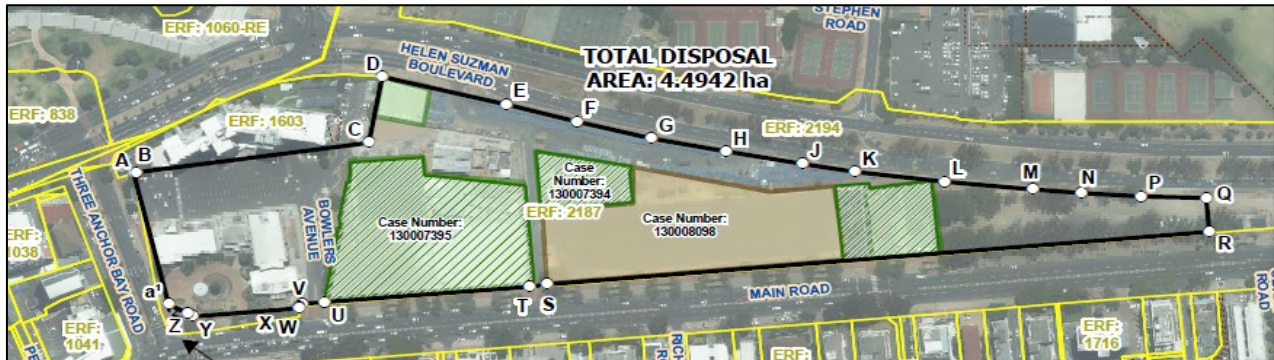




FAQs: Erf 2187, Three Anchor Bay development, Greenpoint, Cape Town



The public will have a chance to comment on the City's proposal to avail erf 2187, the black marked area, 4,4942 in extent for mixed-use development.

1. What decisions have been taken by the City

The City's objective is to maximise the long-term socio-economic value of under-utilised municipal property in a manner that advances economic growth, inclusive development, spatial transformation and sustainable municipal finances. Following strategic assessment, Council determined that competitive market disposal is the most appropriate mechanism to achieve these objectives. What public participation has taken place for this project

2. The public engagement process that will now be followed?

Up to now a voluntary PPP has been followed to ensure that input and comments are received and taken into account at an early stage.

The public engagement process is structured into four phases, aligned with the project's land packaging and disposal programme. The process below was designed to ensure that the views of residents and stakeholders were considered throughout the development. The project has now entered phase 4.

Phase 1: Development Viability & Non-Statutory Engagement: Feb – June 2025

- A Pre-Public Participation Plan (Pre-PPP) was developed in collaboration with the City's Public Participation Unit and presented to ward councillors in February 2025.
- Pre-registration (Feb–Jun 2025): Over 600 stakeholders registered via an online portal to receive updates.
- Information Sharing (May 2025): Included an online public information session and open house event to make project information such as baseline analysis reports were accessible.
- The outcome included a contextual framework assessing the site's development viability and guiding principles for the next phase.

Phase 2: The Statutory Process to invite comments: 25 Jul – 25 Aug 2025

- On the 5th December 2024 Council granted authority to advertise the proposed transfer of Erf 2187, Green Point for the purposes of mixed-use development in terms of Regulation 5(3)(a) of the Municipal Asset Transfer Regulations (MATR) (2008).
- Acting on this authority the public and interested parties or groups were given the opportunity to submit comments, input or recommendations to the municipality for a 30-day period from 25 July 2025 to 25 August 2025 in terms of MATR Regulation 6.
- This important step allowed the project team to obtain extensive public feedback regarding specific concerns about the proposed development. These included, inter alia:
 - The perceived loss of public amenity value;
 - Affordable housing delivery
 - Heritage value of the site
 - The approach towards public facilities on the site
 - Traffic congestion
 - Infrastructure capacity to support the proposed development
- All comments received during the formal MATR advertisement period were meaningfully considered within the context of the proposed transfer process, with adequate responses provided.
- The above process supported Council's decision to grant in-principle approval to transfer the site by competitive process on 30 March 2026 in terms of MATR Regulation 5(1)(b).

