

CITY LEASES

NDIFUNA
UKWAZI

CAPE TOWN'S FAILURE TO
REDISTRIBUTE LAND



This report focuses on one particular problem - leased land owned by the City of Cape Town which should be prioritised for redistribution but instead is used in an inefficient, exclusive and unsustainable manner. How is this possible? Who is managing our land and what is blocking its release? How can we change this and what is possible if we do?

Hundreds of thousands of families in Cape Town are struggling to access land and decent affordable housing. The Constitution is clear that the right to housing must be realised and that land must be redistributed on an equitable basis. The Spatial Planning and Land Use Management Act (SPLUMA) requires municipalities to redress apartheid era spatial planning and segregation by obliging them to advance spatial justice and build efficient and sustainable communities. The City of Cape Town's policies and frameworks across the board encourage development and densification in well-located areas close to transport routes.

It is clear that in order to meet these obligations and transform our cities and our society, dense affordable housing must be built on well-located public land close to infrastructure, services, and opportunities.

Despite this, most of the remaining well-located public land owned by the City, Province, and National Government in Cape Town continues to be captured by a wealthy minority, lies empty, or is underused given its potential.

Unlocking public land remains arduous and complex. In the absence of a coherent legislative framework for land administration, developing housing on our best public land is hindered by multiple barriers. Collusion, budget cuts, and a lack of imagination often sees our best land disposed of to the private sector. Even where there is political will, the financial instruments to develop mixed-income public housing are not well developed,

and narrow interpretations of legislation are used to block the disposal of land below market rate. Capacity in the City is limited or non-existent and planned projects take many years to move from feasibility to bricks in the ground.

No wonder, in Cape Town, so little affordable housing has been built in well-located areas like the inner city and surrounds since the end of apartheid. It is time to review how the City of Cape Town manages our public land and stop the renewal of bad leases.



The City's Obligations

The effects of land dispossession, segregation, and forced removals under colonialism and apartheid remain at the heart of inequality in South African cities.

The Constitution was enacted to "heal the divisions of the past and establish a society based on democratic values, social justice and fundamental human rights." This transformation of our society requires local, provincial and national government to take proactive steps to unlock and build **affordable housing on well-located public land**.

Affordable housing...

Section 26 of the Constitution clearly provides for the right to housing. While progress has been made in building homes, it is now clear that building public housing on cheap land on the periphery replicates spatial apartheid.

The right to housing cannot be divorced from location, which informs the enjoyment of all other rights. If you have shelter, but you can't find work because your home is far away from jobs, you depend on unreliable public transport, and your safety is threatened daily by crime and gangsterism, then your home is not helping to build a more equal society.

...On well-located...

SPLUMA and the Provincial Land Use Planning Act both oblige the City to consider how all land is used, especially which land is used for housing and whether it advances the principles of spatial justice, spatial efficiency and spatial sustainability. The City's planning frameworks and zoning schemes must help to redress historical segregation and development imbalances by increasing access to land for disadvantaged communities and people. The City must ensure that land use is efficient, considering the infrastructure and services that exist; and whether it is sustainable, considering the social, economic and environmental benefits over the long term.

The location of housing is not only important for individual families. Ensuring there is affordable housing on well-located land is one of the best means of transforming our city and society. The most obvious first step is to use existing public land.

...Public land

Section 25 of the Constitution places an obligation on the state to take steps to foster conditions that ensure citizens gain access to land on an equitable basis. This includes land owned by the City. Taken together these obligations make a compelling case for the City to proactively review the land that it owns and how it is being used.



Leased Public Land Should Be Redistributed

We see golf courses on some of the best public land serving a few residents; parking lots that sit empty for sixteen hours of the day; bowling greens used once a week; and empty uncared for sports fields.

The City of Cape Town continues to lease well-located public land for next to nothing to private companies and associations. How is this use of land more important than a home? How is it prioritised over the rights of thousands of residents living in backyards and informal settlements? How can it stand in the way of bringing working-class people back into the areas from which they were violently evicted?

And yet, hundreds of leases of public land are renewed every year. These skewed priorities are being implemented, without thought, by city administrators and politicians. Although these bad leases are inefficient, exclusive, and unjust, when it comes to land, it is business as usual.

Best land

Many parcels of leased public land are in former White Group Areas that still need to be desegregated. These leases find their origin in apartheid and colonial city planning. At a time when Black and Coloured residents were prevented from accessing the city or were forcibly removed to the Cape Flats, city planners used good public land to implement segregation and exclusion.

The numbers don't add up

There are at least 24 golf courses and driving ranges within the municipal boundaries of the City of Cape Town. Of these, at least ten are located on public land. Similarly, there are at least 35 bowling greens in Cape Town, 26 of which are located on public land.

Open space is only a public good if it is accessible to the public. All good cities require open space and a balance must be found to ensure public land is used efficiently and inclusively. Open space and affordable housing can be integrated in creative ways.

Exclusive use

Golf courses and bowling greens are struggling with declining membership, yet every year the City continues to renew their leases as a matter of course. These private companies and associations have effectively turned public land into private property. Fences, membership fees and other costs are all barriers to inclusion. In many instances it is only wealthier residents who enjoy access. This is an irrational and exclusive use of public land. If golf courses were amalgamated and rationalised, entirely new suburbs could be built. Every time a parcel of public land comes up for lease renewal, the City should have to justify why the lease is the highest and best use of public land.

Unfair subsidy

Most public land is leased for low rent. Golf courses and bowling greens, for example, pay around R1,000 a year. Low rent is justified by the claim that it provides 'community value'. This would make sense if they were open to the public, but in most instances this is not the case. Low rent for public land is in fact a subsidy for a small wealthy minority of residents who make use of these facilities. Leases neither deliver financial nor social benefits to the City as a whole. In contrast the rates that could be obtained from units sold on the open market in a mixed income affordable housing developments would be significantly higher, as would rentals from new community facilities where these are included. Public land should not be sold for cash either. The Municipal Finance Management Act (MFMA) provides for the long term lease or sale of land at nominal amounts where public housing is developed.

Inefficient urban form

Golf courses, bowling greens, and parking lots in central areas are bad for Cape Town's spatial form and are an inefficient use of public land. Cape Town has inverse densification, with the majority of citizens, who are predominantly Black and Coloured, being forced to live in extremely dense townships on the outskirts, while the wealthy minority live in low density suburbs that are close to work opportunities. Inverse densification causes exclusion, increased congestion and environmental damage. Building and maintaining new services and infrastructure in a sprawling city costs more over the long term.

The best way to reverse inverse densification is to develop medium to high-density housing in as many well-located areas as possible. Golf courses, bowling greens and parking lots hinder the improvement of Cape Town's spatial form because of how much well-located land they take up. By continuing to lease land cheaply for these uses, the City is effectively subsidising inverse densification and hampering the implementation of development around transport nodes.

