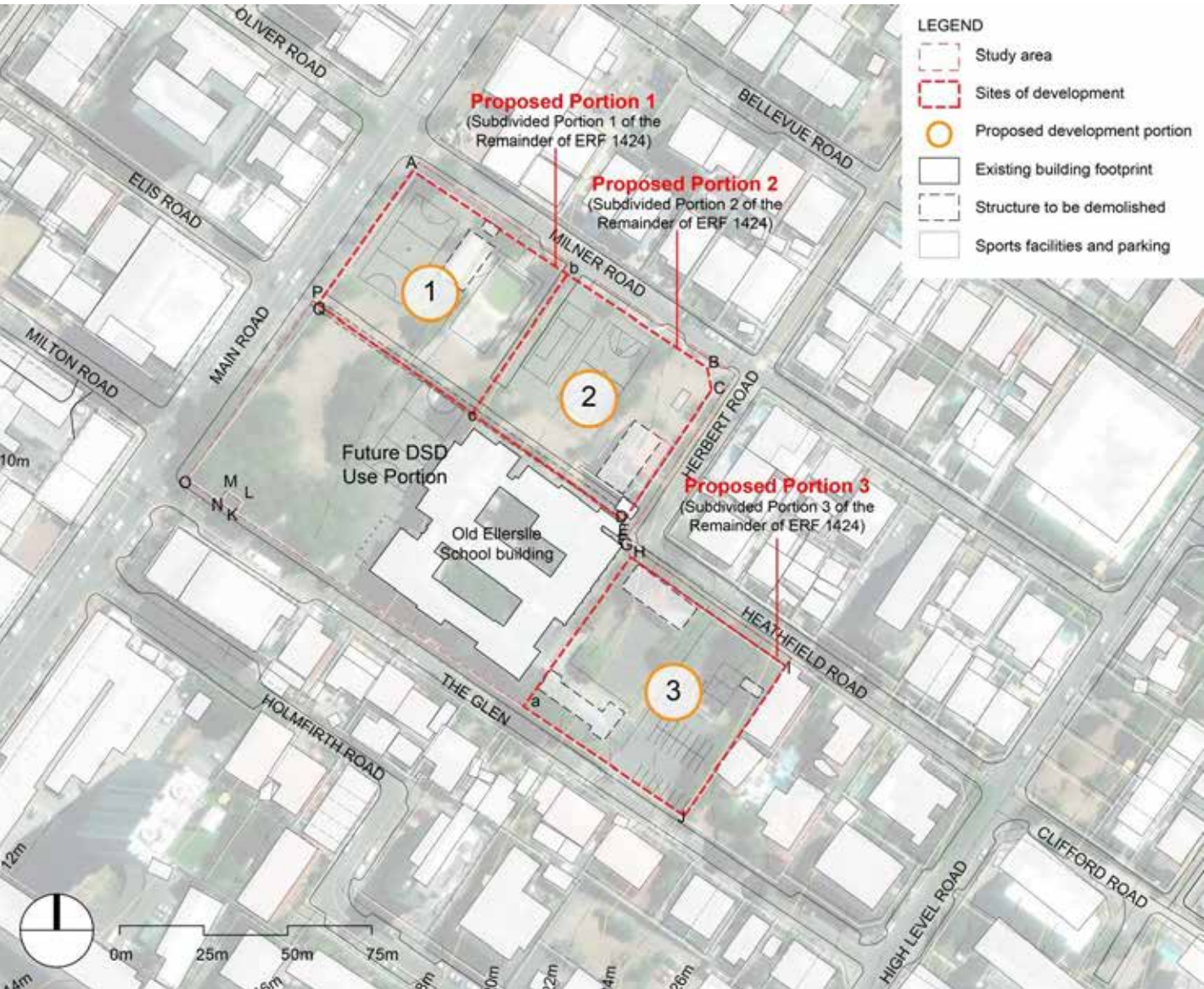


Figure 84. Development site with subdivisions indicated (Zutari, 2025)

The preferred development option, Concept Design 3D proposes the construction of an 11 storey building on Parcel 1 that is Open Market Residential with retail on the ground floor (Zutari, 2025). The remaining buildings proposed for Parcels 2 and 3 are 4 storey walk-up social housing arranged around multifunctional courtyards. It is envisioned that these blocks have positive

street interfaces, but that pedestrian access is from the courtyards. In this concept, Affordable Housing is omitted.

The proposal covers a total site area of 8647.5m² split over the three development parcels 1, 2 and 3. The remainder of the site, referred to as open space, is a combination of hard and soft landscaping.

Table 2. Coverage breakdown

Dev. Ptn.	Dev. Ptn. (m ²)	Proposed building footprint (m ²)	Coverage
Portion 1	2765	1532	55%
Portion 2	2782	1298	47%
Portion 3	3100,5	1441	46%

The maximum development potential in terms of number of floors and net building area, assuming an 80% efficiency ratio to calculate the nett building area, provides a total residential gross lettable area (GLA) of 17 615m², and a retail GLA of 1 200m². Based on this calculation, unit yields were derived for the preferred alternative that will see 229 units (49.1% of the GLA) devoted to Open Market residences, and 252 (50.9% of the GLA) to Social Housing.

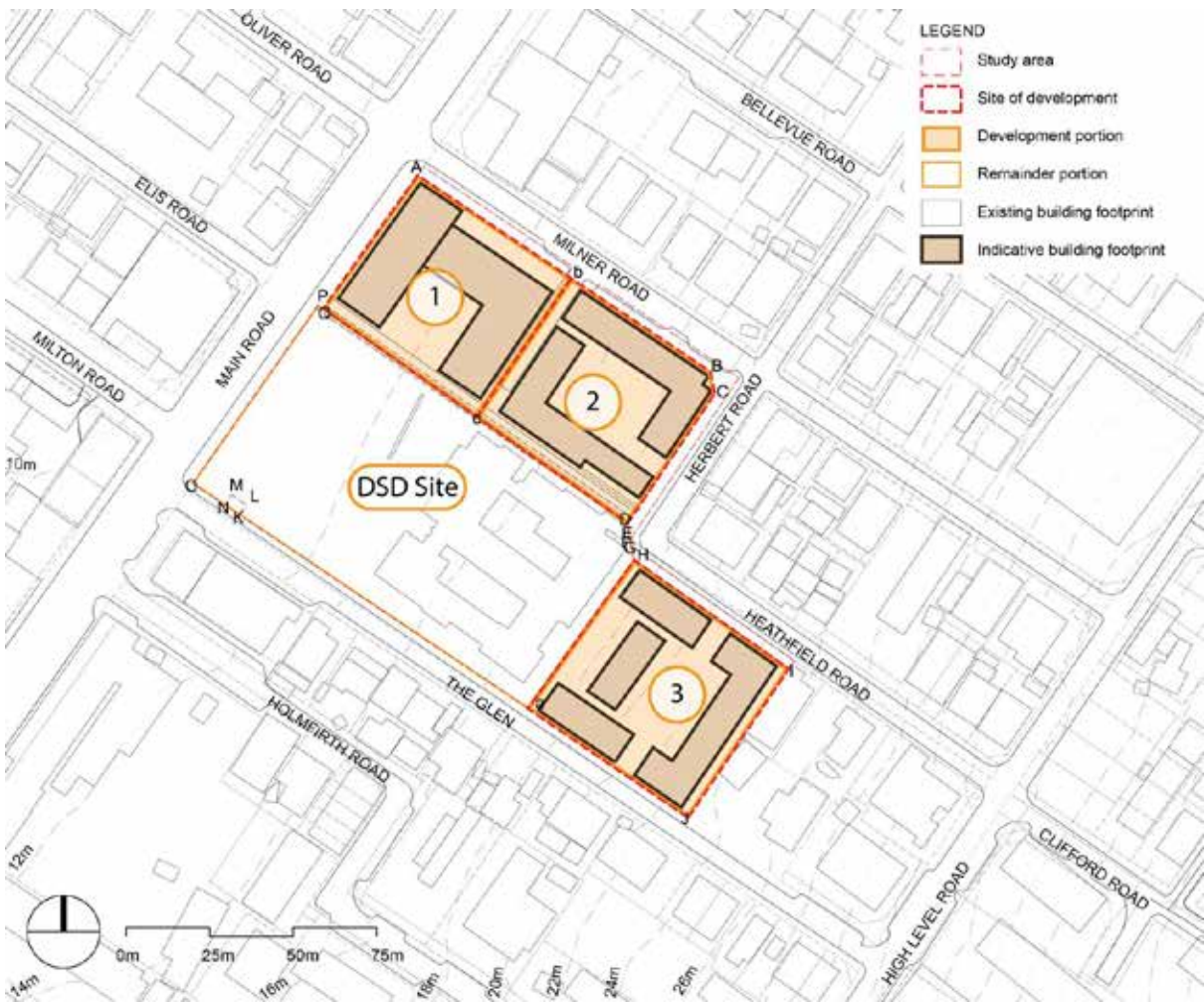
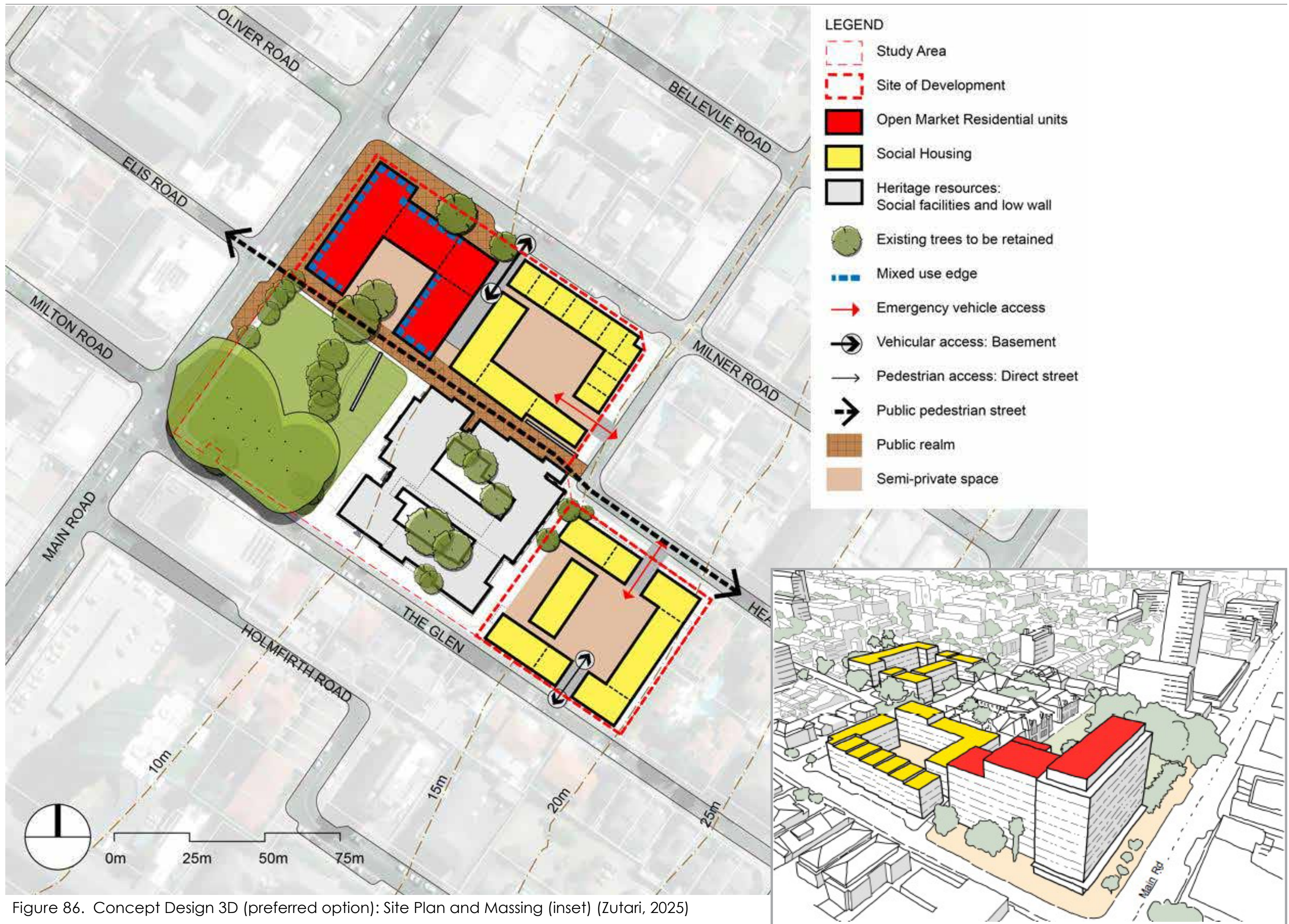


Figure 85. Development footprint (Zutari, 2025)



The 11 storey building will be located on the corner of Main Road and Milner Road along the Development Corridor as indicated in the MSDF. The development then steps down to four storeys towards High Level Road in response to the finer grain, low rise residential context there. The four storey buildings follow the topography, and have stepped floor plates and roofscapes to achieve this.

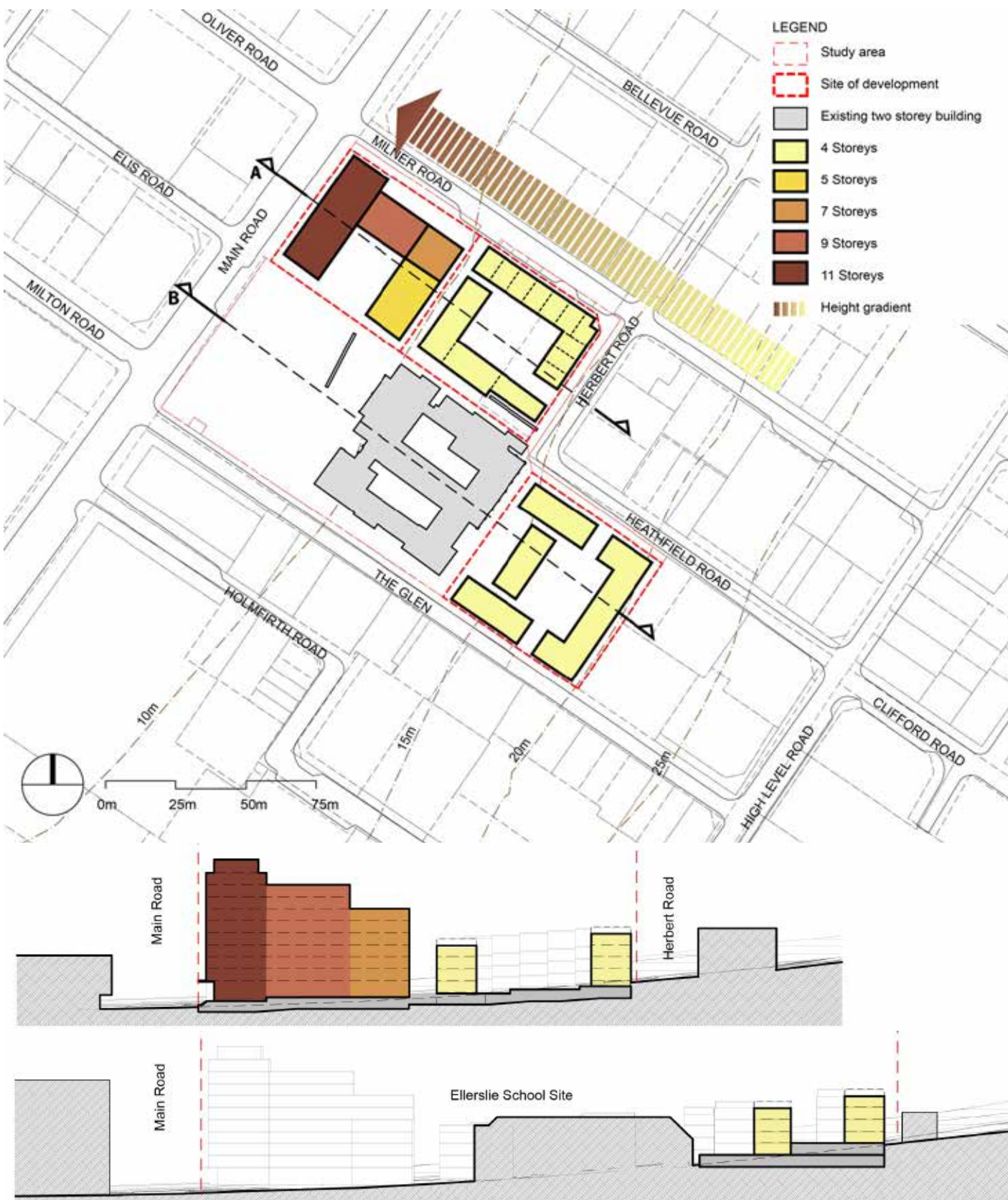


Figure 87. Proposed height distribution across the site (top) and sections through site (below) (Zutari, 2025)

The site is located in a PT2 zone, and no parking is required in terms of regulations pertaining to that zoning. Parking is, however, to be provided in the basement levels, at a ratio of 0,5 bays per residential unit, with a total of 241 parking bays required over the three development blocks; a further 10 bays on development parcel 3 need to be provided for the Department of Social Development site. No at-grade parking is provided.

Other than the emergency access, the development does not have any at-grade vehicular access. There are two basement ramp access points to the development, one per development parcel. Development parcel 1 is accessed off Milner and development parcel 2 is accessed off The Glen.

Pedestrian entrances to access the ground floor and the residential floors above, are encouraged along Main Road to ensure the edge is active and responds to its context of active ground floor edges. A public right of way pedestrian street is proposed to run from Main Road, through the centre of the site towards Heatherfield Road. The development is highly accessible to both MyCiTi and Taxi Routes, with a MyCiTi station directly adjacent to the development with several more within a 20-minute walk from the site.

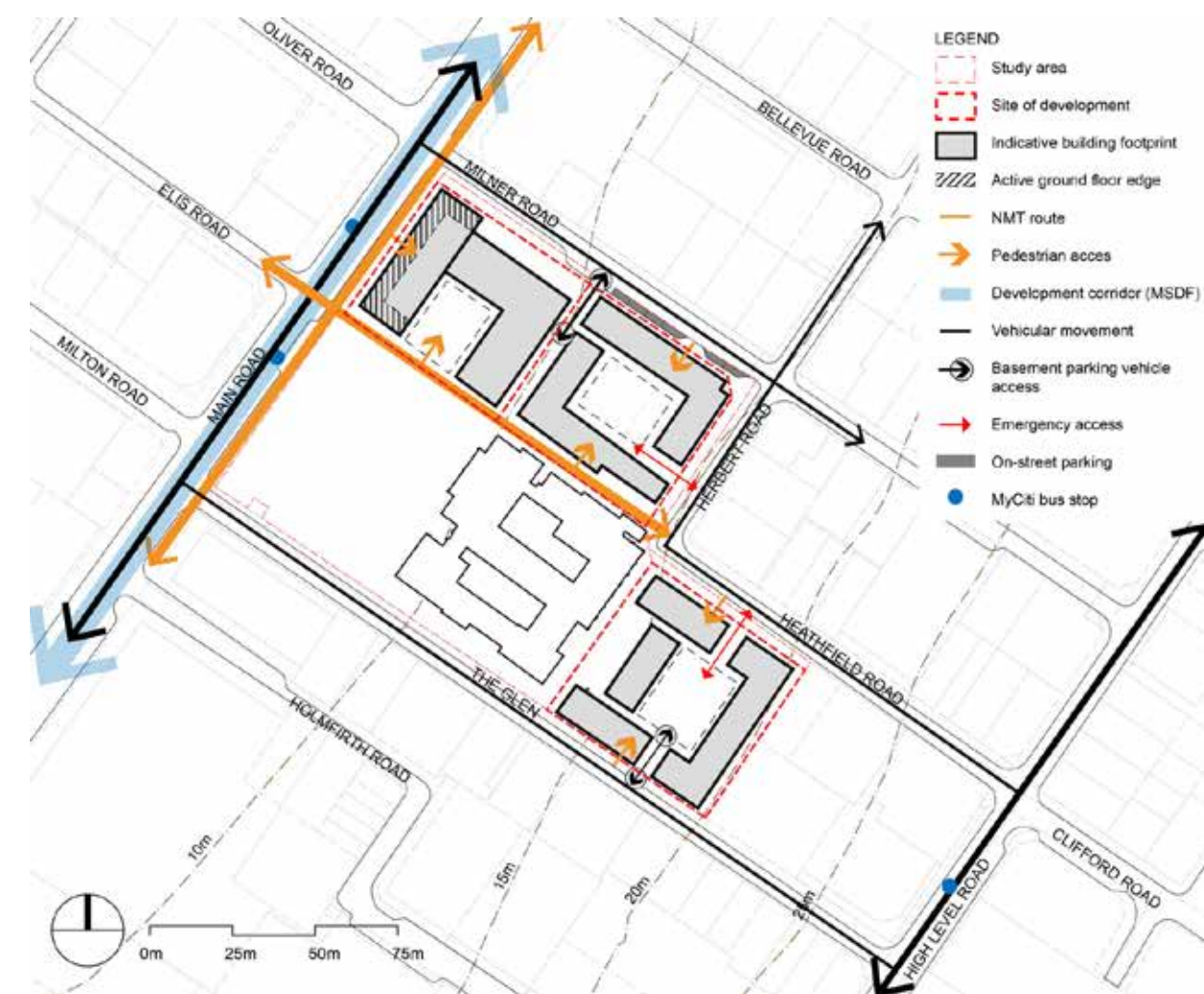


Figure 88. Access and movement (Zutari, 2025)

The courtyards are envisioned as dedicated multifunctional social spaces for the tenants of the housing developments, but emergency and service vehicle access are provided.

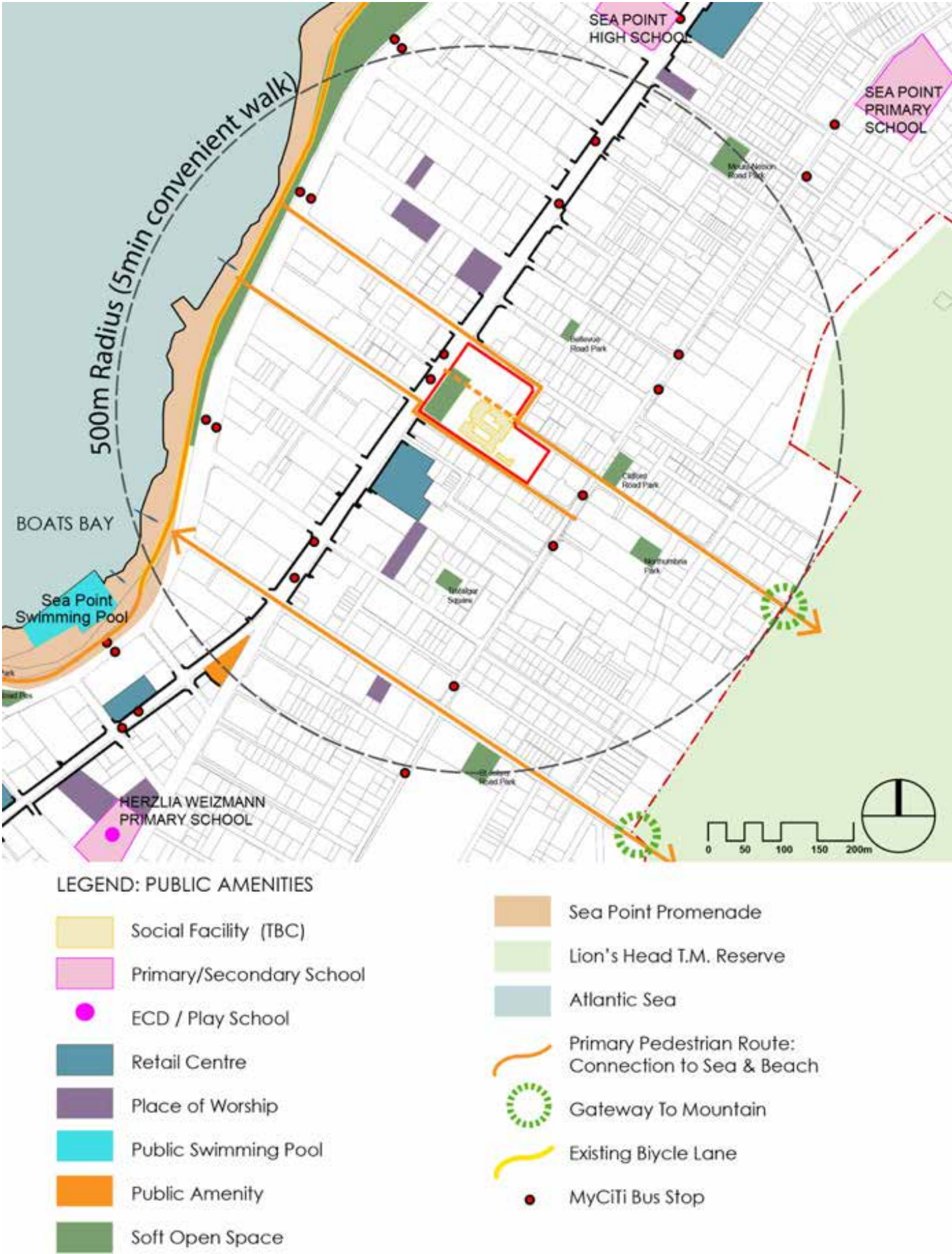


Figure 89. Local public amenities (Zutari, 2025)



Figure 90. Semi-private multifunctional courtyards (Zutari, 2025)

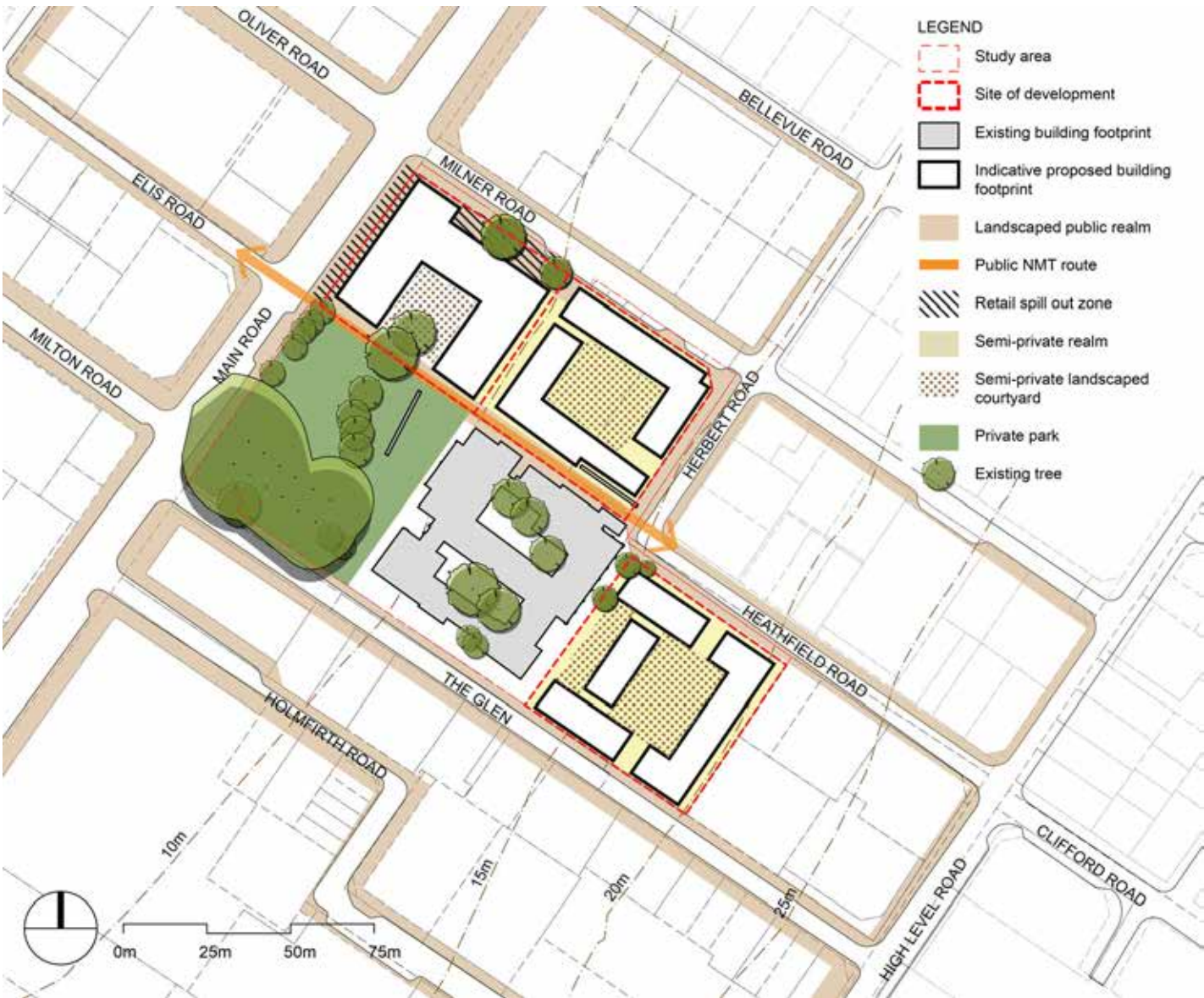


Figure 91. Open space system (Zutari, 2025)



Figure 92. 353 On Main Development Plan (Zutari, 2025)

9.2. Design Development and Consideration of Alternatives

Various design iterations were considered for the site, varying in housing market type mix, building mass, height and the development parcels occupied. Perimeter block typology is present through all the options providing a robust layout that can respond to the different market types.