Phase 3: Concept Development & Design Engagement: From October 2025

- In November 2025 a first draft mixed-use development concept was released as part of a non-statutory phase of public comment. The concept illustrated the overall built form and massing of development, including housing options, development principles.
- A public open day was held on the 12th November 2025 to engage with stakeholders on the emerging concept for the site before entering into the statutory application processes.
- At the open day feedback received from the public included:
 - Concerns around building height and the lack of variety in the built form
 - Visual impact of the development on the receiving environment
 - Impact of the development on property values
 - The manner in which affordable housing would be delivered
 - The lack of civic recreation space for community gatherings
- The above comments raised assisted in the refinement of the concept prior to initiation of statutory public participation in round for.

Phase 4: Statutory Approvals & Market Testing: From March 2026

- The statutory 30-day public participation process on the draft Basic Assessment Report (dBAR) in terms of the National Environmental Management Act EIA Regulations (2014, as amended) commenced on Thursday 18 June 2026 and closed on Monday 20 July 2026. Interested and Affected Parties were notified of this process and Open House event via email, SMS, drop-off letters, post, media notification in the Atlantic Sun, and site notices placed on site.
- The dBAR presented the refined concept design and included specialist assessments for heritage, transport, visual and socio-economic impacts.

- An Open House event was hosted on Wednesday 24 June at which posters were displayed summarising the information contained within the dBAR and members of the project team were present to engage with the public. These posters were also made available on the project website after the event.
- The dBAR is supplemented with a heritage impact assessment so that the EIA public participation process can support an application to Heritage Western Cape in terms of Section 38 of the National Heritage Resources Act, 1999.
- Future public advertisement of the land use application in terms of the Municipal Planning By-Law (2015, as amended) will follow in due course.

3. What are the City's objectives in releasing this site to the market?

The City is constitutionally required to promote social and economic development. Accordingly, this exciting project seeks to:

- Drive economic growth and create jobs by stimulating private sector-led investment in Cape Town's GDP
- Make efficient use of land and available infrastructure: Intensification of a currently under-utilized public land asset through the packaging of a high-density mixed-use development opportunity
- Maximise socio-economic returns by harnessing revenue generated for reinvestment in public services, infrastructure and public spaces
- Progressively foster inclusivity and spatial transformation by realising a meaningful proportion of affordable residential opportunities as part of the development
- Manage public assets more optimally by leverage private sector to redevelop the Civic Centre and Library complex.

4. How does the redevelopment align with the City's strategic goals?

- This project supports the City's Land Packaging Initiative (IDP objective 1.5B) and Accelerated Land Release Initiative (IDP objective 1.5C) by packaging and releasing surplus land to support economic growth and job creation.
- The land packaging and release initiative also implements the spatial planning vision of the Table Bay District Spatial Development Framework, which identifies the site as a New Development Area for potential high-density mixed-use development including a proportion of affordable residential units.
- This spatial policy proposal went through extensive public engagement as part of the DSDF approval process.

5. Is the site located within the Green Point Common Provincial Heritage Site

The Three Anchor Bay site (Erf 2187, Green Point) is located outside of the boundary of the Green Point Common. Conveyancing certificate confirms that there are no restrictive title conditions preventing development of the site.

6. What are the potential benefits to the redevelopment?

- The subject property presents a unique opportunity to leverage the competitive advantage and desirability of the Atlantic Seaboard through a high intensity mixed use urban development.

- The financial benefit in the form of purchase price, rates and taxes revenue, and development charges will enable the City to exercise its mandate of providing services to communities in a sustainable manner and to promote socio-economic development within its jurisdiction area.
- The site, if leveraged appropriately, would enable the delivery of a minimum 20% proportion of market affordable residential within a fully integrated land use mix.
- The development will further activate the existing Sea Point Main Road and Helen Suzman public transport corridors where the City has invested heavily in the operation of the MyCiti bus service.
- The proposed leveraging of private sector investment to cross-subsidise the upgrade and expansion of public facilities in the civic node is envisaged to secure their long-term fiscal and operational sustainability on the site.

The redevelopment is expected to:

- Generate approximately **R5.4 billion** in private investment
- Produce a GDP contribution of approximately **R3.19 billion** (direct, indirect and induced)
- Create approximately **2 246** direct construction jobs; 4 682 indirect (supplier) jobs and 2 420 induced jobs resulting from indirect impacts.
- The realization of the proposed development will improve surrounding property values in the vicinity of the site.
- Generate up to **R56 million** in development charges through the development process to support municipal infrastructure delivery
- The potential scale and value of the development will further add considerable economic value by expanding the municipal rates base payable to the City by an additional **R500 million** over a 10-year period.