No effective public land management

The City of Cape Town has no coherent approach to managing public land and is not effectively reviewing, rationalising and preparing land for redistribution to transform spatial apartheid. Those in charge of asset management are the custodians, but have no strategic forward planning function when it comes to land management. Those responsible for spatial planning, land use management and housing are not the custodians of public land and have limited power to influence how it is used.

Poor management of leases

The leasing of public land is itself poorly managed. The City's own reports¹ highlight how money is being lost through the poor administration of leases and that there is uncertainty about who is responsible for managing thousands of contracts.

¹ June 2018 report to the Assets and Facilities Portfolio Committee

Skewed Priorities

When managing land, the City is primarily concerned with compliance with the MFMA, its regulations, and the municipal policy governing the disposal of assets.

In general these govern the process for leasing land to ensure that the municipality receives fair compensation or a benefit to the community. A financial logic governs its management with the inherent assumption that land is primarily an asset to be treated no differently to any other asset which the City might have on its balance sheet.

Public land is stripped of its historical, social, and political value. Finance and asset management legislation is insufficient to drive the proactive land management we need to transform the city.







- | | | |
|--|-----------------------------|----------------------------|
| 1 Bellville Golf Club | 10 Howard Bowling Club | 19 Pinelands Bowling Club |
| 2 Camps Bay Bowling Club | 11 Kuils River Golf Club | 20 Simonstown Country Club |
| 3 Atlantic Beach Country Club - Strand | 12 Metropolitan Golf Club | 21 Primrose Parking |
| 4 Constantia Bowling Green | 13 Milnerton Bowls Club | 22 Strand Golf Course |
| 5 Glen Country Club - Camps Bay | 14 Mowbray Golf Club | 23 Wheatfield Bowling Club |
| 6 Durbanville Bowling Club | 15 Muizenberg Bowling Green | 24 Old Oak Bowling Club |
| 7 Bellville Bowling Club | 16 Zandvlei Bowling Green | |
| 8 Bergvliet Bowling Club | 17 Parow Golf Course | |
| 9 Heritage Square | 18 Rondebosch Croquet Club | |

Proposals

Rondebosch Golf Club	10
Buitengracht Corridor	12
Harrington Square	14
Green Point Bowling Green	16
Fish Hoek Bowling Green	18

Rondebosch Golf Club

Rondebosch Golf Club uses 450,000m² of public land or 45 rugby fields! It is directly opposite the King David Mowbray Golf Club which also uses public land. Full membership costs R12,500 per year which the majority of residents would never be able to afford.

The land is close to the best public hospitals and top performing schools. It is next to Hazendal and Athlone train stations and the buses and taxis that serve Klipfontein Rd. It takes ten minutes to get to the city centre.

Rondebosch Golf Club pays the City only R1,000 a year in rent and uses enough land to develop a whole new suburb of dense affordable housing. A third of the land falls within the 100 year flood line but the remainder can be developed, though the current poor road access would need to be addressed.

- ★ 50m to Klipfontein Road - served by taxis and busses
- ★ 850m to Hazendal Train Station
- ★ Job opportunities nearby in the city centre, in the Claremont CBD, in Ndabeni and Athlone, as well as down the Southern Corridor along Main Road.
- ★ 500m to Star College (private), 650m to Garlandale Secondary School, 750m to Rosebank Junior School
- ★ 570m to Red Cross Hospital, 1,100m to Athlone Public Library, 810m to Rondebosch Common
- ★ 1,200m to Athlone Police Station,



Yield

- ★ 165,296m² of floor space
- ★ Residentially led development including community space, offices, shops, schools and social amenities
- ★ Mixture of single stands and mid to high density apartment blocks
- ★ Mixture of market, social and GAP homes.
- ★ Public green space along Black River linking Sybrand Park and Mowbray.

**1,090 market units
(50%)**

**1,433 affordable units
(50%)**

Water Sensitive Urban Design The development of the site would be feasible with water sensitive urban design that minimises environmental degradation and improves the recreational and aesthetic appeal using porous paving, retention ponds, swales, infiltration trenches and constructed wetlands.

Ratio of affordable vs market rate homes is similar to the 'Better Living Model' being applied on the old Conradie Hospital site. The percentage above refers to bulk or floor space. You could still realise more affordable units.

Buitengracht Corridor

The Buitengracht Corridor includes seven underused parcels of public land totalling 13,700m² in the heart of the inner city. Six of these parcels are leased out for private parking lots, while one is used as a play area for a dog hotel. Most are suitable for dense mixed-income development.

- ★ 170m to nearest MyCiti stop, 580m to Cape Town Station
- ★ Situated in Cape Town's commercial, retail and leisure heartland with opportunities for work in different sectors. A short ride away from further opportunities at the Waterfront, and along Sea Point and Green Point main roads.
- ★ 150m to Prestwich Street Primary School, 445m to Schotsche Kloof Primary School
- ★ 1,350m to the District Six Clinic, 920m to Cape Town Library, 680m to Cape Town Civic Centre
- ★ 990m to Cape Town Central Police Station

To Prestwich Primary

MyCiti Bus Stop

To Civic Centre

To Cape Town Library

To Police and Clinic



Yield

- ★ 70,987m² of floor space
- ★ Eight to twelve storey mixed-use, mixed income
- ★ Spread over six blocks
- ★ Residentially led with retail on the ground floor.
- ★ Could generate between **R11,319,000** and **R14,649,000** in new rates annually

Is a Dog Hotel More Important Than Affordable Housing? Some of our best land in the city is used as a dog play park by the @Fritz Dog Hotel - the largest dog hotel in the world. Rooms for pets in @Fritz cost anywhere between R285 and R1,500 per day. It's a good example of how the current ad hoc approach to managing public land leads to exclusion.

592 market units
(40%)

1,079 affordable units
(60%)

741 market units
(50%)

899 affordable units
(50%)

889 market units
(60%)

