

MEETING NOTES OF THE FIRST PUBLIC ENGAGEMENT SESSION (ONLINE MEETING) FOR THE PROPOSED MIXED-USE DEVELOPMENT ON ERF 2187, THREE ANCHOR BAY, GREEN POINT

VENUE:	MS Teams	START TIME: 18:00
MEETING DATE:	07 May 2025	FINISH TIME: 20:20
MEETING ATTENDANCE REGISTER	See Appendix A	

This meeting was the first round of the public engagement sessions for the proposed mixed-use development on Erf 2187 in Three Anchor Bay, Green Point. The meeting was chaired by Alderman Matthew Kempthorne, and Councillors Nicola Jowel and Ian McMahon joined the panel for the Q&A session.

The project is in the information-gathering phase, and representatives of the City of Cape Town's appointed professional team, Mr Jeremy Rose (Infinity Environmental), Ms Anine Trümpelmann (@Planning), Mr Lance Boyd (CCT), Mr Malcom Campbell (ACG Architects), and Ms Alex Kempthorne (Urban Econ) presented the project background as well as key findings from the Status Quo investigations.

ONLINE Q&A SESSION SUMMARY

Query: Jayson (written question)

Asked if the area was part of the original Greenpoint Common Edge and therefore cannot be developed.

Response: Anine Trümpelmann

Replied that the area in question was originally part of the Greenpoint Common but was officially subdivided in 2016, during the process of declaring Greenpoint Park a Provincial Heritage Site. This site was excluded from the heritage designation due to being physically separated from the original common. As of now, there are no Title Deed or Surveyor General restrictions identified, but further investigations are ongoing to confirm all details.

Query: CP (written question)

Asked how affordable housing can be privately developed by NGOS or property developers, and why prime beachfront property has been chosen to consider affordable housing when this is a key recreational space for tourism.

Response: Alderman Matthew Kempthorne

Responded that the City is in the early stages of exploring affordable housing on this prime beachfront site, which is valuable but also aligns with city policy to create an inclusive city by accommodating less affluent residents like police, teachers, and nurses. While the site's economic viability is still being assessed, no final decisions have been made, and Council is expected to decide in approximately three years.

Response: Lance Boyd

Responded that it has come up in every single land development project, certainly in the inner city. An integrated mix of units is possible; it's about maintaining flexibility and achieving economies of scale within the development.

Query: CP (verbal question)

Supported the concept of developing affordable housing. Raised concerns and questions about:

- Disposing of high-value land, which could attract high-cost, luxury developers.
- The claim that housing doesn't have to be subsidised—queried what restrictions apply.
- The risk of luxury developments blocking views on valuable public land.
- Sea Point being overdeveloped like New York City, but without a comparable green space like Central Park.
- Presentation mentions of fan walk linkages to the Promenade and improved pedestrian crossings at Helen Suzman which CP acknowledged but viewed critically.
- Scepticism about the motive behind selling public land in a major tourist area (Sea Point), given its contribution to tourism and the economy.
- A perceived lack of vision—questioned why the focus is on whether to dispose of the land instead of what should be done with it if retained.

Response: Alderman Matthew Kempthorne

Responded that this is the beginning of a process where all public input and professional assessments will be compiled into a final report for Council to make a decision. Council may decide not to develop the land, and that would also be a valid outcome. The process aims to determine the best use of currently underutilised land that poses potential costs to the city. Social housing is very expensive, and a cross-subsidy model is the only viable way to fund it. How this model would be implemented on the site will be shaped during the ongoing process.

Query: John Witter (verbal question)

Stated that given that 95% of property listings fall into the high-income and luxury market (averaging R6.7 million), it seems more cost-effective for the city to sell this high-value land to generate maximum capital, then use those funds to build affordable housing on less expensive land. This approach could yield more housing units and preserve the rateable value of the area, as placing affordable housing in a high-value area might lower surrounding property values and reduce the city's rate income.