9.2.1. Concept 1 - Embedded Social Housing

In this concept, only development parcels 1 and 2 are developed. A five-storey open market residential building with retail on ground floor, is proposed on parcel 1. Parcel 2 contains both affordable and social housing development blocks of 4 storey walk-ups, arranged around a multifunctional parking courtyard. The affordable housing interfaces with the street and direct pedestrian street access is possible and encouraged. The social housing is embedded on the site, accessed off the central courtyard, providing a positive interface on to the new pedestrian street. A total of 297 units are achieved with a market split of 163 Open Market, 71 Affordable and 63 Social Housing units.



Figure 93. Concept Design Option 1 (Zutari, 2025)

9.2.2. Concept 2 – Integrated Approach

In this concept, development parcels 1, 2 and 3 are developed. As with concept 1, a five storey open market residential building with retail on ground floor, is proposed on parcel 1. Parcels 2 and 3, both contain integrated affordable and social housing development blocks of 4 storey walk-ups, arranged around multifunctional parking courtyards. The affordable housing units, interface with the street and direct pedestrian street access is encouraged. On both development parcels 2 and 3, the social housing is embedded on the sites, accessed off the central courtyards. A total of 415 units are achieved with a market split of 163 Open Market, 131 Affordable and 121 Social Housing units.



Figure 94. Concept Design Option 2 (Zutari, 2025)

9.2.3. Concept 3 – Maximise Development Potential

As with concept 2, all development parcels 1, 2 and 3 are developed. An 11 storey open market residential building with retail on ground floor, is proposed on parcel 1. A 4 storey walk-up social housing development is proposed on parcel 2, arranged around a multifunctional parking courtyard. It has a positive interface on to the streets, but pedestrian access is from the courtyard. A 4 storey walk up affordable housing development is located on parcel 3 with active interfaces on to the streets and the central courtyard space. A total of 571 units are achieved with a market split of 293 Open Market, 156 Affordable and 122 Social Housing units.



Figure 95. Concept Design Option 3 (Zutari, 2025)

9.3. Preferred Concept Design

Option 3 has been identified as the preferred option and four variations of it were further developed to test different ratios of the housing market types. In all these variations of Option 3, the building mass and height remain constant.

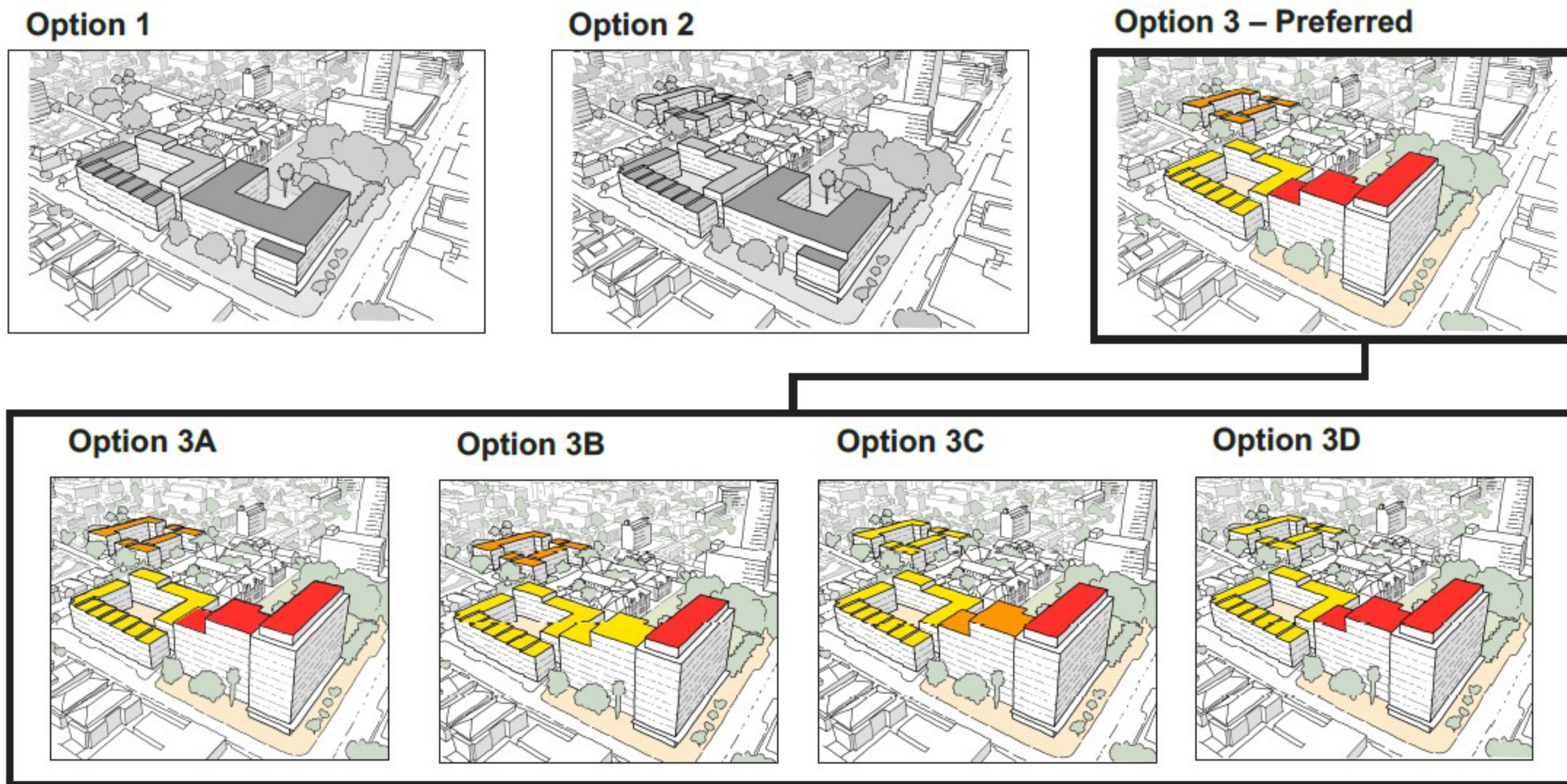


Figure 96. Design options development (Zutari, 2025)

9.3.1. Concept Design 3A

Design 3A is a refined version of Option 3A, and provides the base model for all further refinements of Option 3. In this option, the at-grade parking in the parking courts are omitted and only provided in the basement levels. The courtyards are envisioned as dedicated multifunctional social spaces for the tenants of the housing developments, but emergency and service vehicle access are provided.

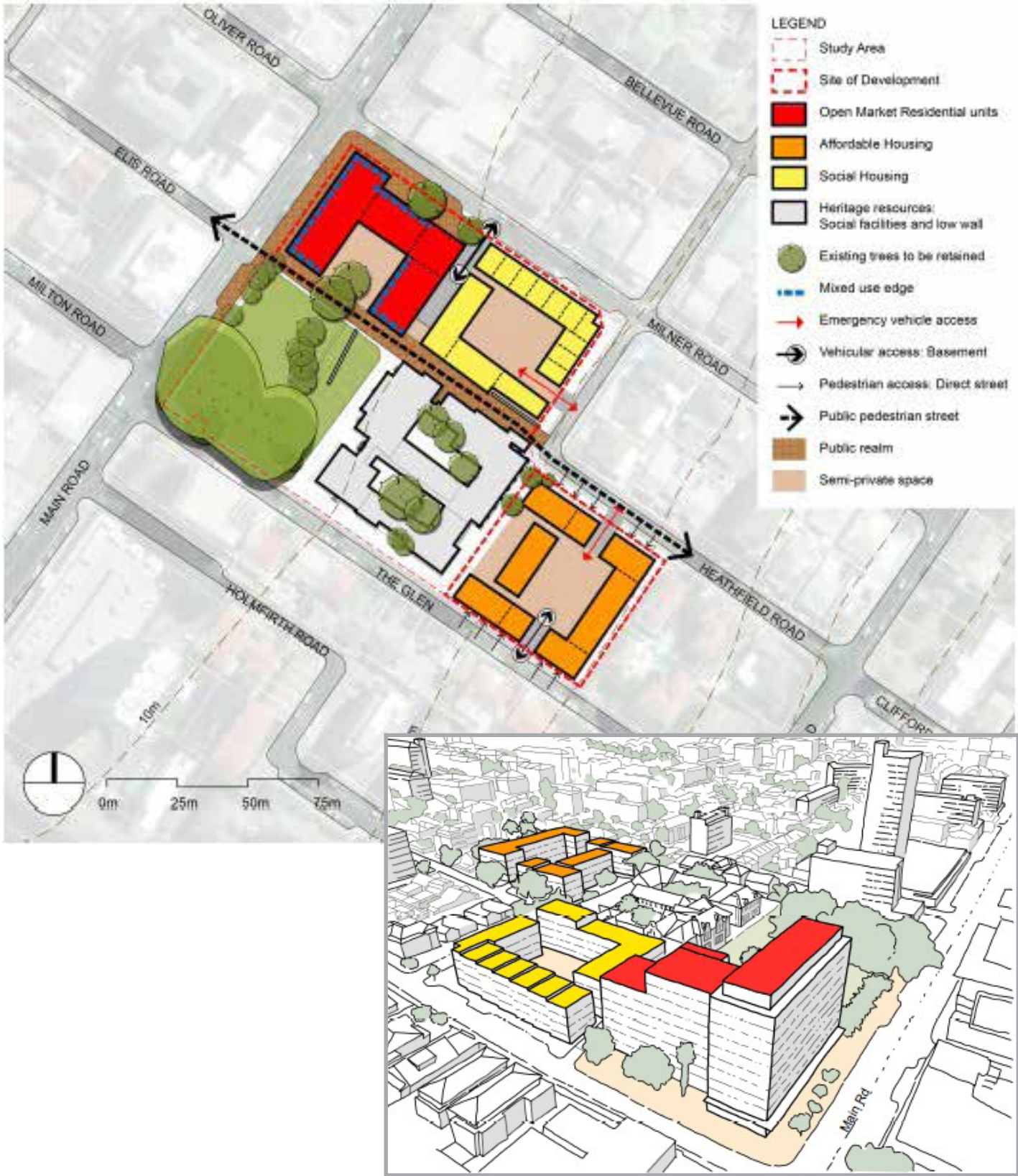


Figure 97. Concept Design 3A: Site Plan and Massing (inset) (Zutari, 2025)

9.3.2. Concept Design 3B

In Concept Design 3B only the 11 storey component on parcel 1 is allocated to open market residential units, with retail on ground floor. The remainder of the block is Social Housing with separated pedestrian access. A 4 storey walk-up social housing development is proposed on parcel 2, arranged around a courtyard. It has a positive interface on to the streets, but pedestrian access is from the courtyard. A 4 storey walk up affordable housing development is located on parcel 3 with active interfaces on to the streets and the central courtyard space. Parking is only provided in the basement levels, without any at-grade parking. The courtyards are envisioned as dedicated multifunctional social spaces for the tenants of the housing developments, but emergency and service vehicle access is provided.

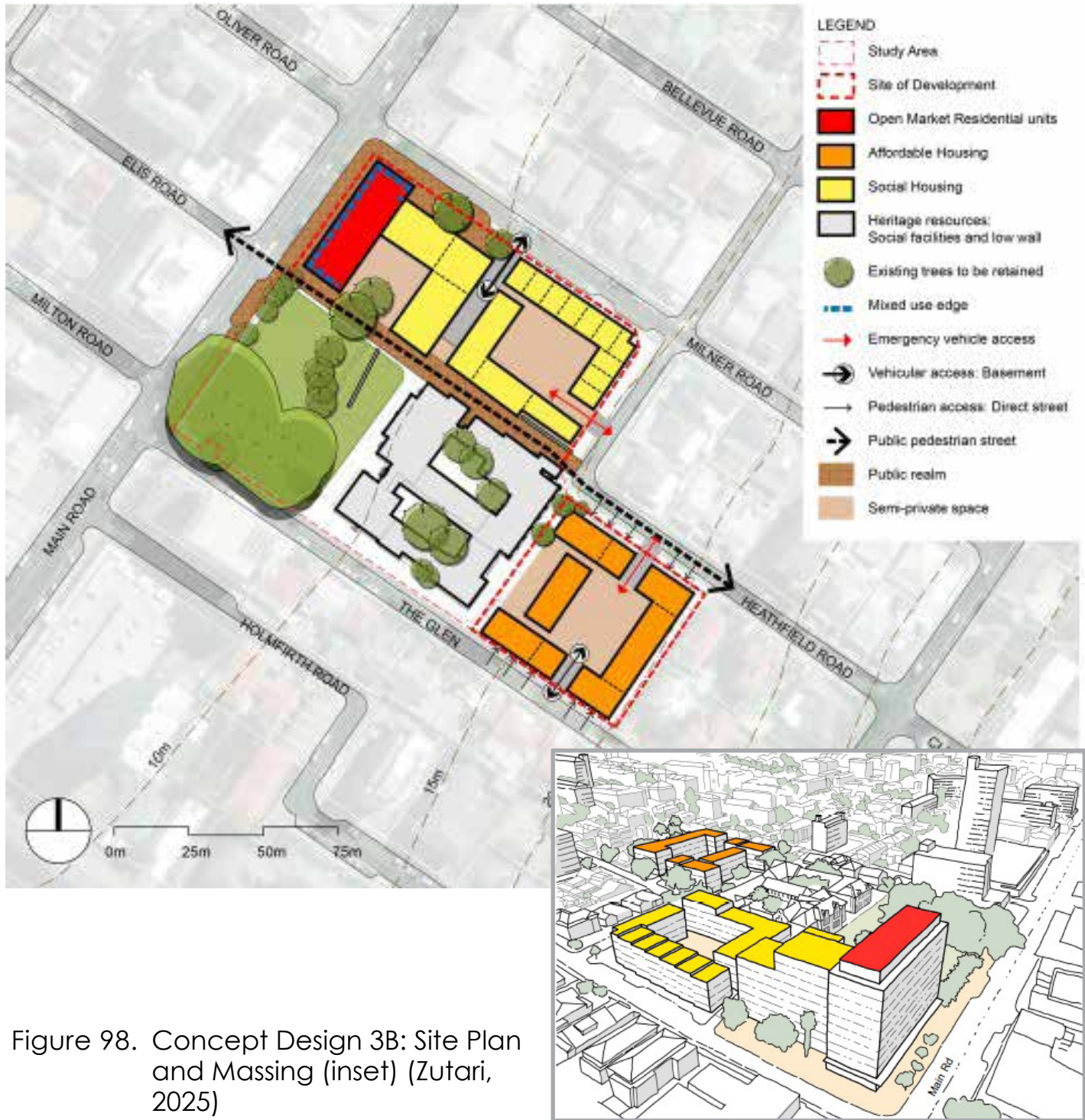


Figure 98. Concept Design 3B: Site Plan and Massing (inset) (Zutari, 2025)

9.3.3. Concept Design 3C

In Concept Design 3C, the 11 storey component on parcel 1 is allocated to open market residential units, with retail on ground floor. The remainder of the block is Affordable Housing. On parcels 2 and 3, 4 storey walkup social housing development blocks are proposed, arranged around multifunctional courtyards. It is envisioned that these blocks have positive street interfaces, but that pedestrian access is from the courtyards. Parking is only provided in the basement levels, without any at-grade parking. The courtyards are envisioned as dedicated multifunctional social spaces for the tenants of the housing developments, but emergency and service vehicle access is provided.

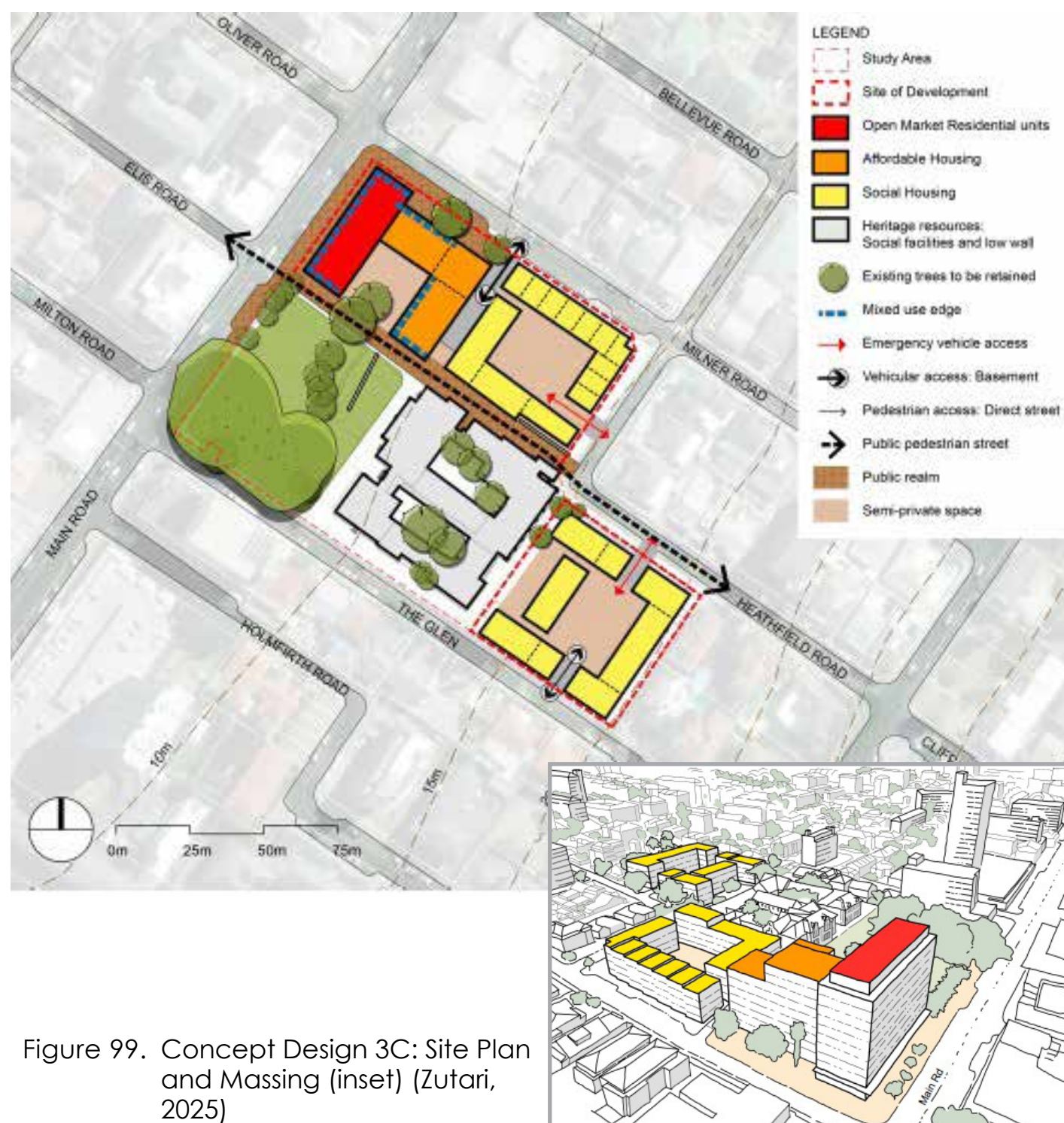


Figure 99. Concept Design 3C: Site Plan and Massing (inset) (Zutari, 2025)

9.4. Development Guidelines

(Refer to Annexure H: Zutari Design Guidelines Report 2025/11/05)

Further developing the Zutari Design Proposal, the Design Guidelines Report sets out more detailed design criteria.

Built Form Guidelines:

- Building placement
- Build-to and setback lines
- Interface conditions
- Bulk, massing and height
- Access and parking
- Land use and activity

Open Space Guidelines:

- Streets
- Pedestrian right of way
- Courtyards
- Roofscapes
- Hard and soft landscaping
- Lighting and furniture
- Stormwater management.

Guidelines addressing safety and precinct management:

- Safety and security
- Precinct management and maintenance
- Shared utilities and amenities

Development Guidelines are set out for each of the Development Parcels 1, 2 and 3 in the extracts provided below (Zutari, 2025: 23-28)

The development proposal seeks to gain approval for the HEIGHT and MASSING of the proposal, as well as the GUIDELINES put forward in the Design Guidelines Report.

The actual architectural proposal will be carried out by a developer arising out of the further process, and the architectural programme, form, massing, height and character must all adhere to any approval arising from this HIA process.

PARCEL 1

5 DEVELOPMENT GUIDELINES

5.1 Development Parcel 1

Development parcel 1 is located on the western most parcel of the site and is encompassed by Main Road to the west, Milner Road to the north, Development parcel 2 to the east and the proposed pedestrian street to the south.

5.1.1 Development Parameters

Parcel Area	2765m ²
Proposed Bulk	10,386m ²
Coverage	55%
Proposed Zoning	GB5
Height Range	4-11 storeys
No. of parking bays	120

5.1.2 Intent and Desired Character

This parcel has the highest bulk of the three parcels. The intention is to create a lively mixed-use building that contributes positively to the activity of Main Road. The ground floor needs to

be accessible to the public with shops, restaurants, entertainment and community facilities. Residential floors above should engage with the street with balconies and large windows to overlook Main Road, Milner Road and the proposed pedestrian street.

The site is not a prominent location and does not call for a landmark in its architectural expression, instead seek to create an elegant background building that does not detract from the heritage resources of the DSD site.

5.1.3 Land Use and Massing

Development parcel 1 includes a mix of uses in a 5-11 storey envelope with predominantly open market residential, retail on ground floor and one to two levels of basement parking.

5.1.4 Access and Parking

The ground floor should have direct pedestrian access from Main Road and the proposed pedestrian route, through as many as possible entrances to ensure activation of the public realm.

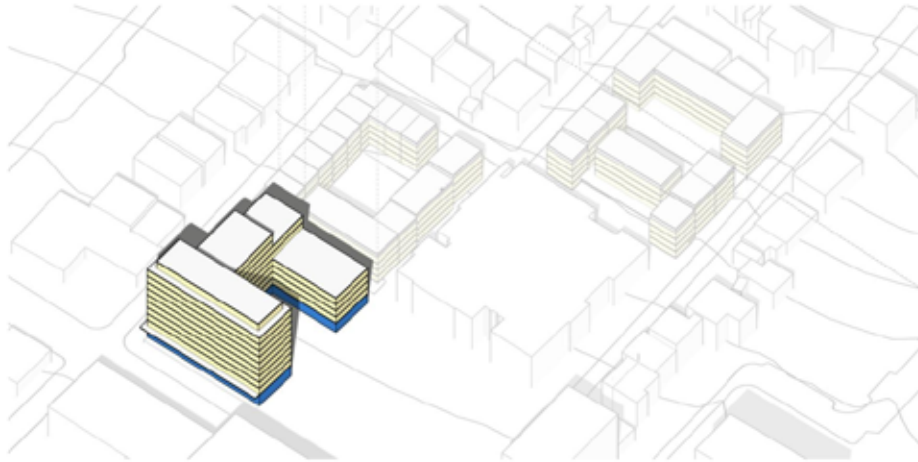


Figure 5-1 Parcel 1 Axonometric view with land uses

A foyer space with vertical circulation core(s) need to be provided on the ground floor to provide secure access to the upper residential units. Shared utility amenities should be grouped with these circulation cores.

Vehicular access to the basement(s) is from Milner Road. No vehicular access or parking is envisaged on ground floor level. Services associated with the public ground floor uses should be on Milner Road, with a dedicated delivery parking bay.

