

OUR HOMES ●

CALLING ALL ARCHITECTS, URBANISTS, ENGINEERS, ARTISTS, AND MAKERS TO DESIGN DIGNIFIED, AFFORDABLE AND ASPIRATIONAL INCLUSIONARY HOUSING IN THE CITY OF CAPE TOWN.

PARTICIPANTS CAN ENTER AS **TEAMS OF 1-3 PEOPLE**

INCLUSIONARY HOUSING NOW!



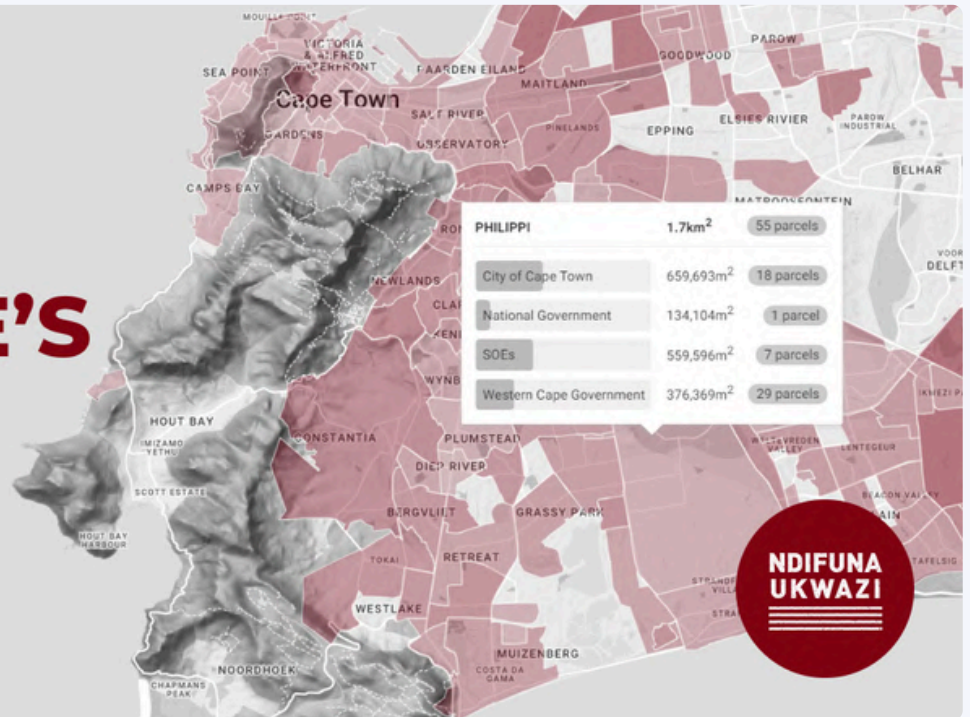
[*CLICK HERE TO REGISTER](#)





WHY NOW!?

THE PEOPLE'S LAND MAP



The People's Land Map by Ndifuna Ukwazi - An investigation into the state of Cape Town's public land.

What comes to mind when you hear "Cape Town?" Is it the mountain, the coastline, the culture? Or is it the divide between those who live close to opportunity, and those pushed to the edges?

This year, Our Homes: Inclusionary Housing Now! calls on designers to tackle one of the city's greatest needs: dignified, affordable, well-located housing.

Cape Town's urban centres remain shaped by exclusion. The legacy of apartheid planning lives on in long commutes, fractured communities, and deep inequality. But change is possible.

Inclusionary housing isn't just about affordability, it's a tool for justice. A way to re-stitch our cities, bring people closer to jobs, schools, and each other. A chance to design a Just City.

Across Africa, new models of density are emerging. Housing that supports mobility, social connection, and sustainability in a way that includes people from all walks of life, and creates homes and public spaces that serve our diverse population, including different income levels, races, cultural backgrounds and ages. We believe this can be the future of Cape Town too.

This competition invites aspirational ideas for how inclusionary housing can play part in reshaping Cape Town's city centre - not just as shelter, but as the foundation of a healthier, shared city.

Because inclusion can't wait.
The time is now.



OUR HOMES

Each morning begins before the sun rises. A long walk, a crowded taxi, another transfer to reach the city. For many South Africans, home is hours away from opportunity, placed to the periphery of urban life.

This distance is not just measured in kilometres; it is measured in time lost, chances missed, and dreams deferred.

For families, students, elders, and young workers priced out of the inner city, the promise of Cape Town remains out of reach.

The housing that is being planned and constructed inside the City Centre excludes many due to affordability and a residential investment market designed for wealth and often single professionals, not the diverse realities of family life.

But what if home was different?

Inclusionary housing must begin with lives in mind. Imagine a building where units are flexible, some compact and efficient for individuals, others designed to support multigenerational families. Imagine shared courtyards where children play safely, laundry dries in the sun, and neighbours greet each other by name. Imagine a new building that enlivens a neighbourhood, activating renewed residential presence in the centre of our cities.

Ownership, too, should be diverse. A mix of rental and ownership options can open doors to those previously locked out. Models like shared equity or long-term affordability clauses can support buildings which act as a foothold for residents to enjoy Cape Town's urban life