Response: Alderman Matthew Kempthorne

Responded that the impact of affordable housing on surrounding luxury property values is uncertain, though studies exist, and the matter will be referred to City officials. The concern is acknowledged. The City is aware of the growing population, now over 5 million, and the increasing need for housing. A global and local trend shows a decrease in household size, with fewer adults per home, increasing the demand for more individual housing units.

Response: Lance Boyd

Responded that the city is required to contribute to spatial integration and must consider the viability of the development, which will be assessed during the concept phase. Research indicates that affordable and social housing can, in some contexts, increase rather than decrease surrounding property values. While context is important, the city is aware of these factors and remains cautiously confident about the potential outcomes.

Query: Greg Black (verbal question)

Queried whether there has been any market analysis on the potential impact of the houses and the apartments, and the residential areas surrounding them, based on the proposed development of low-cost housing.

Response: Alderman Matthew Kempthorne

Stated the need to separate the terms low-cost housing and affordable housing. This is affordable housing, and there are almost no subsidies from the national government. Clerks, policemen, and teachers all form part of the market that affordable housing is geared towards.

Response: Lance Boyd

Reiterated that the market affordable housing is not subsidised in terms of any government grants. Therefore, affordable housing in this project will be entirely privately driven, with no government subsidies or grants. It will be managed by private investors, who are unlikely to support poor-quality developments, ensuring the investment remains high-quality.

Query: Greg Black

Asked whether any research has been conducted on the potential impact on the surrounding suburbs. Greg also inquired if the relevant application is aligned with the newly proposed Municipal Planning By-law (MPBL), noting that the mayor has publicly indicated expected implementation around July or August 2025. Additionally, regarding the current zoning status, if it is designated as Open Space, Greg queried what new zoning has been applied for, or whether Section 100 of the current MPBL is being used.

Response: Alderman Matthew Kempthorne

Responded that research has not yet been done into this process. Council is planning for the implementation of the new MPBL in July or August, but this question might conflate with the new small development maps that the city is in the process of going through.

Response: Anine Trümpelmann

Clarified that small-scale developer maps do not apply in this case. If the new Municipal Planning By-law is adopted by the time of application, the process will follow that updated framework and its applicable regulations. Anine emphasised that this is the beginning of the process, and the outcomes of technical studies will determine the appropriate zoning to be applied for, potentially initiating a new statutory process governed by both municipal and national legislation.

Query: Russel Shanglee (written question)

Queried why the City does not operate social housing schemes like shared ownership and help-to-buy, which allow individuals to purchase a portion of a home and pay rent on the remaining share, with the potential to buy out more equity over time, as is the case in London.

Response: Alderman Matthew Kempthorne

Responded that this is a very good and interesting proposal. The city is always seeking new approaches and policies for affordable housing. Unfortunately, there is limited social housing

in their Sub Council, so they would defer to their colleagues in Human Settlements. Deferred to Lance for further input.

Response: Lance Boyd

Stated that the city is guided by the affordable housing products that are on offer. There is what was previously known as finance linked to income subsidies. The name has since changed, but there are other options and products in the market. These things have been successfully implemented in areas like the current Conradie Park development. But at this stage, those types of products haven't been considered.

Response: Alderman Matthew Kempthorne

Encouraged the public to communicate via email for possible one-on-one interactions as city are always looking for new ideas.

Query: Jayson (written question)

Raised concerns about traffic congestion, particularly gridlock on event days. They suggested that the Foreshore Freeway should be resolved first before adding more traffic to the area, especially considering ongoing and planned developments, such as the Ultra Liquor site and a new hotel on Beach Road in Mouille Point.

Response: Alderman Matthew Kempthorne

Responded that the city is currently conducting a technical feasibility study on completing the Foreshore Freeway, which is still in its early stages. Once the study is complete and a decision is made, public participation will follow. Addressing congestion is a priority, with ward councillors fully aware of the ongoing traffic issues, even during pleasant evenings when people flock to the promenade. The city is also working on a comprehensive traffic management study, long requested by Councillor Jowel, which is expected by the end of the year and will help guide future decisions.