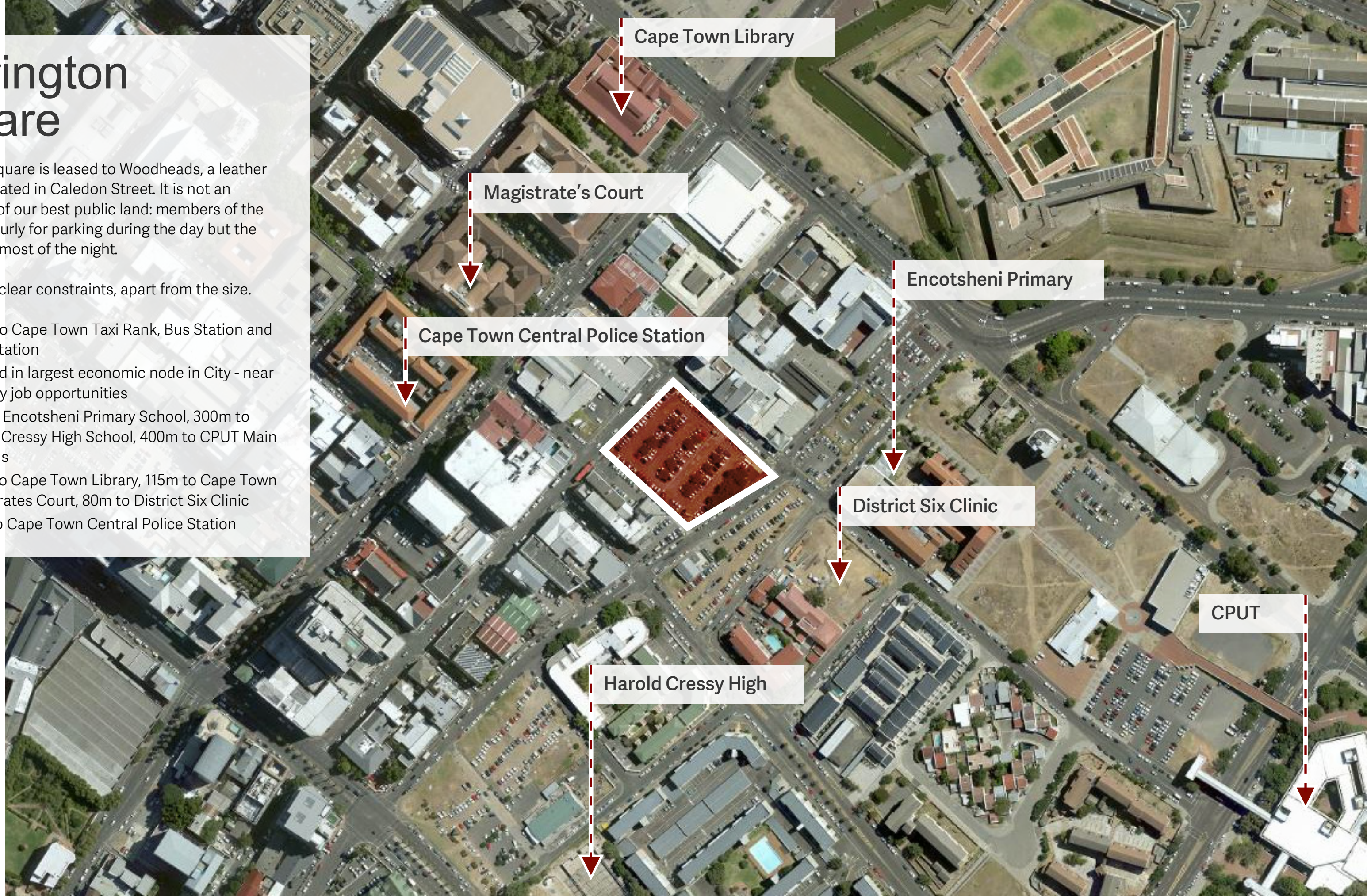
719 affordable units
(40%)

Harrington Square

Harrington Square is leased to Woodheads, a leather merchant located in Caledon Street. It is not an efficient use of our best public land: members of the public pay hourly for parking during the day but the site is empty most of the night.

There are no clear constraints, apart from the size.

- ★ 400m to Cape Town Taxi Rank, Bus Station and Train Station
- ★ Located in largest economic node in City - near to many job opportunities
- ★ 70m to Encotsheni Primary School, 300m to Harold Cressy High School, 400m to CPUT Main Campus
- ★ 250m to Cape Town Library, 115m to Cape Town Magistrates Court, 80m to District Six Clinic
- ★ 115m to Cape Town Central Police Station



Yield

- ★ 17,272m² of floor space
- ★ 21,590m² bulk up to eight storeys
- ★ 3,134m² retail space on ground floor
- ★ 14,138m² mixed income residential space ture of market, social and GAP homes.
- ★ Could generate between **R18,609,000** and **R24,081,000** in new rates annually

Getting Ahead of the Curve The East City has been redeveloped over the last few years and is experiencing significant property value growth. It's an attractive neighbourhood for investors and residents alike. Commercial and industrial use buildings have been converted into mixed-use buildings, a trend that is only likely to continue. It is important that the City capitalises on this growth while mitigating against its exclusionary effects. Now is the time to get ahead of the curve by investing in affordable housing.

132 market units
(40%)

240 affordable units
(60%)

165 market units
(50%)

200 affordable units
(50%)

198 market units
(60%)

160 affordable units
(40%)

Green Point Bowling Green

Green Point Bowling Green Comprises 27,000m² of public land including bowling greens, vacant fenced-off land, and two clubhouses that is leased to the Glen Green Sports Centre and its members who pay the City R1,000 a year. The site is located on Three Anchor Bay Road in Green Point. It is on MyCiti and taxi routes, and is close to jobs, schools and public amenities. Despite its excellent location there is no affordable housing in Green Point.

There are no constraints to developing the site. It is flat, large, well-located, and clearly underused. A site of this size and in this location has good potential for cross-subsidisation. Deputy Mayor Ian Neilson made repeated public commitments that this land would be redeveloped for social housing.

- ★ Located on a route served by both minibus taxis and MyCiti busses
- ★ Close to the many jobs available in Green Point, Sea Point and the V&A Waterfront
- ★ 80m to Ellerton Primary School, 445m to Sea Point Primary School, 615m to Sea Point High School
- ★ 15m to Sea Point Library, 230m to Green Point Park, 150m to Sea Point Promenade, 1350m to Somerset Hospital
- ★ 135m to Sea Point Police Station



Yield

- ★ 88,372m² of floor space
- ★ 10 storeys mixed-use, mixed-income
- ★ Spread over 5 blocks
- ★ Residentially led with retail on the ground floor.
- ★ Could generate between **R18,609,000** and **R24,081,000** in new rates annually

House Prices Drive Exclusion The Atlantic Seaboard is the most expensive area in the City of Cape Town. High property value growth in the last decade means only the wealthiest can afford to live here - prices have increased cumulatively by 110% since 2013.¹ The average sale price for an apartment in Green Point is now R3,100,000, while a house goes for R8,350,000. Affordable housing is desperately needed and the Green Point Bowling Green provides an excellent opportunity.

¹ FNB's Property Barometer for the 2nd quarter of 2018

725 market units
(40%)

1,293 affordable units
(60%)

906 market units
(50%)

1,077 affordable units
(50%)

1,088 market units
(60%)

862 affordable units
(40%)

Fish Hoek Bowling Green

Fish Hoek Bowling Green comprises 7,000m² of public land used as bowling greens and a clubhouse, and is leased to the Fish Hoek Bowling Club who pay R1,000 a year. It's located in the heart of the suburb close to services and work opportunities, and is linked to surrounding areas on the Southern Peninsula by public transport.

There are no major constraints to developing the Fish Hoek Bowling Green. The land forms part of a larger complex known as "Central Circle", which includes a public park, public clinic, public library, sub-council office, fire station, community hall and already some private homes.

