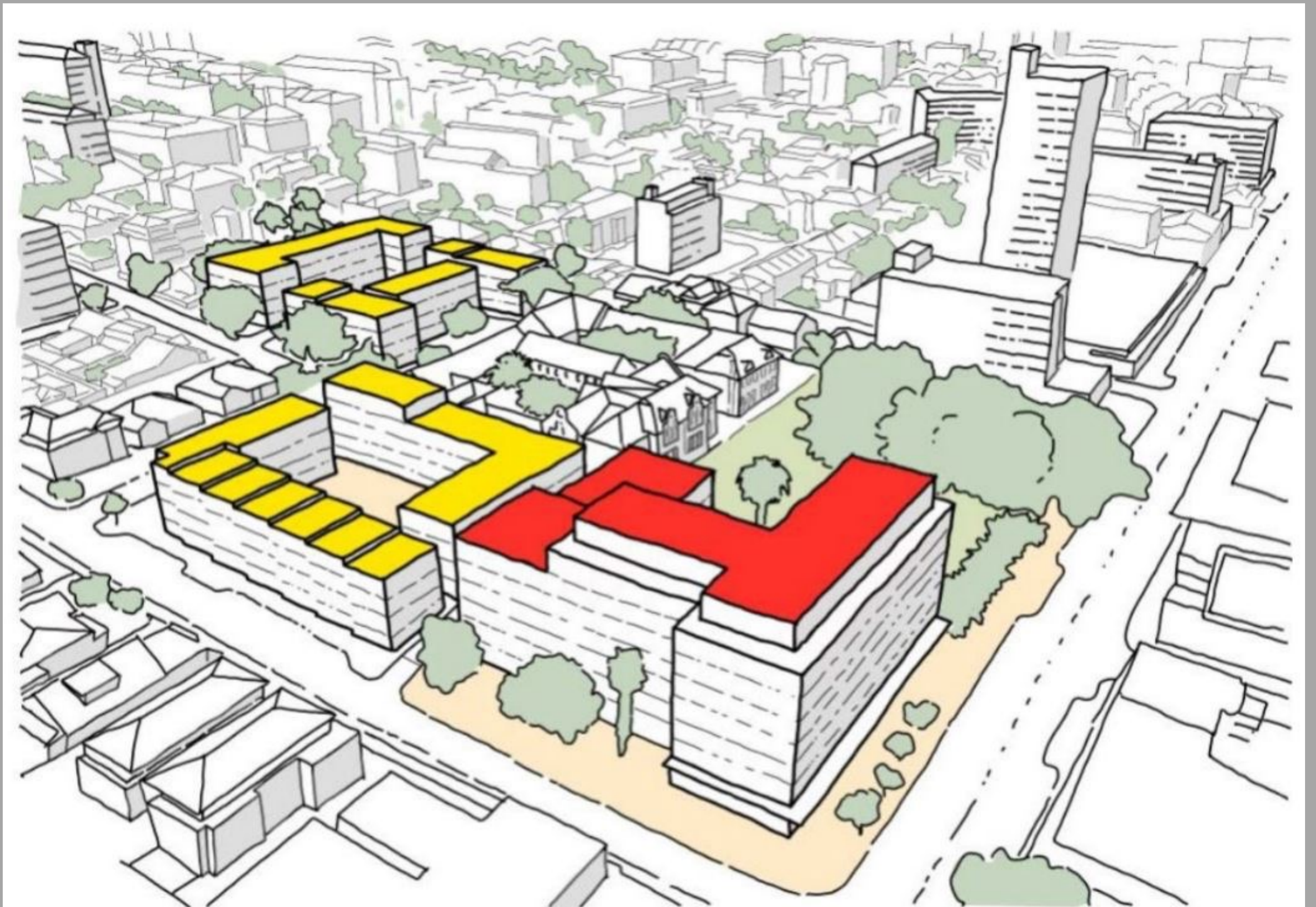


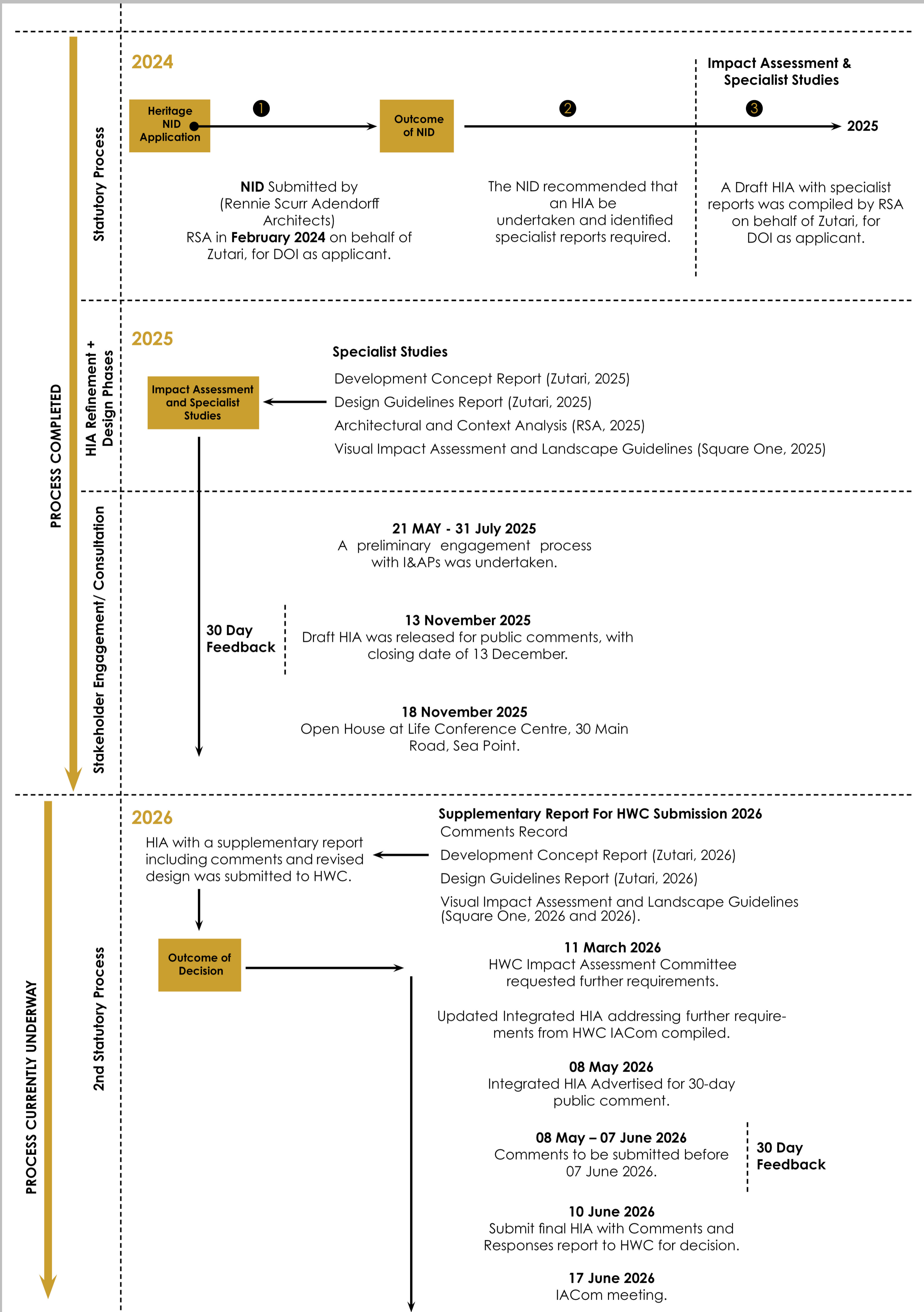
# REDEVELOPMENT OF 353 MAIN ROAD, SEA POINT