Alderman Kempthorne noted that building more roads often leads to more traffic, emphasising that improving public transport is the real solution. Although there is no railway line in the immediate area, they highlighted the broader importance of Cape Town's rail network and encouraged residents to explore the affordable and safe train service to Simon's Town as an example of its potential.

Query: David (written question)

Queried whether, given the constantly changing market, it would be more effective to offer a flexible set of development rights, paired with strong conditions for public space and amenities, rather than prescribing a fixed design that a developer must follow. This approach would allow the developer to determine what best suits the area.

Response: Anine Trümpelmann

Confirmed that this flexible approach is indeed what is being proposed. To test feasibility, a basket of rights has been outlined with built-in flexibility. While some development details are needed to assess viability, the intention is to refine these and establish appropriate parameters as the process progresses.

Response: Lance Boyd

Emphasised the importance of building maximum flexibility into the process. The goal is to understand the site's maximum development potential while addressing the necessary level of detail. This will inform a submission to Council for in-principle approval to dispose of the site. Lance acknowledged the sensitivities involved and stressed that the objective is to de-risk the project before it is presented to the market.

Query: Ute Kuhlmann (verbal question)

Represented the Woodstock Residents Association, which is in favour of developing affordable housing in Three Anchor Bay. Ute questioned what the timeline for project completion is, as well as the percentage to be allocated for those various rental ranges shown in the presentation. For any units that get sold, Ute questioned if there will be a condition that they cannot be let in short-term leases.

Response: Alderman Matthew Kempthorne

Responded that those questions cannot be answered yet, as the process is still in its early stages. The technical phase is expected to take approximately three years, during which there will be multiple public meetings. After this phase, the Council will make a decision. If the project proceeds, implementation could take an additional three years. Decisions regarding the percentage of social housing and similar details will be informed by the outcomes of this process.

Query: Aphiwe (verbal question)

Raised concerns about the lack of clarity regarding how heritage is defined in this process, particularly in relation to people who were dispossessed from the area and those, such as domestic workers, who face homelessness when their job-linked housing is lost. Aphiwe questioned what is being done to acknowledge and include this form of heritage and how the project addresses spatial justice. Aphiwe also challenged the affordability of the proposed housing, arguing that it does not cater to the average Capetonian or South African. They referenced the Bromwell judgment, emphasising the legal obligation to rehouse displaced people within their communities and asked what plans exist for transitional housing. Finally, Aphiwe rejected the idea of "safe spaces" as an acceptable housing solution, citing court rulings that have deemed them inadequate.

Response: Anine Trümpelmann

Asked for clarity on which particular people were being referred to and asked the speaker to inform the team about these people, as the team welcomes input and is conducting the required research. Anine requested that Aphiwe submit a written comment in that regard.

Query: Jacqueline Berman (verbal question)

Requested clarity on the proposed height restrictions for buildings within the development and asked what limitations would apply. Jacqueline also inquired whether adequate infrastructure, specifically water and electricity, would be provided to support the increased congestion expected from the proposed buildings.

Response: Alderman Matthew Kempthorne

Confirmed that the process includes assessing the additional demand on city utilities such as water, electricity, and stormwater. It also involves considering the surrounding infrastructure, including nearby schools and the adjacent urban park. The public was encouraged to email any ideas, suggestions, or questions. There are currently no applicable

height restrictions on development of the property. The form, height and massing of development will be determined in the next phase of the project.

Query: Nic van Zyl (verbal question)

Expressed concern over the unclear and jargon-heavy communication surrounding the project. Nic questioned the future of the vagrants currently living in the area, noting they have supported and cared for these individuals over many years. Initially believing the project was for low-cost housing, they now feel misled and uncertain about its true purpose. Nic voiced frustration that local ratepayers—who have long supported distant low-income areas—may now face social and economic impacts from a development that seems to serve different interests than originally stated, with little clarity on how it will affect the existing community.