- ★ 500m from Fish Hoek train station and taxi rank
- ★ Main Road has work opportunities in shops and restaurants
- ★ 200m from False Bay College and 600m from Fish Hoek Primary and High School.
- ★ Next door to a public park, a clinic, a public library, the sub-council office, a fire station, and community hall.
- ★ Within walking distance of Fish Hoek SAPS station



Yield

- ★ Between 3,990m² and 5,985m² of floor space
- ★ Social housing development
- ★ Three-storey walk ups.

Apartheid Replication Fish Hoek and its neighbouring suburbs are some of the most segregated areas in Cape Town. Fish Hoek is 81% White, Masiphumelele is 89% Black, and Ocean View is 91% Coloured. Despite the clear need for integration, none of the housing projects planned for the Southern Peninsula advance this goal. Instead, they will only be developed in Masiphumelele and Ocean View, reinforcing high density poverty traps for Black and Coloured residents. Already, Masiphumelele's population density is 40,579 people for every km², while Fish Hoek only has 883 people for every km². Clearly, Fish Hoek is in serious need of densification and desegregation, and building affordable housing on the Bowling Greens would be a good place to start.

Scenario 1

171 Social Housing Units

Scenario 2

One of the bowling greens is retained
114 Social Housing Units

What's Next?

Leasing our best land in well-located areas is an injustice to the majority of residents of this city who are without access to land or decent housing. South African cities will house the majority of our population and now carry the responsibility for transforming our society. If we are to disrupt the replication of spatial apartheid and build a spatially just, inclusive and environmentally sustainable city then we need a radical new deal for the use of public land.

Something must be done.

The City of Cape Town must establish or delegate a co-ordinated department responsible for land management with clear powers and responsibilities to proactively manage all its public land, ensure that it meets its broad obligations to redistribute land and balance the competing interests of different departments who need access to land. The City of Cape Town needs additional capacity to rezone, derisk, package and tender land parcels for affordable housing.

The City of Cape Town should immediately review its largest and most well-located parcels of leased public land, proactively rezone them, negotiate the end of leases, and decline to renew leases where the land is needed for housing.

Land should be tendered at a nominal fee to social housing companies or private companies who can develop the greatest proportion of affordable housing for families earning between R3,500 and R18,000 per month; and ensure homes are affordable to rent or buy in perpetuity.

Cross-subsidisation with market rate homes, offices or shops will be required and should be encouraged to ensure that development is feasible and managed sustainably.

Officials employed in finance and asset management should not be the gatekeepers to decision making on the purchase, use and

disposal of public land and National Treasury should urgently clarify how officials should interpret the MFMA to ensure that it is not used to frustrate the redistribution of public land.

Communities are currently unable to compel the City of Cape Town to review its land use decisions. Public participation on leases and disposals is ignored. This could include new legislation which obliges government to review and rationalise its underused public land for redistribution. The onus should be on the City of Cape Town to defend why the status quo should continue and land should not be redistributed. Where the City of Cape Town makes poor land use choices, other spheres of government should be prepared to expropriate the land and develop it for affordable housing.



Losing Millions

Leased land could generate millions of Rands in rates

Affordable housing as part of a mixed income development could generate millions of Rands for the City in additional rates every year. Instead, the City only receives a nominal rent on leased land.

The tables below are indicative of the amount of rates that the market portion of the proposed inclusive developments would yield for the City.

Buitengracht Corridor

	Total nominal value (adjusted for residential exclusion)	Annual rates (residential)	Annual rates (non-residential)	Annual rates	Monthly rates combined
40% market-residential mix	R1,256,547,000	R6,660,000	R4,659,000	R11,319,000	R943,000
50% market-residential mix	R1,489,274,000	R8,325,000	R4,659,000	R12,984,000	R1,082,000
60% market-residential mix	R1,722,000,000	R9,990,000	R4,659,000	R14,649,000	R1,221,000

Harrington Square

	Total nominal value (adjusted for residential discount)	Annual rates (residential)	Annual rates (non-residential)	Annual rates	Monthly rates
40% market-residential mix	R344,223,000	R1,482,000	R1,962,000	R3,443,000	R287,000
50% market-residential mix	R396,004,000	R1,852,000	R1,962,000	R3,814,000	R318,000
60% market-residential mix	R447,786,000	R2,223,000	R1,962,000	R4,184,000	R349,000

Green Point Bowling Greens

	Total nominal value (adjusted for residential discount)	Annual rate (residential)	Annual rates (non-residential)	Annual rates	Monthly rates
40% market residential mix	R2,152,489,000	R10,944,000	R7,664,000	R18,609,000	R1,420,000
50% market residential mix	R2,556,692,000	R13,680,000	R7,664,000	R21,345,000	R1,635,000
60% market residential mix	R2,960,896,000	R16,416,000	R7,664,000	R24,081,000	R1,851,000

Assumptions

- ★ The social housing component does not pay rates. This is a practice which is well established in Cape Town and crucial to social housing remaining affordable and feasible.
- ★ Property rates in 2019 for commercial property is charged at 0.014308 cents in the rand and residential property is charged at 0.007154 cents in the Rand.
- ★ The R200,000 rebate for residential properties has been taken into account.
- ★ For the Buitengracht Corridor and Harrington Street properties the market rate for residential GLA is assumed at R41,287/m² and R30,000/m² for ground floor retail space.¹
- ★ For the Green Point Bowling Greens the Residential GLA is assumed at R55,000/m² and the retail/commercial space is assumed at R35,000/m².²
- ★ This excludes the significant fees that would be raised in terms of the City’s Development Charges to pay for Engineering Services such as electricity and sewerage.³
- ★ The overall rates figures could be significantly increased by replacing some of the market rate residential space with more office space above the ground floor. This is because commercial land use pays higher rates than residential.
- ★ The Fish Hoek Bowling Green site was excluded because our proposal is for a pure social housing development, and the Rondebosch Golf Course was excluded because there are too many variables on a site that large to accurately calculate value.

1 This is the average sale price of residential properties transferred in the CBD in 2017. Source: CCID State of the Central City Report 2017 https://issuu.com/capetowncentralcityimprovementdistrict/docs/the_state_of_cape_town_central_city_bd162ff2de9ffa

2 See for instance the 2017 valuation for erf 2189 in Granger Bay carried out by the City of Cape Town where the valuations department concluded that freehold residential space in the areas sells for well over R50,000/m² and that office and retail space in the area sell for R20,000/m² - R30,000/m². See report to subcouncil 16 item number 16 Sub 74/09/2017.