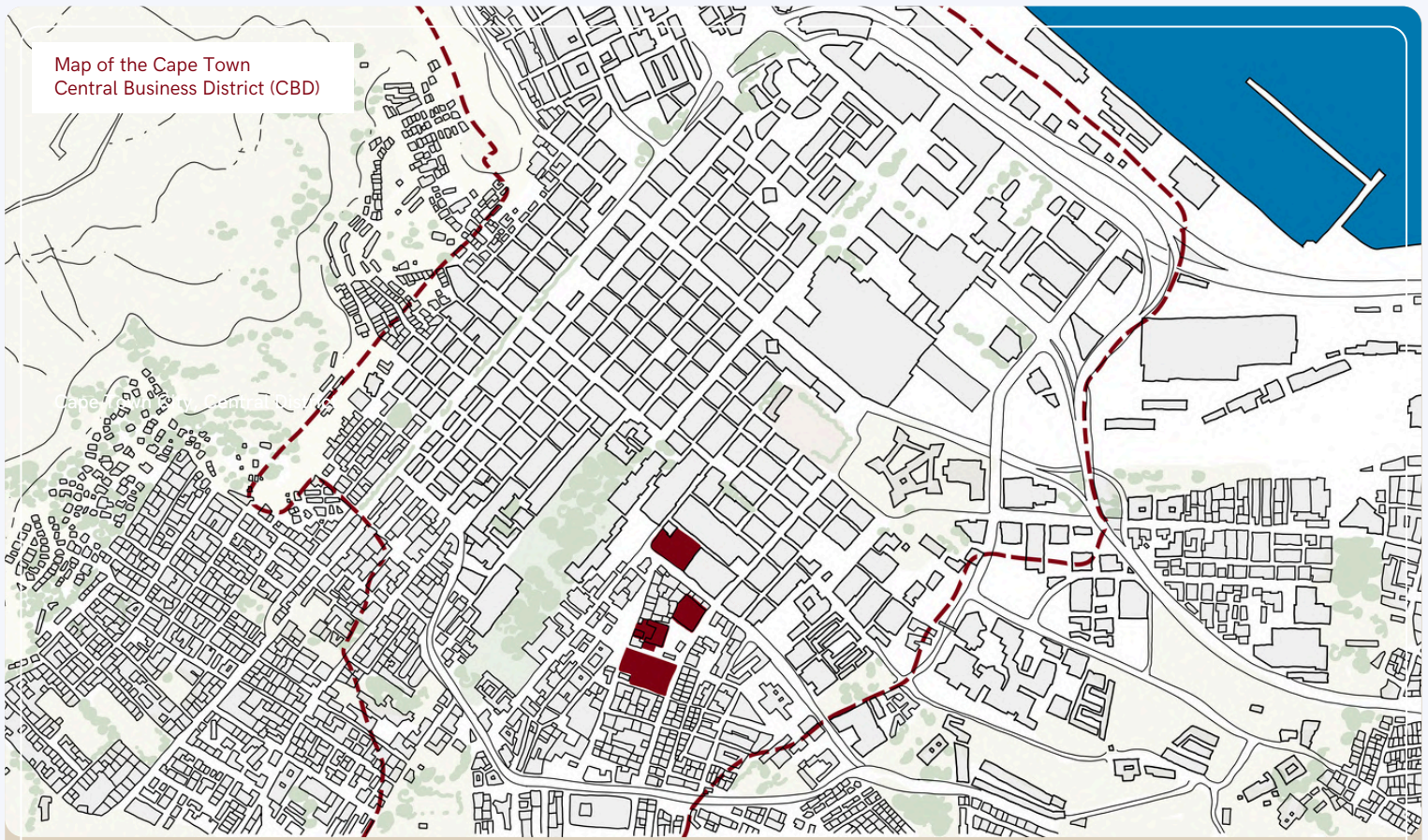
A People's Guide to Housing by Ndifuna Ukwazi - A useful reference to understand the housing terms used in this brief.



Mixed-Use Housing Development, Accra, Ghana



Map of the Cape Town
Central Business District (CBD)



OUR NEIGHBORHOOD

Good housing doesn't stand alone, it builds a neighborhood.

The spaces between our homes are just as vital as what happens inside. When people live closer to work, school, and transport, entire communities thrive. The rhythm of daily life shifts: fewer hours commuting, more time walking, playing, meeting, belonging.

Inclusionary housing can activate the urban realm. When housing units are filled and not left empty for speculative gain, streets become safer, shops stay open longer, and local businesses flourish. **There's a vibrancy that grows when homes are lived in, not just invested in.**

Public life blossoms in shared spaces: well-lit sidewalks, safe cycling lanes, pocket parks, and plazas where cultures mix. Children playing in courtyards, elders watching from shaded benches, neighbours sharing a stoep. This is the fabric of a living city.

Equity of opportunity must be embedded in the built form. That means not just access to homes, but to the amenities that sustain life: quality schools, clinics, libraries, recreation. A neighborhood shaped by inclusion becomes a platform for health, creativity, and economic mobility.

This is not just ethical, it is practical. A well-housed population is more resilient. Health improves. Streets are safer. People spend locally. Culture finds expression. The city becomes a place to stay, not escape.

Neighborhoods built on inclusion are neighborhoods built to last. They are the heart of a prosperous, healthy Cape Town.

OUR CITY

Cape Town is a sought-after city of breathtaking beauty, but beyond this, one should ask: **who is this city for?**

Land that is situated near opportunity should serve existing and new communities and be strategically considered as an asset of the society we want to shape. Its highest use is not private wealth, but public good. To build a just city, we must treat well-located land as a shared resource.