5.1.5 Interface conditions

Level changes between the building and Main Road, and between the courtyard and the pedestrian route, need to be carefully considered and used to define public, semi-public and private space. Visual permeability with casual human surveillance should prevail and privacy should be clearly defined.

There are 3 different interface conditions applicable to the development edges of Parcel 1:

- Type 1: Ground floor retail
- Type 2: Services edge
- Type 3: Limited ground floor access

NOTE: See section 2.3: Interface Conditions for more information.

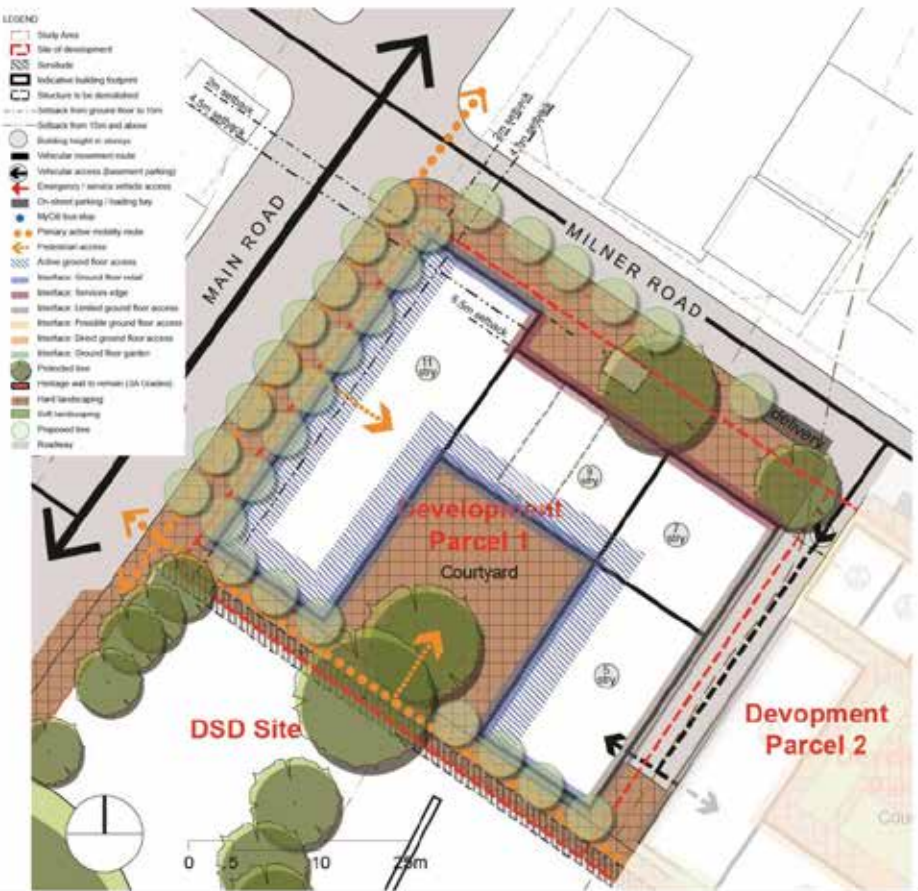


Figure 100. Development Guidelines, Development Parcel I (Zutari, 2025: 23-24)

PARCEL 2

5.2 Development Parcel 2

Development parcel 2 is located on the north eastern corner of the site and is surrounded by Milner Road to the north, Herbert Road to the east, the proposed pedestrian street to the south and parcel 1 to the west.

5.2.1 Intent and Desired Character

The intention for this parcel is a low to medium rise (3-4 storey) residential walk up consisting of a series of buildings arranged around a semi-private courtyard.

To ensure a contextual fit, single level floor plates are discouraged and the built form should be guided by the topography of the site. Consider stepping the building as much as possible along Milner Road and the pedestrian street to ensure a good ground floor street interface and to achieve a fine grain character that reflects the smaller residential buildings in the area.

5.2.2 Land Use and Massing

Development parcel 2 is exclusively set aside for social housing units in a 3-4 storey envelope and one to two levels of basement parking.

5.2.5 Interface conditions

Level changes between the building and the pedestrian street, Milner-, Herbert Road, and between the courtyard and the ground floor units, need to be carefully considered and used to define the privacy gradient from public, semi-public to private space. Visual permeability with casual human surveillance should prevail and privacy should be clearly defined.

There are 3 different interface conditions applicable to the development edges of Parcel 2:

- Type 3: Limited ground floor access
- Type 4: Possible ground floor access
- Type 5: Direct ground floor access

NOTE: See section 2.3: Interface Conditions for more information.

5.2.6 Landscaping

Refer to Appendix A.

5.2.3 Development Potential

Parcel Area	2782m ²
Proposed Bulk	5,232m ²
Coverage	47%
Zoning	GR4
Height Range	3-4 storey
No. of parking bays	120

5.2.4 Access and Parking

Pedestrian access to the courtyard should be off Milner Road, Herbert Road and the proposed pedestrian public street. If possible, provide direct street access to the ground floor units, with upper floors accessed via the courtyard.

Vehicular access to the basement is from Milner Road through a shared ramp with development parcel 1. No vehicular access or parking is envisaged on ground floor level.

An emergency and service vehicle access to the courtyard, could be provided off Herbert Road.

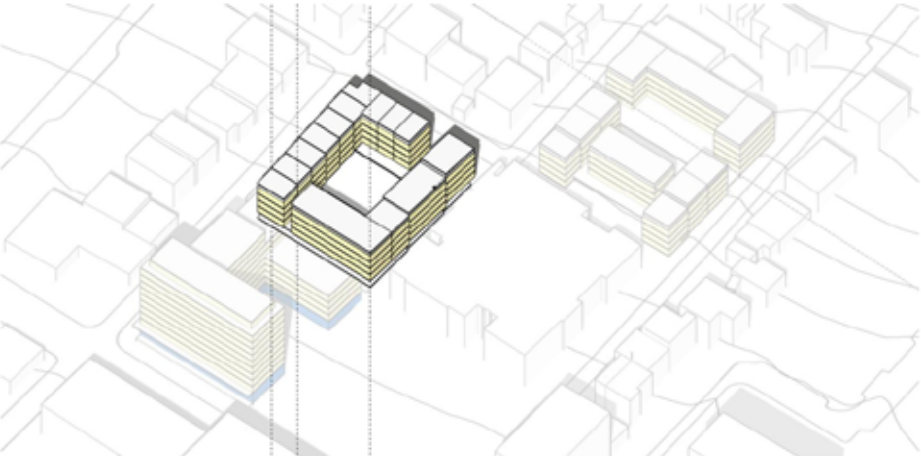


Figure 5-2 Parcel 2 Axonometric view with land uses



Figure 101. Development Guidelines, Development Parcel 2 (Zutari, 2025: 25-26)

PARCEL 3

5.3 Development Parcel 3

Development parcel 3 is not connected to the other two parcels and its located on the far eastern corner of the site, encompassed by Heathfield Road to the north, a guesthouse to the east, Glen Road to the south and the Old Ellerslie School (DSD) site to the west.

5.3.1 Intent and Desired Character

The intention for this parcel is a low to medium rise (3-4 storey) residential walk up consisting of a series of buildings arranged around a semi-private courtyard.

To ensure a contextual fit, single level floor plates are discouraged and the built form should be guided by the topography of the site. Consider stepping the building as much as possible along Heathfield Road and The Glen to ensure a good ground floor street interface and to achieve a fine grain character that reflects the smaller residential buildings in the area.

5.3.2 Land Use and Massing

Development parcel 3 is exclusively set aside for social housing units in a 3-4 storey envelope and one to two levels of basement parking.

5.3.3 Development Potential

Parcel Area	3100.5m ²
Proposed Bulk	5,520m ²
Coverage	46%
Zoning	GR4
Height Range	3-4 storey
Basement Area	
No. of parking bays	60 (-10 reserved for DSD site)

5.3.4 Access and Parking

Pedestrian access to the courtyard should be off Heathfield Road and the Glen. If possible, provide direct street access to the ground floor units, with upper floors accessed via the courtyard.

Vehicular access to the basement is from The Glen. No vehicular access or parking is envisaged on ground floor level.

An emergency and service vehicle access to the courtyard, could be provided off Heathfield Road.

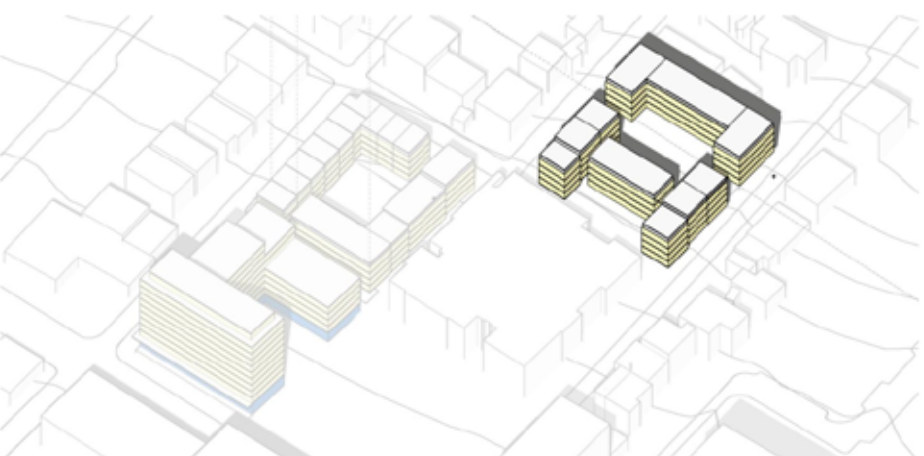


Figure 5-3 Parcel 3 Axonometric view with land uses

5.3.5 Interface conditions

Level changes between the building, Heathfield Road and the Glen and between the courtyard and the ground floor units, need to be carefully considered and used to define the privacy gradient from public, semi-public to private space. Visual permeability with casual human surveillance should prevail and privacy should be clearly defined.

There are 4 different interface typologies applicable to the development edges of Parcel 3:

- Type 3: Limited ground floor access
- Type 4: Possible ground floor access
- Type 5: Ground floor direct access
- Type 6: Ground floor garden

NOTE: See section 2.3: Interface Conditions for more information.

5.3.6 Landscaping

Refer to Appendix A.

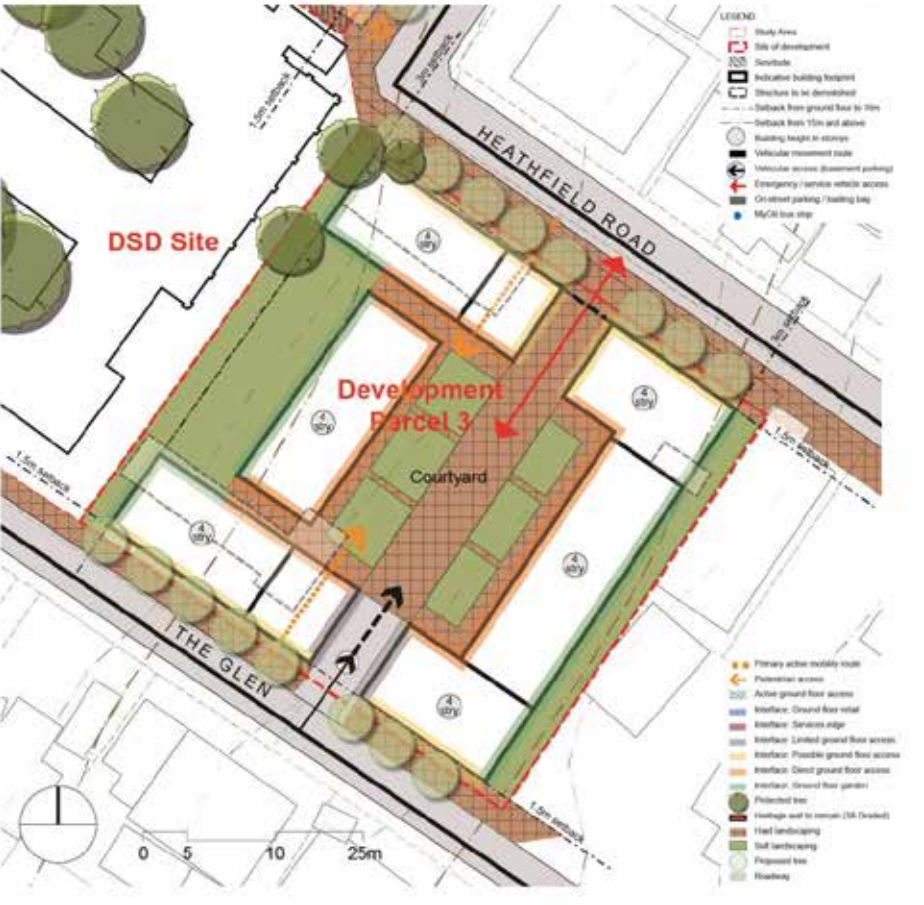


Figure 102. Development Guidelines, Development Parcel 3 (Zutari, 2025: 27-28)

In order to provide an illustration of how these buildings will appear when developed, Zutari has developed artistic impressions using AI tools.



The following comparative images ARE NOT a design proposal, but do serve to provide the necessary scale, texture and modulation references for the proposed buildings using residential forms, materials and interfaces.





Figure 103. Precedent images illustrating mixed-use, high density developments that offer secure, inclusive, convenient living in accommodation that responds to its context (Zutari, 2025: 14-18)

10.0. HERITAGE IMPACT CONSIDERATIONS

10.1. Archaeological Impacts

While below ground interventions could yield archaeological finds anywhere across the property, as already identified, it is the immediate vicinity of the old homestead that is of highest archaeological sensitivity.

As this entire area is excluded from development, archaeological impacts are limited.

Should remnant fabric from the historic alignment of Ellerslie Road remain on site, this would be destroyed by development in this area.

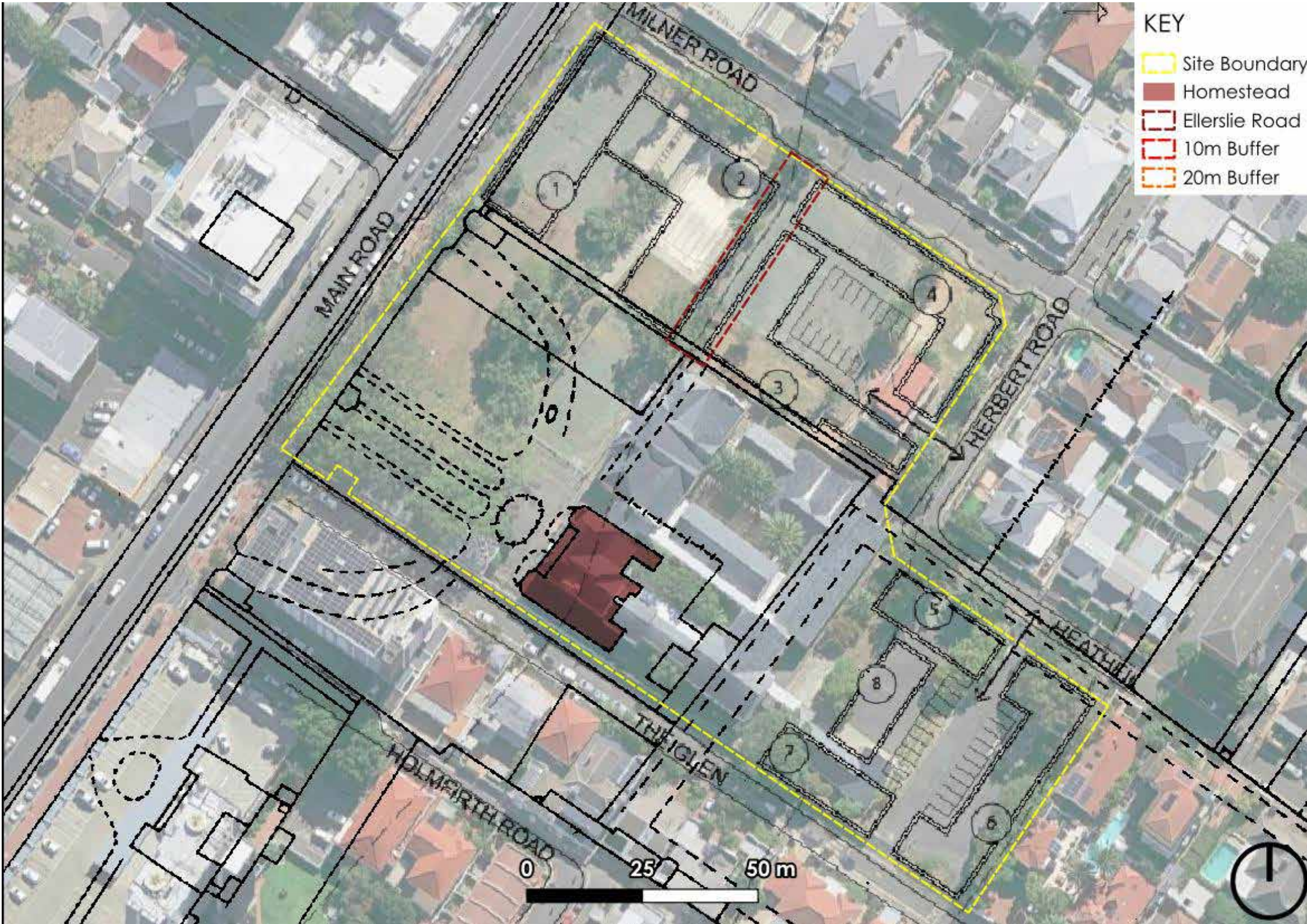


Figure 104. SDP and subdivision plan overlaid on archaeological sensitivity mapping (RSA, 2025: 20)

10.2. Social History Impacts

The redevelopment of the site poses the risk of severing the tangible and associational links it retains to its social history that spans the history of the schools and the more recent histories of housing activism and campaigns for social and spatial justice.

With 50.9% of the available residential GLA given over to social housing, and with three-bedroomed, family apartments included in that provision, the proposed development can be seen to have positive impacts in terms of spatial justice and affordable housing, two of the more tangible informants of the socio-historical study (Roux, 2025).

The absence of affordable housing - defined as developments that offer homes at lower prices compared to the general market, making them more accessible for those with limited income. - from the scheme necessarily limits the provision of housing only to those families who comply with the requirements.

Failure, however, to provide adequate measures for the development to achieve integration and community connection, will have negative impacts on all residents and the local Sea Point community.

The demolition of Wynyard Mansions will represent the loss of a tangible link to the long history of social housing on the site, but this is mitigated through the social housing aspects of the development.

10.3. Townscape / Architectural Impacts

The proposed sub-division does not in itself cause any townscape or architectural impact.

No direct impacts will occur to any significant architectural resources on site. The most important built-form resources occur on the portion of the sub-divided site outside of the development area. Controls and guidelines have put in place to ensure appropriate setbacks and buffer areas.

The demolition of the pool and pool stand do not cause heritage impact.

Demolition of Wynyard Mansions does cause impact in that a large residential building representative of the mid twentieth century is removed from the site context. However, the building is not architecturally significant enough, nor sufficiently embedded in the context to warrant retention. When considered holistically with the integrated development, the site, context and implementation of the social housing programme is better served by its removal and replacement with a cohesive design that speaks to the streetscape, context and courtyard block model overall.

The northern end solid stone street walling and the central section pier and cast-iron panel walling each relate to earlier villas and development on the site, and of Sea Point. Retaining this intact will hinder the necessary street interface and public access to the site. (The more significant and imposing gates and walling in front of the school are to remain). Nonetheless total erasure of the wall would cause negative heritage impact and requires mitigation.

The proposed 11-storey block is scaled to respond to the developing character of Main Road and to facilitate the social housing programme. Nonetheless, the character, interface condition and detailing could have negative impact on the PHS site if the detailing, materiality, nature of apertures and form of the building does not respond sensitively in a fine-grained manner.

10.4. Visual Impacts

In order to determine visual impacts, visual analysis have been conducted to assess the overall visibility of the proposed development from various locations. The visibility of the site is qualitatively described, and viewpoints are identified from which interventions at the site would be most noticeable (See Annexure L).

10.4.1. Viewshed Analysis

Visibility is described in terms of the viewshed areas calculated based on digitized aerial surveyed topographical (LiDAR) information, which includes for the size, scale and massing of the surrounding buildings, vegetation and urban infrastructure. It should be noted that the viewshed area shows locations from which only a portion of the development area could potentially be visible, i.e. the entire development will not be visible from all the areas shown in the viewshed area, but small portions of the development may be visible.

The proposed development will be mostly visible within a radius of 200m from the site with the streetscape and properties directly surrounding the development experiencing the highest impact. It will further be visible from a distance of 550m along Sea Point Main Road regardless of direction of travel, but will be partially screened and small within the receptor's field of view.

While the proposed development would also be visible from portions of Signal Hill, Lion's Head and Table Mountain, but at this distance, it will not dominate the field of view due to the large amount of contextual visual information visible from these vantage points and the fact that the proposed developments scale does not exceed that of many of the mixed used buildings that form part of the existing urban fabric of the Sea Point CBD.

10.4.2. Viewpoints

Following from the visual analysis, eight prominent viewpoints were identified towards the site to provide an indication of the existing vistas at the location where the most pronounced visual change would be experienced in the landscape:

- VP 1 – Looking in a north-westerly direction from The Glen to Main Road.
- VP 2 – Looking in a north-easterly direction from The Glen towards the Portion 1 development site.
- VP 3 – Looking in a south-westerly direction from the Bellevue Road sidewalk.
- VP 4 – Looking in a southerly direction towards the site from the Main Road

and Marais Road sidewalk intersection.

- VP 5 – Looking in a westerly direction from Ocean View Drive towards the site.
- VP 6 – Looking in a south-easterly direction from Sea Point Promenade towards the site.
- VP 7 – Looking in a south-westerly direction down Sea Point Main Road towards the site.
- VP 8 – Looking in a north-easterly direction down Sea Point towards the site.



Figure 105. Viewpoint map (Square One, 2025)

VISUAL ASSESSMENT CRITERIA

This Section describes the visual criteria that will inform the impact assessment, as put forward in the VIA (Square One, 2025).

Visibility – Viewshed Area and Zone of Visual Influence

The zone of visual influence is defined as the area which is subject to the direct visual influence of the signage proposal (i.e., the areas from which the proposed development will be visible, taking existing screening elements into consideration). The zone of visual influence will be experienced at different scales by receptors located at various distances from the site. Visibility (viewshed area and zone of visual influence) is defined as follows:

- High visibility Visible from a large area (E.g.: several square kilometres, >5km radius).
- Moderate visibility Visible from an intermediate area (E.g.: several hectares, 2.5 – 5 km radius).
- Low visibility Visible from a small area around the project site (E.g.: <1km radius)

Visual Exposure

This is based on the degree to which the site is visually apparent and the distance from the proposed development to selected viewpoints. Exposure or visual impact tends to diminish exponentially with distance. Visual exposure is defined as follows:

- High exposure – Dominant or clearly noticeable.
- Moderate exposure – Recognisable to the viewer.
- Low exposure – Not particularly noticeable to the viewer.

Visual Absorption Capacity

The VAC of a site indicates how much of the project would be visually “absorbed” or “disappear”, into the receiving environment. VAC is defined as follows:

- High VAC – Effective screening by topography and vegetation.
- Moderate VAC – Partial screening by topography and vegetation.
- Low VAC – Little screening by topography or vegetation.

Visual Sensitivity of the Area

The level of visual impact considered acceptable is dependent on where the site is located in the receiving environment and the sensitivity of its location to development. Visual sensitivity can be defined as follows:

- High visual sensitivity – Highly visible and potentially sensitive areas in the landscape.
- Moderate sensitivity – Moderately visible areas in the landscape.
- Low visual sensitivity – Minimally visible areas in the landscape.

Visual Sensitivity of the Receptors

The level of visual impact considered acceptable is dependent on the type of receptors.

- High sensitivity – Residential areas, nature reserves and scenic routes or trails.
- Moderate sensitivity – Sporting or recreational areas, or places of work.
- Low sensitivity – Industrial or degraded areas.

Visual Intrusion

The visual intrusion that could potentially be caused by the proposed project is related to the level of compatibility or congruence of the proposed project with the particular qualities or sense of place of the surrounding areas. Visual intrusion relates to the concept of placing appropriate development typologies within their context to maintain landscape integrity and sense of place and is defined as follows:

- High visual intrusion – Noticeable change or conflicts with the surroundings.
- Moderate visual intrusion – Partially fits into the surroundings, but clearly noticeable.
- Low visual intrusion – Minimal change or blends in well with the surroundings.