3 Development Charges Policy For Engineering Services For the City of Cape Town (Policy Number 20037).

Rondebosch Golf Course 40/60 Scenario

1. Land use split

Residential	Commercial/ retail	Social*
76%	17%	8%

2. Residential split

Market	Social	GAP/FLISP ownership
40%	40%	20%

3. Bulk Yield

Block	Residential Bulk m²	Retail/ office m²	Social ammunities m²	Residential GLA m² (market)	Residential GLA m² (social)	Social residential GLA GAP/FLISP m²	Total residential	Social apartments	GAP/FLISP apartments	Market apartments	170m2 plot townhouses	Single residential
1	2560			1024	1024	512	52	27	9	15		
2	4800			1920	1920	960	97	50	17	29		
3	3320			1328	1328	664	67	35	12	20		
4	8800						22					22
5	4800			1920	1920	960	97	50	17	29		
6	7040			2816	2816	1408	142	74	26	43		
7	5200						13					13
8	5440			2176	2176	1088	110	57	20	33		
9	15690			6276	6276	3138	316	164	57	95		
10	1280			512	512	256	43	13	5	8		17
11	9320			3728	3728	1864	188	97	34	56		
12	0		8825									
13	1280			512	512	256	50	13	5	8	24	
14	5290			2116	2116	1058	106	55	19	32		
15	0	16893										
16	0	13368										
17	1290		1450	516	516	258	26	13	5	8		
18	6400			2560	2560	1280	129	67	23	39		
19	0		2614									
20	3200			1280	1280	640	64	33	12	19		
21	3200			1280	1280	640	72	33	12	19	8	
22	5760		1360	2304	2304	1152	116	60	21	35		
23	2160			864	864	432	43	23	8	13		

3. Bulk Yield (Continued)

Block	Residential Bulk m²	Retail/ office m²	Social ammenities m²	Residential GLA m² (market)	Residential GLA m² (social)	Social residential GLA GAP/FLISP m²	Total residential	Social apartments	GAP/FLISP apartments	Market apartments	170m2 plot townhouses	Single residential
24	12900			5160	5160	2580	292	135	47	78		32
25	2880			1152	1152	576	58	30	10	17		
26	4320			1728	1728	864	87	45	16	26		
27	12800			5120	5120	2560	290	134	47	77		32
28	3680			1472	1472	736	74	38	13	22		
29	3040			1216	1216	608	61	32	11	18		
30	2400			960	960	480	48	25	9	14		
	138850	30261	14249	49940	49940	24970	2661	1306	454	754	32	116
Total bulk	183360					Total affordable	1760	Total open market	902			

4. Unit Ratio, Size and Yield

Market Residential Apartments			Social residential Rental		
	Size	Total		Size	
Bachelor	40	283	Bachelor	30	326
1 bed	50	283	1 bed	33	326
2 bed	70	188	2 bed	45	653
		754			1306
Free standing/ townhouse			GAP ownership		
	Size	Total		Size	Total
Single residential house	400	116	2 bed	55	454
Townhouse	170	32			
		148			454

Notes

- 1
- Mixed use, mixed income community model that is similarto the Conradie Better Living Model. Includes mixed-use retail and social amenities.
- 2
- Site is built along a structuring green element being the area below the 5m contour alongside the Black River. This would become a public promenade that connects Sybrand Park to Mowbray, and would includes some private green space.
- 3
- River front includes mixture of public and semi-private green open space.
- 4
- The site is NOT a gated community. Social space does not include parks and sports fields, but refers to school buildings and public amenities.
- 5
- Site is divided into 30 blocks. Each block could be its own sectional title. Buildings should define the edge between public and semi public spaces.
- 6
- The tenure mix has been done per block and then divided by the ratio of market/social/GAP houses.This gives us an idea of overall unit mix, but in reality these tenures probably wouldn't be mixed into each block i.e. they would be separated.
- 7
- The free standing houses are quite large plots of 400m2. These could be halved or these could be two storey duplex/quadplex - i.e. quite easy to double
- 8
- Design should be optimised to retain some of the mature trees

Rondebosch Golf Course 50/50 Scenario

1. Land use split

Residential	Commercial/retail	Social*
76%	17%	8%

2. Residential split

Market	Social	GAP/FLISP ownership
50%	30%	20%

3. Bulk Yield

Block	Residential Bulk m²	Retail/ office m²	Social ammenities m²	Residential GLA m² (market)	Residential GLA m² (social)	Social residential GLA GAP/FLISP m²	Total residential	Social apartments	GAP/FLISP apartments	Market apartments	170m2 plot townhouses	Single residential
1	2560			1280	768	512	49	20	9	19		
2	4800			2400	1440	960	91	38	17	36		
3	3320			1660	996	664	63	26	12	25		
4	8800						22					22
5	4800			2400	1440	960	91	38	17	36		
6	7040			3520	2112	1408	134	55	26	53		
7	5200						13					13
8	5440			2720	1632	1088	104	43	20	41		
9	15690			7845	4707	3138	299	123	57	118		
10	1280			640	384	256	41	10	5	10		17
11	9320			4660	2796	1864	177	73	34	70		
12	0		8825									
13	1280			640	384	256	48	10	5	10	24	
14	5290			2645	1587	1058	101	41	19	40		
15	0	16893										
16	0	13368										
17	1290		1450	645	387	258	25	10	5	10		
18	6400			3200	1920	1280	122	50	23	48		
19	0		2614									
20	3200			1600	960	640	61	25	12	24		
21	3200			1600	960	640	69	25	12	24	8	
22	5760		1360	2880	1728	1152	110	45	21	43		
23	2160			1080	648	432	41	17	8	16		

3. Bulk Yield (Continued)

Block	Residential Bulk m²	Retail/ office m²	Social ammenities m²	Residential GLA m² (market)	Residential GLA m² (social)	Social residential GLA GAP/FLISP m²	Total residential	Social apartments	GAP/FLISP apartments	Market apartments	170m2 plot townhouses	Single residential
24	12900			6450	3870	2580	277	101	47	97		32
25	2880			1440	864	576	55	23	10	22		
26	4320			2160	1296	864	82	34	16	33		
27	12800			6400	3840	2560	276	100	47	97		32
28	3680			1840	1104	736	70	29	13	28		
29	3040			1520	912	608	58	24	11	23		
30	2400			1200	720	480	46	19	9	18		
	138850	30261	14249	62425	37455	24970	2523	979	454	942	32	116
Total Bulk	183360							Total affordable	1433	Total Open Market		1090

4. Unit Ratio, Size and Yield

Market residential

Apartments	Size	Total
Bachelor	40	353
1 bed	50	353
2 bed	70	236
		942

Free standing/ townhouse

	Size	Total
Single residential house	400	116
Townhouse	170	32
		148

Social residential

Social Rental	Size	Total
Bachelor	30	245
1 bed	33	245
2 bed	45	490
		979

GAP ownership

	Size	Total
2 bed	55	454
		454

Notes

- 1
- Mixed use, mixed income community model that is similarto the Conradie Better Living Model. Includes mixed-use retail and social amenities.
- 2
- Site is built along a structuring green element being the area below the 5m contour alongside the Black River. This would become a public promenade that connects Sybrand Park to Mowbray, and would includes some private green space.
- 3
- River front includes mixture of public and semi-private green open space.
- 4
- The site is NOT a gated community. Social space does not include parks and sports fields, but refers to school buildings and public amenities.
- 5
- Site is divided into 30 blocks. Each block could be its own sectional title. Buildings should define the edge between public and semi public spaces.
- 6
- The tenure mix has been done per block and then divided by the ratio of market/social/GAP houses.This gives us an idea of overall unit mix, but in reality these tenures probably wouldn't be mixed into each block i.e. they would be separated.
- 7
- The free standing houses are quite large plots of 400m2. These could be halved or these could be two storey duplex/quadplex - i.e. quite easy to double
- 8
- Design should be optimised to retain some of the mature trees

