

PLANNING CONTEXT

PROPOSED DEVELOPMENT OF THE GRANGER BAY PRECINCT AND LAND RECLAMATION AT THE V&A WATERFRONT

City of Cape Town Municipal Spatial Development Framework (MSDF, 2023)

- The V&A Waterfront is identified as a 'coastal high intensity use area' and as a 'new development area suitable for mixed-use intensification'.
- The proposed development aligns with this framework as it will prioritise public access, with recreational, commercial and residential opportunities.

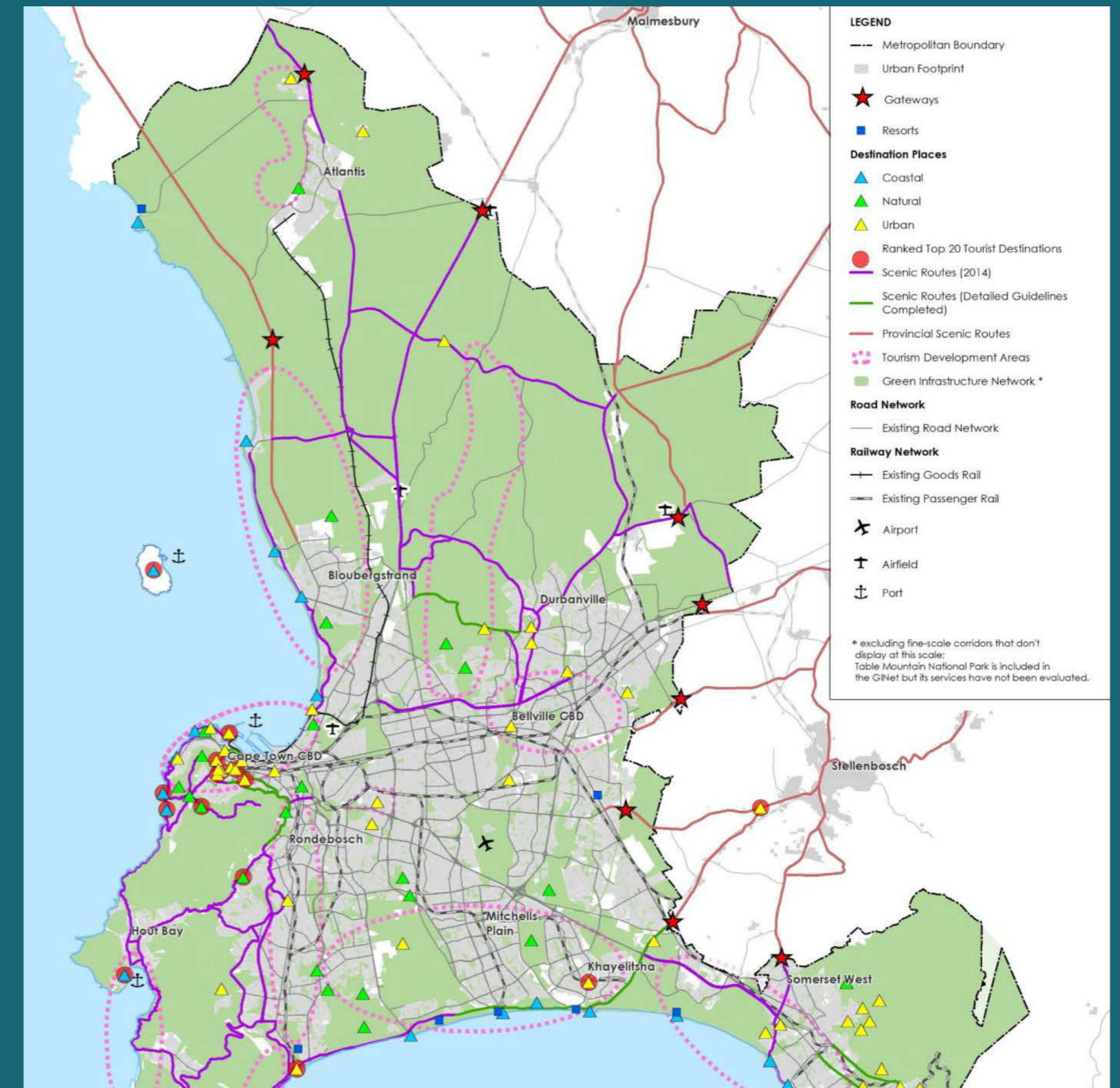
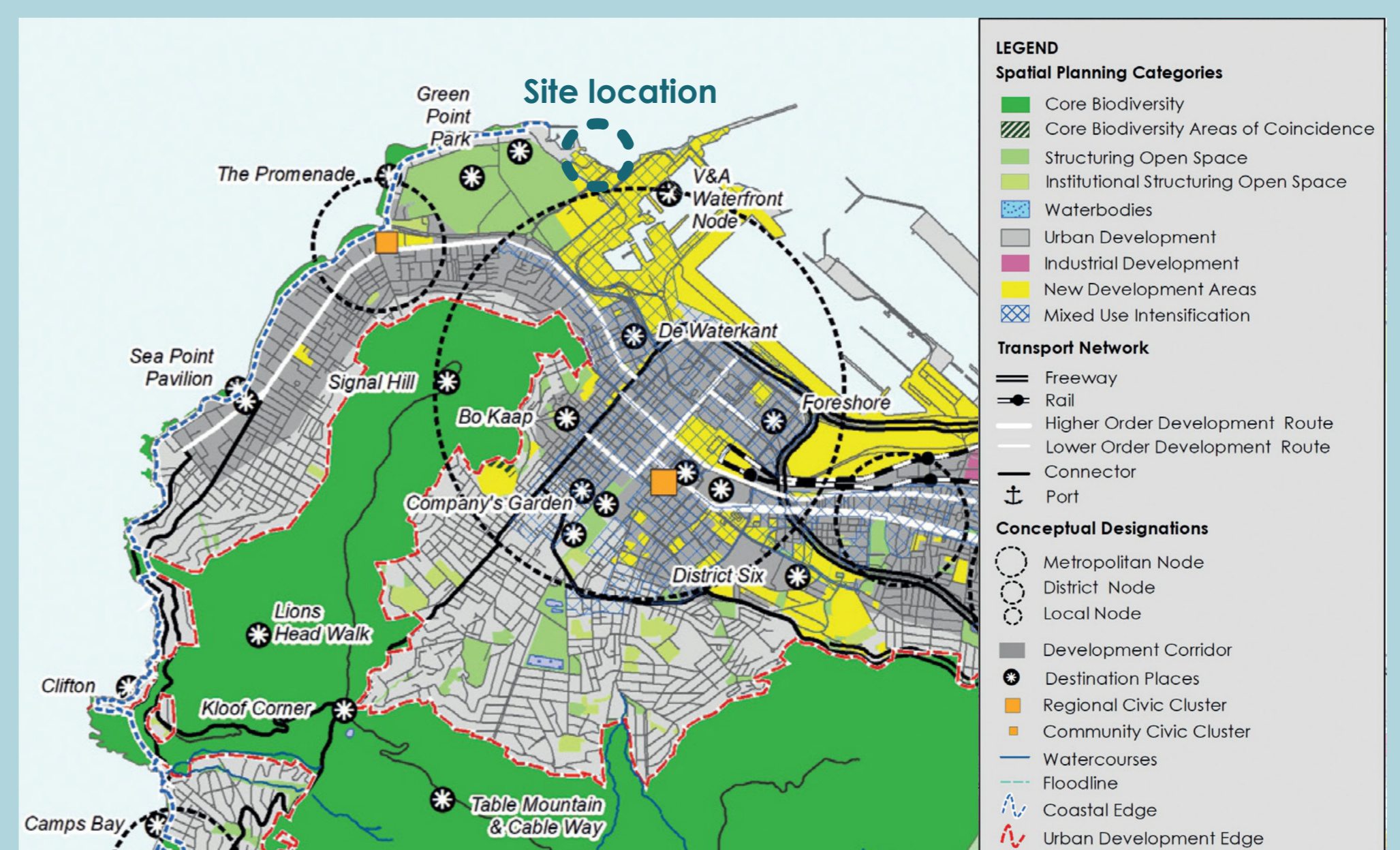
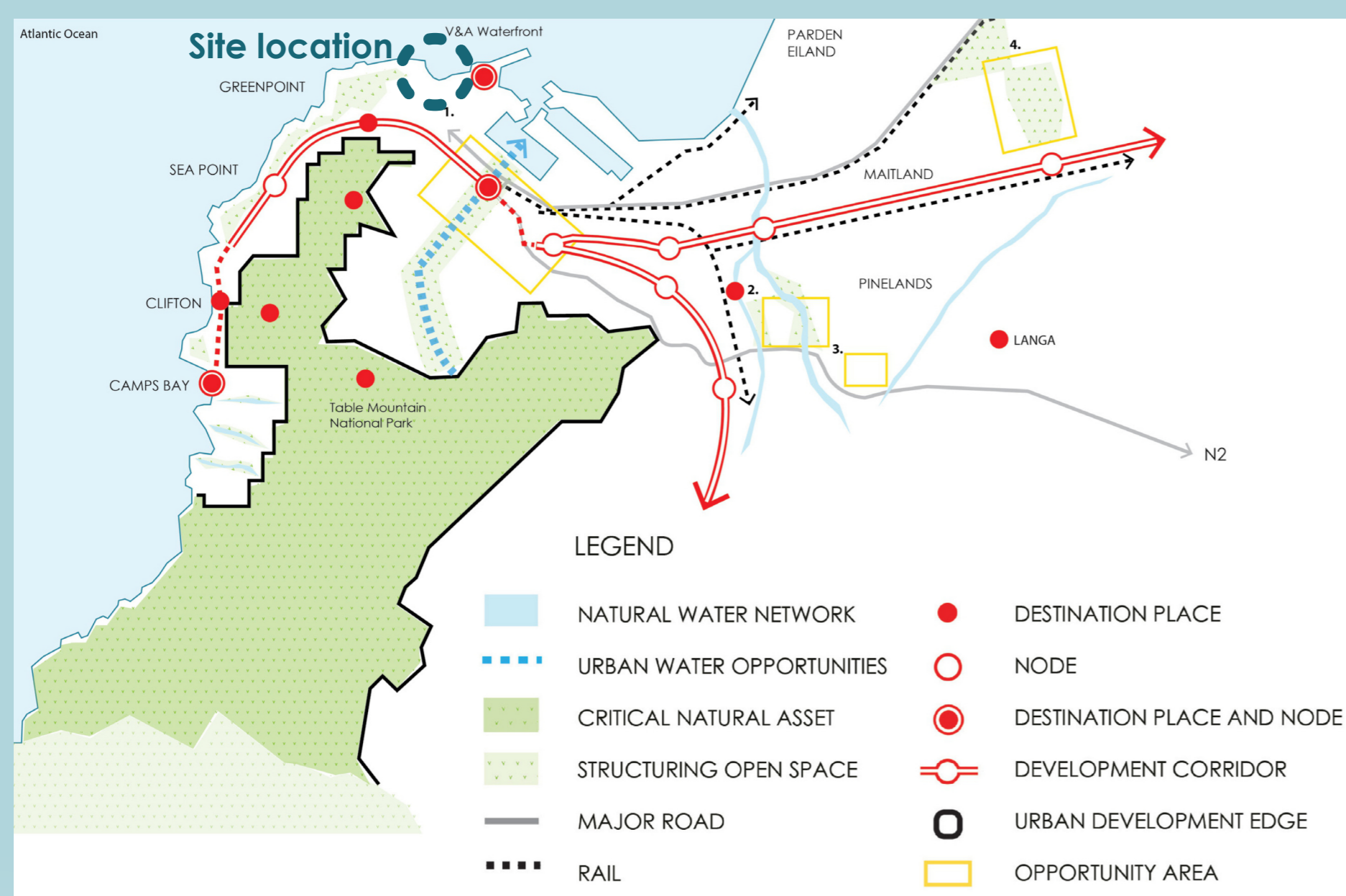


Table Bay District Spatial Development Framework (2023)

- The V&A Waterfront is identified as a mixed-use intensification area, where further intensification and diversification of existing land uses is supported.



The existing erven were part of a rezoning application to Mixed Use 3 (MU3), which was approved on 01 December 2025 in terms of the City of Cape Town Municipal Planning Bylaw (2015).