Figure 106. Viewshed and view shadow areas for the proposed development (Square One, 2025)

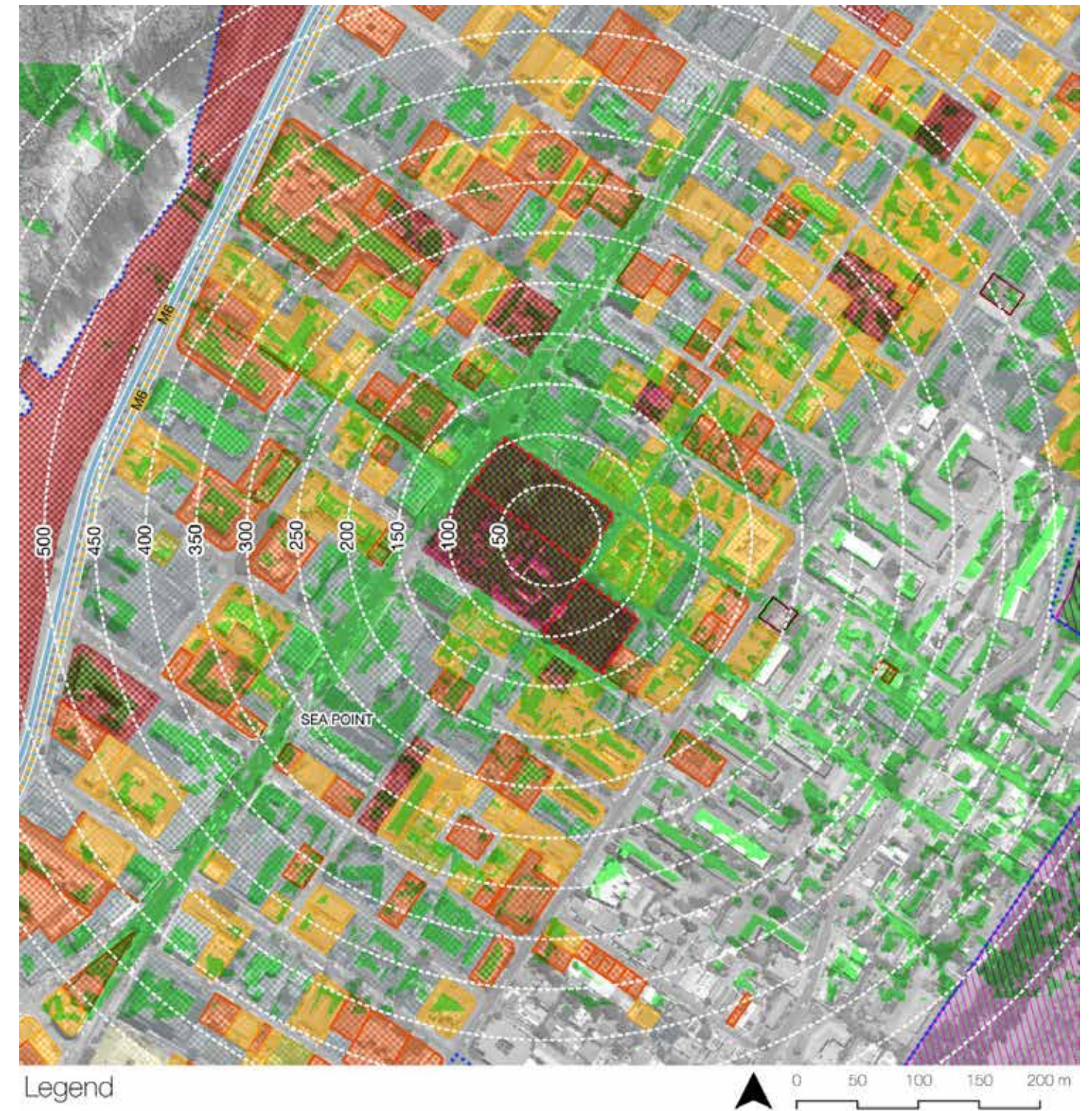


Figure 107. Viewshed and view shadow areas combined with the graded heritage resources and HPOZs (Square One, 2025)

Viewpoint 1

Viewpoint 1 illustrates the visual impact from The Glen when looking in a north-westerly direction, where the proposed development envelope is viewed from close proximity (approximately 15m). The proposed development (Portion 2) would have Low Visibility, primarily being seen from the immediate street and surrounding properties. From this viewpoint, however, the Visual Exposure is High, with the proposed massing appearing dominant and fundamentally altering the scale of the streetscape. The site has a Low Visual Absorption Capacity as there is minimal screening offered by existing vegetation or structures. Screening through landscape intervention is suggested along this boundary to increase the Visual Absorption Capacity to a Moderate rating. Given the established residential context, both the Visual Sensitivity of the Area and the Visual Sensitivity of the Receptors (residents and pedestrians) are considered High. The proposed building's scale and facade position on the edge of the property boundary introduces a High degree of Visual Intrusion, presenting a significant contrast to the adjacent low-rise heritage dwellings and noticeably changing the character and sense of place of the street.



Figure 108. Viewpoint 1, looking northwest from The Glen towards Main Road (Square One, 2025)

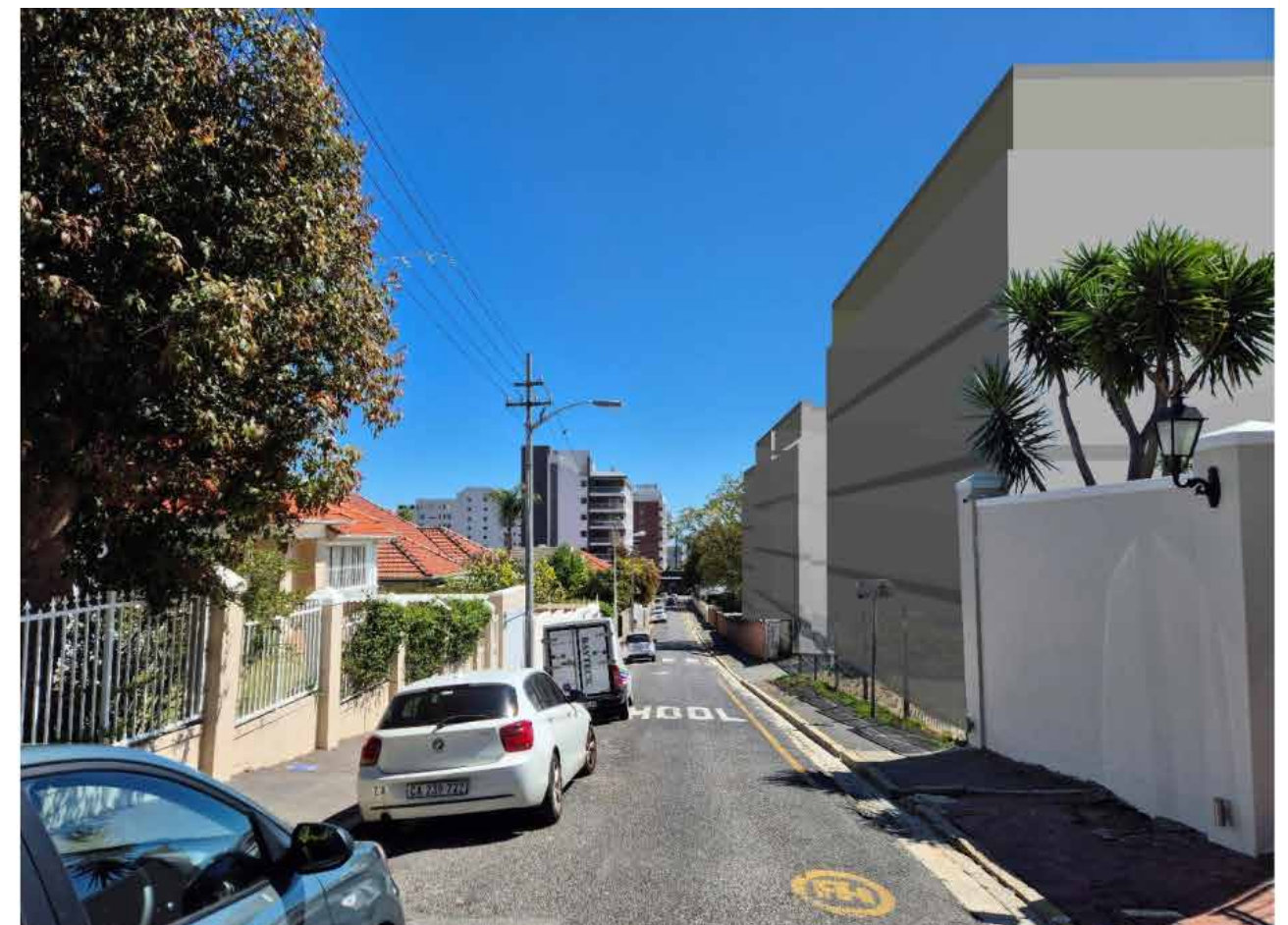


Figure 109. Viewpoint 1, photomontage looking northwest from The Glen towards Main Road (Square One, 2025)

Viewpoint 2

Viewpoint 2 illustrates the receptor's experience of the proposed development when viewing in a north-easterly direction from The Glen, approximately 70m from Portion 1 of the proposed development. The viewpoint is positioned behind the existing Tafelberg School building, a declared provincial heritage site. The proposed development's overall visibility is considered Low, as its view catchment is largely confined to the immediate streetscape. However, from this specific vantage point, the Visual Exposure is Moderate as the proposed building is recognisable to the viewer but is not a dominant feature. As a result of most mature trees being cleared from the Portion 1 development site, the site has a Low Visual Absorption Capacity. However, the large mature Ficus trees on the Tafelberg School site increase the Visual Absorption Capacity to a Moderate level as they do provide partial screening. Given the direct visual relationship with the adjacent existing Tafelberg School building, a graded provincial heritage site, the Visual Sensitivity of the Area is considered to be High. The receptors, comprising local residents, the general public, and heritage authorities, are also considered to be of Moderate to High sensitivity. Consequently, the proposed building's form and scale create a Moderate to High degree of Visual Intrusion from this viewpoint.



Figure 110. Viewpoint 2, looking northeast from The Glen towards the Portion 1 development site (Square One, 2025)



Figure 111. Viewpoint 2, photomontage looking northeast from The Glen towards the Portion 1 development site (Square One, 2025)

Viewpoint 3

Viewpoint 3 illustrates the receptor's experience of the proposed development at a distance of approximately 85m when viewing in a south-westerly direction from the significant heritage buildings on Bellevue Road. This vantage point provides a street-level perspective from the residential area within the HPOZ, characterized by a mix of building scales and heritage gradings. The most critical feature from this vantage point is the existing sightline to the peak of Lion's Head, a view that is partially obstructed by the proposal. The proposed development itself has Low visibility, as it would primarily be seen only from its immediate street context. Its Visual Exposure from this specific public vantage point is considered Low to Moderate as the building has the potential to be recognisable but not dominant within the field of view. The dense, fine grained urban setting offers a Moderate Visual Absorption Capacity, with partial screening from buildings but with no significant landscape elements to further screen or soften the structure's impact. The Visual Sensitivity of the Area is rated High, specifically because of its status as a heritage protection overlay zone and its view corridor to an iconic landmark, in this case Lion's Head. Consequently, the Visual Sensitivity of the Receptors such as residents and the public using the street, is also considered Moderate to High, with higher sensitivity likely to be experienced by local residents. From this vantage point, visual intrusion is considered Low to Moderate, as the proposed development has the potential to partially fit into the surroundings, but may be clearly noticeable when looking in the direction of the proposed development.



Figure 112. Viewpoint 3, looking south west from Bellevue Road (Square One, 2025)



Figure 113. Viewpoint 3, photomontage looking s(Square One, 2025)

Viewpoint 4

Viewpoint 4 is captured from the public sidewalk adjacent to the Sea Point Evangelical Congregational Church, a Grade 3A heritage resource situated on Main Road (M61), looking in a southerly direction. This vantage point frames the proposed development within a dynamic, mixed-use urban context that includes a significant visual corridor to Lion's Head. The development's overall visibility is rated as Moderate, as its visual influence, while substantial, is largely contained within the Sea Point corridor but is experienced by a very high volume of people. From this close range, however, its Visual Exposure is High as the proposed scale and form would become a dominant new element, fundamentally altering the streetscape's composition from this vantage point. It is noted that the massing and form of the proposed Concept 3A building allows for the partial protection of important views towards Lion's Head as well as the grain and nature of the site's context allowing for more harmonious integration. This in part aligns with the CoCT's Tall Building Policy. The site possesses a Low Visual Absorption Capacity, as the existing low-rise structures and open areas provide limited to no screening for the proposed bulk. Sea Point Main Road is an active commercial and residential node already characterized by mid-rise buildings (an example of this being the recently completed multistorey THREE43 on B residential block seen to the left of the frame) indicating a Low Visual Sensitivity to further infill development of this nature. However, the Visual Sensitivity of the Area should be further examined through the convergence of three critical factors: the direct adjacency to a protected provincial heritage site and multiple graded heritage resources, the inclusion of an iconic mountain view that contribute to the neighbourhood's character, and its location within a vital commercial and residential public realm. Given the above, the Visual Sensitivity of the Area is considered of Moderate to High sensitivity. The diverse receptors are therefore considered of Moderate to High sensitivity as well. Consequently, the proposal constitutes a Moderate degree of Visual Intrusion, integrating well with the established built scale of existing buildings in the area, but diminishing the view towards Lion's Head.



Figure 114. Viewpoint 4, looking south towards site from the Main Road and Marais Road intersection (Square One, 2025)

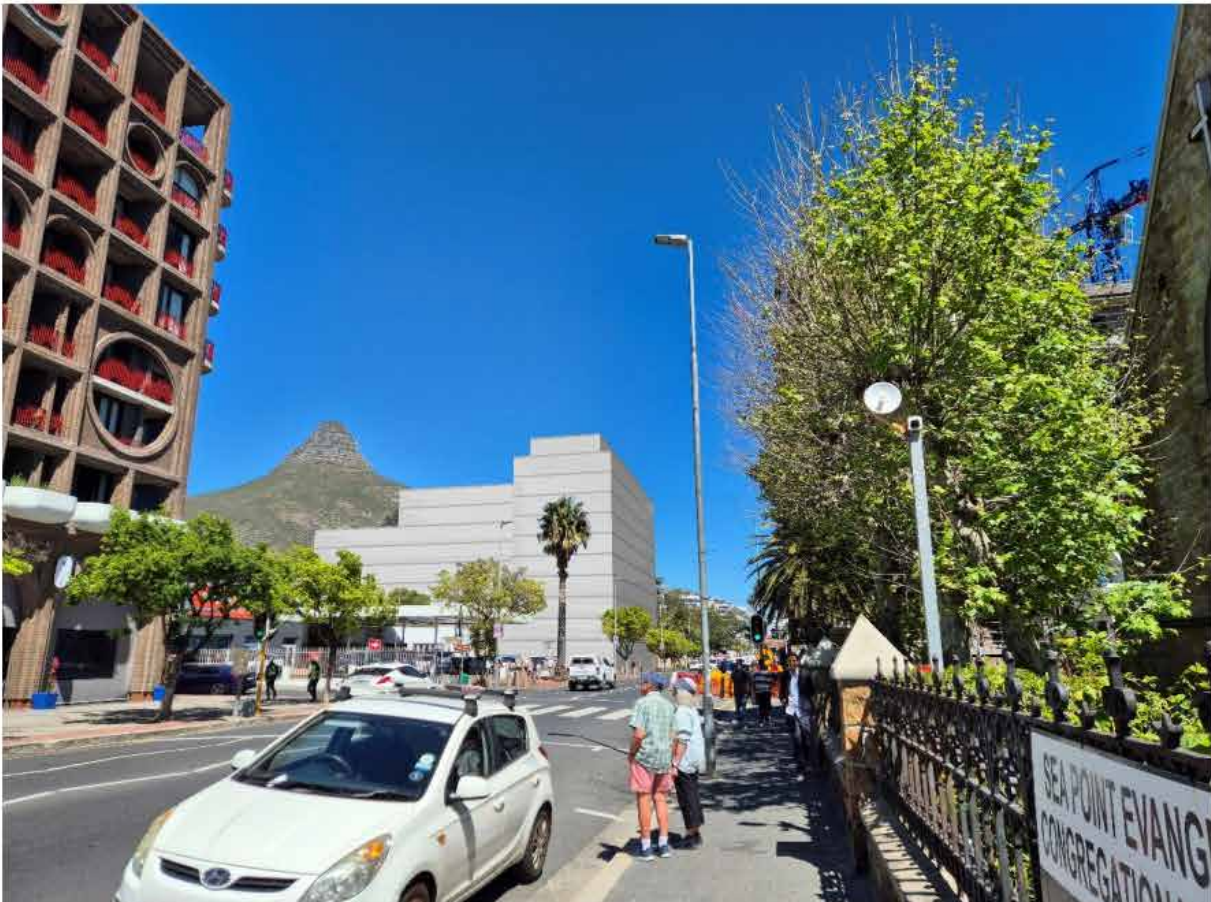


Figure 115. Viewpoint 4, photomontage looking south towards site from the Main Road and Marais Road intersection (Square One, 2025)

Viewpoint 5

Viewpoint 5 illustrates the receptor's experience of the proposed development looking in a Westerly direction from Ocean View Drive, approximately 360m from the site. The vantage point represents the general outlook experienced from residential properties located on the lower slopes of Signal Hill within the Sea Point urban area, orientated in a northwesterly direction toward the Atlantic Ocean. Such views are a significant amenity for residents in this area and contribute to the neighbourhood's character. From this specific vantage point, the dense urban fabric provides Moderate to High Visual Absorption Capacity. While a significant portion of the proposed development is screened by intervening structures, some elements remain directly visible in the midground, subtly altering the existing skyline. Consequently, the development has Low visibility in the broader context but a Moderate Visual Exposure from this specific viewpoint, as it is recognizable to the viewer but could blend into the receiving environment. Material selection and façade articulation will be key to achieving a Low visual intrusion from this vantage point. The Visual Sensitivity of the Area is rated as High, given that the integrity of panoramic sea views is fundamental to the area's sense of place and property values. Consequently, the Visual Sensitivity of the Receptors (local residents) is also High, as their visual amenity is directly tied to this expansive view. However, the level of Visual Intrusion is assessed as Low to Moderate. While the proposed development is visible and alters a portion of the midground urban view, it integrates into the existing pattern of buildings and does not significantly impact the primary sea view or the horizon line. The change is noticeable but does not fundamentally conflict with the overall character.



Figure 116. Viewpoint 5, looking west from Ocean Drive towards the site (Square One, 2025)



Figure 117. Viewpoint 5, photomontage looking west from Ocean Drive towards the site (Square One, 2025)

Viewpoint 6

Viewpoint 6 illustrates the receptor's experience of the proposed development at a distance of approximately 340m from the Portion 1 site, looking in a south-easterly direction towards Signal Hill and the proposed development. This viewpoint is taken from the Sea Point Promenade, near Graaf's Pool, a highly sensitive public space with a valued view corridor down Oliver Road toward Signal Hill. Beach Road, a declared scenic road can be seen in front of the large existing residential blocks. The proposed development has Low Visibility from this vantage point. Due to its the receptor's distance from the site and the significant screening provided by the large apartment blocks in the foreground and existing vegetation, its Visual Exposure is rated as Low to Moderate. This is due to the proposal being recognizable to the viewer but not a dominant feature in the wider landscape. The Visual Absorption Capacity is also Moderate as the proposal is partially screened from view. While the Visual Sensitivity of the Area and its Receptors (the general public) is considered High, the Visual Intrusion is considered Low. Although the development is noticeable and does incrementally encroach upon the mountain view, its limited visibility and potential integration within the existing urban fabric mean it harmoniously blends in with the surroundings urban environment, rather than creating a severe or dominant negative impact. It's worth noting that visual impacts of this nature align well with the guidelines and expectations set out in the CoCT's Tall Building Policy (2013) and Scenic Drive Network Management Plan (2003)..



Figure 118. Viewpoint 6, looking south east from the Promenade towards the site (Square One, 2025)



Figure 119. Viewpoint 6, photomontage looking south east from the Promenade towards the site (Square One, 2025)

Viewpoint 7

Viewpoint 7 illustrates the receptor's experience of the proposed development at a distance of approximately 50m from the site, looking in a south-westerly direction down Sea Point Main Road (M61) towards the proposed development. This close-up vantage point represents the view one may experience when traversing Sea Point's Main Road, where the existing vacant portion of the Tafelberg School site forms a break in the urban fabric, offering a view corridor to Lion's Head. The proposed development has Moderate visibility due to its location on a main arterial route, but its Visual Exposure from this public vantage point is High, as the building's scale and bulk would dominate the field of view. Given that most of the existing Portion 1 vegetation will be cleared, the proposed development site has a Low Visual Absorption Capacity. This is partly due to limited screening and the developments scale. The Visual Sensitivity of the Area and its Receptors (the general public using the sidewalk and road) are both rated as High, specifically because of the presence of this public view of Lion's Head, a natural landmark that contributes to the neighbourhood's character and sense of place. Consequently, the Visual Intrusion is High. This fundamentally transforms the character and visual amenity of the public streetscape from this viewpoint, constituting to a loss of scenic resource.



Figure 120. Viewpoint 7, looking south west down Sea Point Main Road towards the site (Square One, 2025)



Figure 121. Viewpoint 7, photomontage looking south west down Sea Point Main Road towards the site (Square One, 2025)

Viewpoint 8

Viewpoint 8 illustrates the receptor's experience of the proposed development at a distance of approximately 140m from the Portion 1 site, looking in a north-easterly direction from Main Road (M61) towards the proposed development. The development will have Low Visibility, with its zone of influence confined to the immediate street corridor. From this specific vantage point, it demonstrates Moderate Visual Exposure, as it is clearly recognizable but partially screened by foreground commercial buildings and mature trees, which in turn provide a Moderate Visual Absorption Capacity. Views towards the mountain are not compromised from this vantage point. Sea Point Main Road is an active commercial and residential node already characterized by midrise buildings, indicating a Low Visual Sensitivity to further infill development of this nature. However, the confirmed presence of buildings of significant heritage value, Grade 3B and 3C in view, elevates the Visual Sensitivity of the Area and its Receptors (the general public using the sidewalk and road) to a Moderate rating. Given the proposal's scale aligns with the adjacent multistorey blocks, it results in Moderate to Visual Intrusion, integrating well with the established built scale of existing buildings in the area and reducing in scale and form away from Main Road, in keeping with the guidelines set out in the CoCT's Tall Building Policy (2013) and Table Bay DSDF (2023).



Figure 122. Viewpoint 8, looking north east down Sea Point Main Road towards the site (Square One, 2025)



Figure 123. Viewpoint 8, photomontage looking north east down Sea Point Main Road towards the site (Square One, 2025)

10.4.4. Birds-Eye Views

A number of birds-eye views were created to illustrate the proposed building within its surrounding context using publicly accessible Google Earth Lidar datasets. The location of the building is shown with a yellow marker in each of the images. The existing Tafelberg School building is shown with a red marker where necessary.

The townscape of Sea Point is defined by a distinct high-density, linear urban structure compressed between the steep slopes of Signal Hill to the east and the Atlantic Seaboard to the west. The urban structure and built form are dominated by a mixed-use, multi-storey typology, particularly along Main Road, which forms a dense “urban canyon” of ground-floor retail and mid-to-high-rise residential apartments.

These perspective images illustrate that the scale, massing, and form of proposed Concept 3D development is in keeping with that of its immediate surroundings. The proposed scale, while taller than some of its immediate low-rise neighbours, is appropriate as it remains subordinate to the taller high-rise apartment blocks that define the broader urban skyline, and the massing is not monolithic, but successfully articulated into several distinct, rectilinear volumes.



Figure 125. Birds-eye view of the proposed development looking towards the Atlantic Ocean in a north-westerly direction (Square One, 2025)



Figure 124. Birds-eye view of the proposed development looking in a southerly direction towards Table Mountain, showing the surrounding townscape associated with the development site (Square One, 2025)



Figure 126. Birds-eye view of the proposed development looking towards Green Point and Mouille Point in a north-easterly direction (Square One, 2025)



Figure 127. Birds-eye view of the proposed development looking towards Signal Hill in a south-easterly direction (Square One, 2025)



Figure 128. Birds-eye view of the proposed development looking towards Lions Head in a south-easterly direction (Square One, 2025)

10.4.5. Assessment of Visual Impacts

Potential visual impacts have been assessed according to Square One's impact rating criteria. This methodology is based on the EIA Regulations and the Basic Assessment Report template provided by DEA&DP.

Potential Visual Impacts of the Project

Construction Phase:

- Potential dust, and wind-blown sand caused by heavy construction vehicles/ machinery.
- Potential visual detraction and scarring of the landscape resulting from the construction activities and earthworks of the proposed development where it is constructed on steep slope up signal hills lower slopes.
- Increased construction vehicle traffic on Main Road, High Level Road and the connecting residential minor roads.

Operation Phase:

- Visual intrusion on surrounding residents within the primarily residential low-rise Sea Point HPOZ.
- Visual intrusion of elevated lighting at night.

Impact Rating Criteria

Nature of the impact

This is an appraisal of the type of effect (positive or negative) the construction, operation and maintenance of a development would have on the affected receiving environment. This description should include what is to be affected.

Extent of the impact

Extent defines the physical extent or spatial scale of the impact. The impact could be:

- Site specific: limited to the site.
- Local: limited to the site and the immediate surrounding area (1-10km)
- Regional: covers an area that includes an entire geographic region or extends beyond one region to another.
- National: across national boundaries and may have national implications.

Duration of the impact

The specialist should indicate whether the lifespan of the impact would be:

- Short term: 0-5 years.
- Medium term: 5-15 years.
- Long term: beyond the operational phase, but not permanently.

- Permanent: where mitigation either by natural processes or by human intervention will not occur in such a way or in such time span that the impact can be considered transient.

Consequence of Impact

Indicate how the activity will affect the environment.

Probability of occurrence

Probability describes the likelihood of the impact occurring. The likelihood can be described as:

- Improbable/unlikely: low likelihood of the impact occurring.
- Probable: distinct possibility the impact will occur.
- Highly probable: most likely that the impact will occur.
- Definite: impact will occur regardless of any prevention measures.

Irreplaceable loss of resources

Describes the degree to which resources will be irreplaceably lost due to the proposed activity. It can be no loss of resources, marginal loss, significant loss or complete loss of resources.

Reversibility

This refers to the degree to which an impact can be reversed.

- Fully reversible: where the impact can be completely reversed.
- Partly reversible: where the impact can be partially reversed.
- Irreversible: where the impact is permanent.

Indirect impacts

Indirect impacts are secondary impacts and usually occur at a different place or time. Specialists will need to elaborate on any indirect or secondary impacts of proposed activities. If there are no indirect impacts specialist will need to briefly explain so.

Cumulative impact

An effect which in itself may not be significant but may become significant if added to other existing or potential impacts that may result from activities associated with the proposed project. Cumulative impacts prior to and post mitigation must be assessed. The cumulative effect can be:

- Negligible: the impact would result in negligible to no cumulative effect.
- Low: the impact would result in insignificant cumulative effects.
- Medium: the impact would result in minor cumulative effects.
- High: the impact would result in significant cumulative effects.

Degree to which impact can be avoided

This indicates the degree to which an impact can be avoided. The degree of avoidance can either be high (impact is completely avoidable), moderate (impact is avoidable with moderate mitigation), low (the impact is difficult to avoid and will require significant mitigation measures) or unavoidable (the impact cannot be avoided even with significant mitigation measures).

Can the impact be avoided and if so, how can it be avoided (example: demarcation of no-go areas).

Degree to which impact can be managed

This indicates the degree to which an impact can be managed. The degree of management can either be high (impact is completely manageable), moderate (impact is manageable with moderate mitigation), low (the impact is difficult to manage and will require significant mitigation measures) or unmanageable (the impact cannot be managed even with significant mitigation measures).

How can the impact be managed over time (example: clearance of alien vegetation)

Residual impacts

Residual impacts are those impacts that remain following the implementation of mitigation measures. Residual impacts must be identified and discussed. If there are no residual impacts, the specialist will need to briefly explain that the activity will have no residual impacts.

Degree to which an impact can be mitigated

This indicates the degree to which an impact can be reduced. The degree of mitigation can either be high (the impact can be fully mitigated), moderate (the impact can be partly mitigated) or not mitigated at all.