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



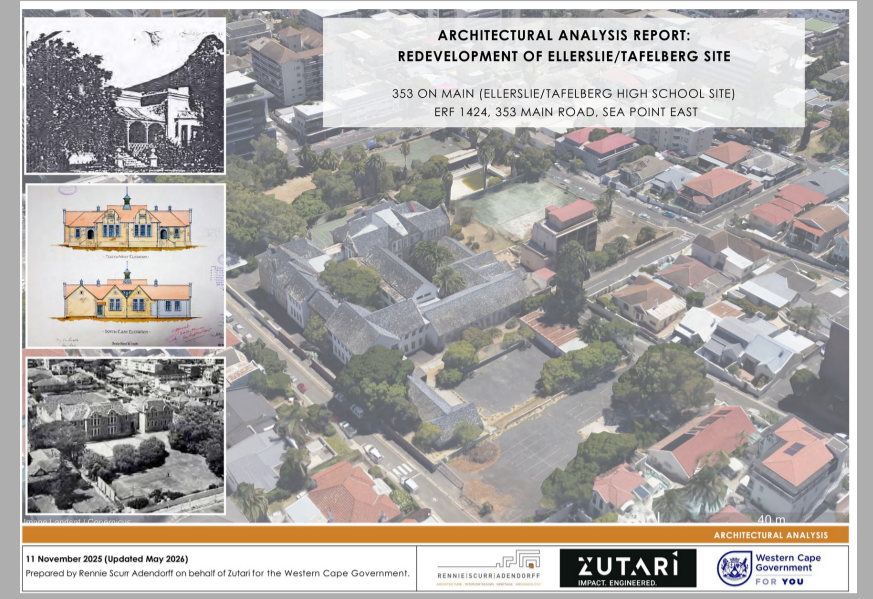
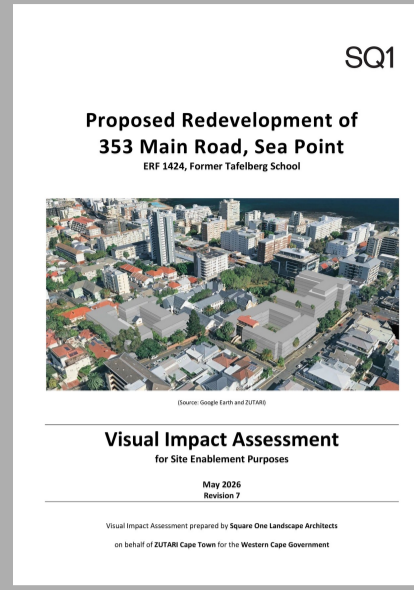
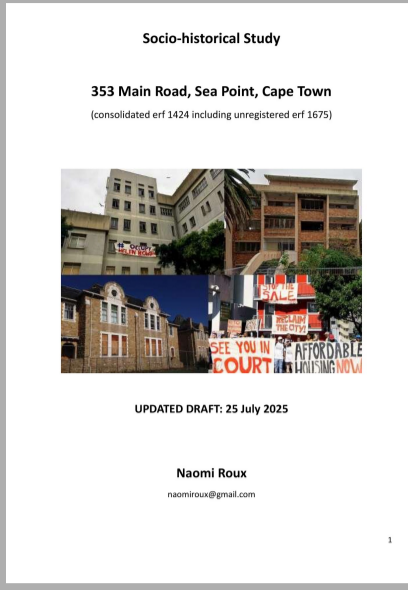
OPEN HOUSE 19.05.2026

# HERITAGE PROCESS 2024-2026

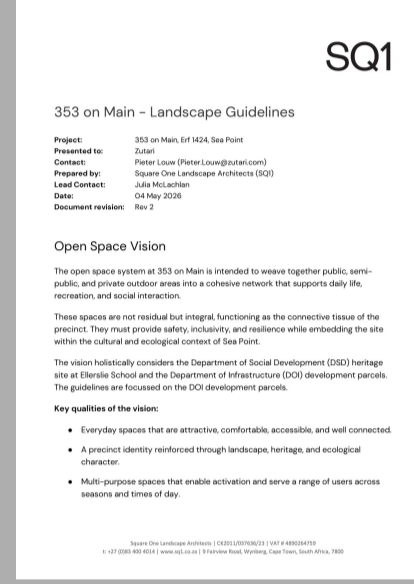
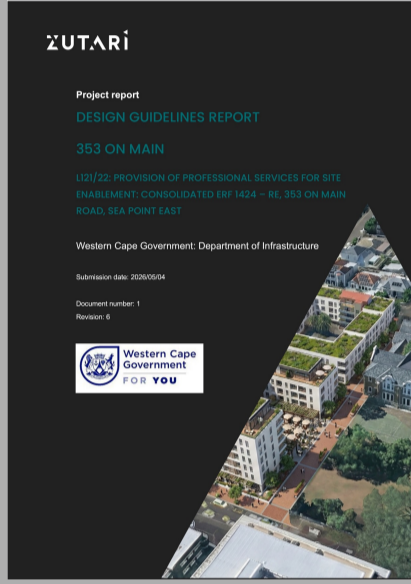