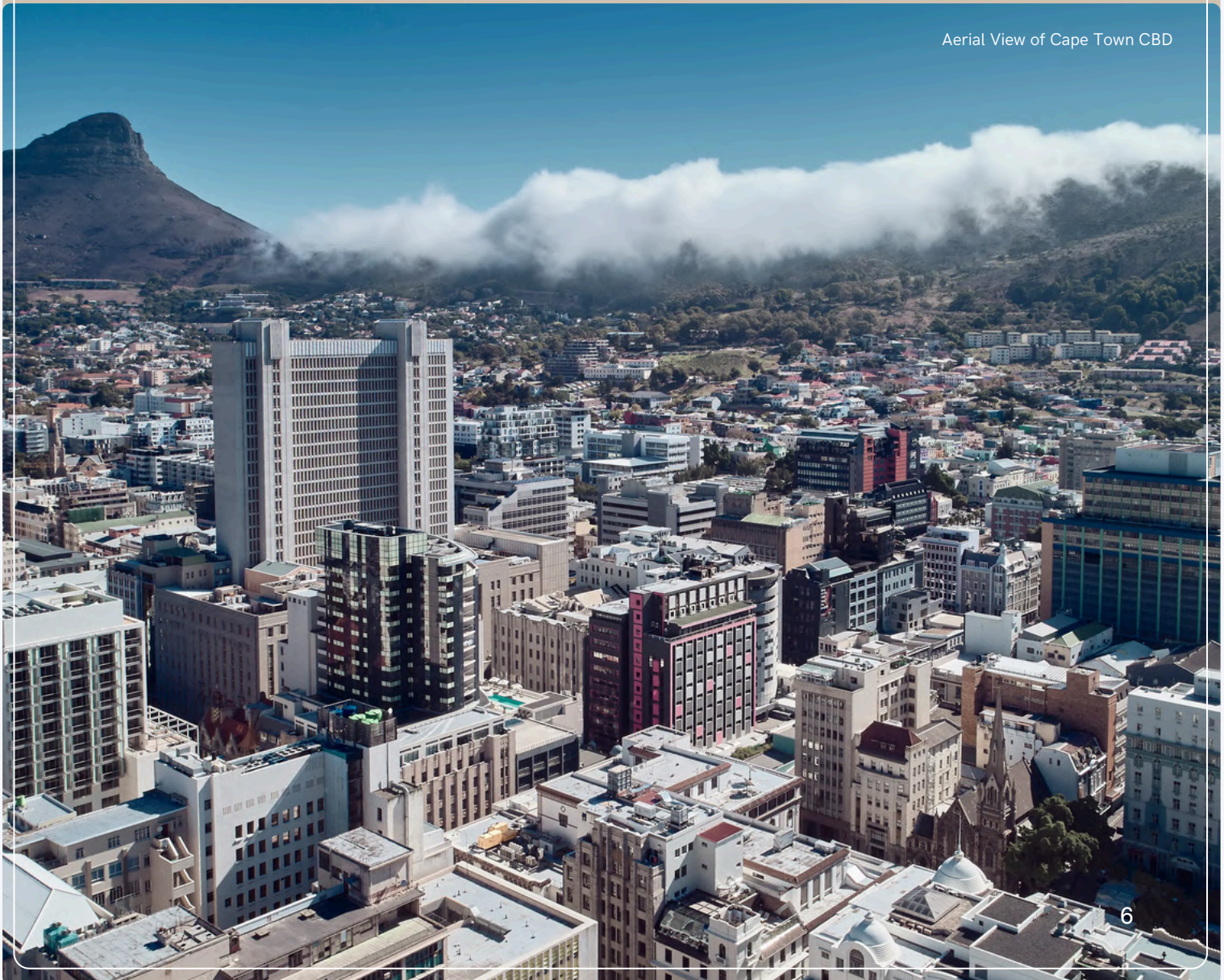
This is not about charity. It is about choice. Inclusionary housing is not the natural outcome of market forces, it is a civic act, a design decision, a reflection of what we value.

To shift from exclusion to inclusion requires vision, policy, and the courage to reimagine what the city can be.

It means rejecting the idea that dignity must be earned by distance. It means prioritising people over profit, futures over returns. It means recognising that a better city is not one walled off and exclusive, but open, connected, and shared.

The Just City does not emerge on its own. It is imagined, debated, and built.

Aerial View of Cape Town CBD





Torre de David, Caracas, Venezuela - Informal vertical community in an unfinished high-rise

THE BRIEF

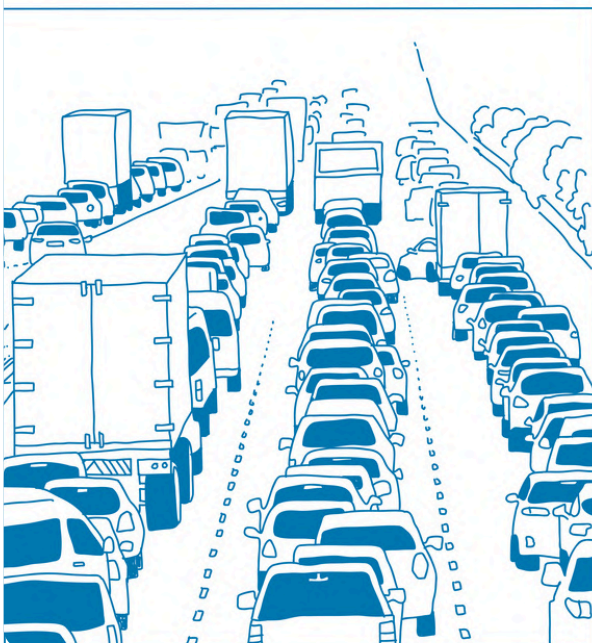
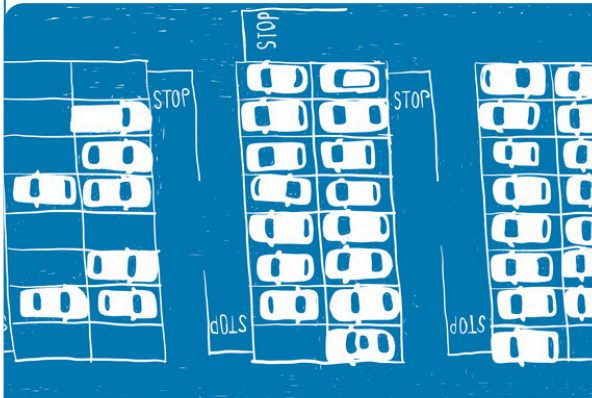
How would you re-imagine one of Cape Town's inner-city government owned parking lots into a bold new model for inclusive, affordable urban housing?

Cape Town's urban core reflects deep spatial inequalities, echoing that the city is for some to visit, and others to stay. Today, the city is also a place of resilience, creativity, and potential, a contested but living space that deserves reimagination.

In a city where well-located public land should serve as a catalyst and symbol, what would it mean to turn a parking lot into a place to live - with dignity, diversity, and justice?