7. How will the sale process be conducted?

The disposal will follow a competitive bidding process in line with:

- The City's Supply Chain Management (SCM) Policy.
- The Municipal Asset Transfer Regulations (MATR).
- The Municipal Finance Management Act (MFMA).

8. Have the existing tenants been notified of the process?

The existing tenants on the site have been notified of the City's intended land packaging and disposal process, maintaining regular contact throughout. Tenant representatives have automatically been pre-registered as Interested & affected parties on the project's stakeholder database for future engagement. All existing use rights to the site are due to expire by November 2027.

9. What will happen to the Pinocchio Creche?

In line with SCM policy, the City of Cape Town must maintain a competitive process in the future transfer of the site. However, the need for a continued ECD presence on site is acknowledged and has been incorporated into the land use mix of the proposed

concept. It will be up to the future landowner to determine which entity will operate the future facility.

10. What will happen with the existing library and hall?

Council has yet to make a decision on whether to retain ownership of the portion of the site that accommodates the civic node. Regardless of ownership arrangements, the future sale agreement will be conditional upon the continued operation of the Colin Eglin library and Sea Point civic hall facilities on the site in perpetuity as part of the redevelopment.

Upon agreement with City's Community Services & Health Directorate, the specifications for upgrade and minimum criteria for operation of the future library and hall facilities will be included in the specifications of the disposal process and the eventual conditions of sale.

The development team proposes a grade 3A heritage grading of the existing buildings in terms of the National Heritage Resources Act, in order to preserve key identified heritage features of the existing structure, while also making allowances for rearward and vertical extensions to the library building in order to improve its functionality as a multi-purpose public facility service point.

Current HWC application approach: The City's heritage application will express the potential library additions shown in the draft concept massing diagrams as indicative opportunities of "what could be". It will be up to the future developer to determine how this opportunity is to be implemented and to submit the necessary application to Heritage Western Cape in accordance with the phasing of the development. This approach provides line of sight for the public and the regulator in terms of what to expect in future, while providing the flexibility for a future developer to interpret the opportunity in a sensitive, market-responsive manner.

11. Why does the city not retain these facilities and undertake the upgrades?

A decision regarding the ownership is pending as the feasibility of making this part of the redevelopment area is currently being investigated by the City. A Council decision will be required to proceed with disposal of the land.

12. What comments were received at the Open day and how will his be addressed?

13. How will concerns regarding traffic congestion be addressed?

The draft development concept advertised in the NEMA basic assessment report is supported by a transport impact assessment which confirms that there is sufficient road capacity to accommodate the proposed development yields.

14. New infrastructure planned for public transportation?

The proposed development will be fully integrated into Cape Town's existing public transport network. The site lies along the MyCiTi Atlantic Corridor, which already provides high-frequency, reliable services linking Camps Bay, Clifton, Sea Point, Green Point, and the CBD.

There is no new rail-based public transport system planned for the Atlantic Seaboard. The City's focus remains on strengthening and enhancing the current MyCiTi bus system in accordance with the City's Integrated Public Transport Network Plan (IPTN) and

prioritising new investments in areas of highest demand, such as the Metro South-East.

The Urban Mobility Directorate's IPTN team will be undertaking an extensive public engagement process as part of the development of the next iteration of the City's Integrated Public Transport Network (IPTN) Plan. Any specific proposals regarding future public transport infrastructure or services may be directed to Transport.Info@capetown.gov.za for consideration in relation to this process.

15. How will concerns regarding the sanitation infrastructure capacity be addressed?

The draft development concept advertised in the NEMA basic assessment report is supported by a civil services capacity report and stormwater management plan which confirms that there is sufficient infrastructure capacity to accommodate the development subject to the implementation of identified infrastructure upgrades.

16. What does Mixed-Use mean?

The Metropolitan Spatial Development Framework (MSDF, 2023) highlights the site's location within the Urban Inner Core Spatial Transformation Area, in which the MSDF calls for land use intensification. This is defined as increasing density and/or diversification to support the objectives.

The site is situated to the West of the CBD Metropolitan Node. (MSDF, Table 9: 76):
"targeted, prioritised areas earmarked for the largest spectrum of land use mix associated with the highest density of population and employment".