# GUIDE TO THE REPORTS

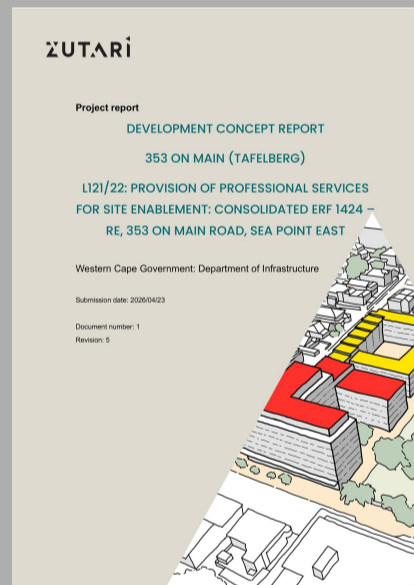
SPECIALIST STUDIES



DESIGN GUIDELINES



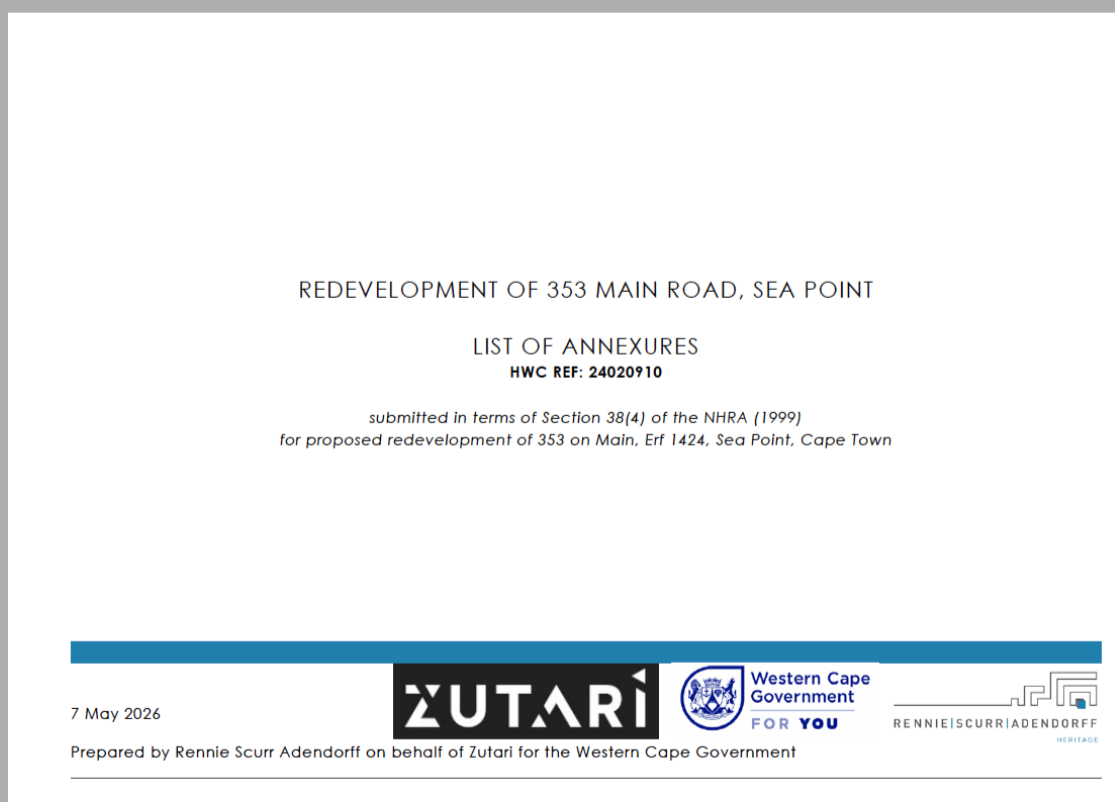
CONCEPT



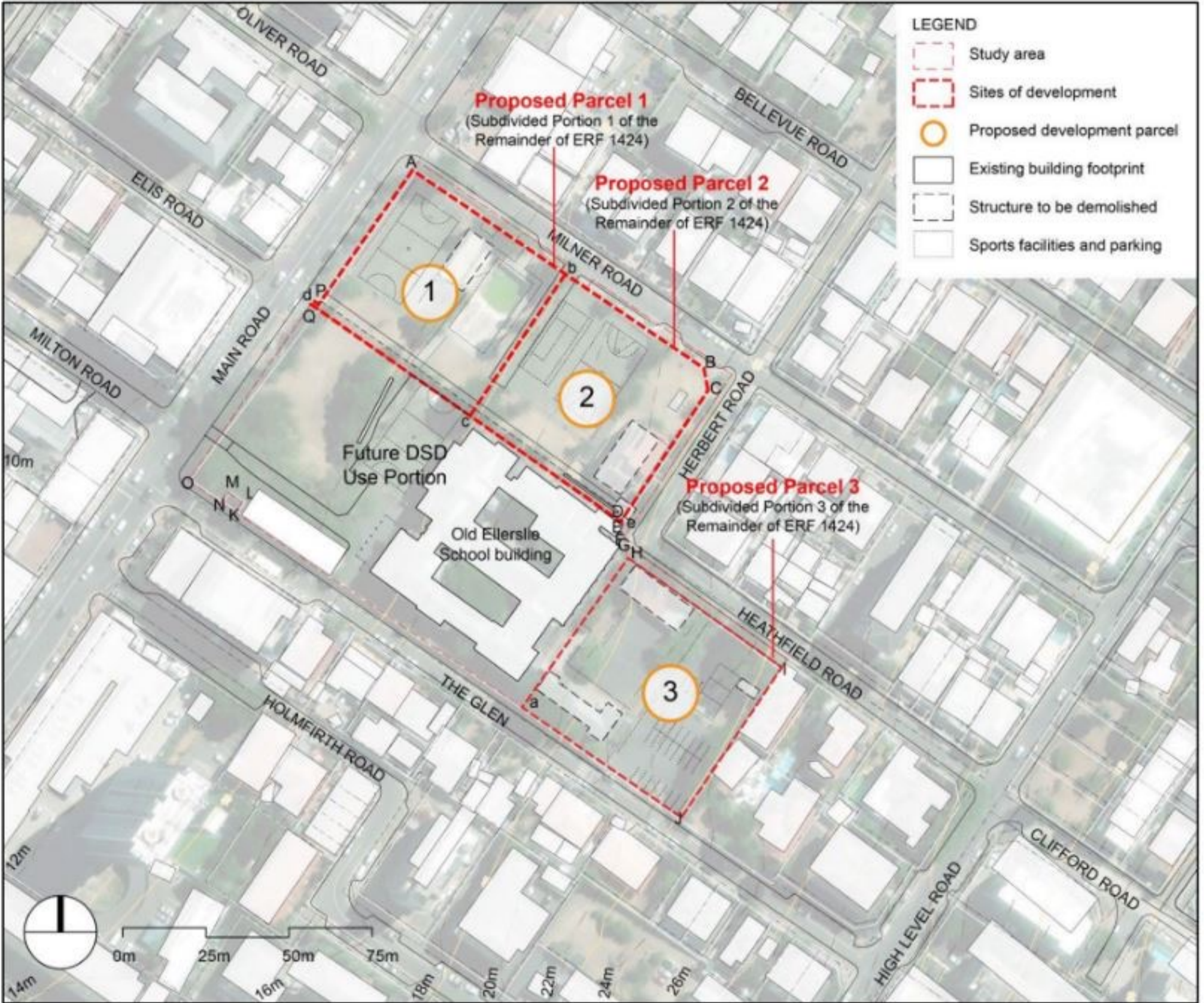
Full Reports Included

Key Info Included

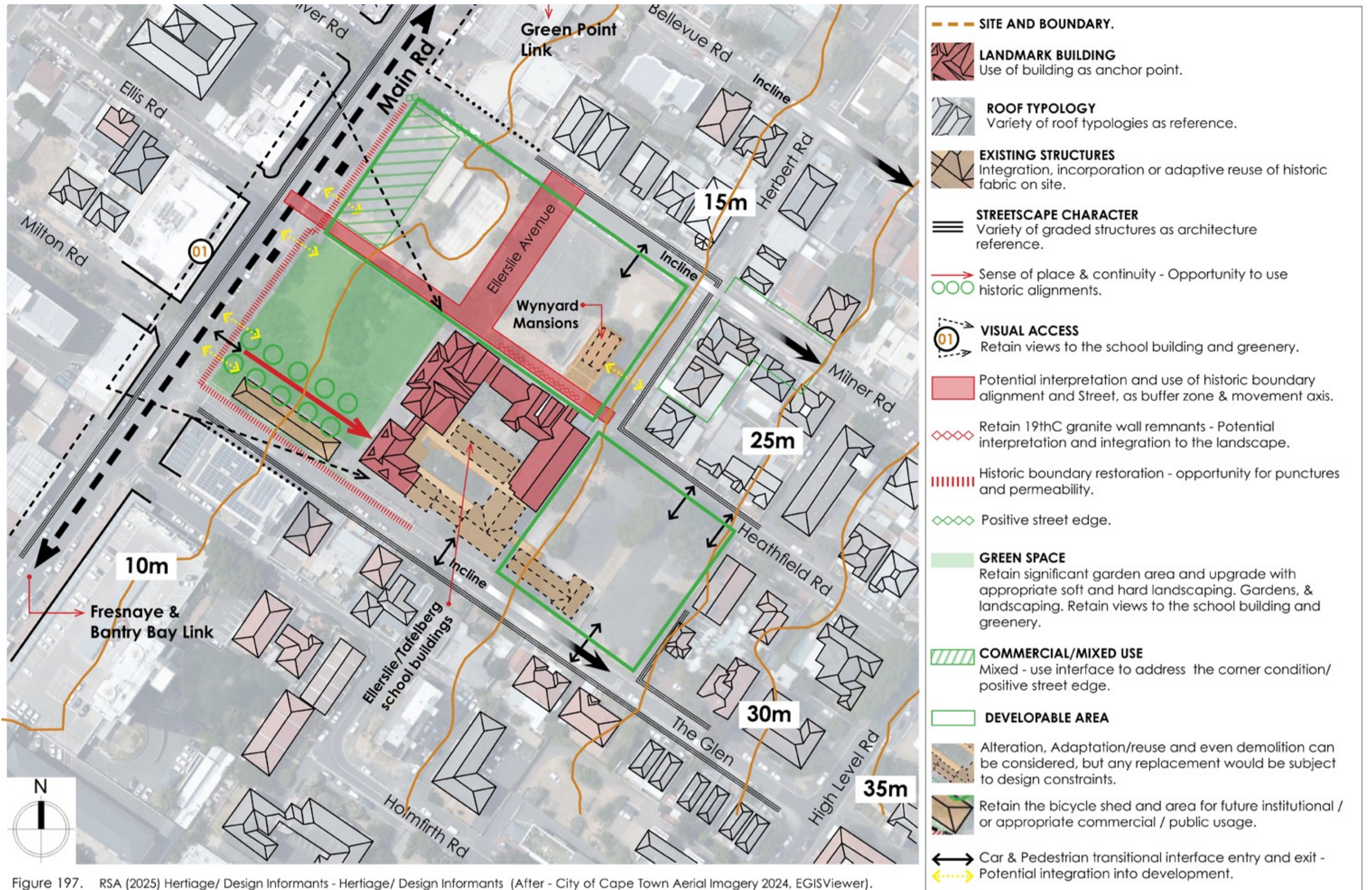
IMPACT ASSESSMENT



# SITE CONTEXT



# HERITAGE DESIGN INFORMANTS - RSA



- Landmark historic building complex as anchor point
- Variety of roof typologies as informants
- Integration, incorporation and adaptive reuse of historic fabric on site
- Variety of graded structures
- Sense of place & continuity - opportunity to use historic alignments
- Retain views to the school building and greenery
- Potential interpretation and use of historic boundary alignment and street as buffer zone & movement axis
- Retain 19<sup>th</sup>C granite wall remnants - potential interpretation and integration with the landscape
- Historic boundary restoration - opportunity for punctures and permeability
- Retain significant garden area and upgrade with appropriate soft and hard landscaping.
- Retain views to the school building and greenery
- Mixed-use interface to address the corner condition/ positive street edge
- Integrate historic alignments and entrances
- Retain the bicycle shed and area for future institutional or appropriate public usage
- Car & pedestrian transitional interface entry and exit - integration into development
- Opportunity to strengthen pedestrian link and positive interface with the public realm

# SOCIO-HISTORICAL VALUES & INDICATORS – NAOMI ROUX

## Precedent for affordable housing: Wynyard Mansions

Wynyard Mansions functioned as affordable and subsidised housing. It provided many families, new arrivals and women-headed households with a foothold in the city. New affordable housing is in keeping with this history.