Significance

Based on a synthesis of the information contained in the above-described procedure, the significance of the potential impacts can be assessed (prior and post mitigation) in terms of the following significance criteria:

- No impact.
- Low negative: where it would have negligible effects, and would require little or no mitigation.
- Low positive: the impact will have minor positive effects.
- Medium negative: the impact will have moderate negative effects and will require moderate mitigation.

- Medium positive: the impact will have moderate positive effects.
- High negative: the impact will have significant effects and will require significant mitigation measures to achieve an accepted level of impact.
- High positive: the impact will have significant positive effects.
- Very high negative: the impact will have highly significant effects and are unlikely to be able to be mitigated adequately.
- High positive: the impact will have highly significant positive effects.

10.4.6. Impact Assessment

The significance of construction and operation phase impacts associated with the proposed project and the required mitigation measures are included in the impact rating tables provided in the following table

Table 3. Impact Assessment Table

CONSTRUCTION PHASE	
Potential impact and risk	
Nature of impact:	Negative impacts during construction associated with site excavations, construction activities and the operation of construction vehicles and machinery on site: • Potential dust, and wind-blown sand caused by heavy construction vehicles/ machinery. • Potential visual detracting and scarring of the landscape resulting from the construction activities and excavation works on a steep embankment. • Increased construction vehicle traffic on Main Road, High Level Road and minor residential roads directly adjacent to the development site
Extent and duration of impact:	Local and short term
Consequence of impact or risk:	Activities during the construction phase could potentially impact on the following visual aspects: • Visibility of construction machinery on and entering/leaving the site and/or traversing Main Road. • Visibility of the site camp. • Excessive signage, lighting and temporary services. • Litter blown on and off site. • Erosion, dust and lack of groundcover vegetation.
Probability of occurrence:	Probable
Degree to which the impact may cause irreplaceable loss of resources:	Marginal loss
Degree to which the impact can be reversed:	Fully reversible
Indirect impacts:	Indirect impacts could be associated with increased erosion and scarring of the lower slopes of Signal Hill due to improper erosion control during construction.
Cumulative impact prior to mitigation:	Construction activities could impact cumulatively with other construction activities that may take place in close proximity during the same time period. As the proposed project is currently the only planned activity at the site, it is unlikely that cumulative visual impacts associated with construction activities would occur.
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	High (negative) - the impact will have significant effects and will require significant mitigation measures to achieve an accepted level of impact.
Degree to which the impact can be avoided:	Moderate (impact is avoidable with moderate mitigation)
Degree to which the impact can be managed:	Moderate
Degree to which the impact can be mitigated:	Moderate

Proposed mitigation:	• Store and keep excavation machinery and trucks out of sight of surrounding residential areas as far as possible. • Ensure that excavation machinery and trucks entering and leaving the site do not leave any rubble, sand, rock, branches or other unwanted material on roads linking to the site. • Screen the site camp from view using appropriate materials that blend into the surrounding vegetation. • Ensure that site construction hoarding is dark in colour and free of excessive branding. • Prohibit excessive signage outside the construction camp. • Keep site lighting to a minimum and prevent the use of flood type lighting as far as possible. • Ensure that the site is kept neat and clean. Collect and dispose of litter appropriately to prevent any potential wind-blown litter on or off the site. • Ensure that site clearing is delayed as long as possible prior to construction in any particular area. • Limit site clearing to within the minimum footprint required for construction. • Protect existing vegetation in all areas that do not fall directly into the construction footprint. • Do not damage or destroy vegetation on adjacent properties. • Control erosion immediately to prevent visual scarring of the landscape. • Control dust using the appropriate dust suppression techniques. • Rehabilitate eroded / denuded areas as soon as possible following construction in any particular area. • Ensure that vegetation and tree planting is installed as per the landscape master plan and in terms of the landscape guidelines. • Large retaining structures should be stepped and designed to be integrated with natural vegetation and planting. • Building forms and volumetric/elevational components articulated to avoid a monolithic form and flat facades. • Protect the existing trees that are not planned for removal as per the tree survey. • During the planning phase, the proposal must pay close attention to the interface of the proposed development with Main Road and surrounding streets. This includes evaluating the building's contribution to a safe, attractive, and pedestrian-friendly environment.
Residual impacts:	Irrespective of the construction activities that are employed, there will be residual visual impacts associated with the construction phase. These would include visual intrusion of construction machinery at the local scale.
Cumulative impact post mitigation:	As no other construction activities are likely to occur at the site, it is unlikely that there will be cumulative impacts post mitigation.
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (negative) - the impact will have moderate negative effects and will require moderate mitigation.

OPERATIONAL PHASE	
Potential impact and risk	
Nature of impact:	Activities during the operational phase could potentially negatively impact on the following visual aspects: • Visual intrusion on the existing Tafelberg School (PHS) site • Visual intrusion on local surrounding residents • Visual intrusion of lighting at night
Extent and duration of impact:	Local and long term
Consequence of impact or risk:	The proposed development will impact directly on adjacent residents within the Sea Point HPOZ as well as the Tafelberg School site, a site of PHS status. The visual intrusion caused by the proposed development will in some cases obstruct residents views towards Lion's Head, as well as potentially cause lighting intrusion at night.
Probability of occurrence:	Highly probable
Degree to which the impact may cause irreplaceable loss of resources:	Marginal loss of Heritage Resources. No loss to Critical Biodiversity Area (See Botanical Baseline Assessment letter in Annexure L).
Degree to which the impact can be reversed:	Partly reversible
Indirect impacts:	• Potential for increased traffic. • Potential air quality changes as a result of increased traffic. • Potential for increased human activity. • Potential for increased sky glow and light spillage at night. • Increased shadowing as a result of the scale of the development.
Cumulative impact prior to mitigation:	High: the impact would result in significant cumulative effects.
Significance rating of impact prior to mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	High (negative) - the impact will have significant effects and will require significant mitigation measures to achieve an accepted level of impact.
Degree to which the impact can be avoided:	Moderate
Degree to which the impact can be managed:	Moderate
Degree to which the impact can be mitigated:	Moderate
Proposed mitigation:	• Ensure that the landscape master plan prepared by the appointed SACLAP registered professional landscape architect is implemented and monitored by the appointed landscape architect during construction. The landscape master plan must include visual screening that offsets the visual impact of the built form and establishes a green network of indigenous vegetation at the site. • Implement the landscape master plan to include visual screening elements including tree planting along the boundary edge associated with the entire development site. • High vertical retaining walls, as well as the use of 'terraforce'/'loffelstein' embankments should be avoided. Retaining structures and external levels should be stepped and designed to be integrated with the adjacent Tafelberg School landscape, vegetation and planting • Make use of contextually appropriate materials. • Ensure that low level, unobtrusive and contextually appropriate signage is used. • Keep highly reflective surfaces to a minimum or ensure that these areas are shaded by roof overhangs, where possible.

	• Ensure that non-reflective, colour appropriate paving surfaces are used as far as possible. • Place services underground, where possible. Electrical sub-stations, etc. to be incorporated into built form/ structures. • Night lighting should be minimized and designed appropriately along the following guidelines: - Use low level lighting around buildings and along paths and streets. - Avoid neon, spot or excessive up-lighting. - Screen and filter lights sources as far as possible. - Shield external lights on buildings to cast light only upon the area required to be illuminated. - Ensure that naked light sources are not visible from beyond the site. - Ensure that limited light is emitted into the sky. • Lighting must be low energy and must be shielded down lighting to minimise light impacts and night and light spillage into the surrounding residential areas. Ensure that fencing is visually permeable, contextually appropriate and softened with planting to provide visual screening. Use appropriate colours such as dark grey, charcoal and black that are visually recessive. Prepare a landscape guideline document based on the landscape philosophy and ensure that it is implemented during the operational phase. A Site Development Plan must be prepared for approval by the local authority before construction activities can commence. Make allowance for on-going landscape maintenance to allow site vegetation to mature sufficiently to allow the environment to achieve maximum VAC. • Areas that are infested with invasive vegetation and trees must be rehabilitated carefully to ensure that no erosion or exposed areas result from rehabilitation activities. • Site clearing must be carefully controlled to minimize potential damage and erosion and all areas that are disturbed must be repaired and rehabilitated. • All areas disturbed during construction activities must be rehabilitated using appropriate vegetation. • Minimize cut and fill and where this is required, stabilization techniques must be integrated to incorporate natural materials and appropriate indigenous vegetation. Any vertical retaining structures should be staggered in height and should not exceed 1.2m. • Ensure that stormwater from building rooftops and stormwater surface flow is harnessed and captured in swales and planting areas to encourage plant growth and rehabilitation.
Residual impacts:	With mitigation, the development would still be noticeably visible to the residents associated to the Sea Point HPOZ and the Tafelberg School site, due to the proximity to the development site. With the implementation of appropriate mitigation, it is anticipated that the visual impacts associated with the proposed project could be partially reduced.
Cumulative impact post mitigation:	Medium: the impact would result in minor cumulative effects
Significance rating of impact after mitigation (e.g. Low, Medium, Medium-High, High, or Very-High)	Medium (negative) – the impact will have moderate negative effects and will require moderate mitigation.

10.5. Consolidated Mitigation

10.5.1. Archaeological Mitigation

Inspection of foundation trenches should be undertaken when these are first opened during construction phase.

Monitoring of initial works in the area of the old Ellerslie alignment should also be undertaken to inspect for the presence of buried historic fabric.

No ongoing monitoring is necessary of foundation trenches or work along the road alignment should no archaeological material be present.

10.5.2. Socio-Historic Mitigation

Community and Family Connection

For 353 On Main to “act as a ‘centre of gravity’ for a revived and more inclusive sense of community cohesion and family integration in the neighbourhood and the city” the scheme needs to accommodate families, and support accessibility for elderly and disabled residents (Roux, 2025: 31). Facilities which support inclusive community functioning should also be provided for. These might include civic facilities, information hubs, education, childcare, elder care, space for outdoor leisure and play, public health and other domains. Importantly, the “site’s social and community functions should be well-integrated, rather than siloed, with particular attention paid to shared facilities and public/leisure spaces on the site” (*Ibid.*).

Educational History

The removal of the school site from this development necessarily inhibits the extent to which the 353 On Main development can sustain the links of the site to educational history. However, redevelopment should “include solutions which enable families with schoolgoing children to live close to the existing public schools in and around Sea Point” (Roux, 2025: 32). This will serve to re-integrate school going into daily life in the area, and eliminate the long commutes for learners.

Gender

Design should adopt a gender-sensitive approach that “includes spatial elements and facilities (for example, on-site childcare, consideration for safety and security, awareness of the specific needs of women-headed households) and structural aspects of delivery, decision-making and participation” (Roux, 2025: 33).

Affordable Housing

The provision of social housing needs to include the provision of “integrated amenities and facilities with the potential to foster a sense of the site as a ‘centre of gravity’ for community cohesion, accessible housing, and equitable access to civic amenities” (*Ibid.*).

Spatial Justice

The development of 50.9% of the residential GLA as social housing achieves the key themes identified in the social history report of affordable housing and spatial justice. However, the development needs also to create space “that supports access to opportunities, community cohesion and inclusivity, and access to civic facilities that support these goals” (Roux, 2025: 34).

Interpretive Signage

The multi-layered history of the site should be represented in some format, either through a public exhibition, mural art, and/or building naming. These interventions should not only relay the history of the schools, but also of those histories at risk of being forgotten, such as Rainbow Housing and Wynyard Mansions.

10.5.3. Townscape and Architecture Mitigation

The detailed planning and design stage must consider and implement the following:

1. The solid stone wall and central pier and fence walling section on main Road are to be documented. Design options to be explored to retain (at minimum) representative sections of each wall in an interpretive manner with the line and form of the overall wall reflected in paving lines so that the original fine-grained layout is remembered on site. This should be part of the street and landscaping interface condition. Options are to be explored and approved as a condition of the HIA.
2. The detail, grain, materiality, punctured nature of opening and form of the buildings are modulated to respond to the varying conditions around the site. The Architecture should be fine-grained and contextually responsive and not be self-referential.
3. The internal interface conditions must be detailed to respond to the school/ DSD building and park.
4. Internal security provisions/ fencing to be detailed in a subtle manner with the over-riding concern being to visually retain the cohesiveness of the PHS site.

10.5.4. Visual Mitigation

General

VP1

- Increase the building setback from the site boundary to allow for substantial softening of the site edge through the planting of ground level trees and landscaped areas while maintaining the pedestrian sidewalk route.
- As this is a concept mass model (Concept 3D), further articulation of the building's mass through façade modulation, upperlevel setbacks and roofline variation are recommended during the detailed design stages to reduce the buildings perceived scale and bulk and to avoid a monolithic built form along The Glen.
- Include on-building balcony integrated planters that allow for cascading vegetation on the façade, vertical greening through the installation of stainless-steel cable or mesh trellis systems and the implementation of green roofs on all flat roof surfaces and podiums are recommended to further mitigate the visual impacts. This should be done in accordance with the urban design and landscape guidelines report.

VP2

- Further articulation of the building's mass through façade modulation, upper-level setbacks and roofline variation are recommended during the detailed design stages to reduce the buildings perceived scale and bulk.
- The specification of non-reflective, high-quality materials and finishes for both the building facade and all ground-level hard landscaping.
- The incorporation of integrated planters on balconies and setback terrace to allow for cascading vegetation on the façade of the building. Vertical greening through the installation of stainless-steel cable or mesh trellis systems (wind to be assessed).
- The implementation of green roofs on all flat roof surfaces and podiums in accordance with the site enablement urban design and landscape guidelines. It is recommended that an arborist provide an arboricultural report or method statement detailing a Tree Protection Plan (TPP) that must be adhered to during the construction phase to ensure the protected trees survival and mitigate further loss of site VAC

VP3 Mitigation

- The specification of non-reflective, high-quality materials and finishes for both the building facade and all ground-level hard landscaping.
- The incorporation of integrated planters on balconies and setback terrace to allow for cascading vegetation on the façade of the building. Vertical greening through the installation of stainless-steel cable or mesh trellis

systems (wind to be assessed).

- The implementation of green roofs on all flat roof surfaces and podiums in accordance with the site enablement urban design and landscape guidelines.

VP4

- Further articulation of the building's mass through façade modulation, upper-level setbacks and roofline variation are recommended during the detailed design stages to reduce the buildings perceived scale and bulk.
- The retention of existing and the planting of new, medium to large-calibre street trees along the Main Road frontage.
- The creation of a well-defined, high-quality landscaped setback between the building's ground floor and the public sidewalk.
- The specification of nonreflective, high-quality materials and finishes for both the building facade and all ground-level hard landscaping.
- The incorporation of integrated planters on balconies and setback terrace to allow for cascading vegetation on the façade of the building. Vertical greening through the installation of stainless-steel cable or mesh trellis systems (wind to be assessed).
- The implementation of green roofs on all flat roof surfaces and podiums in accordance with the site enablement urban design and landscape guidelines. It is recommended that an arborist provide an arboricultural report or method statement detailing a Tree Protection Plan (TPP) that must be adhered to during the construction phase to ensure the protected trees survival and mitigate further loss of site VAC.

VP5

- Further articulation of the building's mass through façade modulation, upper-level setbacks and roofline variation are recommended during the detailed design stages to reduce the buildings perceived scale and bulk.
- The specification of non-reflective, high-quality materials and finishes for both the building facade and all ground-level hard landscaping.
- The incorporation of integrated planters on balconies and setback terrace to allow for cascading vegetation on the façade of the building. Vertical greening through the installation of stainless-steel cable or mesh trellis systems (wind to be assessed).
- The implementation of green roofs on all flat roof surfaces and podiums in accordance with the site enablement urban design and landscape guidelines.

VP6

- Further articulation of the building's mass through façade modulation, upper-level setbacks and roofline variation are recommended during the detailed design stages to reduce the buildings perceived scale and bulk. The specification of non-reflective, high-quality materials and finishes for both the building facade and all ground-level hard landscaping.
- The incorporation of integrated planters on balconies and setback terrace to allow for cascading vegetation on the façade of the building. Vertical greening through the installation of stainless-steel cable or mesh trellis systems (wind to be assessed).
- The implementation of green roofs on all flat roof surfaces and podiums in accordance with the site enablement urban design and landscape guidelines.

VP7

- Further articulation of the building's mass through façade modulation, upper-level setbacks and roofline variation are recommended during the detailed design stages to reduce the buildings perceived scale and bulk.
- The retention of existing and the planting of new, medium to large-calibre street trees along the Main Road frontage.
- The creation of a well-defined, high-quality landscaped setback between the building's ground floor and the public sidewalk. The specification of nonreflective, high-quality materials and finishes for both the building facade and all ground-level hard landscaping.
- The incorporation of integrated planters on balconies and setback terrace to allow for cascading vegetation on the façade of the building. Vertical greening through the installation of stainless-steel cable or mesh trellis systems (wind to be assessed).
- The implementation of green roofs on all flat roof surfaces and podiums in accordance with the site enablement urban design and landscape guidelines. It is recommended that an arborist provide an arboricultural report or method statement detailing a Tree Protection Plan (TPP) that must be adhered to during the construction phase to ensure the protected trees survival and mitigate further loss of site VAC.

VP8

- Further articulation of the building's mass through façade modulation, upper-level setbacks and roofline variation are recommended during the detailed design stages to reduce the buildings perceived scale and bulk.
- The retention of existing and the planting of new, medium to large-calibre street trees along the Main Road frontage.

- The creation of a well-defined, high-quality landscaped setback between the building's ground floor and the public sidewalk.
- The specification of nonreflective, high-quality materials and finishes for both the building facade and all ground-level hard landscaping.
- The incorporation of integrated planters on balconies and setback terrace to allow for cascading vegetation on the façade of the building. Vertical greening through the installation of stainless-steel cable or mesh trellis systems (wind to be assessed).
- The implementation of green roofs on all flat roof surfaces and podiums in accordance with the site enablement urban design and landscape guidelines.

Construction Phase

- Store and keep excavation machinery and trucks out of sight of surrounding residential areas as far as possible.
- Ensure that excavation machinery and trucks entering and leaving the site do not leave any rubble, sand, rock, branches or other unwanted material on roads linking to the site.
- Screen the site camp from view using appropriate materials that blend into the surrounding vegetation.
- Ensure that site construction hoarding is dark in colour and free of excessive branding.
- Prohibit excessive signage outside the construction camp.
- Keep site lighting to a minimum and prevent the use of flood type lighting as far as possible.
- Ensure that the site is kept neat and clean. Collect and dispose of litter appropriately to prevent any potential wind-blown litter on or off the site.
- Ensure that site clearing is delayed as long as possible prior to construction in any particular area.
- Limit site clearing to within the minimum footprint required for construction.
- Protect existing vegetation in all areas that do not fall directly into the construction footprint.
- Do not damage or destroy vegetation on adjacent properties.
- Control erosion immediately to prevent visual scarring of the landscape.
- Control dust using the appropriate dust suppression techniques.
- Rehabilitate eroded / denuded areas as soon as possible following construction in any particular area.
- Ensure that vegetation and tree planting is installed as per the landscape master plan and in terms of the landscape guidelines.
- Large retaining structures should be stepped and designed to be integrated with natural vegetation and planting.

- Building forms and volumetric/elevational components articulated to avoid a monolithic form and flat facades.
- Protect the existing trees that are not planned for removal as per the tree survey.
- During the planning phase, the proposal must pay close attention to the interface of the proposed development with Main Road and surrounding streets. This includes evaluating the building's contribution to a safe, attractive, and pedestrian-friendly environment.

Operational Phase

- Ensure that the landscape master plan prepared by the appointed SACLAP registered professional landscape architect is implemented and monitored by the appointed landscape architect during construction. The landscape master plan must include visual screening that offsets the visual impact of the built form and establishes a green network of indigenous vegetation at the site.
- Implement the landscape master plan to include visual screening elements including tree planting along the boundary edge associated with the entire development site.
- High vertical retaining walls, as well as the use of 'terraforce'/'loffelstein' embankments should be avoided. Retaining structures and external levels should be stepped and designed to be integrated with the adjacent Tafelberg School landscape, vegetation and planting
- Make use of contextually appropriate materials.
- Ensure that low level, unobtrusive and contextually appropriate signage is used.
- Keep highly reflective surfaces to a minimum or ensure that these areas are shaded by roof overhangs, where possible.
- Ensure that non-reflective, colour appropriate paving surfaces are used as far as possible.
- Place services underground, where possible. Electrical sub-stations, etc. to be incorporated into built form/ structures.
- Night lighting should be minimized and designed appropriately along the following guidelines:
 - Use low level lighting around buildings and along paths and streets.
 - Avoid neon, spot or excessive up-lighting.
 - Screen and filter lights sources as far as possible.
 - Shield external lights on buildings to cast light only upon the area required to be illuminated.
 - Ensure that naked light sources are not visible from beyond the site.
 - Ensure that limited light is emitted into the sky.

- Lighting must be low energy and must be shielded down lighting to minimise light impacts and night and light spillage into the surrounding residential areas. Ensure that fencing is visually permeable, contextually appropriate and softened with planting to provide visual screening. Use appropriate colours such as dark grey, charcoal and black that are visually recessive. Prepare a landscape guideline document based on the landscape philosophy and ensure that it is implemented during the operational phase. A Site Development Plan must be prepared for approval by the local authority before construction activities can commence. Make allowance for on-going landscape maintenance to allow site vegetation to mature sufficiently to allow the environment to achieve maximum VAC.
- Areas that are infested with invasive vegetation and trees must be rehabilitated carefully to ensure that no erosion or exposed areas result from rehabilitation activities.
- Site clearing must be carefully controlled to minimize potential damage and erosion and all areas that are disturbed must be repaired and rehabilitated.
- All areas disturbed during construction activities must be rehabilitated using appropriate vegetation.
- Minimize cut and fill and where this is required, stabilization techniques must be integrated to incorporate natural materials and appropriate indigenous vegetation. Any vertical retaining structures should be staggered in height and should not exceed 1.2m.
- Ensure that stormwater from building rooftops and stormwater surface flow is harnessed and captured in swales and planting areas to encourage plant growth and rehabilitation.

Table 4. Compliance Assessment

INDICATOR	COMPLIES	MITIGATION	COMMENT
ARCHAEOLOGY			
Sensitivity of the homestead site	Yes	None	The site of the homestead is outside of the project area
Management of accidental finds	Yes	Undertake monitoring as per recommendations	Recommendations to be included in construction methodology
Ellerslie Road fabric	Yes	Monitoring as per recommendations	Recommendations to be included in construction methodology
SOCIO-HISTORY			
Community and family connections	Partly	Integration and community connection to be factored into design	No express provision has been made for these factors, but the shared outdoor spaces may go some way to achieving integration.
Educational histories	Yes	Provision of family accommodation	Three-bedroomed apartments will accommodate families with children attending local schools
Gender	Partly	Provision of facilities for women-headed households	No provision is currently made for child-care facilities, although safety and security have been factored into the design.
Affordable housing	Yes	None	The provision of social housing achieves affordable housing if properly implemented
Spatial justice	Yes	None	The provision of social housing achieves spatial justice if properly implemented
TOWNSCAPE / ARCHITECTURE			
Respond to the pressing need for social and affordable housing in the area	Yes	None	Achieving the programme is key to allowing development on the site
Promote mixed use and integration	Yes	None	To be embedded in detail design going forward
Re-enliven the site so that it contributes to the environment through the re-introduction of residential, commercial, civic, health and educational facilities	Yes	None	To be embedded in detail design going forward
Any new intervention must respond appropriately to the layered, fine grain urban grid of the context in terms of height and massing	Yes	None	Developed architectural detailing and modulation is critical in this regard
The placement of any new structures should respond to the existing urban grid of the sector above Main Road	Yes	None	Historic pattern and alignment observed
New developments should respond to the fine grain and variegated scale and massing of structures in the neighbouring street blocks; avoid large massing	Partly	Design and detailing can mitigate larger massing necessary for programme	By nature the development is large-scale and not single units

INDICATOR	COMPLIES	MITIGATION	COMMENT
New developments should respond to the sloped topography of the context and “in-out” stepping between structures placed orthogonally as steps up the slope. This condition allows for a fragmentation of roof lines against mountain backdrop, which should inform any new development on site	Untested at this stage	None	Developed architectural detailing and modulation is critical in this regard
Architectural language of new interventions should be informed by the neighbourhood	Untested	Yes	Developed architectural detailing and modulation is critical in this regard
Materiality of new developments should be responsive to the existing character of the site	Untested	Yes	Developed architectural detailing and modulation is critical in this regard
School building: (Note: not part of the development area, but to be considered in design due to PHS status of site)			
An appropriate and compatible use and programme should be developed to allow for an integrate use of the site as far as is practical and allowing for necessary security provisions.	Untested / N/A	N/A	Separate process to follow
The front facade and prominent east and west side elevations should not be altered or visually blocked from public view	Yes	None	Achieved in design
The building should be given a buffer area from any encroaching development. The buffer area can accommodate soft landscaping	Yes	No	Achieved in design
Any alterations should be subject to a separate heritage process to ensure that the significance of the structure is not negatively impacted	N/A	N/A	Separate process to follow
Wynyard Mansions			
While renovation and reuse is potentially possible, the overall and unified site development (and most importantly the provision of social housing) is better served by demolition of the building	Yes, demolition proposed to allow for site development over all	No	Building to be recorded prior to any demolition
The building does not possess enough architectural or social significance to warrant retention	Yes	No	None
Other Site Structures			
Retain the main boundary wall in front of the school and reactivate openings. The sections of historic 19thC stone walling on the Main Road northern end to be further investigated with a view to retaining and incorporating in the design, with localised adjustments to facilitate positive street interface. The same applies to the gates and walling of the central Heatherbelle section.	Yes	Yes	Detail design stage to assess how portions of the walls can be retained and successfully integrated. Where sections are removed, the line of the walls is to be embedded in landscape design as a memory marker. Detailed overall landscaping plan to be compiled later to consider site as a whole.
Investigate programmatic adaptive reuse of the bike shed to new function or multi-use purpose	N/A	N/A	N/A