Rondebosch Golf Course 60/40 Scenario

1. Land use split

Residential	Commercial/retail	Social*
76%	17%	8%

2. Residential split

Market	Social	GAP/FLISP ownership
60%	20%	20%

3. Bulk Yield

Block	Residential Bulk m²	Retail/ office m²	Social ammenities m²	Residential GLA m² (market)	Residential GLA m² (social)	Social residential GLA GAP/FLISP m²	Total residential	Social apartments	GAP/FLISP apartments	Market apartments	170m2 plot townhouses	Single residential
1	2560			1536	512	512	46	13	9	23		
2	4800			2880	960	960	86	25	17	43		
3	3320			1992	664	664	60	17	12	30		
4	8800						22					22
5	4800			2880	960	960	86	25	17	43		
6	7040			4224	1408	1408	126	37	26	64		
7	5200						13					13
8	5440			3264	1088	1088	97	28	20	49		
9	15690			9414	3138	3138	281	82	57	142		
10	1280			768	256	256	40	7	5	12		17
11	9320			5592	1864	1864	167	49	34	84		
12	0		8825									
13	1280			768	256	256	47	7	5	12	24	
14	5290			3174	1058	1058	95	28	19	48		
15	0	16893										
16	0	13368										
17	1290		1450	774	258	258	23	7	5	12		
18	6400			3840	1280	1280	115	33	23	58		
19	0		2614									
20	3200			1920	640	640	57	17	12	29		
21	3200			1920	640	640	65	17	12	29	8	
22	5760		1360	3456	1152	1152	103	30	21	52		
23	2160			1296	432	432	39	11	8	20		

3. Bulk Yield (Continued)

Block	Residential Bulk m²	Retail/ office m²	Social ammenities m²	Residential GLA m² (market)	Residential GLA m² (social)	Social residential GLA GAP/FLISP m²	Total residential	Social apartments	GAP/FLISP apartments	Market apartments	170m2 plot townhouses	Single residential
24	12900			7740	2580	2580	263	67	47	117		32
25	2880			1728	576	576	52	15	10	26		
26	4320			2592	864	864	77	23	16	39		
27	12800			7680	2560	2560	261	67	47	116		32
28	3680			2208	736	736	66	19	13	33		
29	3040			1824	608	608	54	16	11	28		
30	2400			1440	480	480	43	13	9	22		
	138850	30261	14249	74910	24970	24970	2386	653	454	1131	32	116
Total bulk	183360						Total affordable 1107		Total open market 1279			

4. Unit Ratio, Size and Yield

Market residential

Apartments	Size	Total
Bachelor	40	424
1 bed	50	424
2 bed	70	283
		1131

Free standing/ townhouse

	Size	Total
Single residential house	400	116
Townhouse	170	32
		148

Social residential

Social Rental	Size	Total
Bachelor	30	163
1 bed	33	163
2 bed	45	326
		653

GAP ownership

	Size	Total
2 bed	55	454
		454

Notes

- 1
- Mixed use, mixed income community model that is similarto the Conradie Better Living Model. Includes mixed-use retail and social amenities.
- 2
- Site is built along a structuring green element being the area below the 5m contour alongside the Black River. This would become a public promenade that connects Sybrand Park to Mowbray, and would includes some private green space.
- 3
- River front includes mixture of public and semi-private green open space.
- 4
- The site is NOT a gated community. Social space does not include parks and sports fields, but refers to school buildings and public amenities.
- 5
- Site is divided into 30 blocks. Each block could be its own sectional title. Buildings should define the edge between public and semi public spaces.
- 6
- The tenure mix has been done per block and then divided by the ratio of market/social/GAP houses.This gives us an idea of overall unit mix, but in reality these tenures probably wouldn't be mixed into each block i.e. they would be separated.
- 7
- The free standing houses are quite large plots of 400m2. These could be halved or these could be two storey duplex/quadplex - i.e. quite easy to double
- 8
- Design should be optimised to retain some of the mature trees

Buitengracht Corridor 40/60 Scenario

Notes

- 1 Rezoning to MU3 is in line with surrounding erven.
- 2 Total FAR across the site is 9.5. The relevant overlay zone for the CBD designates the parcels as having an FAR 10.1. Site is therefore not over bulked. Building heights vary between 8 -12 storeys excl. parking. Well within 60m height limit.
- 3 Building efficiency is assumed at 80%.
- 4 Ground floor is retail. Across the site residential to retail ratio is 90:10.
- 5 All floors above ground are residential, this could be adjusted.
- 6 Market rate housing made up of micro units (23 m2), one bed (40m2) and two bed (60m2) at a ratio of 3:3:4.
- 7 Social housing includes bachelor (30m2), one bed (33m2) and two bed (43m2) at a ratio of 1:1:1.

1. Land use split

Residential	Commercial/retail
90%	10%

2. Residential split

Market	Social
40%	60%

3. Urban Design Bulk Yield

Block	Bulk	Retail bulk m²	Residential Bulk m²	Retail GLA m²	Residential GLA m²	Market resi m²	Social resi m²	Market units	Social units
A	3359	498	2861	398	2289	916	1373	21	39
B	17958	2095	15863	1676	12690	5076	7614	118	215
C	16879	2009	14870	1607	11896	4758	7138	111	202
D	21105	2392	18713	1914	14970	5988	8982	140	254
E	17899	1255	16644	1004	13315	5326	7989	124	226
F	11533	1055	10478	844	8382	3353	5029	78	142
	88733	9304	79429	7443	39557	25417	38126	592	1079

Building effecency	FAR
80%	9.5

4. Unit Ratio, Size and Yield

Market residential

	Ratio	Size m2	Yield
Micro	3	23	178
1 bed	3	40	178
2 bed	4	60	237
			592

Social residential

	Ratio	Size m²	Yield
Bachelor	1	30	360
1 bed	1	33	360
2 bed	1	43	360
			1079

Buitengracht Corridor 50/50 Scenario

2. Land Use Split

Residential	Commercial/retail
90%	10%

2. Residential Split

Market	Social
50%	50%

3. Bulk Yield

Block	Bulk	Retail bulk m²	Residential Bulk m²	Retail GLA m²	Residential GLA m²	Market resi m²	Social resi m²	Market units	Social units
A	3359	498	2861	398	2289	1144	1144	27	32
B	17958	2095	15863	1676	12690	6345	6345	148	180
C	16879	2009	14870	1607	11896	5948	5948	139	168
D	21105	2392	18713	1914	14970	7485	7485	174	212
E	17899	1255	16644	1004	13315	6658	6658	155	188
F	11533	1055	10478	844	8382	4191	4191	98	119
	88733	9304	79429	7443	39557	31772	31772	741	899