This competition invites architects, designers, urbanists, and thinkers to propose practical yet provocative design visions for inclusionary housing on one of four spotlighted government-owned parking lots in the Central Cape Town Business District

Proposals should explore what it means to live affordably, collectively, and with a sense of belonging in the heart of Cape Town - offering spatial futures rooted in equity.



SITE/S



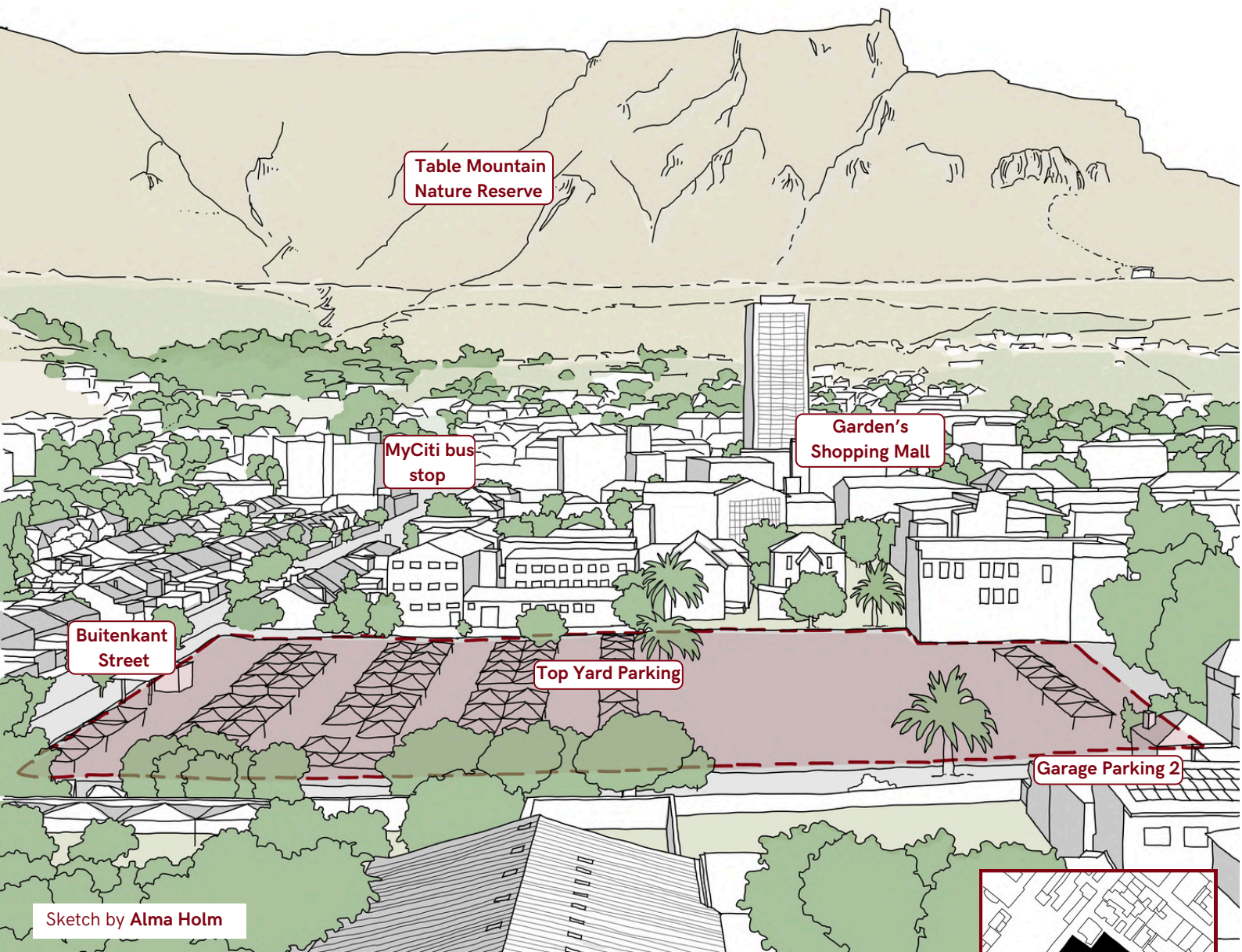
The competition sites are four underutilised public parcels of land in the heart of the Cape Town inner city, currently serving as government parking lots. These sites are strategically located close to the Cape Town central train station, taxi rank, and Golden Arrow bus terminus, with excellent links to multiple MyCiti routes.

They offer easy walking access to essential amenities including healthcare, parks (like the Company's Gardens), Home Affairs, courts, schools, churches, mosques, and shops.

The area also uniquely provides a strong support network for people experiencing homelessness, offering care services such as addiction support meetings, feeding schemes, and ablution facilities.

The challenge is to reimagine these valuable land parcels as vibrant places to live, facilitating inclusive densification with a mix of **50% social housing**, **50% market-related housing**, and additional transitional housing if one finds the site suitable.