## Community and family

There is an opportunity to develop a new 'centre of gravity' through housing and mixed-use development, that addresses current experiences of community fragmentation through overdevelopment and rising housing costs.

## Educational histories: Ellerslie and Tafelberg

Ellerslie School is linked to the growth of women's education in Cape Town, and Tafelberg functioned as an inclusive remedial school. Many alumnae remember the special sense of school life being closely linked to community and family life. Affordable housing could enable more families to live near the schools their children currently attend, opening this experience to a new generation who currently bus into Sea Point from far away.

## Women's stories and leadership

Women's stories are very present on the site through its history as a girls' school, the many women-headed households who lived at Wynyard Mansions, and histories of women's leadership in housing activism. Development should reflect this through gender-sensitive design (childcare, family facilities, safety, needs of women-headed households, participatory structures, etc.)

## Integrated affordable housing

Values of inclusivity, integration and community-building are central to the site's social history. Development should support these: affordable housing should not exist in a silo but must be connected to facilities and amenities that support a sense of community integration, including spaces for families, leisure and recreation.

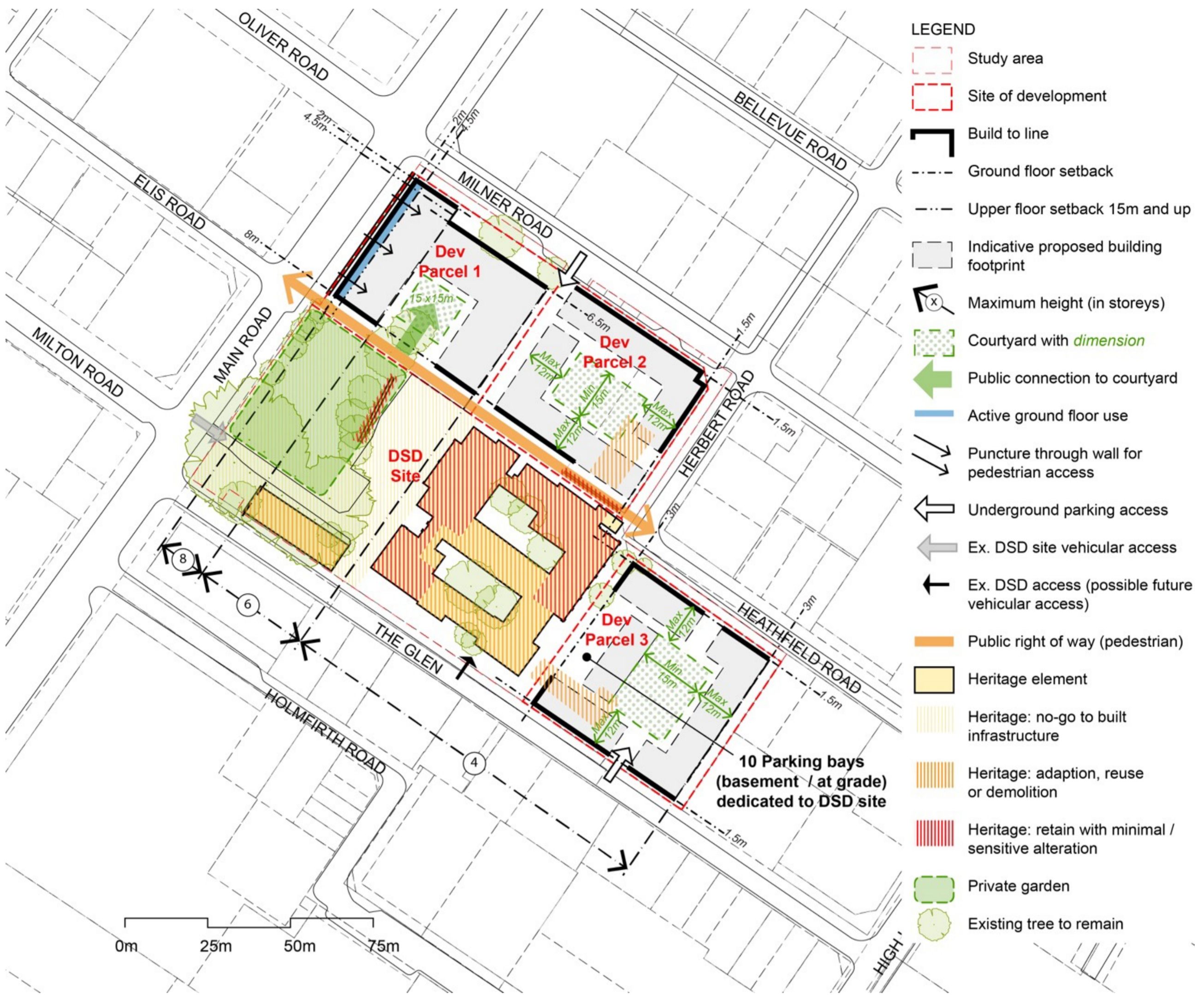
## Spatial justice

The site has become a symbol of spatial justice struggles in Cape Town. Well-located, integrated, affordable housing serves the needs of spatial justice in the city. There is also an opportunity to tell the unique stories of housing and justice struggles in Sea Point through exhibitions, artwork, or other methods.