Response: Alderman Matthew Kempthorne

Acknowledged the concerns raised, including the use of jargon, and admitted that government communication can often be difficult for the public to understand. Alderman Kempthorne emphasised that this is the start of the process and that public input is essential in guiding the outcome. The final decision—including the possibility of not developing the site—will be made over the next three years.

Response: Councillor Nicola Jowell

Addressed concerns about homelessness, highlighting a collaborative approach between the social development team and law enforcement. Councillor Jowell mentioned active interventions, with social development staff working daily across hotspot sites in the Atlantic Seaboard area. The councillor also shared that Councillor McMahon recently joined a team at 5:00 AM for outreach efforts. While the city cannot force individuals to accept offers of safe spaces or shelters, there has been a reasonable uptake of these opportunities.

Query: Nic van Zyl

Agreed with the councillor but expressed frustration that the current efforts have not been sufficient. Nic described witnessing people in unacceptable living conditions, such as picking lice and sleeping near their waste, particularly near the old library in Sea Point. Nic emphasised that paying high rates and taxes should guarantee a cleaner environment. Nic called for a ground-up initiative, noting that residents have already done their part by cleaning, feeding, and helping the homeless. Nic urged the city to advocate for both the residents and low-cost communities in the Cape Flats.

Response: Councillor Nicola Jowell

Acknowledged the importance of both social development and law enforcement efforts in addressing the issue, emphasising that law enforcement is active 24 hours a day in areas such as outside the library and the Civic Centre on Somerset Road. Councillor Jowell noted that while people cannot be forced to take up shelter offers due to legal constraints, the city is actively working on solutions. The addition of a new safe space on Ebenezer Rd has allowed for more people to be accommodated, with approximately 30 individuals per month accepting offers of shelters or safe spaces, along with efforts to reunite individuals with their families. It is an ongoing process.

Query: Gareth Ramsey (written question)

Asked for clarification on what is meant by a "concept will be developed in this phase." Specifically, whether it refers to a framework for the site's development or a physical model or plan that must be followed. Gareth also inquired about the right time to submit formal proposals for the site, asking if it is already determined that the site will be used solely for residential buildings with some commercial use. Additionally, the question sought clarification on how the developer will be chosen once the framework is passed, wondering if the land will be sold to the highest bidder who agrees to develop the land within the framework/design concept.

Response: Lance Boyd

Clarified that the development's maximum threshold is still being determined, and various factors need to be considered before reaching that stage. The concept development phase is set for July to November 2025, during which several workshops will be held. The city is open to hearing and engaging with alternative views regarding the market and the development. At this stage, there is no fixed plan, but a baseline for what the city aims to achieve with the site is in place.

Response: Alderman Matthew Kempthorne

Encouraged people to put forward their own concepts. To decide on a developer, this will likely be an open auction process or a tender process. The city's always looking at different ways, but as an organ of state, they are guided by legislation regarding how and if to dispose of the land.

Query: Buhle Boo (verbal question)

Raised concerns about the focus on middle-class groups in discussions about affordable housing, emphasising that domestic workers and those in lower income brackets have not been included. Buhle asked about the definition of "affordable" housing, highlighting the need for inclusivity and alignment with SPLUMA guidelines. Buhle also inquired about the release of the Inclusionary Housing Policy, which would help determine how many affordable units would be built on the proposed site. The question stressed the importance of balancing luxury and affordable housing, with a focus on ensuring public land is used responsibly. Additionally, Buhle called for greater efforts to ensure that public sites, like Tafelberg, are used for affordable housing to support access to economic opportunities.

Response: Alderman Matthew Kempthorne

Acknowledged the need to revisit the timelines for the Inclusionary Housing Policy. Regarding the affordability question, it was emphasised that local government does not control national economic policies, which are crucial for addressing the affordability and unemployment issues. While the local government is working within its scope, it recognises the larger national challenges that need to be solved. The response also noted that policies can take considerable time to be launched and approved within the council.

Response: Lance Boyd

Responded that the process of monitoring when a formal policy will be adopted is ongoing. The affordable housing policy, which is still in development, is understood to be comprehensive. Once there is clarity or finality on the policy provisions, they will need to be taken into account. However, at this stage, no formal policy is available to respond to.