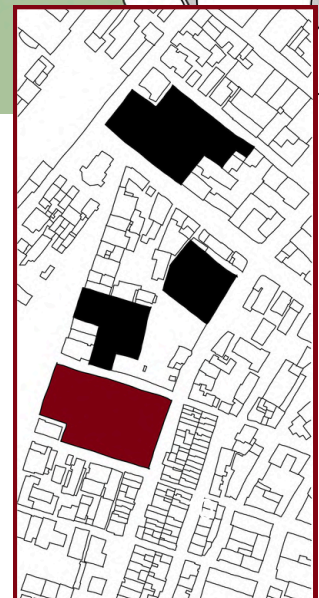
TOP YARD PARKING



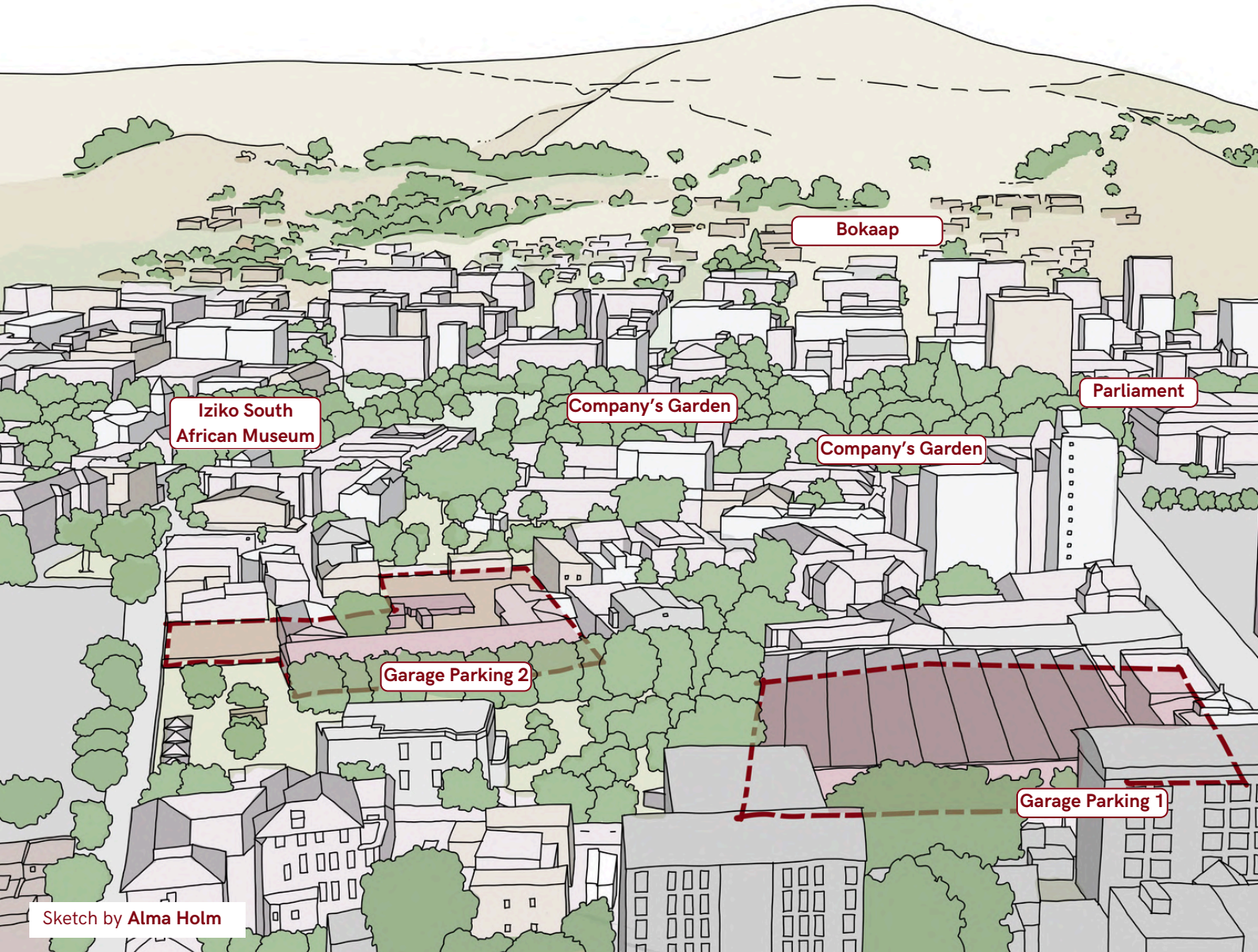
11 621m²

This parking lot is currently used by Government Motor Transport and the National Department of Public Works. Despite being considered by the Province for development as early as 2010, currently parts of the site are used to store cars, and parts of the site are used for parking.

TOP YARD	
50:50 SPLIT	
Total	657



GOVT GARAGE 1 & 2



GOVERNMENT GARAGE 2	
50:50 SPLIT	
Total	408

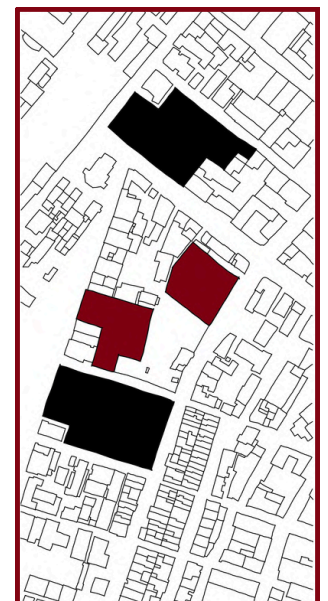
Size: 6 516m²

The **Government Garage 2** site is currently used to store provincial vehicles while they are not in use. There is no reason these cars have not yet been moved to the new Maitland facility. Why do these cars have a roof over their head when the people sleeping on the street outside the facility don't?