Building effeciciency	FAR
80%	9.5

4. Unit Ratio, Size and Yield

Market residential

	Ratio	Size m²	Yield
Micro	3	23	222
1 bed	3	40	222
2 bed	4	60	296
			741

Social residential

	Ratio	Size in m²	Yield
Bachelor	1	30	300
1 bed	1	33	300
2 bed	1	43	300
			899

Notes

- 1 Rezoning to MU3 is in line with surrounding erven.
- 2 Total FAR across the site is 9.5. The relevant overlay zone for the CBD designates the parcels as having an FAR 10.1. Site is therefore not over bulked. Building heights vary between 8 -12 storeys excl. parking. Well within 60m height limit.
- 3 Building efficiency is assumed at 80%.
- 4 Ground floor is retail. Across the site residential to retail ratio is 90:10.
- 5 All floors above ground are residential, this could be adjusted.
- 6 Market rate housing made up of micro units (23 m²), one bed (40m²) and two bed (60m²) at a ratio of 3:3:4.
- 7 Social housing includes bachelor (30m²), one bed (33m²) and two bed (43m²) at a ratio of 1:1:1.

Buitengracht Corridor 60/40 Scenario

1. Land use split

Residential	Commercial/retail
90%	10%

2. Residential split

Market	Social
60%	40%

3. Bulk Yield

Block	Bulk	Retail bulk m²	Residential Bulk m²	Retail GLA m²	Residential GLA m²	Market resi m²	Social resi m²	Market units	Social units
A	3359	498	2861	398	2289	1373	916	32	26
B	17958	2095	15863	1676	12690	7614	5076	177	144
C	16879	2009	14870	1607	11896	7138	4758	166	135
D	21105	2392	18713	1914	14970	8982	5988	209	169
E	17899	1255	16644	1004	13315	7989	5326	186	151
F	11533	1055	10478	844	8382	5029	3353	117	95
	88733	9304	79429	7443	39557	38126	25417	889	719

Building effeciency	FAR
80%	9.5

4. Unit Ratio, Size and Yield

Market residential

	Ratio	Size m2	Yield
Micro	3	23	267
1 bed	3	40	267
2 bed	4	60	355
			889

Social residential

	Ratio	Size in m²	Yield
Bachelor	1	30	240
1 bed	1	33	240
2 bed	1	43	240
			719

Notes

- 1 Rezoning to MU3 is in line with surrounding erven.
- 2 Total FAR across the site is 9.5. The relevant overlay zone for the CBD designates the parcels as having an FAR 10.1. Site is therefore not over bulked. Building heights vary between 8 -12 storeys excl. parking. Well within 60m height limit.
- 3 Building efficiency is assumed at 80%.
- 4 Ground floor is retail. Across the site residential to retail ratio is 90:10.
- 5 All floors above ground are residential, this could be adjusted.
- 6 Market rate housing made up of micro units (23 m2), one bed (40m2) and two bed (60m2) at a ratio of 3:3:4.
- 7 Social housing includes bachelor (30m2), one bed (33m2) and two bed (43m2) at a ratio of 1:1:1.

Harrington Square 40/60 Scenario

1. Land use split

Residential	Commercial/retail
82%	18%

2. Residential split

Market	Social
40%	60%

3. Bulk Yield

Block	Bulk m²	Retail m²	Retail GLA m²	Residential m²	Residential GLA m² (market)	Residential GLA m² (affordable)	Market units	Social units	Building effeciency	FAR
A	21590	3917	3134	17673	5655	8483	132	240	80%	5.5
		3917	3134	17673	5655	8483	132	240		

4. Unit Ratio, Size and Yield

Market residential

	Ratio	Size m2	Yield
Micro	3	23	40
1 bed	3	40	40
2 bed	4	60	53

Social residential

	Ratio	Size m2	Yield
Bachelor	1	30	80
1 bed	1	33	80
2 bed	1	43	80

Notes

- 1 Rezoning to MU3 in line with surrounding erven.
- 2 Total FAR across the site is 5.5 which is within the FAR of 6 available to MU3. Building heights vary between 2 -7 storeys excl. parking. Well within 60m height limit.
- 3 Building efficiency is assumed at 80%
- 4 Ground floor is retail. Across the site residential to retail ratio is 8:2.
- 5 All above floors are residential. This could be adjusted.
- 6 Market rate housing made up of micro units (23 m2), one bed (40m2) and two bed (60m2) at a ratio of 3:3:4.
- 7 Social housing includes bachelor (30m2), one bed (33m2) and two bed (43m2) at a ratio of 1:1:1.

Harrington Square 50/50 Scenario

1. Land use split

Residential	Commercial/retail
82%	18%

2. Residential split

Market	Social
50%	50%

3. Bulk Yield

Block	Bulk m²	Retail m²	Retail GLA m²	Residential m²	Residential GLA m² (market)	Residential GLA m² (affordable)	Market units	Social units	Building efficiency	FAR
A	21590	3917	3134	17673	7069	7069	165	200	80%	5.5
		3917	3134	17673	7069	7069	165	200		

4. Unit Ratio, Size and Yield

Market residential

	Ratio	Size m²	Yield
Micro	3	23	49
1 bed	3	40	49
2 bed	4	60	66
			165

Social residential

	Ratio	Size m²	Yield
Bachelor	1	30	67
1 bed	1	33	67
2 bed	1	43	67
			200

Notes

- 1 Rezoning to MU3 is in line with surrounding erven.
- 2 Total FAR across the site is 9.5. The relevant overlay zone for the CBD designates the parcels as having an FAR 10.1. Site is therefore not over bulked. Building heights vary between 8 -12 storeys excl. parking. Well within 60m height limit.
- 3 Building efficiency is assumed at 80%.
- 4 Ground floor is retail. Across the site residential to retail ratio is 90:10.
- 5 All floors above ground are residential, this could be adjusted.
- 6 Market rate housing made up of micro units (23 m2), one bed (40m2) and two bed (60m2) at a ratio of 3:3:4.
- 7 Social housing includes bachelor (30m2), one bed (33m2) and two bed (43m2) at a ratio of 1:1:1.