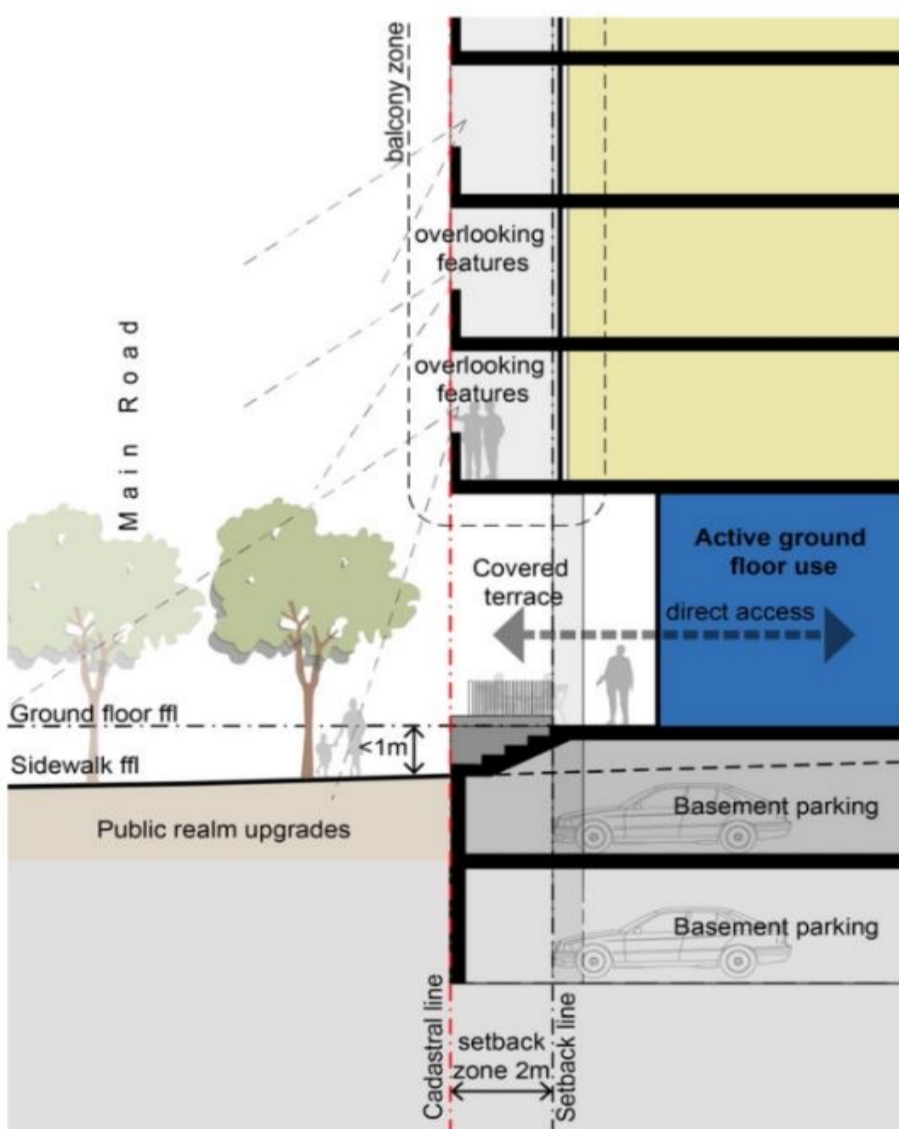
## The school building and forecourt

Historically, the school and green space in front have not functioned as public space and its future use depends on DSD's needs. However, the design should allow for as much public access to the garden as is feasible, it should not be visually cut off from the rest of the site and should continue to function as a green 'pause' in the urban landscape.