Response: Alderman Matthew Kempthorne

Stated that he would speak to the policy unit to get some timelines before the open meeting.

Statement: Alderman Matthew Kempthorne (in response to queries regarding Airbnb)

Stated that there have been several questions and concerns raised about Airbnb and similar platforms, such as Booking.com and Lekkerslaap. The mayor has been in communication with these platforms due to concerns about people using flats as investments, taking them off the market, and effectively turning them into additional hotel rooms, which creates problems. However, it is also acknowledged that many households use Airbnb to supplement their income. While some European cities have banned Airbnb, banning it is not seen as an option in Cape Town, given its status as a tourist city. The mayor's office is engaging with these companies to find a balanced solution, but for now, it remains up to the individual to manage Airbnb listings.

Query: Trevor Sacks (verbal question)

A member of the MBC board, representing Atlantic Seaboard residents, he expressed support for social housing on city-owned land, noting the city's lack of action in addressing spatial injustice. Trevor asked what mechanisms the city would use to incentivise the development of social housing if the site were to be designated for open market affordable housing, specifically questioning whether the city would consider zero-rating land parcels. Additionally, Trevor sought clarification on why the city is taking so long to adopt the inclusionary housing policy, referencing its development by the province and adoption by Stellenbosch.

Response: Lance Boyd

Clarified that the process is ongoing, and no definitive decisions have been made regarding how the site will be released or the conditions attached. The approach will depend on the viability calculations conducted by the team to determine a market-supportive opportunity. Lance emphasised that while they are open to suggestions on incentivising affordable housing, it will not be subsidised through public grant funding. No final decisions have yet been made on these matters.

Response: Alderman Matthew Kempthorne

Reiterated encouragement to submit suggestions and come to the open day.

Query: Karen Watkins (verbal question)

A representative from the Western Cape Bridge Union raised a query about the zoning of the land, noting that the land currently owned by them is zoned for sport in perpetuity for the people of Cape Town. They expressed concern that the zoning issue is still under investigation and sought clarification on whether this aspect is being properly addressed.

Response: Anine Trümpelmann

Confirmed that the zoning of the land is "Open Space 2," which allows for sports activities. However, the investigation is focused on the concept of "in perpetuity" and whether this needs to be formalised through title deed restrictions or other legal measures. Ongoing investigations are being conducted to ensure there are no additional restrictions on the land.

QUESTIONS IN THE Q&A ONLINE CHAT

Query: **Jayson**

Questioned whether the proposal includes closing the library, and if an alternative library site is proposed.

Response: **Gareth Ramsay**

Responded that the library is to be retained.

Query: **Jayson**

Expressed concern that if the Somerset Hospital sites are eventually developed, plus the new Apartment Hotel and Medical centre and offices opposite the McDonald's, which are also planned to be developed, this will create huge new traffic congestion with no plans in place to resolve the Foreshore Freeway and the CBD gridlock along Buitengracht. **(addressed in the Q&A session)**

Questioned why City officials in senior levels recommend public transport but don't appear to utilise it themselves.

Response: *This question does not have any direct bearing on the project.*

Stated that the traffic has become a huge problem with gridlock on events days and questioned whether first the foreshore freeway should be resolved before adding a huge amount of traffic to the area on top of what is already been planned for the area, under construction and planned like ultra liquor site and new Hotel on Beach road Mouillie Point. **(addressed in the Q&A session)**

Response:

1. Development opportunities such as the Three Anchor Bay site, if completed, will add much needed development contributions to assist in funding critical infrastructure upgrades to support urban growth.
2. The proposed development will be subjected to a full transport impact assessment to determine all necessary network upgrades and/or mitigation measures to support the future development.

Query: **Jerry Margolius**

Queried:

1. How the City became the owner/custodian of this land;
2. What restrictions in the Title Deed/s need to be removed in order for this area development to take place;
3. What will be auctioned, and will the purchaser be obliged to develop within the City's parameters, or can they have their own development proposal.