Mixed-Use allows for a combination of land uses on a single site or within a single development. These zones are designed to promote functional integration, economic activity, and efficient land use, especially in areas targeted for densification or near transport hubs.

17. How have visual impacts been addressed?

The proposed development ranges from 4 storeys (13m) to 14 storeys (45m) in order to maximise the potential of this prime location. However, the massing of development has been broken down by respecting important north-south view lines across the site as well as building setbacks and varied height transitions.

18. What will be the project's approach towards affordable housing delivery be?

The project aims to contribute a proportion of open market affordable housing that is relevant to the needs of the receiving context. An independent financial feasibility study confirmed that a 20% proportion of affordable housing as part of the overall residential unit yield within the development would still produce a bankable project for a future developer. The financial feasibility study assumed affordable residential upper rental rate of R11 500/month and a lower rental rate of R6 500/month, which produced marginal-to-moderate impacts on financial performance, respectively.

Accordingly, the proposed development includes a minimum 20% affordable housing contribution as part of the proposed land use mix in the draft basic assessment report. This will be proposed as a condition of land use approval in terms of the Municipal Planning Bylaw (2015). Further specifics will be provided during the land use application process.

19. Why is social housing not considered as part of this development?

Open market affordable housing is delivered by bundling residential units that are below-market rentals into large-scale, mixed use developments where the revenues from open market residential and commercial sales/rentals can cross-subsidise affordable residential units. This model is not directly reliant on public sector grant funding for its success, but instead uses the competitive bidding process for the market to bid on land on offer based on the City's stated objectives.

The successful delivery of any Social Housing project is critically dependent on the availability of grant funding from National Government. The City's affordable housing land pipeline that is already earmarked for social housing far exceeds the amount of social housing grant funding available to develop it and extensive delays are already being experienced in this regard.

The City is accordingly now facing the reality of the fact that any proposed social housing project, or component of social housing which is included in a mixed development proposal has almost no prospect of construction within the immediate or foreseeable future, and as such, whilst it remains a perceived means by which to increase the housing availability within the targeted income market of the Social Housing Act, in reality it is currently not an option and won't be until or unless funding and policy reforms are put in place by the national state.

Recognising the urgency to accelerate delivery of much needed affordable housing opportunities, despite the grant funding limitations, the City has taken a rational decision to pursue alternative models to implement its affordable housing pipeline, including open-market cross-subsidisation models where appropriate. This cross-subsidisation approach is being applied in the Three Anchor Bay site as it makes sense to capitalise on the strong property market conditions and high land value of the asset.

20. Can a successful bidder still pursue social housing on the site?

While the City will not prescribe the inclusion of social housing in relevant disposal processes, a successful bidder/developer is not precluded from considering social housing should it be feasible to do so within the context of the Social Housing funding regime.

21. What kind of rights package will the site have?

Through the land use planning process, the intention is to enable the site with rezoning and appropriate approvals in terms of the Municipal Planning Bylaw, 2015. These approvals will allow for the transfer of the site with an associated "basket of rights" informed by the conceptual development framework.

The conceptual proposal for the site revealed a potential maximum development opportunity of 117 000m² of new floor area (gross building area) comprising the following land uses:

- Retail space – a maximum limit (may not exceed) of 8 380m² GLA;
- Office space - a maximum limit (may not exceed) of 13 060m² GLA;
- Hotel space amounting to 5 094m² and up to 325 rooms;
- Residential space – a potential residential area of 49 187m² GLA , which holds the potential for a maximum of 1 145 residential units,

The following additional mandatory minimum requirements are to be delivered:

- A minimum of 20% of all residential units targeting affordable household submarkets;
- Community space amounting to a minimum of 1 355m² to allow for a new ECD facility (855m²) and the expansion of the Colin Eglin Library of approximately 500m² of new floor space

Further SDP and building plan approvals will be for the successful bidder to undertake.

22. Where can I get more information or provide feedback?

The City will share detailed information through public notices, its official website, and designated public meetings. Residents can also submit feedback via email or attend information sessions once the participation process is underway, and details will be shared.

Email:

Development.ThreeAnchorBay@capetown.gov.za

Visit:

capetown.gov.za/general/property-development-department-projects

<https://www.infinity.capetown/3anchorbay>