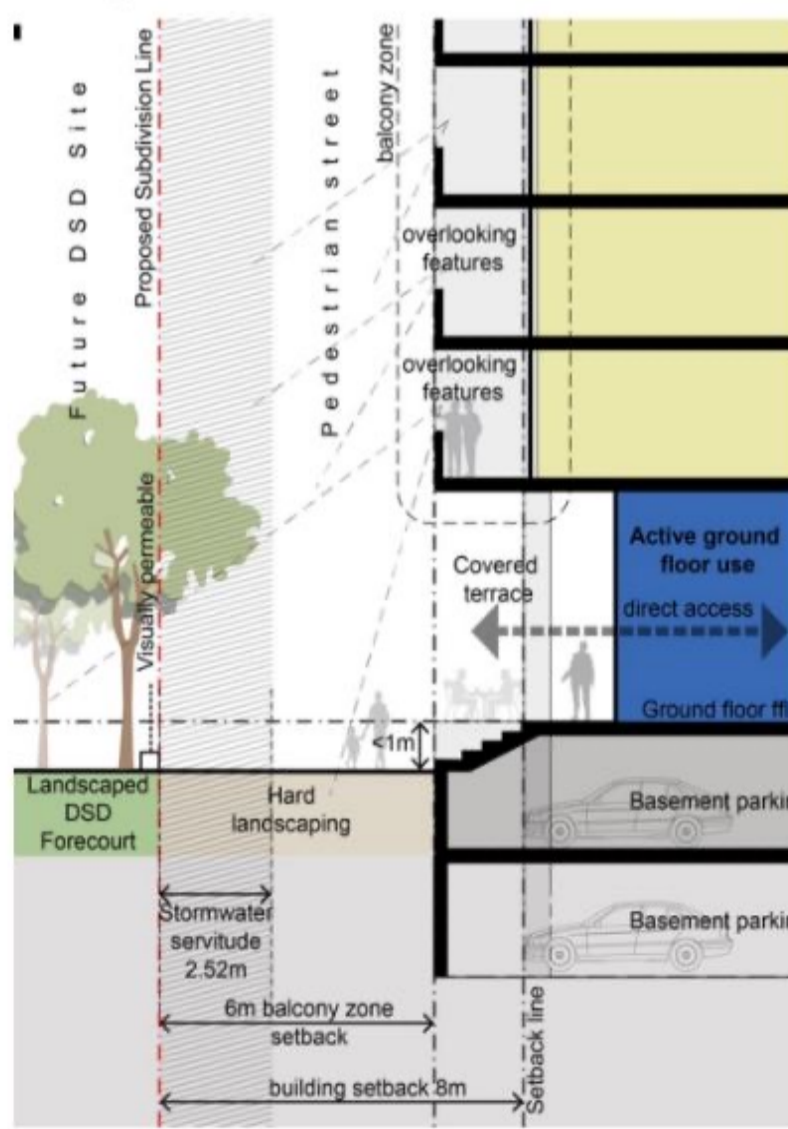
# DEVELOPMENT GUIDELINES - ZUTARI



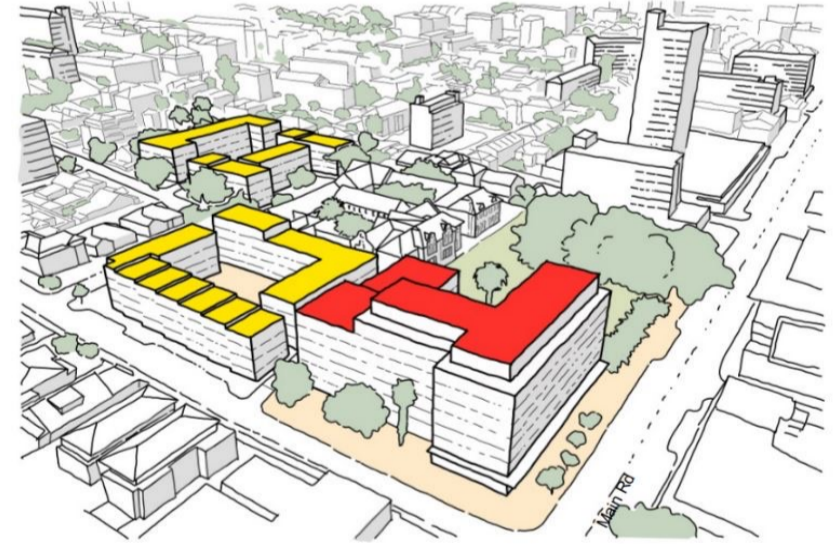
Development Fixes for Study Area



Typical Interface Condition Main Road



Pedestrian Street Setback Interface



Concept Design 4: Massing model



Mass model in context viewed from southwest

# CONCEPT DESIGN OPTION 4: LANDSCAPE FRAMEWORK – SQUARE ONE

## 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.

## DSD SITE PRECINCT

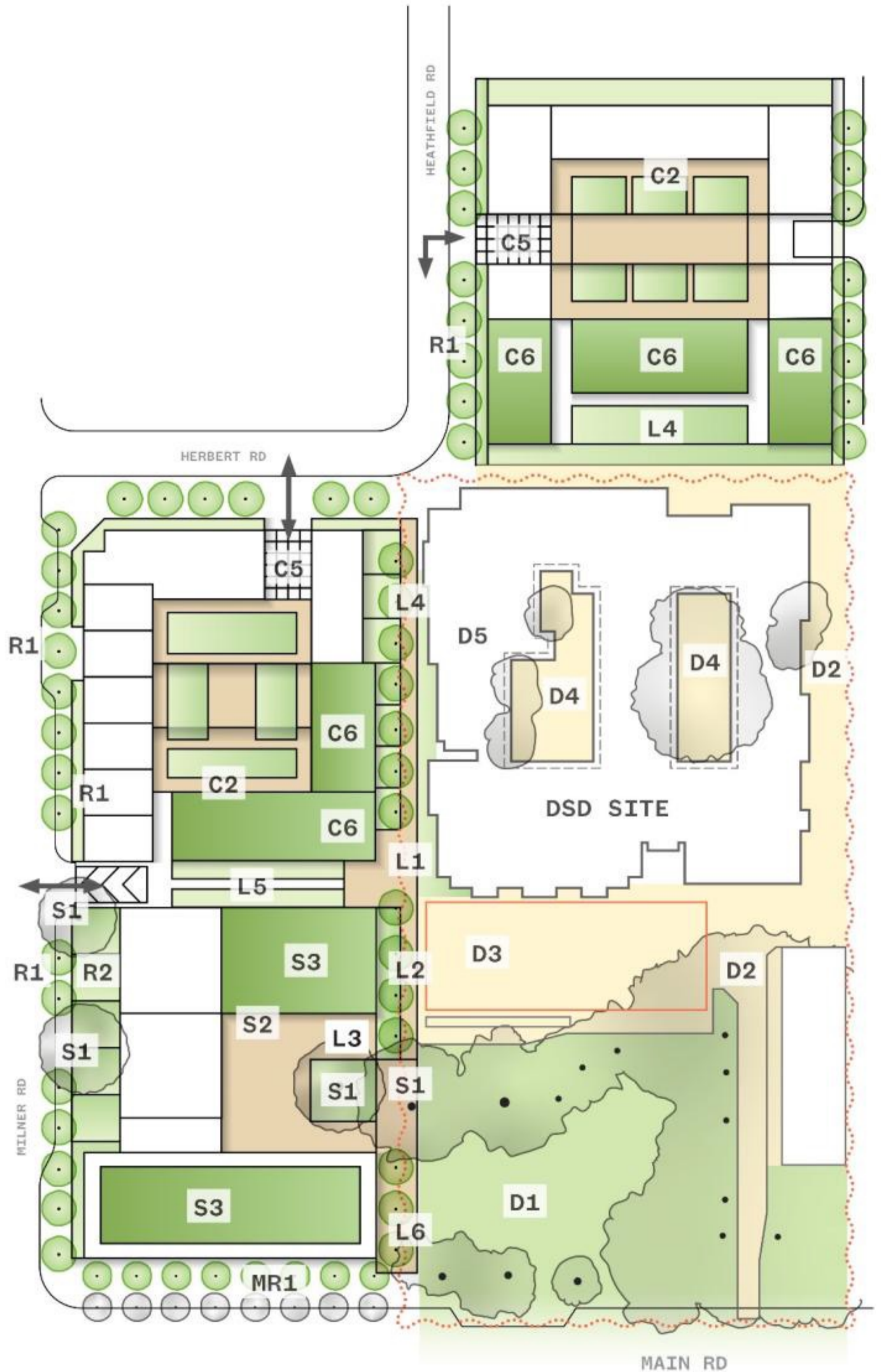
**D1** Private garden with protected heritage trees.