Harrington Square 60/40 Scenario

1. Land use split

Residential	Commercial/retail
82%	18%

2. Residential split

Market	Social
60%	40%

3. Bulk Yield

Block	Bulk m²	Retail m²	Retail GLA m²	Residential m²	Residential GLA m² (market)	Residential GLA m² (affordable)	Market units	Social units
A	21590	3917	3134	17673	8483	5655	198	160
		3917	3134	17673	8483	5655	198	160

Building effecency	FAR
80%	5.5

4. Unit Ratio, Size and Yield

Market residential

	Ratio	Size m2	Yield
Micro	3	23	59
1 bed	3	40	59
2 bed	4	60	79
			198

Social residential

	Ratio	Size m2	Yield
Bachelor	1	30	53
1 bed	1	33	53
2 bed	1	43	53
			160

Notes

- 1 Rezoning to MU3 is in line with surrounding erven.
- 2 Total FAR across the site is 9.5. The relevant overlay zone for the CBD designates the parcels as having an FAR 10.1. Site is therefore not over bulked. Building heights vary between 8 -12 storeys excl. parking. Well within 60m height limit.
- 3 Building efficiency is assumed at 80%.
- 4 Ground floor is retail. Across the site residential to retail ratio is 90:10.
- 5 All floors above ground are residential, this could be adjusted.
- 6 Market rate housing made up of micro units (23 m2), one bed (40m2) and two bed (60m2) at a ratio of 3:3:4.
- 7 Social housing includes bachelor (30m2), one bed (33m2) and two bed (43m2) at a ratio of 1:1:1.

Green Point Bowling Club 40/60 Scenario

1. Land use split

Residential	Commercial/retail
86%	14%

2. Residential split

Market	Social
40%	60%

3. Bulk Yield

Block	Bulk m²	Retail bulk m²	Residential bulk m²	Residential GLA m² (market)	Residential GLA m² (affordable)	Market units	Social units
A	20956	3005	17951	5744	8616	137	244
B	25721	3679	22042	7053	10580	168	299
C	2962	987	1975	632	948	15	27
D	29416	3679	25737	8236	12354	196	350
E	31410	3955	27455	8786	13178	209	373
	110465	15305	95160	30451	45677	725	1293

Building effecency	FAR
80%	2.5

4. Unit Ratio, Size and Yield

Market residential

Resi mix: market	Ratio	Unit size	Yield
Micro	3	20	218
1 bed	3	40	218
2 bed	4	60	290
			725

Social residential

Resi mix: social	Ratio	Unit size	Yield
Bachelor	1	30	431
1 bed	1	33	431
2 bed	1	43	431
			1293

Notes

- 1 Rezoning to MU3
- 2 Total FAR across the site (erf 2187) is 2.5. However the bulk of the library has not been included. Well within FAR of 6 or MU3.
- 3 Building heights vary between 4 -10 storeys excl. parking.
- 4 Building efficiency is assumed at 80%.
- 5 Ground floor is retail. Across the siteresidential to retail ratio is 9:1.
- 6 All above floors are residential. This could be adjusted.
- 7 Market rate housing made up of micro units (23 m2), one bed (40m2) and two bed (60m2) at a ratio of 3:3:4.
- 8 Social housing includes bachelor (30m2), one bed (33m2) and two bed (43m2) at a ratio of 1:1:1

Green Point Bowling Club 50/50 Scenario

1. Land use split

Residential	Commercial/retail
86%	14%

2. Residential split

Market	Social
50%	50%

3. Bulk Yield

Block	Bulk m²	Retail bulk m²	Residential bulk m²	Residential GLA m² (market)	Residential GLA m² (affordable)	Market units	Social units
A	20956	3005	17951	7180	7180	171	203
B	25721	3679	22042	8817	8817	210	250
C	2962	987	1975	790	790	19	22
D	29416	3679	25737	10295	10295	245	291
E	31410	3955	27455	10982	10982	261	311
	110465	15305	95160	38064	38064	906	1077

Building effeciency	FAR
80%	2.5

4. Unit Ratio, Size and Yield

Market residential

	Ratio	Unit size	Yield
Micro	3	20	272
1 bed	3	40	272
2 bed	4	60	363
			906

Social residential

	Ratio	Unit size	Yield
Bachelor	1	30	359
1 bed	1	33	359
2 bed	1	43	359
			1077

Notes

- 1 Rezoning to MU3 is in line with surrounding erven.
- 2 Total FAR across the site is 9.5. The relevant overlay zone for the CBD designates the parcels as having an FAR 10.1. Site is therefore not over bulked. Building heights vary between 8 -12 storeys excl. parking. Well within 60m height limit.
- 3 Building efficiency is assumed at 80%.
- 4 Ground floor is retail. Across the site residential to retail ratio is 90:10.
- 5 All floors above ground are residential, this could be adjusted.
- 6 Market rate housing made up of micro units (23 m2), one bed (40m2) and two bed (60m2) at a ratio of 3:3:4.
- 7 Social housing includes bachelor (30m2), one bed (33m2) and two bed (43m2) at a ratio of 1:1:1.

Green Point Bowling Club 60/40 Scenario

1. Land use split

Residential	Commercial/retail
86%	14%

2. Residential split

Market	Social
60%	40%

3. Bulk Yield

Block	Bulk m²	Retail bulk m²	Residential bulk m²	Residential GLA m² (market)	Residential GLA m² (affordable)	Market units	Social units	Building effecency	FAR
A	20956	3005	17951	8616	5744	205	163	80%	2.5
B	25721	3679	22042	10580	7053	252	200		
C	2962	987	1975	948	632	23	18		
D	29416	3679	25737	12354	8236	294	233		
E	31410	3955	27455	13178	8786	314	249		
110465		15305	95160	45677	30451	1088	862		

4. Unit Ratio, Size and Yield

Market residential				Social residential			
Resi mix: market	Ratio	Unit size	Yield	Resi mix: social	Ratio	Unit size	Yield
Micro	3	20	326	Bachelor	1	30	287
1 bed	3	40	326	1 bed	1	33	287
2 bed	4	60	435	2 bed	1	43	287
			1088				862

Notes

- 1 Rezoning to MU3 is in line with surrounding erven.
- 2 Total FAR across the site is 9.5. The relevant overlay zone for the CBD designates the parcels as having an FAR 10.1. Site is therefore not over bulked. Building heights vary between 8 -12 storeys excl. parking. Well within 60m height limit.
- 3 Building efficiency is assumed at 80%.
- 4 Ground floor is retail. Across the site residential to retail ratio is 90:10.
- 5 All floors above ground are residential, this could be adjusted.
- 6 Market rate housing made up of micro units (23 m2), one bed (40m2) and two bed (60m2) at a ratio of 3:3:4.
- 7 Social housing includes bachelor (30m2), one bed (33m2) and two bed (43m2) at a ratio of 1:1:1.

A table for the Fish Hoek Bowling Green is not included, as the proposal for the site is for a pure Social Housing development that does not contain market units or a commercial component.

Published by Ndifuna Ukwazi
March 2019

Ndifuna Ukwazi is a non profit activist organisation and law centre
that combines research, organising and litigation in campaigns to
advance urban land justice in Cape Town.

18 Roeland Street
Cape Town
8001

contact@nu.org.za
(+27) 210125094

Written by Nick Budlender, Julian Sendin and Jared Rossouw

Layout and Design by Chad Rossouw