INDICATOR	COMPLIES	MITIGATION	COMMENT
All other structures can potentially be demolished and do not inform redevelopment	Yes	No	Sports buildings on development area of site are to be demolished
Landscape			
Retain the open park space between Main Road historic walling and the school building. It is compatible to activate the open park space as a multifunctional space (recreational and parking) and introduce soft landscaping, planting and seating incorporating stone walling	Yes	Yes	Detailed overall landscaping plan to be compiled later to consider site as a whole
Preserve and protect the wild fig tree avenue, and re-introduce the axial entrance as a central visual cone from Main Road and as a feature to arrival at school building	Yes	Yes	Detailed overall landscaping plan to be compiled later to consider site as a whole
Preserve and protect mature trees identified for retention that frame the open park; remove trees that do not warrant retention, and if replaced, consider slender stemmed trees to allow better visibility of the school building from the Main Road	Yes	Yes	Detailed overall landscaping plan to be compiled later to consider site as a whole
New Build Form			
<i>Placement</i>			
No new development between the school building and the Main Road	Yes, but not in development area	Yes	Development plan for this part of the site to acknowledge Heritage Design Indicators set out in this report
Retain the open park.	Yes, but not in development area	Yes	Development plan for this part of the site to acknowledge Heritage Design Indicators set out in this report
Retain a buffer area of 5-7 metres around the perimeter of the school building	Yes	Yes	Detailed plan to be developed to reflect this
Do not allow new development to abut the school	Yes	Yes	Detailed plan to be developed to reflect this
Orthogonal placement in response to historic site grid and wider urban grid	Yes	No	None
Respond to the site's character zones: commercial, transitional and residential	Yes	No	None
Allow the formation of pockets of space	Yes	No	Courtyard design creates semi-private spaces

INDICATOR	COMPLIES	MITIGATION	COMMENT
Access			
Consider the introduction of “internal streets” that respond to the historic grid: reintroduction of the Ellerslie road access off Milner Road extension of Herbert Road behind the school building to The Glen introduction of a longitudinal axis aligning Ellis and Heathfield Roads	Yes	No	None
Reactivate the historic entrance off Main Road	Yes, but not in development area	Yes	Development plan for this part of the site to acknowledge Heritage Design Indicators set out in this report
Re-open and activate the historic pedestrian entrances	Yes	No	The site is opened and activated
Height and Massing			
Respond to the “micro” character areas of the site which are determined by the various road and interface conditions	Yes	No	None
Main Road commercial realm interface: can tolerate greater height	Yes	Yes	The height and massing of the front block requires careful architectural detailing and programming in later stages to maintain fit into context
Three residential interface conditions: height limits between (3-5 storeys), specific to the placement of the structure	Yes	No	Three residential interface conditions: height limits between (3-5 storeys), specific to the placement of the structure
Heights should step down towards the school building and garden area	Partly	Yes	Detailed design to reflect scaling and interface with the garden area
Building height can be mitigated by fragmentation of the roof line, setbacks and step backs such as in the built form of Wynyard Mansions	Untested at this stage	Yes	Detailed design to incorporate this
Building height can be mitigated by embedding/cutting into the slope as seen in Wynyard Mansions, which can be used as a design informant	Yes	No	Parking garage/basement
Architecture and Materiality			
New development should respect the architectural language of existing and neighbouring plastered masonry structures	Untested at this stage	Yes	To be developed in detailed design stage
Respond to the architectural character of the area and the topography of the site	Yes	No	None
Use of variation in material, form and colour to break up massing and introduce visual interest and sense of finer grain	Untested	Yes	To be developed in detailed design stage
Use of balconies and inhabited roofs to allow visual interaction – street to building	Untested	Yes	To be developed in detailed design stage
Avoid large, uninterrupted expanses of glass and/or concrete and commercial appearance	Untested	Yes	To be developed in detailed design stage
VISUAL IMPACTS			

INDICATOR	COMPLIES	MITIGATION	COMMENT
<i>General</i>			
The creation of a well-defined, high-quality landscaped setback between the building's ground floor and the public sidewalk	Untested	Yes	To be developed in detailed design stage
Further articulation of the building's mass through façade modulation, upper-level setbacks and roofline variation	Untested	Yes	To be developed in detailed design stage
The incorporation of integrated planters on balconies and setback terrace to allow for cascading vegetation on the façade of the building. Vertical greening through the installation of stainless-steel cable or mesh trellis systems (wind to be assessed)	Untested	Yes	To be developed in detailed design stage
The implementation of green roofs on all flat roof surfaces and podiums in accordance with the site enablement urban design and landscape guidelines	Untested	Yes	To be developed in detailed design stage
The specification of non-reflective, high-quality materials and finishes for both the building facade and all ground-level hard landscaping	Untested	Yes	To be developed in detailed design stage
The retention of existing and the planting of new, medium to large-calibre street trees along the Main Road frontage	Untested	Yes	To be developed in detailed design stage
<i>Construction Phase</i>			
Dust, and wind-blown sand	Yes	Construction management protocols	Recommendations to be included in construction methodology
Visual detracting and scarring of the landscape	Yes	Construction management protocols	Recommendations to be included in construction methodology
Construction vehicle traffic	Yes	Construction management protocols	Recommendations to be included in construction methodology
<i>Operation Phase</i>			
Visual intrusion on surrounding residents within the primarily residential lowrise Sea Point HPOZ	Partly	Landscape master plan that includes screening to offset the built form	Recommendations to be included in construction methodology
Visual intrusion of elevated lighting at night		Light management measures	Recommendations to be included in construction methodology

11.0. PUBLIC CONSULTATION

This report will be circulated for 30 days' Public Participation to the following Conservation Bodies and Interested and Affected Parties:

- Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association
- YIMBY Seaboard (formerly Sea Point for All)
- Ndifuna Ukwazi
- Reclaim the City
- Docomomo SA

Further to that, copies of the report will be made available to all I&APs who registered through the various open meetings held as part of the process to date, as well as to stakeholders on the project database/communication list.

Legal notices appeared in the Atlantic Sun and Cape Times on 13 November 2025 which advised the general public of the availability of a hard copy of the report at the Sea Point Public Library, and digital copies downloadable from a QR code on the notice and via the Department of Infrastructure 353 on Main webpage: <https://www.westerncape.gov.za/infrastructure/353-main-sea-point>

Site notices bearing the same information were erected around the proposed development site on 13 November.

All comments received that pertain to heritage will be captured and addressed in the final report for submission to Heritage Western Cape.

12.0. CONCLUSIONS

The proposed development will see the transformation of the site, with impacts to heritage resources on site, some of which are very highly graded.

Given the exclusion of the homestead site, and the absence of any significant archaeological material revealed during geotesting, it is concluded that archaeological impacts are not likely to arise as a result of this proposed development. The old Ellerslie Road alignment holds the potential to contain historic road fabric; if this surface is found to have been cobbled, the cobbles would be worth retaining and reusing.

While the proposed subdivision poses no risk of archaeological impacts, any future redevelopment of the DSD portion will need to undergo a separate process in terms of NEMA to consider likely archaeological triggers.

In terms of social history, the redevelopment of the site to accommodate social housing goes a long way to ensuring that the historic and recent links to housing activism is not lost. Measures need to be incorporated into the design, however, to ensure that the social housing component does not become siloed, but is rather able to integrate into the redevelopment and the Sea Point community more widely. Appropriate facilities to support families - particularly women-headed households - and ensure integration are essential in this regard.

Appropriate memorialisation of the aspects of social history identified as important - including housing activism, educational histories and gender - should also be incorporated, and this can be realised through public art, signage, displays and similar.

The concept design has generally responded positively to the Heritage Indicators. While a lower building block on Main Road (as in Concept 1 and Concept 2) would have less visual impact in the context, this height is appropriate to the emerging context and in line with City policy. Most importantly however, the implementation of the social housing programme requires the larger market-related component to render the project feasible, and given that this is an imperative to achieve, this is acceptable.

The overall finding of the VIA establish that the proposed development's scale and massing, at a broader townscape level, are largely consistent with the established character of the Sea Point urban fabric. The analysis

confirms that the 11-storey height on Parcel 1 is an appropriate response to the dense, “urban wall” typology of Main Road and remains subordinate to the taller high-rise buildings along the beachfront. The stepping down of the scale to four storeys on Parcels 2 and 3 is a critical and appropriate design decision, responding to the finer-grain, lower-rise residential context towards Signal Hill. When viewed from a distance, such as the Sea Point Promenade (Viewpoint 6), the proposal integrates well with the existing urban skyline and aligns with the principles set out within the CoCT’s Tall Building Policy and the Table Bay DSDF. In addition to this, viewing the proposal from an elevated vantage point (Viewpoint 5) shows that it integrates into the existing urban environment and does not significantly impact the primary sea view or the horizon line. The change is noticeable but does not fundamentally conflict with the overall character.

Despite this acceptable townscape fit, high-impact visual intrusions at the local, street-level scale were identified as part of the visual analysis. Primary examples of this can be seen in Viewpoint 1 and Viewpoint 7 where VAC is Low and Visual Exposure is High. The Impact Assessment (Section 6.3) rates both the Construction Phase and the Operational Phase as having a High (negative) impact prior to mitigation. The high operational impact is driven by several key factors identified in the Visual Analysis:

- Intrusion on Residential Streets: The 4-storey massing on Parcel 3 will have a High Visual Exposure and High Visual Intrusion when viewed from The Glen (Viewpoint 1), fundamentally and severely altering the scale and character of this low-rise residential street.
- Loss of Scenic Views: The 11-storey massing on Parcel 1 will transform the existing view corridor from Main Road towards Lion’s Head, which Viewpoint 7 identifies as a “loss of scenic resource”. This view corridor is also partially diminished from Viewpoint 4.
- Heritage Context: The development’s bulk and proximity will have a direct visual intrusion on the adjacent Tafelberg School PHS and the surrounding graded heritage resources of the HPOZ.
- Night-Time Impact: The scale of the development introduces a high potential for negative visual impacts from lighting, including light spillage and “sky glow,” which would be intrusive to the adjacent residential receptors.

Given these findings, the successful mitigation of these impacts is critical. While the visual impact cannot be fully avoided, this Impact Assessment determines that it can be reduced from a High (negative) to a Medium (negative) significance, provided that the mitigation measures provided are strictly implemented as conditions of approval.

RECOMMENDATIONS

12.1. General Recommendations

General Recommendations

General Recommendations

This HIA recommends that Heritage Western Cape:

- Endorse this report as meeting the requirements of S.38(3) of the NHRA
- Approve subdivision in terms of S.27
- Approve the demolition of Wynyard Mansions as per the Site Development Plan (Zutari, 2025)
- Approve massing, height and layout as per the Concept Report (Zutari, 2025)
- Endorse the Design Guidelines (Zutari, 2025)
- Require the DSD portion/ school to adhere to overall guidelines and indicators and programme the building accordingly and submit a separate S.27 application
- Conditions of approval – developed drawings to be submitted to HWC to confirm adherence to social housing programme
- Require detail design development in accordance with the architectural recommendations.

12.2. Archaeological Recommendations

It is recommended that:

- The AIA be endorsed;
- Initial inspection of foundation trenches be undertaken when these are opened during construction phase.
- Initial monitoring of works in the area of the old Ellerslie Road alignment should be conducted, and if cobbles are located there, these should be retained and reused elsewhere on site.
- Any future redevelopment of the DSD portion will need to follow relevant archaeological processes.
- If any human remains or significant archaeological materials are encountered during construction work all work in that area should be halted, and the area cordoned off until HWC has been notified, and an appropriate course of action can be determined. This may include mitigation through excavation.

No PIA is recommended, but a fossil finds protocol should be provided.

12.3. Socio-Historical Recommendations

The following considerations are recommended in terms of recognizing, building on and preserving the intangible and associational heritage of 353 Main Road:

1. Presently, the plan under consideration is for mixed-use development on the eastern portion of the site, incorporating social housing, affordable housing and market-related housing, as well as retail. This plan is still under development and current HIA processes relate only to site enablement. While development at this scale would impact on the character of the school grounds, there is great potential for such development to support the associational, intangible heritage qualities of the site.

2. Besides the highly visible link to contemporary spatial justice struggles, there is clear precedent for affordable housing on the site. Although Wynyard Mansions is small, its story acts as a microcosm for many of the struggles still faced by working people in Sea Point. It provided a crucial foothold for vulnerable individuals and families in the city, and enabled crucial access to jobs and urban facilities. The proposal to develop affordable and social housing is strongly supported from an intangible heritage perspective in this regard. If it is feasible from a development and usage perspective to retain part of the physical fabric of Wynyard Mansions as the physical manifestation of this history, this would be appropriate and supported. Design for future development should be mindful that Wynyard Mansions holds a deep connection to housing struggles in Sea Point and its links to everyday stories of urban survival in Cape Town. However, this should not form a blockage to the realization and reflection of the site's associations with affordable housing and spatial justice. If the design and feasibility scoping processes do not support the retention of the block or parts thereof, consideration should be given to reflecting its memory through other creative means: this could include use of the footprint, design aesthetics, naming, or some form of publicly visible interpretation, exhibition or historical storytelling.

3. The sense of the property as a community anchor, supporting individuals' and families' interconnection between neighbourhood, home, and community, is one of the most central associations with the site. Any development should be oriented towards acting as an integrated and inclusive community anchor. Affordable housing is a key lever for this kind of community integration, enabling people to live where they work and where their children go to school – echoing the experiences of the Ellerslie alumnae who had the privilege of going home for a quick lunch, participating in school extramurals, and

having parental support for school activities and fundraisers. The proposal to develop social and affordable housing on the site is therefore entirely in keeping with the community-oriented social history of the site. In practice, this means development should be focused not only on housing alone but also on the creation of community facilities and points of connection, with the potential to counter some of the fragmentation experienced by residents in recent years. There are many possibilities for achieving this: for example, active and well-programmed community centres, citizens' advice bureaux, a focus on businesses in the retail portion which support day-to-day needs, safe spaces for children, and well-designed spaces for community gatherings.

4. The educational history of the site is highly significant, but this does not necessarily mean that the site requires literal reinterpretation as a school. This aspect of its heritage can be broadly interpreted to include facilities and housing design that are genuinely supportive of family life and healthy psycho-social development. This could include elements such as a creche, safe play spaces for children, and social amenities suitable for families. This is especially important in a context where most new developments do not cater for families with children. The development of affordable housing on the site also opens the possibility for children currently attending schools in Sea Point to live close to school, shifting the current dynamic where children leave home early in the morning to travel into the city on public transport. This would represent a revival to historical dynamics of interlinkage between schools and the residential community of Sea Point. While this HIA process does not include the school building itself, it is worth noting here that the older portions of the building, including the interiors, are highly significant from a socio-historical perspective. A more detailed heritage study on the school building itself will be necessary when decisions are finalized about its future use.

5. The site's multiple connections to gendered histories could also find expression in its future development. These links are visible in the site's connections to women's education, the high concentration of women who found homes at Wynyard Mansions, and the women who have led housing struggles in Sea Point for decades. It would be appropriate to honour this history through a gender-sensitive approach to design in future development, including considerations given to public space design; safety and visibility considerations in the design of entrances and walkways; and – as noted above – design which supports safety and thriving for children and families.

6. As a rich, multilayered site that speaks to so many aspects of Sea Point's

history, it would be appropriate to include an interpretive element in the site's development which tells some of these stories. Besides the historical narrative of the schools, it is also important to have a public reflection of histories which are in danger of being forgotten, including those of Rainbow Housing and of Wynyard Mansions. These stories are also intrinsically connected to contemporary housing activism in Sea Point and the impact this activism has had on Cape Town at large. Possibilities for such interpretation could include a small public exhibition, well-designed mural art, and/or naming practices for future buildings on site.

12.4. Architectural and Townscape Recommendations

The detailed planning and design stage must consider and implement the following:

- The historic, C19th solid stone wall and central pier and fence walling section on main Road are to be documented. Design options to be explored to retain (at minimum) representative sections of each wall in an integrated and interpretive manner with the line and form of the overall wall reflected in paving lines, where any sections are removed to facilitate positive street interface, so that the original fine-grained layout is remembered on site. This should be part of the street and landscaping interface condition.
- The detail, grain, materiality, punctured nature of opening and form of the buildings are modulated to respond to the varying conditions around the site. The Architecture should be fine-grained and contextually responsive and not be self-referential.
- The internal interface conditions must be detailed to respond to the school/ DSD building and park.
- Internal security provisions/ fencing to be detailed in a subtle manner with the over-riding concern being to visually retain the cohesiveness of the PHS site.

12.5. Visual Impact Recommendations

General

- *Materiality*: All external material and finish specifications, including the building façade materiality and all ground-level hard landscaping, must be of high quality and non-reflective to reduce glare and visual intrusion.
- *Landscape Architecture*: A comprehensive landscape master plan, prepared by a SACLAPregistered professional, is essential and must be implemented and monitored. This plan is the primary mitigation tool and must prioritise visual screening through the planting of medium to large-

calibre trees along sensitive boundaries (especially along sensitive heritage interfaces such as The Glen, Herbert Road, Heathfield Road and Milner Road. All retaining structures must be stepped, articulated, and heavily planted to avoid monolithic 'terraforce' walls while appropriate terracing should be employed to manage considered level changes, create accessible and usable open spaces and mitigate the need for excessive retaining structures. The building should include integrated planters on balconies and setback terrace to allow for cascading vegetation on the façade. Vertical greening through the installation of stainless-steel cable or mesh trellis systems should be considered. Additionally, the implementation of green roofs on all flat roof surfaces and podiums in accordance with the site enablement urban design and landscape guidelines is recommended. Careful consideration should be given to the levels of the courtyards and green roofs to ensure sufficient planting depth is achieved. (ZUTARI; 2015)

- *Building Articulation and Interface*: Further articulation of the building's mass through façade modulation to achieve a fine grain texture, upper-level setbacks and roofline variation are recommended during the detailed design stages to reduce the buildings' perceived scale and bulk and to avoid monolithic built form. The massing of buildings needs to consider views, sunlight, the relationship with streets and spaces, landmarking and be respective of the contextual building grain and mass. The way the development interfaces with the streets, public spaces and neighbouring properties, is crucial to ensure a strong contextual fit and maintaining the integrity of the area. Interface considerations should therefore conform to the site enablement Design Guidelines Report. (ZUTARI; 2015)
- *Construction*: A pre-construction condition audit must be conducted on all adjacent heritage structures, particularly on the DSD portion of the ERF 1424 site. Standard, but rigorous, site management for dust, noise, and visual screening of site camps is mandatory. An arborist must provide an arboricultural report or method statement detailing a Tree Protection Plan (TPP) that must be adhered to during the construction phase to ensure the protected trees survival.
- *Setbacks*: Increasing of the building setback from the site boundary along sensitive residential heritage interfaces such as The Glen, Herbert Road, Heathfield Road and parts of Milner Road as identified within the Heritage Informants to allow for substantial softening and visual screening of the site edge through the planting of medium to large calibre ground level trees and landscaped areas while maintaining the pedestrian sidewalk routes.

Construction Phase

- Store and keep excavation machinery and trucks out of sight of surrounding residential areas as far as possible.
- Ensure that excavation machinery and trucks entering and leaving the site do not leave any rubble, sand, rock, branches or other unwanted material on roads linking to the site.
- Screen the site camp from view using appropriate materials that blend into the surrounding vegetation.
- Ensure that site construction hoarding is dark in colour and free of excessive branding.
- Prohibit excessive signage outside the construction camp.
- Keep site lighting to a minimum and prevent the use of flood type lighting as far as possible.
- Ensure that the site is kept neat and clean. Collect and dispose of litter appropriately to prevent any potential wind-blown litter on or off the site.
- Ensure that site clearing is delayed as long as possible prior to construction in any particular area.
- Limit site clearing to within the minimum footprint required for construction.
- Protect existing vegetation in all areas that do not fall directly into the construction footprint.
- Do not damage or destroy vegetation on adjacent properties.
- Control erosion immediately to prevent visual scarring of the landscape.
- Control dust using the appropriate dust suppression techniques.
- Rehabilitate eroded / denuded areas as soon as possible following construction in any particular area.
- Ensure that vegetation and tree planting is installed as per the landscape master plan and in terms of the landscape guidelines.
- Large retaining structures should be stepped and designed to be integrated with natural vegetation and planting.
- Building forms and volumetric/elevational components articulated to avoid a monolithic form and flat facades.
- Protect the existing trees that are not planned for removal as per the tree survey.
- During the planning phase, the proposal must pay close attention to the interface of the proposed development with Main Road and surrounding streets. This includes evaluating the building's contribution to a safe, attractive, and pedestrian-friendly environment.

Operational Phase

- Ensure that the landscape master plan prepared by the appointed SACLAP registered professional landscape architect is implemented and monitored by the appointed landscape architect during construction. The landscape master plan must include visual screening that offsets the visual impact of the built form and establishes a green network of indigenous vegetation at the site.
- Implement the landscape master plan to include visual screening elements including tree planting along the boundary edge associated with the entire development site.
- High vertical retaining walls, as well as the use of 'terraforce'/'loffelstein' embankments should be avoided. Retaining structures and external levels should be stepped and designed to be integrated with the adjacent Tafelberg School landscape, vegetation and planting
- Make use of contextually appropriate materials.
- Ensure that low level, unobtrusive and contextually appropriate signage is used.
- Keep highly reflective surfaces to a minimum or ensure that these areas are shaded by roof overhangs, where possible.
- Ensure that non-reflective, colour appropriate paving surfaces are used as far as possible.
- Place services underground, where possible. Electrical sub-stations, etc. to be incorporated into built form/ structures.
- Night lighting should be minimized and designed appropriately along the following guidelines:
 - Use low level lighting around buildings and along paths and streets.
 - Avoid neon, spot or excessive up-lighting.
 - Screen and filter lights sources as far as possible.
 - Shield external lights on buildings to cast light only upon the area required to be illuminated.
 - Ensure that naked light sources are not visible from beyond the site.
 - Ensure that limited light is emitted into the sky.
- Lighting must be low energy and must be shielded down lighting to minimise light impacts and night and light spillage into the surrounding residential areas. Ensure that fencing is visually permeable, contextually appropriate and softened with planting to provide visual screening. Use appropriate colours such as dark grey, charcoal and black that are visually recessive. Prepare a landscape guideline document based on the landscape philosophy and ensure that it is implemented during the operational phase. A Site Development Plan must be prepared for approval by the local authority before construction activities can commence. Make allowance

for on-going landscape maintenance to allow site vegetation to mature sufficiently to allow the environment to achieve maximum VAC.

- Areas that are infested with invasive vegetation and trees must be rehabilitated carefully to ensure that no erosion or exposed areas result from rehabilitation activities.
- Site clearing must be carefully controlled to minimize potential damage and erosion and all areas that are disturbed must be repaired and rehabilitated.
- All areas disturbed during construction activities must be rehabilitated using appropriate vegetation.
- Minimize cut and fill and where this is required, stabilization techniques must be integrated to incorporate natural materials and appropriate indigenous vegetation. Any vertical retaining structures should be staggered in height and should not exceed 1.2m.
- Ensure that stormwater from building rooftops and stormwater surface flow is harnessed and captured in swales and planting areas to encourage plant growth and rehabilitation.

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- Figure 98. Concept Design 3B: Site Plan and Massing (inset) (Zutari, 2025)
- Figure 99. Concept Design 3C: Site Plan and Massing (inset) (Zutari, 2025)
- Figure 100. Development Guidelines, Development Parcel 1 (Zutari, 2025: 23-24)
- Figure 101. Development Guidelines, Development Parcel 2 (Zutari, 2025: 25-26)
- Figure 102. Development Guidelines, Development Parcel 3 (Zutari, 2025: 27-28)
- Figure 103. Precedent images illustrating mixed-use, high density developments that offer secure, inclusive, convenient living in accommodation that responds to its context (Zutari, 2025: 14-18)
- Figure 104. SDP and subdivision plan overlaid on archaeological sensitivity mapping (RSA, 2025: 20)
- Figure 105. Viewpoint map (Square One, 2025)
- Figure 106. Viewshed and view shadow areas for the proposed development (Square One, 2025)
- Figure 107. Viewshed and view shadow areas combined with the graded heritage resources and HPOZs (Square One, 2025)
- Figure 108. Viewpoint 1, looking northwest from The Glen towards Main Road (Square One, 2025)
- Figure 109. Viewpoint 1, photomontage looking northwest from The Glen towards Main Road (Square One, 2025)
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1 development site (Square One, 2025)

- Figure 111. Viewpoint 2, photomontage looking northeast from The Glen towards the Portion 1 development site (Square One, 2025)
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- Figure 114. Viewpoint 4, looking south towards site from the Main Road and Marais Road intersection (Square One, 2025)
- Figure 115. Viewpoint 4, photomontage looking south towards site from the Main Road and Marais Road intersection (Square One, 2025)
- Figure 116. Viewpoint 5, looking west from Ocean Drive towards the site (Square One, 2025)
- Figure 117. Viewpoint 5, photomontage looking west from Ocean Drive towards the site (Square One, 2025)
- Figure 118. Viewpoint 6, looking south east from the Promenade towards the site (Square One, 2025)
- Figure 119. Viewpoint 6, photomontage looking south east from the Promenade towards the site (Square One, 2025)
- Figure 120. Viewpoint 7, looking south west down Sea Point Main Road towards the site (Square One, 2025)
- Figure 121. Viewpoint 7, photomontage looking south west down Sea Point Main Road towards the site (Square One, 2025)
- Figure 122. Viewpoint 8, looking north east down Sea Point Main Road towards the site (Square One, 2025)
- Figure 123. Viewpoint 8, photomontage looking north east down Sea Point Main Road towards the site (Square One, 2025)
- Figure 124. Birds-eye view of the proposed development looking in a southerly direction towards Table Mountain, showing the surrounding townscape associated with the development site (Square One, 2025)
- Figure 125. Birds-eye view of the proposed development looking towards the Atlantic Ocean in a north-westerly direction (Square One, 2025)
- Figure 126. Birds-eye view of the proposed development looking towards Green Point and Mouille Point in a north-easterly direction (Square One, 2025)
- Figure 127. Birds-eye view of the proposed development looking towards Signal Hill in a south-easterly direction (Square One, 2025)
- Figure 128. Birds-eye view of the proposed development looking towards Lions Head in a south-easterly direction (Square One, 2025)

ANNEXURES

Annexure A: Letter from HWC confirming process

Our Ref: HM / CAPE TOWN METROPOLITAN / SEA POINT / ERF 1424
Case No.: N/A
Enquiries: Sneha Jhupsee
E-mail: sneha.jhupsee@westerncape.gov.za
Tel: 021 483 5959

Mike Scurr
mike@archrsa.com

DISCUSSION NOTES:
PROPOSED REDEVELOPMENT OF ERF 1424, 353 MAIN ROAD (ELLERSLIE GIRLS HIGH SCHOOL/TAFELBERG SITE), SEA POINT, CAPE TOWN

The matter above has reference.