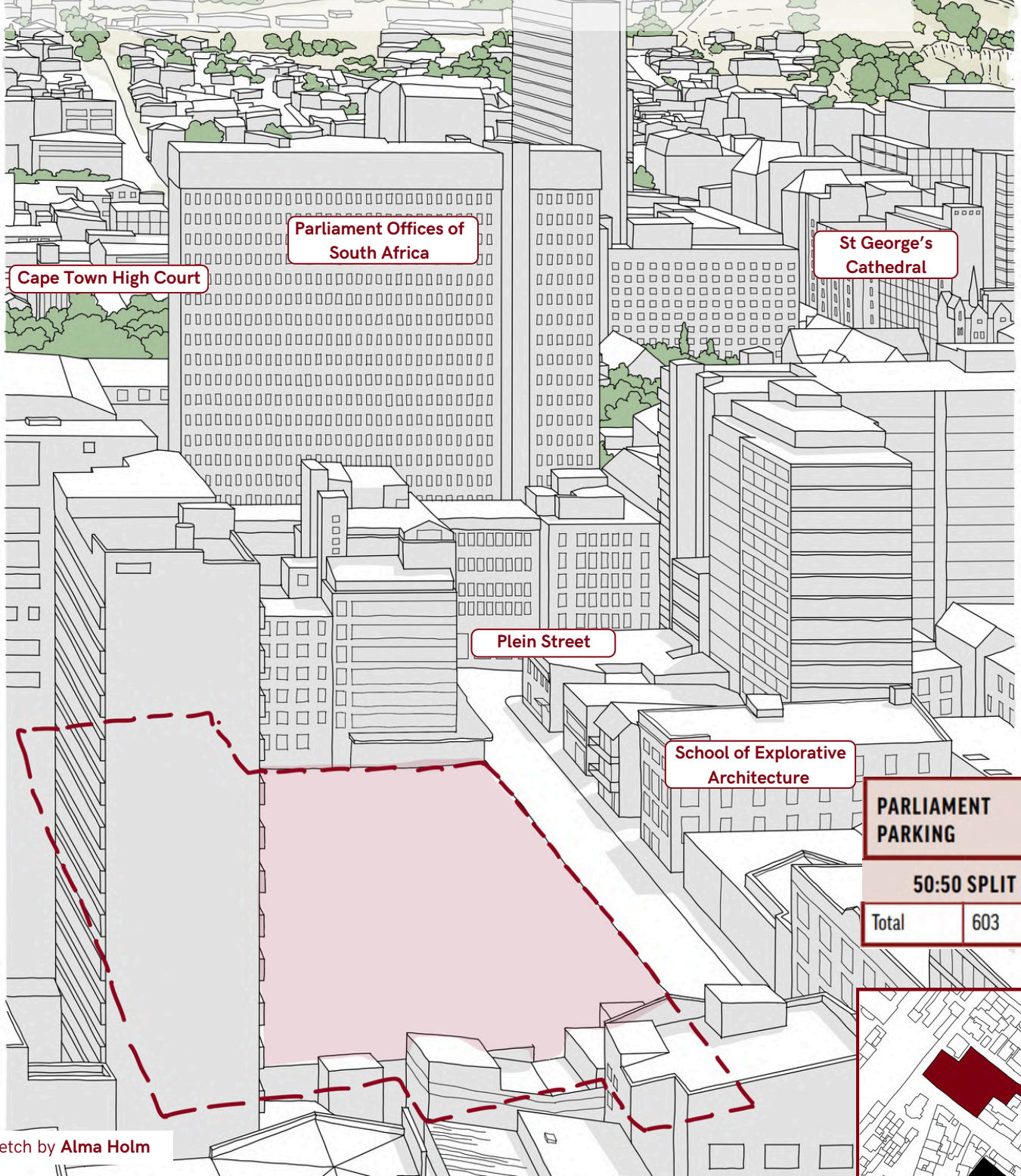
Size: 5 373m²

Behind a brick wall and a boom, the **Government Garage 1** site is used for parking and storing government cars. The following two sites should have been moved to the new provincial fleet management facility in Maitland when it was completed in October 2022.

GOVERNMENT GARAGE 1	
50:50 SPLIT	
Total	270

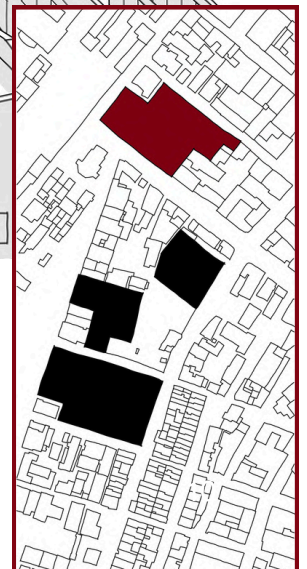


PARLIAMENT PL



Size: 11 093m²

Directly opposite Parliament, this parking lot is often called Nieuwmeester Parking. It is used by people coming to the National Parliament across the road. After a fire damaged the Parliament building in January 2022, this parking has been used to build a temporary Parliament on the parking lot - proving that the land can be developed and that it is possible for it to be used for something other than parking.



THINKERS & POINTERS

1. Market Related Units

Market-related units should be seamlessly integrated within the overall development to encourage social and economic diversity rather than spatial segregation.

2. Inclusionary Housing Units

Inclusionary units must provide dignified, well-designed living spaces that meet the same urban and environmental standards as market units.

3. Shared Amenities

Shared amenities such as play areas, courtyards, and community rooms should serve all residents equally, fostering a sense of belonging and collective ownership.

4. Mixed-use

Inclusionary housing should be embedded within mixed-use developments that combine residential, commercial, and community functions. This integration supports economic sustainability, enhances street vitality, and provides residents with convenient access to daily needs and employment opportunities.

5. Relationship to the Public Realm

The interface between the development and the surrounding streetscape should be active, safe, and welcoming, ensuring permeability and visual connection with the broader neighbourhood.



The Leeuloop precinct has been promised by CoCT as a new Social Housing development on Bree st.



A beautiful new mixed use development along Sea Point Main Road by BLOK and 255 Architects



The Fynbos Development, predominantly made up of high-end bachelor flats. (now cancelled)



SITE 1 - Parliament Parking lot - only for cars



A new mixed use development along Sea Point Main Road



The Barracks - a unique opportunity to invest, live, or thrive with a **newly built studio apartment atop one of Cape Town's most historic landmarks**



"The Spindle" is a private development in Cape Town, featuring luxury apartments and office spaces.



SITE 4 - Top Yard Parking lot - only for cars



A new mixed use development along Sea Point Main Road



Blackbrick's development consists of 100 luxury micro-apartments



SITE 3 - Parliament Parking lot - only for cars

**“NEITHER THE CITY,
THE PROVINCE OR
THE NATIONAL
GOVERNMENT HAVE
BUILT ANY
AFFORDABLE
HOUSING UNITS IN
CENTRAL CAPE
TOWN,
WOODSTOCK, SALT
RIVER OR THE
ATLANTIC
SEABOARD SINCE
THE DAWN OF
DEMOCRACY.**

SUBMISSION LAYOUT

594 mm

Develop a vision for Inclusionary Housing Now, on one of the chosen sites saved as an A2 PDF portrait.

