

# PROJECT BACKGROUND

## THE REDEVELOPMENT OF ERF 2187, THREE ANCHOR BAY

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, and public and community facilities.

### OBJECTIVES

- To **maximise socio-economic** value and foster economic growth to strategically use the site to its fullest potential.
- To package the site with a **flexible basket of rights** for an attractive, high-intensity mixed-use development, which will increase affordable housing opportunities in the area.

### COUNCIL CONDITIONS

- Library & hall service points must be retained on site, but can take a different form on the site
- The future development's contribution to privately delivered affordable housing will be determined by the socio-economic and property market analysis conducted relative to the receiving context.

## 2040 LAND USE NEEDS



### POPULATION 2020-2040

- Adult working age population is expected to increase
- Aging population (% of population aged 65+ is expected to almost double).
- Projected growth  $\pm 1\,752\,740$



### RESIDENTIAL DWELLINGS/ HOUSEHOLDS

- Formal, informal or backyard dwellings
- Projected growth  $\pm 630\,268$



### NON-RESIDENTIAL

- Consider emerging trends in the market segments, estimates of future demand based on anticipated changes in the local population, consumer spending, and the economy
- Projected growth for retail  $\pm 1\,007\,727$ , for office  $\pm 1\,481\,951$ , and for industrial  $\pm 3\,650\,764$

