

FOUNDERS GARDEN ARTSCAPE



PROJECT SUMMARY

The Western Cape Government will develop the Founders Garden site in Cape Town into a high-rise, mixed-use development prioritising social housing. The project will feature over 2,000 residential units, with nearly half dedicated to social housing. Retail, commercial spaces, and public amenities like an Early Childhood Development Centre which will support the community. The development aims to maximise social housing while promoting sustainable urban growth.



PROJECT STATUS



Key planning milestones are complete, including land use approvals and property consolidation. The Development Framework ensures regulatory certainty for investors. The Western Cape Government has outlined structured sale conditions to guarantee social housing delivery. With approvals secured, the project is positioned for procurement and developer engagement.

FINANCIAL NEEDS



Approximate value: R2,256 billion. The project relies on high-value open market unit sales to reduce finance costs and fund social housing. The Residual Land Value has been minimised to mitigate financial risks. Private sector investment will be combined with public subsidies and grants to ensure viability. Investors can engage in funding mechanisms that maximise social housing provision.

PRIVATE SECTOR OPPORTUNITY



This prime city-center site offers a major opportunity for developers seeking residential, retail, and commercial investment. The sale structure allows flexible phasing, generating returns from unit sales and rental income. The project combines commercial potential with community impact, ensuring a strong long-term investment outlook.

KEY PARTIES



The Western Cape Government is the primary project initiator and landowner, working in partnership with Artscape Theatre and Zip Zap Circus. The development will involve private developers and Social Housing Institutions (SHIs) for the social housing component, ensuring successful project delivery. These partnerships are crucial to achieving the project's mixed-use, mixed-income goals.

TIMELINE

1

Procurement Process:
The Western Cape Government will proceed with a procurement process for a Developer.

2

Land Transfer:
Scheduled after the completion of social housing and essential external facilities.

3

Social Housing Completion:
To be completed first, ensuring that social housing is prioritised.

4

External Facilities Completion:
Development of necessary public amenities and services, such as the Early Childhood Development Centre and public spaces.

5

Open Market Units Development:
Following social housing completion, the open market units will be developed.

6

Project Completion:
Targeting swift completion post-land transfer to meet urgent housing needs.