Develop a vision for Inclusionary Housing Now, on one of the chosen sites saved as an A2 PDF portrait.

421 mm

Describe your proposal with a Project Title and 300 words description, in Arial 10 saved as an A4 PDF.

any size

?

Submit one 3D or Render of your proposal - styled as a Billboard

any size

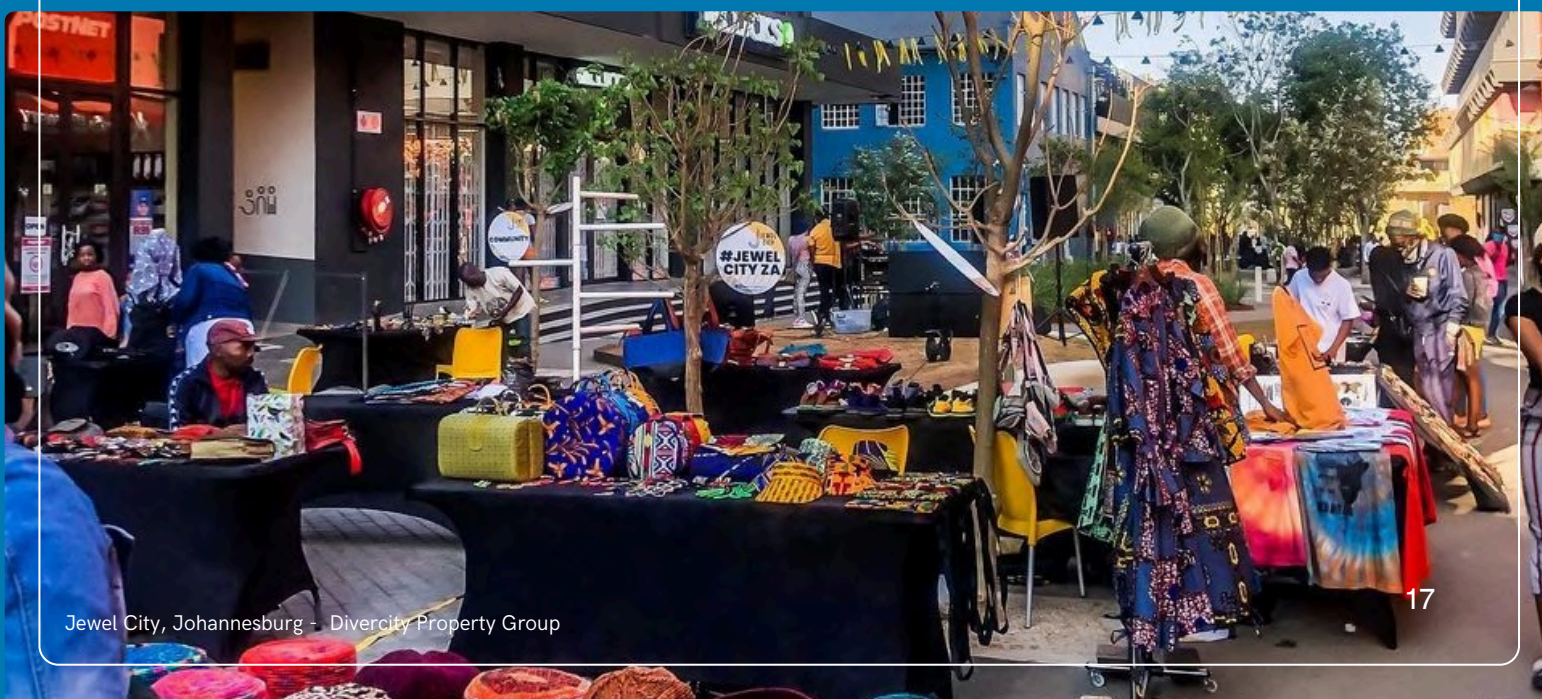




EVALUATION OF SUBMISSIONS

The success of competition entries will be evaluated based on their clarity and interpretation of the brief, with an emphasis on the scalable, modular and aspirational aspects of the design. Entries should be visually expressive, with few clear, concise drawings and supporting visual evidence. Participants should follow the format presented in the Submission Layout.

In terms of visualising one's ideas, sketches, renders, digital drawings, paintings, photoshop, and any other artistic mediums are welcome. The judges will assess the entries based on their ability to meet the requirements of the brief.



PRIZES

R 30 000

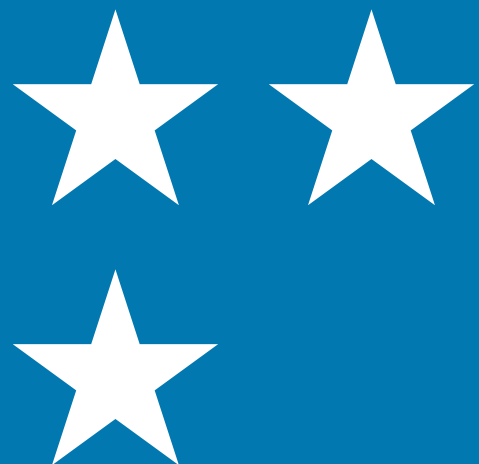
R 20 000

R 10 000



Ndifuna Ukwazi (NU) is a Cape Town-based non-profit organisation and law centre committed to advancing urban justice and spatial equality in South Africa. Their work focuses on land, housing, and the right to the city, using legal advocacy, research, and public education to challenge exclusionary urban policies and promote inclusive development.

We thank them for their work and for partnering with the NowNow Competition on the Our Homes: Inclusionary Housing Now project.



TIMELINE

Registration opens: October 24, 2025

Registration deadline: February 21, 2026, at 24:00 CAT

Submission deadline: February 28, 2026, at 24:00 CAT

Winners announcement: March 31, 2026

SUBMISSION

1. Additional Information: Each competition entry should have a project description, of a maximum of 300-word count, font Arial, size 10, to be submitted on the upload portal.