Response: **Anine Trümpelmann and Lance Boyd**

1. Original Erf 1056 Green Point was ceded to the City, by King George in 1923. The City is therefore the owner of the land, as Erf 1287 is a portion of Erf 1056.
2. The Conveyancer Certificate confirms that there are no restrictive title conditions that would prevent this site to be developed.
3. The site is intended to be disposed of via competitive process following the prescribed City processes in terms of the Municipal Asset Transfer Regulations. The developer will have to comply with the conditions imposed at the time of rezoning

(in accordance with the concept generated through this process). Additional disposal conditions can also be imposed.

Query: Russel Shanglee

Requested an idea of the proposed building envelope, specifically height restrictions. He stated that the South African National Building Regulations and Building Standards Act 1977 prohibits local authorities from approving building plans if they would likely or actually derogate from the value of adjoining or neighbouring properties. This provision aims to ensure that development projects do not negatively impact the market value of nearby properties. He queried whether any adjacent existing residential properties experience a derogation of value as a result of the development - for example, loss of views can result in a property losing between R1.5m to R2m and upwards on the Atlantic Seaboard.

Response: Anine Trümpelmann

The requirements of applicable planning legislation and case law will be considered by the decision makers once the statutory process is undertaken. When developing the concept the team will consider the implications of statutory requirements.

Russel stated that in relation to the Transport Plan, the city is proposing to reduce the movement of private vehicles in the inner-city over the next 5 or so years. Added that this could have the effect of pushing even more vehicles to the City's outer limits, including Sea Point and Green Point. Queried how many more cars per dwelling unit are expected and what the plan is to address the current gridlock in the Sea Point and Green Point area post-development (especially on stadium match days). **(addressed during Q&A session)**

Questioned why the City does not implement social housing schemes such as shared ownership or help-to-buy models, which enable individuals to purchase a portion of a home while paying rent on the remaining share, with the option to gradually increase their equity over time. Russel pointed out that this approach is part of the social housing model in cities like London, and asked whether Cape Town aspires to similar standards. **(addressed during the Q&A session)**

Questioned if the current zoning is OS2, what new zoning is going to be applied for, or whether Section 100 of the current MPBL is being applied **(addressed during the Q&A session)**

Query: Trevor Sacks

Requested clarification regarding the definition of "affordable housing". Queried how the City plans to incentivise the development of affordable housing if it is to be delivered through the open market, querying whether parcels of land might be zero-rated or if another mechanism would be used. **(addressed in the Q&A session)**. Trevor also noted the absence of discussion around City subsidies for affordable or social housing, questioning whether such support would be considered given the City's own studies indicating a significant need for more affordable, family-sized units. **(addressed in the Q&A session)**. Finally, Trevor inquired how any affordable housing built would be protected as truly affordable in perpetuity.

Response: Anine Trümpelmann

The City's affordable housing policy has not yet been adopted, and available mechanisms to protect affordability are not yet known. This is in the process of being investigated in the context of several similar projects the City has initiated.

Query: Russel Shanglee

Queried the City's plan to curtail Airbnb uptake in this development. **(addressed in the Q&A session)**

Stated that in Green Point the drinking water is still provided through asbestos pipes, which are bursting all over the neighbourhood as they are old. Queried whether the sale proceeds would be used to refurbish our existing water pipe infrastructure.

Response: Anine Trümpelmann

The developer will be required to make a development charges contribution to the City. Often, in big projects, the developer and the City department can negotiate for the developer to implement infrastructure in lieu of making a financial payment to the City. This would be addressed at the time when a developer has acquired the site and entered into a services agreement with the relevant department.

An enquiry regarding the City's pipe replacement program as it relates to Green Point has been submitted to the relevant city officials for response, and feedback on this will be provided in future engagements.