Heritage Western Cape (HWC) officials and representatives of the consultative team had a brief meeting on 04 September 2023 to discuss the HWC processes for the Tafelberg Site in Sea Point.

The following was discussed:

1. It was acknowledged that the site is protected in terms of Section 27 of the National Heritage Resources Act. As with other sites whereby the provisions of Section 27 and Section 38 are applicable, HWC has processed these within the ambit of Section 38 and simultaneously permitted the work once the provisions of Section 38(3) have been met. The Section 38 process has been found to be suitable mechanism for heritage management within this context as prescribed requirements are outlined within the Act.
2. HWC notes the Notification of Intent to Develop (NID) and Phase 1 Heritage Impact Assessment application submitted in 2011 and the subsequent approval of a Phase 1 HIA. HWC recommends that a new NID application be submitted due to the change in heritage management approaches, sensitivity surrounding the site, as well as the time that has lapsed since the previously submitted NID.
3. As per the Government Gazette No.12214, dated 15/12/1989, "so-called Ellerslie Girls' High School building complex, situate on a portion of Consolidated Erf 1424" is a declared Provincial Heritage Site. HWC deems the site in its entirety to be formally protected as a PHS under the National Heritage Resource Act.

As the delegated authority for Section 27, no other authority may provide approval without HWC's final decision on the Section 38 and integrated Section 27 process.

Should you have any further queries, please contact the official above and quote the case number.

Waseefa
Dhansay
Digitally signed by
Waseefa Dhansay
Date: 2023.09.04 18:48:09
+02'00'
.....
Waseefa Dhansay
Assistant Director: Professional Services



Annexure B: Gazette Notice 1989

Ellerslie Girls' High School, Main Road, Sea Point, Cape Town
SAHRA Site Reference: 9/2/018/0064
Declaration Type: Provincial Heritage Site
Gazette No: 12214
Gazette Date: Friday, December 15, 1989
Notice No: 2709

13. THE SO-CALLED ELLERSLIE GIRLS' HIGH SCHOOL BUILDING COMPLEX, SITUATED AT 355 MAIN ROAD, SEA POINT, CAPE TOWN

Description:

The so-called Ellerslie Girls' High School building complex, situate on a portion of Consolidated Erf 1424, Sea Point East, in the Municipality of Cape Town, Cape Division.

Certificate of Consolidated Title T34053/1983, dated 24 August 1983.

www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • Postal Address: P.O. Box 1665, Cape Town, 8000
• Tel: +27 (0)21 483 5959 • E-mail: ceheritage@westerncape.gov.za
Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • Posadres: Posbus 1665, Kaapstad, 8000
• Tel: +27 (0)21 483 5959 • E-pos: ceheritage@westerncape.gov.za
Idilesi yendawo: kumgangatho 3, kwisakhiwo iprotea Assurance, Greenmarket Square, ikapa, 8000 • Idilesi yeposi: Inombolo yebhokisi 1665, ikapa, 8000

J. W. Beattie,
Land Surveyor, Cape Town.

9697/71

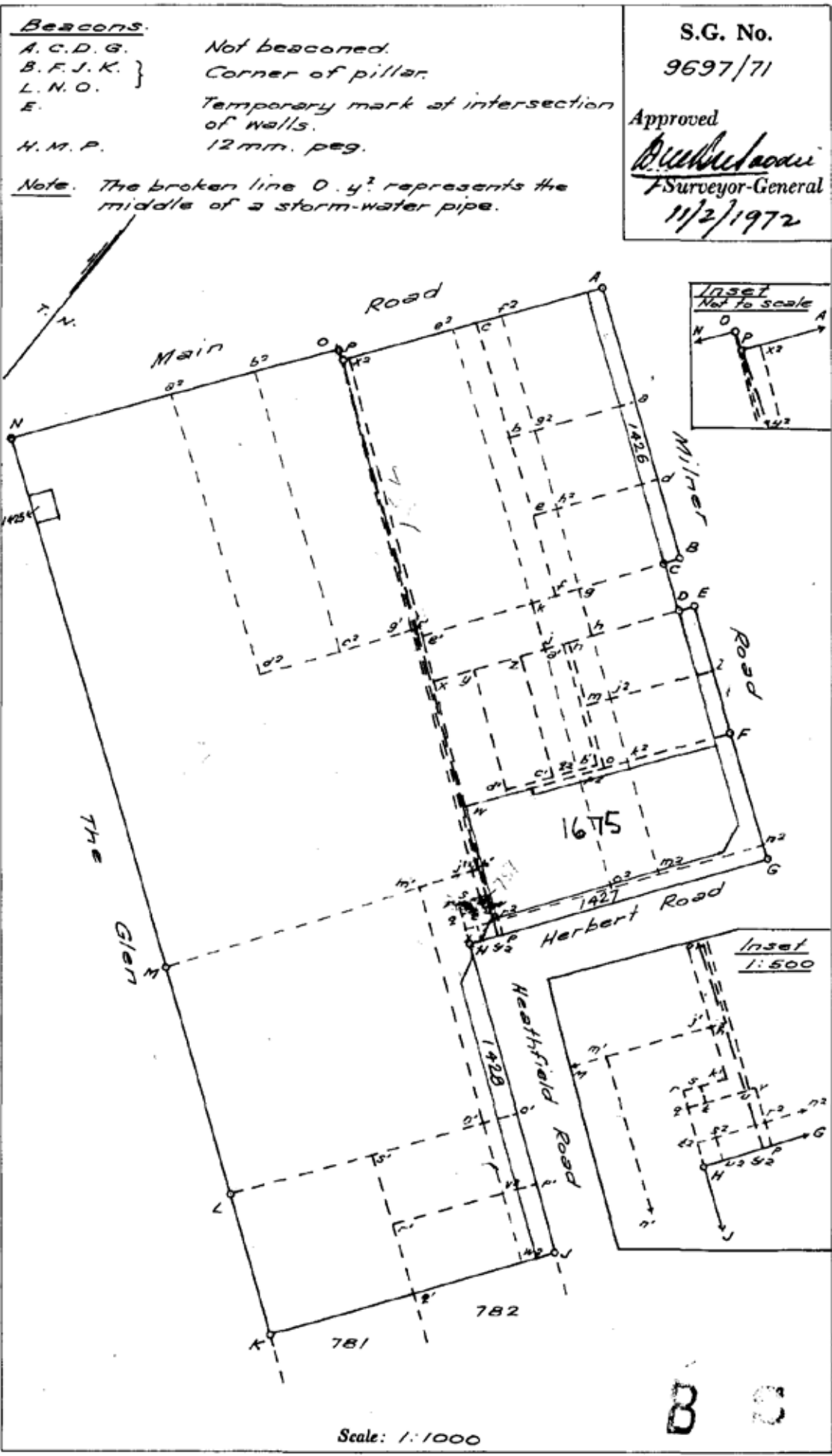
OFFICE COPY

SIDES		ANGLES OF		CO-ORDINATES		
Cape Feet		Direction		System L°/3° z		
	Metres	Constant		y		
				+ 56 000,00	+ 3754 000,00	
AB	53,71	303,50,40	A	+ 293,89	+ 93,83	
BC	3,11	33,47,10	B	+ 249,27	+ 123,74	
CD	9,38	303,52,20	C	+ 251,00	+ 126,33	
DE	3,16	213,53,40	D	+ 243,22	+ 131,55	
EF	25,22	303,51,30	E	+ 241,45	+ 128,93	
FG	25,19	303,49,10	F	+ 220,51	+ 142,98	
GH	59,76	33,49,10	G	+ 199,58	+ 157,00	
HJ	60,92	305,4,50	H	+ 232,84	+ 206,65	
JK	56,71	34,1,0	J	+ 182,99	+ 241,67	
KL	27,80	124,8,10	K	+ 214,72	+ 288,67	
LM	45,39	124,20,20	L	+ 237,73	+ 273,08	
MN	105,76	123,49,30	M	+ 275,21	+ 247,47	
NO	65,36	215,5,10	N	+ 363,07	+ 188,60	
OP	1,93	304,44,50	O	+ 325,50	+ 135,12	
PA	51,95	215,18,50	P	+ 323,92	+ 136,22	
		5 G 6		+ 301,97	+ 85,32	
		14 G 6		+ 155,18	+ 332,67	

NO.	FIGURE	DESIGNATION OF COMPONENT: ERF IN SEA POINT EAST	DIAGRAM NO.	TRANSFER NO.
1	x ² u.t.s.k.j.h.p.	Remdr. of Erf 751	58/1830	1830. 8.220
2	g.h.j.k.	Remdr. of Erf 752	2569/1882	1882. 63.428
3	k.j.x.e.	Remdr. of Erf 753	1443/1879	1879. 60.400
4	f.g.p.v.u.w.	Remdr. of Erf 755	1427/1900	1901. 9.724
5	g.u.v.p.h.	Erf 756	3027/1935	1937. 137.7800
6	x.y.d.b.a.n.o.w.	Remdr. of Erf 757	691/1901	1901. 40.2982
7	y.z.c.d.	Erf 758	4096/1919	1920. 20.1143
8	z.a.b.c.	Erf 759	4095/1919	1920. 20.1142
9	m.z.f.o.	Erf 760	412/1901	1901. 25.1859
10	n.e.z.m.	Erf 761	383/1899	1899. 31.2236
11	e.d.b.f.	Erf 762	748/1917	1917. 67.3993
12	b.a.d.e.	Remdr. of Erf 763	1104/1916	1917. 47.2789
13	c.a.e.b.	Remdr. of Erf 764	1314/1899	1899. 56.4218
14	x.c.f.e.	Erf 765	3325/1898	1899. 2.103
15	r.s.b.g.	Remdr. of Erf 766	17/1814	1814. 1.161
16	N.O.j.m.d.L.M.	Remdr. of Erf 767	3419/1899	1900. 4.241
17	m.j.k.r.o.n.	Erf 774	536/1901	1901. 47.3448
18	s.o.p.r.	Erf 778	1578/1902	1902. 75.5627
19	r.p.j.g.	Erf 779	1578/1902	1902. 96.7282
20	L.s.g.k.	Remdr. of Erf 780	222/1902	1902. 75.5631
21	O.f.g.	Erf 1421, ptn. of Erf 769	9694/1971	1983. 34051
22	g.f.h.j.	Erf 1422, ptn. of Erf 771	9695/1971	1983. 34051
23	g.C.D.h.	Erf 1423, ptn. of Erf 711	9696/1971	1983. 34051

The figure A.B.C.D.E.F.G.H.J.K.L.M.N.O.P.
represents 1,7054 hectares of land, being
Erf 1424 Sea Point East
comprising 1-23 above.
situate in at Sea Point in the Municipality of Cape Town, Administrative District
of Cape,
Surveyed in June 1971,
by me J. W. Beattie Land Surveyor
Province of Cape of Good Hope

This diagram is annexed to Cert. Consol. Title No. T.34053/1983 dated i.f.o.	The original diagrams are as quoted above No. annexed to Transfer/Grant No.	File No. S. 5893/12 S.R. No. E. 2498/71 Comp. BH.708/Y121 & Y123 V 4495. V 1071
Registrar of Deeds		



Annexure D: Erf 1424 Title Deed

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM.
DIE VOLGENDE AFTREKKINGS IS VAN HIERDIE KAART GEDOEN.

SURVEY RECORDS. MEET- STUPE.	JIAQ. NO. KAART NO.	SUBDIVISION. ORDER- VERDELING.	AREA/CHOOTTE. MORG./MOORDE SQ. FT./K. VDET.	TRANSFER NO. AKTE.	INITIALED. GEPARA- FEER.
E 3404/11	3404/11	Erf 1424	20	34054/103	
3404/11	3404/11	1424	166	34054/103	
3404/11	3404/11	1424	331	34054/103	
3404/11	3404/11	1424	167	34054/103	

A TRUE COPY of
endorsements on
re-framed diagram.
Vide 3/1969, N. 233.
Surveyor-General.

This property is required for Education purposes.

Director of Works.
8-11-1971

I hereby certify, in terms of Section 9 of Ordinance No. 33 of 1934, as amended by section 4 of Ordinance No. 19 of 1959, that the lawful requirements of the Municipality of the City of Cape Town, arising out of this Subdivision, have been complied with.
No. 27525
Dated 24 Sep. 1971 at Cape Town
Signed W Langley.
for Town Clerk.

B 3
1424

MICRO FILMED - MIKROVERFILM

DATE - DATUM	OPERATOR - OPERATEUR

REKORDEER DATA AS - MONITOR DATA CAPTURE

OPERATOR/ENTERED	OPERATOR/OPERATOR

T 3404 1983

Prepared by me,
Conveyancer.

CERTIFICATE OF CONSOLIDATED TITLE

Issued under the Provisions of Section 40 of the Deeds Registries Act 1937 (No. 47 of 1937)

WHEREAS MATTHYS LOUIS CORNELIUS BESTER and PHILIPUS STEFANUS MEYER in their respective capacities as

THE ACTING PROVINCIAL SECRETARY AND DIRECTOR OF EDUCATION, BEING THE EDUCATIONAL TRUSTEES AS DESIGNATED BY SECTION 193 OF ORDINANCE 20 OF 1956, AS AMENDED BY ORDINANCE 5/1969

have applied for issue to the Educational Trustees of a Certificate of Consolidated Title under the provisions of Section 40 of the Deeds Registries Act, 1937:

AND WHEREAS /

AND WHEREAS the said Educational Trustees are the registered owner of

1. ERF 751 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;
2. ERF 752 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;
3. ERF 753 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;

HELD under Deed of Transfer No. 34052 /1983.

4. ERF 755 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;

HELD by Deed of Transfer No. 5491/1969.

5. ERF 756 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;

HELD by Deed of Transfer No. 7800/1937.

6. ERF 757 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;

HELD by Deed of Transfer No. 21830/1965.

7. ERF 758 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;

HELD by Deed of Transfer No. 4616/1967.

8. ERF 759 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;

HELD by Deed of Transfer No. 25946/1966.

9. ERF 760 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;

HELD by Deed of Transfer No. 5746/1967.

10. ERF 761 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;

HELD by Deed of Transfer No. 11700/1964.

11. ERF 762 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;

HELD by Deed of Transfer No. 5407/1946.

12. ERF /

12. ERF 76 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;

13. ERF 764 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;

HELD by Deed of Transfer No. 8557/1941;

14. ERF 765 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;

HELD by Deed of Transfer No. 8558/1941.

15. ERF 766 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;

HELD by Deed of Transfer No. 34052 /1983.

16. ERF 767 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;

HELD by Deed of Transfer No. 241/1900.

17. ERF 774 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;

HELD by Deed of Transfer No. 6105/1901.

18. ERF 778 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;

HELD by Deed of Transfer No. 13244/1967.

19. ERF 779 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;

HELD by Deed of Transfer No. 21713/1966.

20. ERF 780 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;

HELD by Deed of Transfer No. 20409/1900.

21. ERF 1421, Portion of Erf 769 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;

22. ERF 1422, portion of Erf 771 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;

23. ERF 1423, portion of Erf 711 SEA POINT EAST, in the Municipality of CAPE TOWN, CAPE DIVISION;

HELD by Deed of Transfer No. 34052 /1983.

which /

which have been consolidated upon resurvey into the land hereinafter described.

NOW THEREFORE, in pursuance of the provisions of the said Act, I, the Registrar of Deeds, Cape Town, do hereby certify that

THE PROVINCIAL SECRETARY AND DIRECTOR OF
EDUCATION, BEING THE EDUCATIONAL TRUSTEES
AS DESIGNATED BY SECTION 193 OF ORDINANCE
20 of 1956, AS AMENDED BY ORDINANCE 5/1969

their Successors in Office or Assigns,

are the registered owners of -

ERF 1424 SEA POINT EAST, in the Municipality
of CAPE TOWN, CAPE DIVISION;

MEASURING: One comma Seven Nought Five Four
(1,7054) Hectares;

AS WILL more fully appear from Diagram
No. 9697/71 annexed hereto.

I. As regards the figure marked x².u.t.s.k'.j'.h'.P on said
Diagram No. 9697/71 -

SUBJECT to the conditions referred to in Deed of Transfer
No. 97 dated 24th April 1840.

II. As regards the figure marked g.h.j.k. on said Diagram
No. 9697/71 -

A. SUBJECT to the conditions referred to in Deed of
Transfer No. 428 dated 23rd November 1882.

B. SUBJECT FURTHER to the terms of the endorsement
dated 28th April 1899 on Deed of Transfer No. 8629 dated
14th October 1897, which reads as follows -

"Registration of Servitude
By Deed of the 10th ult. certain 30 feet road
between this property and the adjoining

property /

WHITE GROUP
BLANKE GROEP

property called Ellerslie as shown on the
general plan of the former is to be common to
both properties as will more fully appear on
reference to the copy annexed to Transfer
No. 507 - 30th October 1882."

III. As regards the figure marked k.j.x.e' on said Diagram
No. 9697/71 -

A. SUBJECT to the conditions referred to in Deed of
Transfer No. 419 dated 21st September 1882.

B. SUBJECT FURTHER to the terms of the endorsement dated
28th April 1899 on Deed of Transfer No. 8629 dated 14th
October 1897, which endorsement is more fully set out in
paragraph II. B. above.

IV. As regards the figure marked F.G.p.v.u.w. on said Diagram
No. 9697/71 -

SUBJECT to the conditions referred to in Deed of Transfer
No. 580/1938.

V. As regards the figure marked q.u.v.p.H. on said Diagram
No. 9697/71 -

A. SUBJECT to such conditions as are referred to in Deed
of Transfer No. 724/1901.

B. SUBJECT FURTHER to the terms of certain Notarial Deed of
Servitude referred to in the endorsement of Servitude on
Deed of Transfer No. 724/1901, which said endorsement is
dated 5th January 1905 and reads as follows :

"By Deed of 1st December 1904 the right to construct
and lay a pipe drain has been conceded to the
Municipality of Sea Point subject to conditions as
will more fully appear on reference to the copy
annexed hereto."

VI. As regards the figure marked x.y.d'.b'.a'.n.o.w. on said
Diagram No. 9697/71 -

SUBJECT to the conditions referred to in Deed of Transfer
No. 21830/1965.

VII. As /

- VII. As regards the figure marked y.z.c'.d'. on said Diagram No. 9697/71 -
- SUBJECT to such conditions as are referred to in Deed of Transfer No. 5890/1922
- VIII. As regards the figure marked z.a'.b'.c'. on said Diagram No. 9697/71 -
- SUBJECT to the conditions referred to in Deed of Transfer No. 25946/1966.
- IX. As regards the figure marked m.Z.F.o. on said Diagram No. 9697/71 -
- SUBJECT to such conditions as are referred to in Deed of Transfer No. 6620/1915.
- X. As regards the figure marked n.E.z.m. on said Diagram No. 9697/71 -
- SUBJECT to such conditions as are referred to in Deed of Transfer No. 389/1916.
- XI. As regards the figure marked e.d.B.f. on said Diagram No. 9697/71 -
- SUBJECT to such conditions as are referred to in Deed of Transfer No. 2830/1918.
- XII. As regards the figure marked b.a.d.e. on said Diagram No. 9697/71 -
- SUBJECT to such conditions as are referred to in Deed of Transfer No. 305/1918.
- XIII. As regards the figure marked c.A.a.b. on said Diagram No. 9697/71 -
- A. SUBJECT to such conditions as are referred to in Deed of Transfer No. 2790/1917.
- B. SUBJECT FURTHER to the following special condition contained in said Deed of Transfer No. 2790/1917 -
- "that /

- "th t no house attached or detached of a less value than One Thousand Four hundred Rand (R1 400,00) shall be erected on the property."
- XIV. As regards the figure marked x'.c.f.e'. on said Diagram No. 9697/71 -
- SUBJECT to such conditions as are referred to in Deed of Transfer No. 1279/1921.
- XV. As regards the figure marked r.s.t.q. on said Diagram No. 9697/71 -
- SUBJECT to the conditions referred to in Deed of Transfer No. 97 dated 24th April 1840.
- XVI. As regards the figure marked N.O.j'.m'.n'.L.M. on said Diagram No. 9697/71 -
- SUBJECT to such conditions as are mentioned and referred to in Deeds of Transfer No. 507 dated 30th October 1882 and No. 278 dated 24th July 1889.
- XVII. As regards the figure marked m'.j'.k'.r.o'.n'. on said Diagram No. 9697/71 -
- SUBJECT to such conditions as are mentioned or referred to in Deed of Transfer No. 3448/1901.
- XVIII. As regards the figure marked s'.o'.p'.r'. on said Diagram No. 9697/71 -
- SUBJECT to the conditions referred to in Deed of Transfer No. 57/1914.
- XIX. As regards the figure marked r'.p.J.q'. on said Diagram No. 9697/71 -
- SUBJECT to such conditions as are referred to in Deed of Transfer No. 6201/1922.
- XX. As regards the figure marked L.s'.q'.K. on said Diagram No. 9697/71 -

SUBJECT /

SUBJECT to the conditions referred to in Deed of Transfer No. 8018/1908.

XXI. As regards the figure marked O.f'.g'. on said Diagram No. 9697/71 -

A. SUBJECT to the conditions referred to in Deed of Transfer No. 266 dated 16th September 1873.

B. SUBJECT FURTHER to the following ^{Endorsement dated 25th April 1899} ~~condition contained~~ in Deed of Transfer No. 507 dated 30th October 1882, namely :-

"By Deed of the 10th ult. certain 30 ft road between this property and that conveyed to the Bellevue Syndicate Ltd. by Transfer 8629 - 14th October 1897 as shown on the general plan of the latter is to be common to both properties.
As will more fully appear on reference to the copy annexed hereto."

XXII. As regards the figure marked g'f'.h'.j'. on said Diagram No. 9697/71 -

A. SUBJECT to the conditions referred to in Deed of Transfer No. 266 dated 16th September 1873.

B. SUBJECT FURTHER to the ^{Endorsement dated 25th April 1899} ~~condition contained~~ in said Deed of Transfer No. 507 dated 30th October 1882, which condition is more fully set out in paragraph XXI. B. above.

XXIII. As regards the figure marked g.C.D.h. on said Diagram No. 9697/71 -

A. SUBJECT to the conditions referred to in Deed of Transfer No. 93 dated 6th November 1882.

B. SUBJECT FURTHER to the terms of the endorsement dated 28th April 1899 on Deed of Transfer No. 8629 dated 14th October 1897, which endorsement is more fully set out in paragraph II. B. above.

AND /

AND that by virtue of these presents

THE PROVINCIAL SECRETARY AND DIRECTOR OF EDUCATION, BEING THE EDUCATIONAL TRUSTEES, AS DESIGNATED BY SECTION 193 OF ORDINANCE 20 OF 1956, AS AMENDED BY ORDINANCE 5/1969

their Successors in Office or Assigns

now are and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its Rights.

IN WITNESS whereof, I, the said Registrar, have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on this ^{26th} day of ^{August} in the year of Our Lord One Thousand Nine Hundred and Eighty-three (1983).


REGISTRAR OF DEEDS

Registered in the Erven Register

Book Folio

Clerk-in-Charge.

MA001916/2014

(12)

Certified a true copy of the duplicate original filed of record in this Registry, issued to serve in place of the original thereof under the provisions of Deeds Regulation No. 68(1)

Deeds Registry
Cape Town

2014-03-18 Asst. Registrar of Deeds

SO. Munn

for further endorsements see page 13

BLADSEY PAGE

10

EMO. SSS. ENT. CP

1340583

ENDOP. SSS. ENT. ON

MEMOR. PROPERTY

Lot 1424 Sea Point East

By Not Deed of Servitude 16/2. 523 1983S
Dated 21-8-1983. Lot 1424 measuring
1,7054 ha. held hereunder is subject to a
form water pipe servitude the
middle of which servitude is
indicated by the broken line
labeled 'a' on diag. 9697/11
hereto annexed. in favor of
the Municipality of the City of
Cape Town. As well more fully
appear from the said Notarial
Deed.

1983-08-24

Deeds Registry
Cape Town

M. Munn
Registrar of Deeds

Ent 1425 = 20m²
Ent 1426 = 166m²
Ent 1427 = 351m²
Ent 1428 = 167m²

GETRANSPOORTEER
TRANSFERRED To: *the Municipality of Cape Town*
T. 5. 1983 Rasc. n. 1,635
1983-08-24 340583
Registrar

Vir verdere endossemente sien
For further endorsements see... 9.11

P. 11

109 70-1988

ENDORSEMENT IN TERMS OF SECTION 239(1) OF ACT 200/1993
ENDOSSEMENT KRAGTENS ARTIKEL 239(1) VAN WET 200/1993

Transfer of the land held hereunder has been registered in the name of

Oordrag van die binnegemelde eiendom is op die naam van die

Republiek van Suid-Afrika

geregistreer.

Vide application filed with 54287/90/19

Vide aansoek gemaak by

Deeds Registry
Aktekantoor
CAPE TOWN
KAAPSTAD

10 09 90

REGISTRAR OF DEEDS
-REGISTRATEUR VAN AKTES

13

ENDORSEMENT IN TERMS OF ITEM 28 OF SCHEDULE 6 OF ACT 108/1996.

In terms of Section 239(1) of Act 200/1993 the within property now vests in the PROVINCIAL GOVERNMENT OF WESTERN CAPE.