2. Registration: Participants must register for the competition submission on the official NowNow website (www.nownowcompetition.com) before submitting any entries. This ensures that the participant's submission will be considered valid and eligible for evaluation.

3. How to submit: Find the submission upload link on the NowNow website (www.nownowcompetition.com). Once on the website, participants should select the relevant competition by clicking on it and then clicking "Upload Proposal."

4. Disclaimer: Participants should not include any personal information that could give away their identity or risk disqualification. Participants are to place their supplied competition code on each submitted panel in the bottom right corner, ensuring it is clearly visible.

DO'S & DONT'S

- Participants may submit only one entry. Entries must be original and not previously published.
- The competition organisers reserve the right to use the winning designs for promotional and marketing purposes.
- Additional FAQ's can be found on our website (www.nownowcompetition.com). If you still haven't found what you are looking for, please contact us at info@nownowcompetition.com



Western Cape
Government
FOR YOU

LEEULoop

An integrated, secure, affordable
and sustainable development brought to you by the
Western Cape Government.

Future Mixed Use and Mixed Income Residential Development bringing together
Social, and Open Market housing opportunities, with Commercial Facilities.

Creating integrated communities FOR YOU

The Leeuloop Precinct - Promised to be developed as a Social Housing project by the Western Cape Government

T'S & C'S

1. The competition is accessible to any individual, whether you are a student, architect, designer, urbanist, engineer, artist, maker, activist, or anyone intrigued by the realms of design and architecture. Participants must be a minimum of 18 years old.

2. Entrants have the option to participate in the competition either individually or as part of a team. Teams are allowed to consist of individuals from diverse nationalities and age groups, but all team members must be at least 18 years old.

3. Entrants are obligated to adhere to deadlines, procedures, fees, and submission requirements before the competition deadline. The NowNow Competition assumes no responsibility, under any circumstances, for any technical difficulties or web malfunctions.

4. All relevant information can be downloaded from the NowNow Competition's website. Any and all additional competition related materials / documentation shall be sent to the entrant within 2-3 working days of their successful registration to the competition. To access and utilize this additional content, entrants must settle the registration fee, granting them a unique identification code. The registration fee, established according to the competition schedule, stays the same regardless of the team size.

5. Paying a single fee provides the participant or team with a personal identification code associated with the submission of one project. To obtain extra submission codes and, consequently, submit additional projects, additional fees must be paid.

6. Accepted payment methods include: Paystack, PayPal & bank transfer.

7. Prizes are determined without consideration for the team's size. The NowNow Competition covers all commissions imposed by its bank for prize payments. However, any commissions charged by the winner's bank or currency exchange fees are the sole responsibility of the winner. Prizes will be granted following the verification of the winners' identity and upon their signing of a self-declaration confirming full acceptance of all the Terms and Conditions of the competition.

8. The jury consists of independent and impartial experts. The jury's decision is solely based on the evaluation criteria of the competition and it is to be not subject to challenge under any circumstances. Participants agree not to dispute the decision or the jury's evaluation. If any member or members of the jury withdraw, the NowNow Competition will replace them with new members who are equivalently qualified and impartial.

9. The NowNow Competition bears no responsibility for any potential shortcomings in project execution. It is essential to note that the jury's evaluation and the awarding of a prize should not be construed as an assessment of the project's adequacy or technical feasibility in any way.

10. The NowNow Competition is not obligated to provide participants with explanations regarding the competition decisions or results.

11. Participants are prohibited from publishing their submitted materials before the official announcement of the winners.

12. Under no circumstances are participants allowed to make inquiries to the jury about the competition.

13. Any team or individual found to be in violation of the Terms and Conditions during or after a competition may have their rewards, publications, or any other outcomes of the competition revoked at any time.

14. The prizes are disbursed through bank transfer or PayPal. To receive the prize, whether as an individual or a legal entity, the winner must complete a declaration acknowledging receipt of the prize. Consequently, it is not feasible to request an invoice.

15. The submission of projects and/or winning the competition does not establish any form of professional commitment or relationship between the participants and the NowNow Competition.

16. The NowNow Competition reserves the right to alter the competition's dates, the composition of the jury, or the methods for project submission. Any changes will be communicated through the NowNow Competition's media channels at least 48 hours before the submission deadline via email.

17. In any case, these Terms and Conditions do not constitute an offer to the public.

18. Upon registering on the NowNow Competition's website, participants declare their full and unconditional acceptance of all the Terms and Conditions of the competitions without any exceptions.

19. The NowNow Competition reserves the right to modify the Terms and Conditions and any other rules without prior notification. Additionally, the Terms and Conditions and any other rules may be waived by special rules specific to individual competitions.

20. The NowNow competition operates in English by default. Any translation may be requested upon special request

Ineligibility Rules

1. Any blatant infringement of the NowNow competitions Terms and Conditions.

2. Submitting material, content or information relevant to the competition through a method different from the one specified in the submission requirements.

3. Submitting material after the submission deadline has passed.

4. Naming a file in a manner that deviates from the specifications outlined in the submission requirements.

5. Submitting panels that include any reference to the identity of entrants (e.g., name, office, university).

6. Submitting layouts that include text not written in English.

7. Submitting any material that does not align with the competition principles or is deemed incomplete.

8. Submitting a project that significantly deviates from the overarching goals, brief or purposes of the competition.

9. Entrants having a familial connection within the second degree or a direct professional relationship with any of the jury members at the time of the competition and/or within the two preceding years.

10. Submitting a project that is neither new nor original, and not the result of the intellectual effort of the entrants, meaning it does not belong to them.

11. The NowNow Competition evaluates projects solely based on technical and objective criteria. Projects not meeting the specified requirements or falling under the outlined cases are automatically rejected. Disqualified projects won't be considered or evaluated by the jury, and entrants or teams won't receive any refund.

12. By agreeing to the Terms and Conditions, entrants explicitly confirm that they do not meet any of the stated eligibility criteria