Stated that some answers covered the questions posed, but the bulk were not answered. Requested that they be tabled at the in-person meeting. **(this table addresses the unanswered questions)**

Query: Gareth Ramsay

Asked for clarity on what is meant by the phrase "a concept will be developed in this phase" — specifically, whether this refers to a broad framework for the site's future use or a concrete physical plan that must be followed. Gareth also inquired about when would be the appropriate time for individuals to submit physical concepts, formal proposals, or development plans for the site, and whether the intended land use — such as residential with some commercial — is already predetermined. Lastly, Gareth questioned how a developer would ultimately be selected, asking whether the site would be sold to the highest bidder willing to develop it in accordance with the approved framework or concept.

Response: Malcolm Campbell

Developing a Concept is important in terms of addressing the massing of the development and what the implications of this are for the context, the arrangement of the different components of the development relative to each other, responses to site edges and points of entry to- and through the site, consistent with the vision and objectives of the City and the needs and aspirations of stakeholders and towards demonstrating feasibility which would encourage participation by developers.

I&AP's are encouraged to attend the stakeholder engagements sessions where inputs in terms of formal proposals can be engaged with as the Concept takes shape.

Comment: Buhle Boo

Emphasized that public land should be valued for its social purpose rather than treated purely as a commodity. Argued that using public land for social and affordable housing is essential for addressing spatial injustice and promoting a more inclusive city. Citing studies from Harvard University, they noted that unlocking well-located land for housing can spur economic growth by bringing people closer to job opportunities. The speaker also highlighted the long-standing presence of domestic workers in Sea Point and the lack of

adequate accommodation for them, calling this unacceptable in a city striving for inclusivity. They stressed the urgent need for truly affordable housing for working people in the area and concluded by stating that the Tafelberg site must be next in line for such development. **(addressed in the Q&A session)**

Expressed support for the development of affordable housing on the site and stated that there is no such thing as affordable housing devaluing the surrounding properties.

Query: Dean Ferreira

Queried, as a Property Developer, when Developers will be invited to provide input or tenders for this property.

Response: Lance Boyd

The formal competitive bidding process will be initiated once the project received Council In-Principal Approval to dispose of the site. This will be obtained after concept development and formal advertisement of the intended disposal of the site in terms of the Municipal Asset Transfer Regulations, Regulation 6 during the month of October 2025.

That said, property developers are welcome to engage with the City of Cape Town's Property Development Department to discuss the intended disposal process in more detail.

Development.ThreeAnchorBay@capetown.gov.za

Query: Nic van Zyl

Expressed frustration, feeling that key decisions about the development have already been made without proper community input. Nic questioned the frequent use of technical terms like "stakeholder team," "land release," and "market surplus," suggesting these obscure the original intention, which they believed was for low-cost housing, not luxury hotels or further development in nearby areas like the old tennis courts. Nic criticised the process as politically driven and called attention to environmental concerns, such as the prioritisation of blue gum trees, questioning whether indigenous alternatives like yellowwoods could be planted instead. Nic concluded by stating they would attend the upcoming in-person meeting.

(addressed in Q&A session)

Query: Chris Raubs

Expressed concern regarding the lack of parking provision, suggesting that people are just going to meander in the residential area, which is already filled with people parking wherever they can.

Response: Anine Trümpelmann

When preparing the development concept the team will take into account the likely trip generation and parking demand of the various land uses proposed. When preparing the concept, the team will incorporate sufficient parking provision for the proposal so that the concept responds what is likely to be developed. Notwithstanding that the site falls into the PT2 zone (where very little parking is required by the zoning scheme) the minimum parking that should be provided in the development by the developer will be imposed through conditions of approval.

Comment: Aphiwe

Queried how the poorer neglected communities are being supported, and why the City does not lease the land to ensure it stays in the people's hands - this way the city can also generate money. Aphiwe further stated that affordable housing does not affect the value of surrounding properties.

Response: Lance Boyd

The City of Cape Town is driving multiple land development programs, aimed at realising different objectives under the IDP, including more socially-driven social and affordable housing projects. The mandate of this project is to maximise the value of the land through the development process to assist in the funding of municipal services and infrastructure across the city, while facilitating contribution of market-driven affordable housing.