As will more fully appear from certificate filed with T 000013201/2014

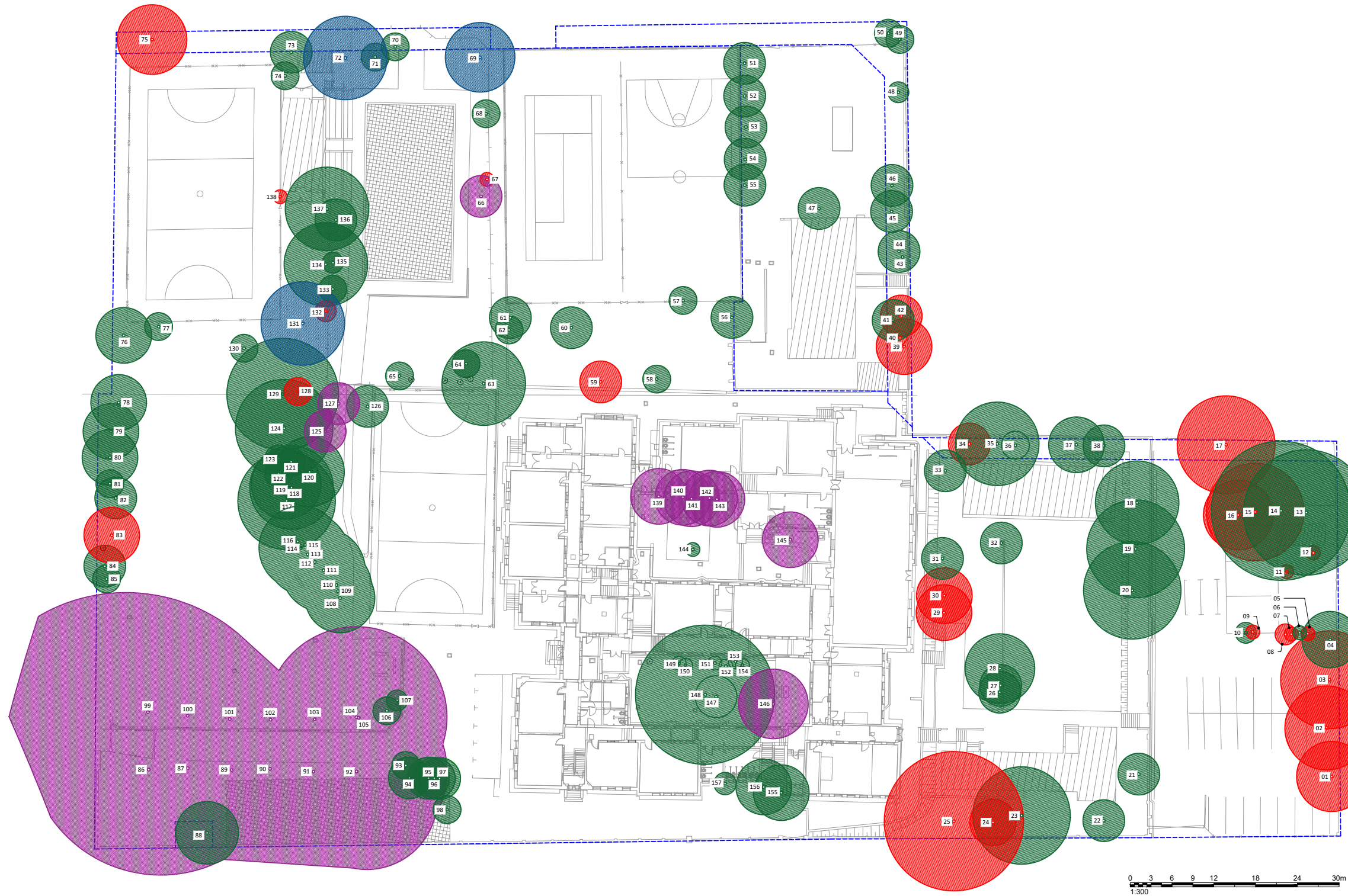
18 MAR 2014

Deeds Registry

Cape Town

Registrar of Deeds

Annexure E: Tree Survey (Square One, 2025)



NOTES
The design on this drawing is copyright and remains the intellectual property of SQUARE ONE Landscape Architects. All relevant details, levels and dimensions are to be checked on site prior to works commencing. Any discrepancies must be reported immediately to the Landscape Architects.
Use figured dimensions only - do not scale off the drawing.
NB: Way-leave applications for implementation remain the duty and responsibility of the Contractor. Under NO circumstances may any excavation, construction or installation work commence until all official way-leaves and permissions are established and granted by the relevant authorities. Excavations within the vicinity of known underground services are to be undertaken by hand and with extreme caution.
NB: Absolutely NO deviations from the design details and specifications are permissible without the written endorsement of the Landscape Architects.

LEGEND:

Protected
Visually significant
Keep or remove
Removal suggested

TREE SURVEY NOTES:
This Tree Survey Plan should be read in conjunction with the Tree Survey Report, ERF 1424 SEA POINT: Tree Survey Report RD.
Prior to construction, any proposed excavation of the roots of mature trees must be approved by a suitably qualified tree surgeon and a geotechnical engineer. As a general rule, the Critical Root Zone (CRZ) is in line with the dripline of the tree canopy. Any excavation or covering or filling of the natural ground in this zone should be avoided wherever possible. Any excavation within the CRZ should be avoided at all times during construction. Rake or pile and beam foundations are recommended for buildings/structures near mature trees. All driveways should be paved with pervious pavers that permit water and air exchange in the soil. A Tree Protection Zone should be identified before any site work commences and this should be fenced off in accordance with a methodology statement for construction to be provided by a professional landscape architect's arboret.

NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY



PROJECT:
FORMER TAFELBERG SCHOOL
ERF 1424, MAIN ROAD, SEA POINT

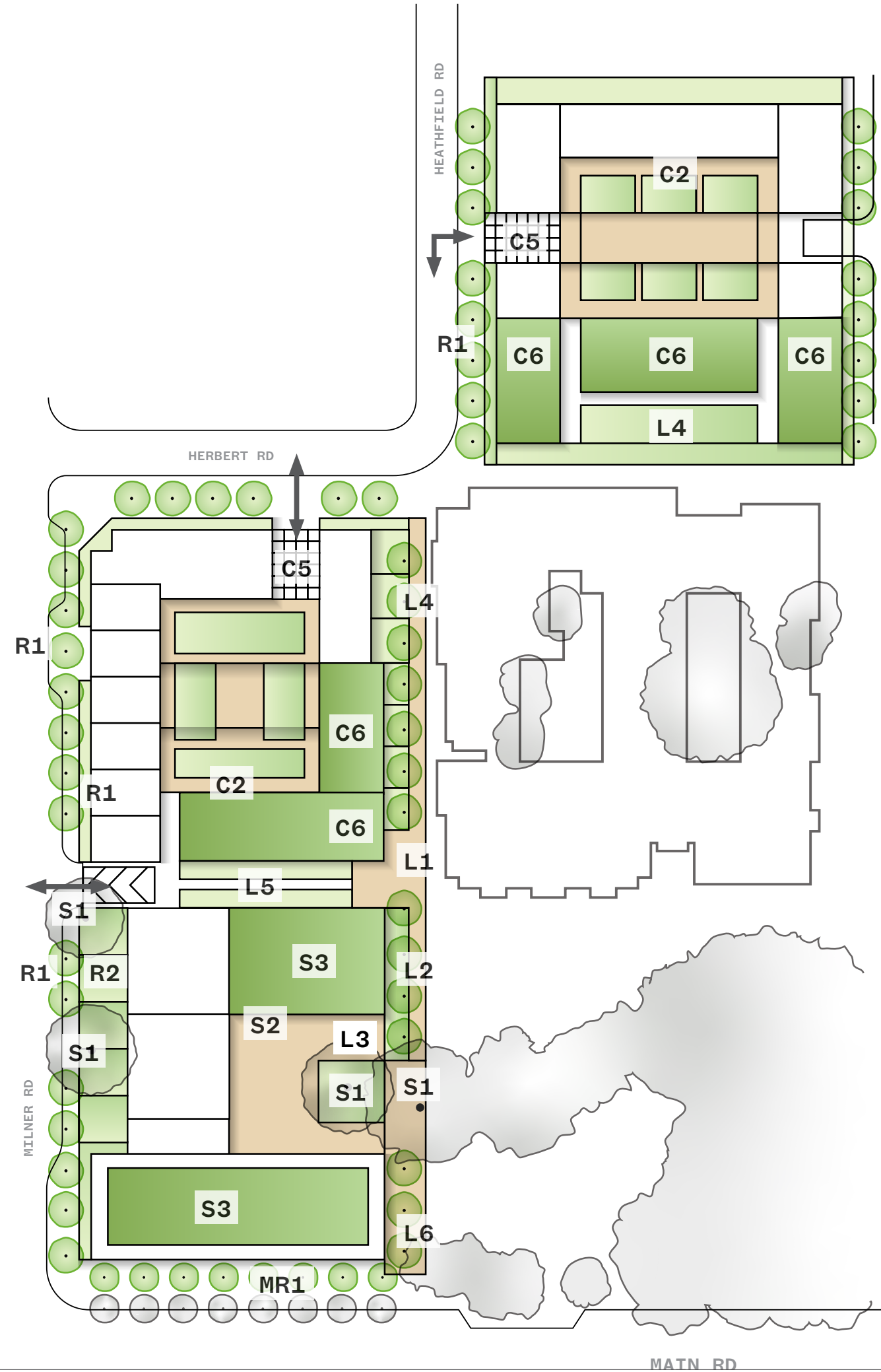
DESCRIPTION:
TREE SURVEY

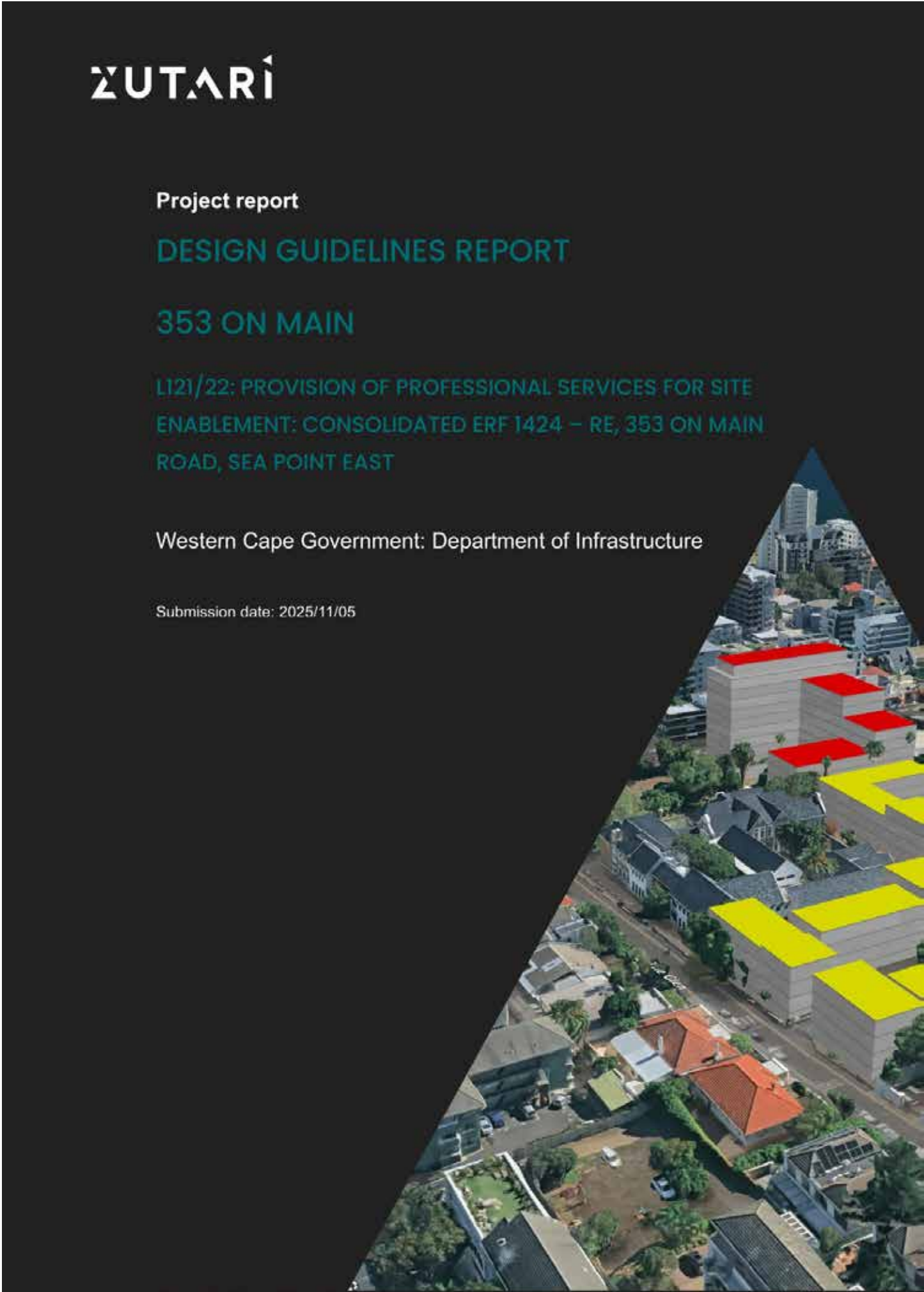
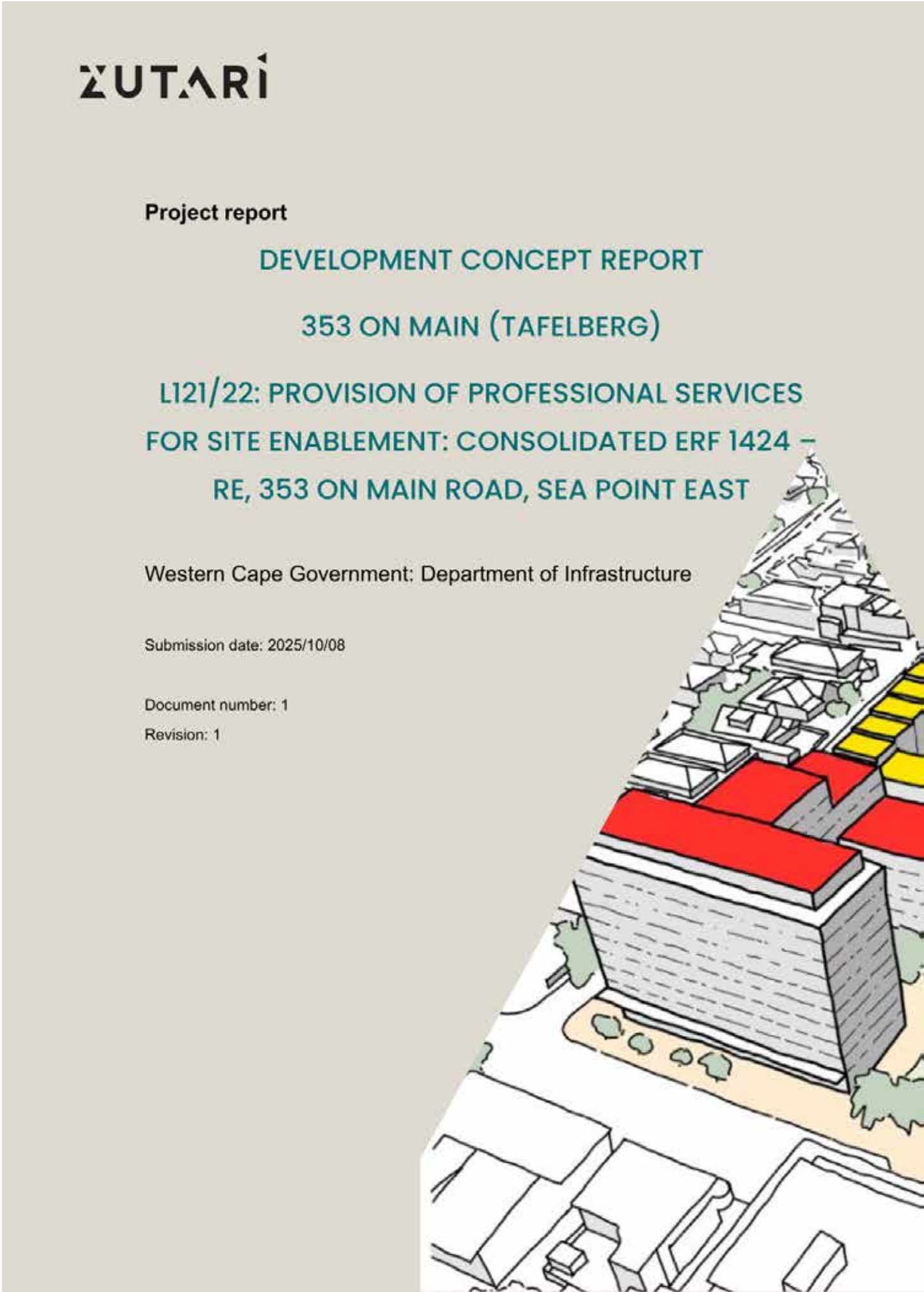
SCALE: 1:300 (as shown @ A3)
DATE: 2023-08-28
DWG#: SQ1-475-700 Rev: 0
DRAWN BY: SM
CHECKED BY: LC
DOCUMENT CONTROL STATUS:

FOR INFORMATION

SQ1
SQUARE ONE Landscape Architects cc
www.sq1.co.za | CK 2011/037636/23
32 Kloof Street, Gardens, Cape Town, 8001
t +27 (0)21 447 8160

STREETSCAPE
Main Road Terrace:
MR1 Add tree line parallel to existing street trees to humanise the streetscape and provide summer shade/ winter sun.
Residential Buffers (Milner, Herbert and Heathfield Roads):
R1 Street trees as buffer; shade in summer, sun in winter.
R2 Bioswale planters with weirs along slopes for edge buffering and passive irrigation.
LANEWAY
L1 Trees to provide human scale streetscape.
L2 Private edges – use wider planting for screening.
L3 Commercial edges – widen laneway to create spill-out spaces for dining and entertainment.
L4 Bioswale planters with weirs to manage level changes.
L5 Connection between commercial and social housing blocks with planted laneway for safety and activation.
OPEN MARKET HOUSING PRECINCT: BLOCK 1 COURTYARD
S1 Incorporate heritage trees as a central landscape feature.
S2 Pergola/arbour structures for human-scaled outdoor rooms beneath apartments.
S3 Green roof condition with permeable surfaces to mitigate runoff.
S4 Ensure adequate solar access.
SOCIAL HOUSING PRECINCT: BLOCKS 2 AND 3 COURTYARDS
C1 Green roof above basement parking.
C2 Courtyard landscape with perimeter paths for apartment access.
C3 Central gathering spaces and children's play areas.
C4 Quiet buffer zones integrated into courtyard edges.
C5 Emergency access routes designed as shared amenity areas (e.g. informal sports) while maintaining functionality.
C6 Green roofs as amenity and to mitigate runoff.

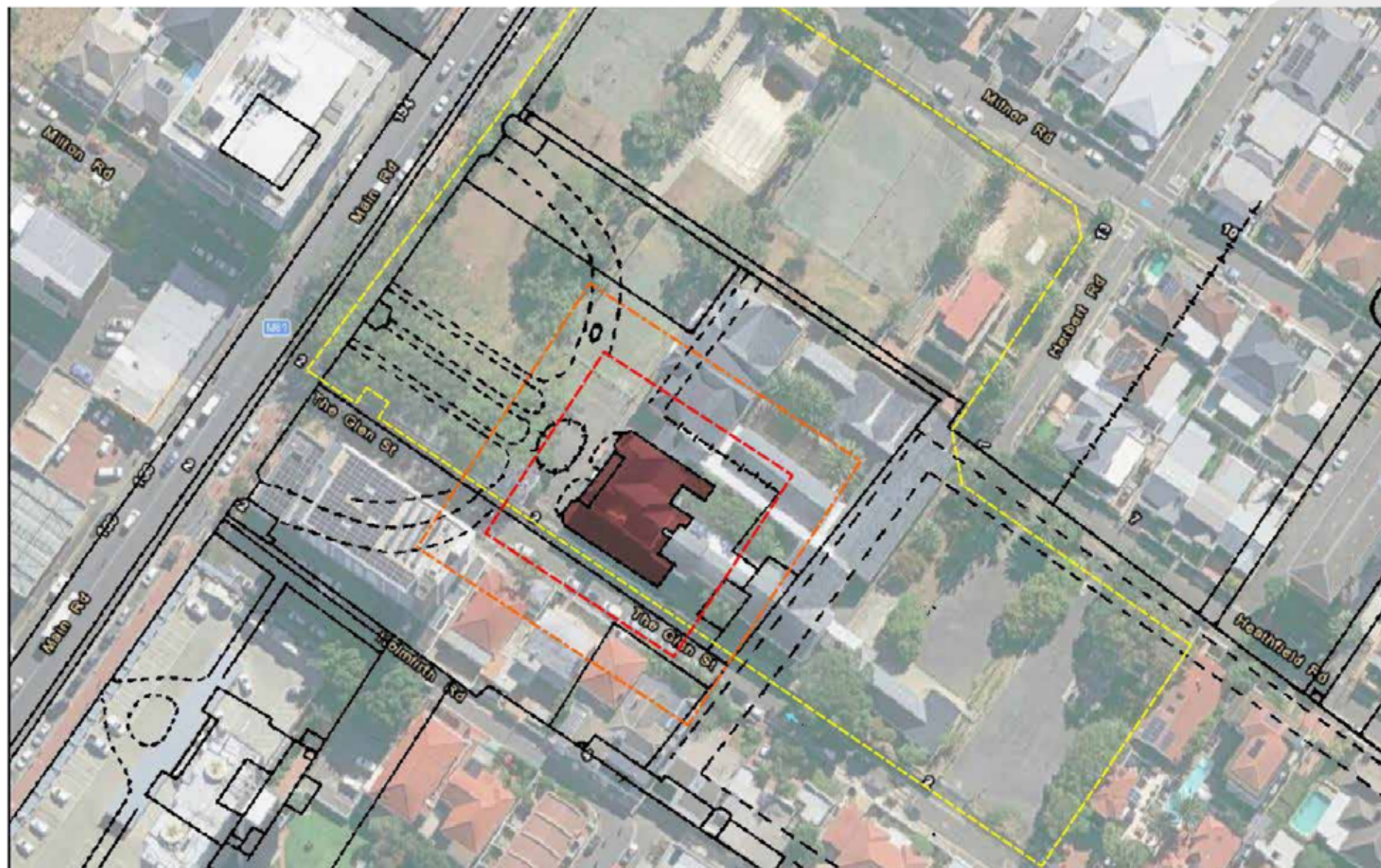




DESKTOP ARCHAEOLOGICAL IMPACT ASSESSMENT: REDEVELOPMENT OF 353 MAIN ROAD, SEA POINT

HWC REF: 24020910

submitted in terms of Section 38(4) of the NHRA (1999) for proposed redevelopment of 353 on Main, Erf 1424, Sea Point, Cape Town



3 November 2025

Prepared by Rennie Scurr Adendorff on behalf of Zutari for the Western Cape Government

Socio-historical Study

353 Main Road, Sea Point, Cape Town

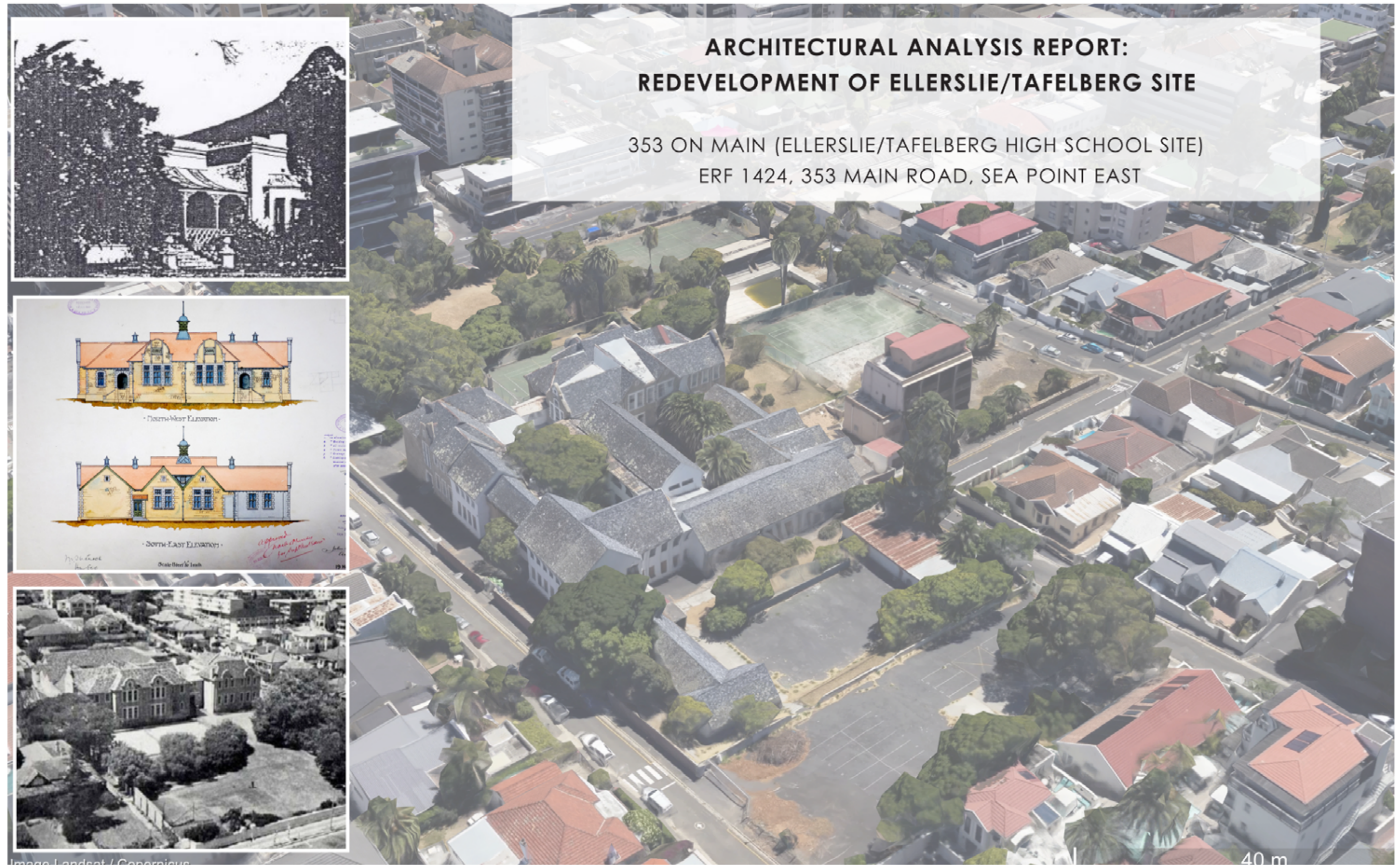
(consolidated erf 1424 including unregistered erf 1675)



UPDATED DRAFT: 25 July 2025

Naomi Roux

naomiroux@gmail.com



SQ1

**Proposed Redevelopment of
353 Main Road, Sea Point**
ERF 1424, Former Tafelberg School



(Source: Google Earth and ZUTARI)

Visual Impact Assessment
for Site Enablement Purposes

November 2025
Revision 2

Visual Impact Assessment prepared by **Square One Landscape Architects**
on behalf of **ZUTARI Cape Town** for the **Western Cape Government**