

PROPOSED MIXED-USE DEVELOPMENT ON ERF 2187, THREE ANCHOR BAY, GREEN POINT

DRAFT DEVELOPMENT CONCEPT INFORMATION DOCUMENT

This document provides an overview of the draft development concept, including project background, process information, the proposed urban design, frequently asked questions, and an invitation to attend an open house poster presentation. This event will provide an opportunity to engage with the professional team on the current draft development concept.



PROJECT BACKGROUND

The City of Cape Town's Property Development Department is undertaking a land packaging and acquisition of development rights process for the Three Anchor Bay site (Erf 2187). The aim is to maximise socio-economic value, foster economic growth, and strategically utilise the site to its full potential.

The proposed development is intended to be a high-intensity mixed-use project, incorporating residential opportunities, including affordable housing, retail, office space, and public and community facilities.

The draft development concept is now available for review and input from interested and affected parties. It is important to note that the **draft development concept** provides a **framework** to guide future development. It is **not a final design**, but establishes principles, structure, and parameters within which development can occur. The concept has been informed by technical investigations, public input received to date, and policy considerations.

Site Overview

The site is approximately 4.5 hectares in size, government-owned, and currently zoned as Public Open Space (OS2). It is bounded by Sea Point Main Road (M61) to the south, Helen Suzman Boulevard and Beach Road (M6) to the north, and Three Anchor Bay Road to the west. Existing facilities on the site include the Colin Eglin Sea Point Public Library, Sea Point Civic Centre and Hall, Fives Football Green Point Sports Club, Glen Green Point Sports Centre (including the Atlantic Green Point Bowling Club), Pinocchio Creche, and the Western Province Bridge Centre for the Western Cape Bridge Union.



PROCESS INFORMATION

Implementation Process and Timeline

The Three Anchor Bay development has progressed through preparatory studies, technical investigations, and initial stakeholder engagement. This included voluntary public participation and the Municipal Asset Transfer Regulations process to guide the packaging of development rights.

The next phase of engagement invites stakeholders to review and comment on the draft development concept. All feedback will help inform the statutory application processes, expected to start in 2026.

A visual timeline is provided to illustrate the key steps completed and upcoming milestones.



PROPOSED URBAN DESIGN

The draft development concept proposes a vibrant mixed-use development that integrates residential, retail, hotel, and green public spaces, while retaining the civic cluster including the Civic Hall, Library, and Creche. The design aims to enhance connectivity, integrate with the surrounding urban environment, and create a dynamic public realm that supports both community and economic activity.



FAQ

What is going to happen to the library and civic centre?

The proposed disposal and eventual development is envisaged to contribute to the overall improvement of the civic cluster, incorporating the library and civic hall into the final development.

Is the site part of the Green Point Common and Grade II Provincial Heritage Site?

The site is not a declared Provincial Heritage Site and was subdivided from erf 1056 (Green Point Common) in 2016. Specialist heritage assessment of the site identified the existing library and hall buildings as potential grade 3a heritage resources which should be retained and integrated within the development.

Is the Sky train proposal going forward on the site?

The City of Cape Town has no plan to extend a rail service to the Atlantic Seaboard. The Atlantic Seaboard is well served by existing MyCiti services, which connect the site with the Waterfront and the CBD. The proposed development will further support improved public transport operations within the receiving area.

What are the visual, traffic and social impacts of the project?

Cumulative urban pressures such as traffic, parking, and social management will be addressed through the relevant specialist inputs. A visual impact assessment is underway to ensure the proposal represents a considered and contextually appropriate form of development including view corridors.

What will the impact of the project have on surrounding property values?

The rezoning and development of vacant land results in improved land value which has a generally positive impact on surrounding property values.

Will the site be used for recreational and public use?

Town planning and heritage investigations revealed that erf 2187 is not restricted to recreation or public use. Other than the existing civic functions, the site serves no other public recreation purpose, while existing sporting activities are privatised. The surrounding areas offer recreational assets of regional significance (e.g. Green Point Urban Park, Sea Point Promenade and several beaches).

What does Mixed-Use mean?

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.

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 approval of a development framework according to the Municipal Planning Bylaw, 2015 - package of plans approach (section 136). These approvals will allow for the transfer of the site with an associated "basket of rights" for development. Further SDP and building plan approvals will be for the successful bidder to undertake.

FAQ

How will land disposal occur?

The site will be disposed of via a competitive bidding process after Council's in-principle approval to transfer is obtained.

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

The future development's contribution to affordable housing delivery will be market-related and relevant to the needs of the receiving context. Potential to accommodate affordable housing will be guided by the detailed socio-economic and property market studies, which will help inform the best development plan for the site that resonates with the market, while advancing the City's socio-economic objectives.

Will the surrounding bulk service infrastructure have sufficient capacity?

A services capacity assessment will be conducted to determine available sewer and other services capacity within the receiving area, which will inform the viability and development parameters of the site. The proposed development concept will then be supported by an infrastructure services impact assessment and management plan linked with the phasing of the development, which will be required for the eventual land use application.

How can the public contribute to the outcome for the site?

The public have the opportunity to register as interested and affected parties to remain informed about the proposed project. This includes opportunities to submit comments on the draft concept design. Public feedback will be considered during each phase of the project and help inform the way forward.

What are the potential benefits to the disposal?

- 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 development will further activate the existing Sea Point Main Road and Helen Suzman public transport corridors where the City has invested the operation of the MyCiti bus service.
- The potential scale and value of the development will enhance and further add considerable economic value to the rates base payable to the City in perpetuity.
- 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 proportion of market affordable residential within a fully integrated land use mix.

How to Provide Feedback on the Draft Development Concept

You are invited to attend a **Public Open House** on **Wednesday, 12 November 2025**, between **15:00 and 19:00**, at a time that suits you.

Venue: BSG Environmental Education Centre, Green Point (Parking is available off Bill Peters Drive, behind the SAPS Sea Point Precinct Building).

Posters illustrating the **draft Development Concept** will be on display, and the project team will be available to answer questions and discuss the proposal.

Should you wish to comment or provide input on the draft Development Concept, you are encouraged to **submit your comments using the details provided below**. Feedback from the public will help shape the project as it progresses.

The **public participation period for the draft Development Concept will close on 8 December 2025**, after which all input will be reviewed and considered.



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