**D2** Movement access route with permeable paver or reinforced gravel space.

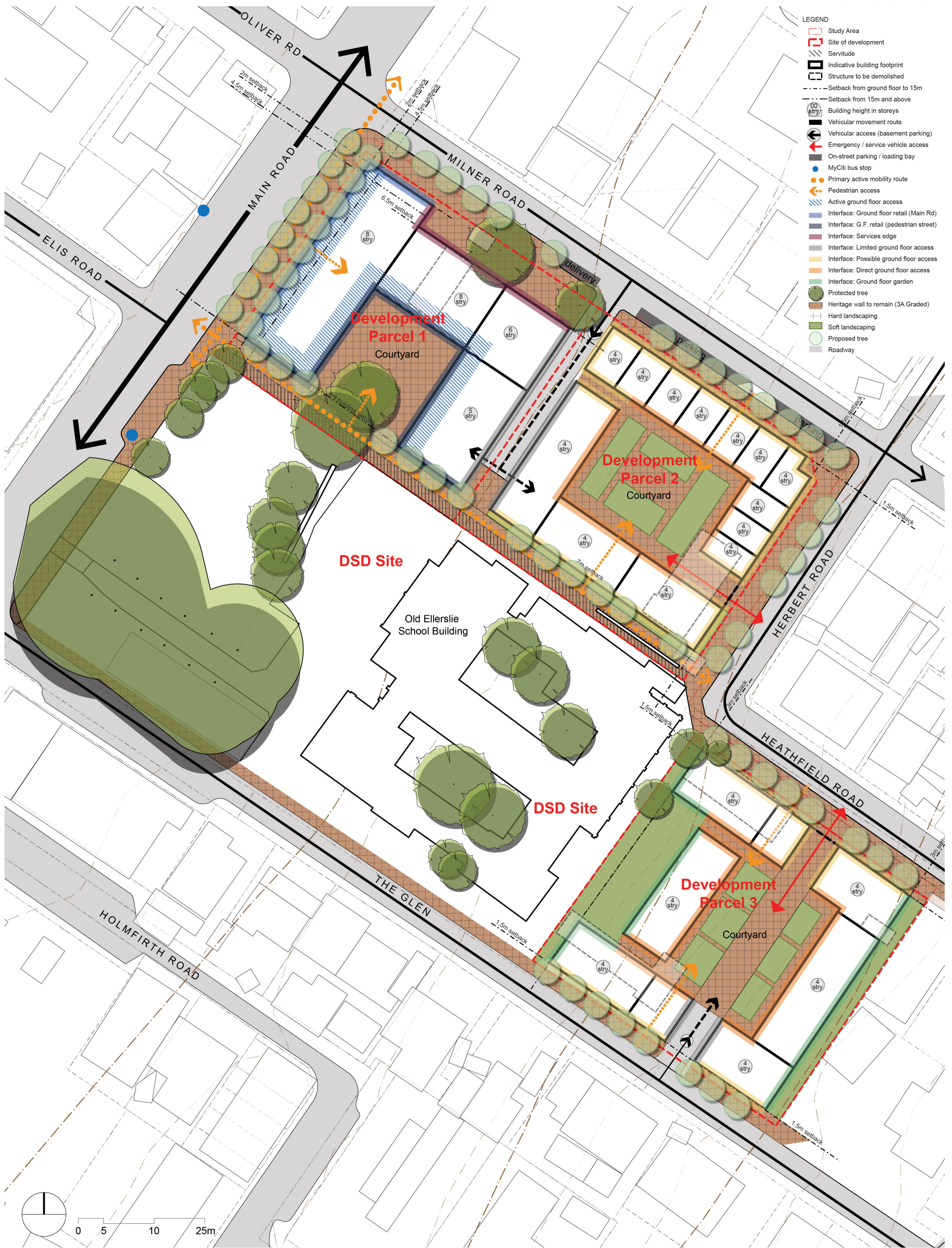
**D3** (Red rectangle) possible car parking forecourt with permeable paver or reinforced gravel space.

**D4** Courtyard with permeable paver or reinforced gravel space to match D2 & D3.

**D5** Low planting along edge to create barrier to DSD buildings.



# CONCEPT DESIGN OPTION 4



# WHAT IS ACHIEVED IN TERMS OF HOUSING UNITS?

The originally proposed 11 storey Option 3D would have realised a total of ±481 residential units, with 229 units devoted to Open Market residences (49.1% of the GLA), and 252 units to Social Housing (50.9% of the GLA).

The revised 8 storey Option 4 realises a total of ±440 residential units within the residential land use yield basket modelled.

It is proposed that the social housing units be maximised in future detailed development proposals, with a minimum of 200 units to be allocated to Social Housing.

The unit split is subject to grant availability and market conditions at implementation. A 50% split between open market units and social housing units is recommended and has proven feasible to cross-subsidise and materialise social housing provision within the proposed development.



Zutari 2026

# Further Requirements Addressed

## SITE INTEGRATION

A key and persistent concern through the process has been the nature of the impact of sub-dividing the site, and the non-programming of the DSD portion of the site, essentially the historic school building complex itself. Although the school building portion will be developed separately and later, the site has been considered holistically and planned accordingly. The guidelines, informants and criteria illustrate the constraints that will apply moving forward and which will need to be embedded in any future planning for this portion of the site. See sections 8.4 and Section 13.1 of the Updated HIA.

## KEY INFORMING DIAGRAMS:

There are 4 key diagrams in the HIA which confirm this aspect and which are included in the summary:

- Heritage Design Informants (RSA)
- Development Fixes (Zutari)
- Landscape Framework Plan (Square One)
- Development Concept Plan (Zutari)

These diagrams are aligned and confirm:

- retention of the green space and trees in front of the school;
- retention of historic boundary walls on Main Road and The Glen;
- recognition of the old Eilerslie Road alignment;
- pedestrian way through the site between the proposed subdivided sites, connecting Ellis and Heathfield Roads, with landscaped and built-form interfaces;
- layering of the site development in terms of height to recognise the historic building location and alignment.

**Although the site will be developed in two separate stages, the embedded guidelines and criteria will facilitate an integrated development.**



Current front facade of school and garden interface



Current interface abutting Wynyard Mansions and historic wall to become pedestrian walkway through the site

# Further Requirements Addressed

## HERITAGE AGREEMENT

HWC IACom Further Requirements (Point 2) states:

*Should the school itself not be proposed for any immediate development within this HIA process, a heritage agreement must be entered into to ensure the continued maintenance and safeguarding of the heritage resources as required in terms of S.27 read with S.9(3)(a) of the NHRA.*

The Heritage Agreement is a separate process between Heritage Western Cape (HWC) and the Western Cape Government (WCG) and is to ensure the ongoing maintenance of this portion of the site, buildings and garden in the interim period.

In response to this Further Requirements, the Custodian, Department of Infrastructure (DOI), has drafted a commitment letter addressing their commitment to the safeguarding of the future DSD portion and Ellerslie/Tafelberg building (Annexure E in the HIA).

An outline of elements to be considered is included in the Updated HIA.

The objective is to ensure that the school building complex and its site will continue to be protected and maintained in the interim, while the plans for this portion of the site are formalised.



# What Are The Next Steps in terms of Heritage Approval?

- Open House 19<sup>th</sup> May 2026
- Further Commenting period ends 07 June 2026
- HWC IACom 17 June 2026
- Heritage Agreement to be finalised between HWC and PGWC

QR Code link to  
documentation



**Naomi Roux**



**SQ1**