Comment: Henry Meintjies

Stated that District 6 has the same model - been working on it for years, introducing affordable housing around the corner from this development.

Query: CP

Questioned how to raise our objections by May 31.

Response: Three Anchor Bay Stakeholder Team

Responded that inputs can be submitted via email at 3anchorbay@infinity.capetown.

Query: CP

Queried if legal objections to the fact that it seems the city changed land protections to enable them to do this development are possible.

Response: Anine Trümpelmann

There are no current restrictions in the title deed. It is not clear which 'land protections' are being referred to. The team is in the process of investigating this aspect in further detail.

Criticised the concept of "privately driven affordable housing," arguing it is merely a way to justify selling public land to wealthy developers who will primarily build luxury housing, with only a token number of affordable units. CP expressed doubt that the development would result in meaningful social transformation, especially regarding housing. The possibility of a hotel being included in the plan was seen as further evidence of misplaced priorities. CP questioned why such a valuable piece of public land would be sold off instead of preserved as open space to benefit the broader community. CP saw this as a lack of long-term vision.

Response: Lance Boyd

The Council Authority to Advertise, obtained on the 5th December 2024, confirmed that Erf 2187 Green Point was surplus to municipal service requirements. The analysis shows that the area is well served by a significant number of high order open spaces, which was confirmed by the City's Recreation & Parks Department. Rationalising underutilised land and determining the benefit to the City as a whole should also be taken into account. Revenue that can be generated through a project such as this can also be applied in other parts of the City to address a variety of social needs.

CP further questioned how affordable housing can be privately delivered by NGOs or property developers. Questioned why prime beachfront property has been chosen to consider affordable housing when this is a key recreation space for tourism, sports, and events like the Argus Cycle Tour **(addressed in the Q&A session)**

Query: Ute Kuhlmann

Queried how the City decides which affordable housing projects get this kind of extensive public participation process.

Response: Anine Trümpelmann

The project is for a mixed use development, and only a component or portion of the development will be for affordable housing (not the whole site). The public engagement process is based on best practice for significant development projects.

Queried the timeline for when the project is intended to be completed; what the proposed percentage of apartments allocated for the various rental ranges that were mentioned in the presentation; and whether there will be a condition on the apartments that they cannot be rented out for short-lets **(addressed in the Q&A session)**

Query: Elizabeth Els

Questioned whether the proposed development is intended to be a high-value, luxury project with scenic views or a high-end commercial centre that includes affordable housing, suggesting that trying to combine both is unrealistic. Elizabeth proposed focusing on high-end development to generate rates and taxes that could subsidise additional housing. While acknowledging the need for housing, Elizabeth raised concerns about who would bear the cost, asking whether local rates and taxes would be increased to fund it. Elizabeth also emphasised the need to prioritise functioning public transport and argued that what is labelled as "affordable housing" on the Atlantic Seaboard is, in reality, not affordable.

At a cost (per City) of R 680m plus all other costs, Elizabeth queried how the developer will be able to afford to build mixed development within the restrictions and still be able to make a profit. Elizabeth further queried whether a financial evaluation has been done to establish if affordable housing will be possible.

Response: Anine Trümpelmann

A feasibility assessment will be undertaken to understand the costs of addressing certain requirements. The City's decision to proceed will be informed by the feasibility assessment.

Comment: Robert Rootman

Supported the idea of making use of underutilised property, especially in such a beautiful place. Robert hopes all the objections and grievances raised do not discourage the efforts of the CoCT and its officials. He expressed gratitude for the open and positive way the public has been engaged.

Query: Ben Saban

Questioned if there is a link to download the presentation slides.

Response: Three Anchor Bay Stakeholder Team

Responded that the presentation will be made available for download in the next few days.

Query: David

Questioned whether, due to the market always changing, it makes more sense to provide a bag of rights rather than stipulate a design that a developer will have to take on. Then, height conditions, stipulations for public open space, etc, can be stipulated and the developer decide what fits the area. **(addressed in the Q&A session)**