

# TOWN PLANNING INFORMANTS

## THE REDEVELOPMENT OF ERF 2187, THREE ANCHOR BAY

### 1 MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (2023)

The site is located within the Development Corridor and Inner Urban Core of Cape Town

### 2 TABLE BAY DISTRICT PLAN (2023)

- The site is located in a Local Node and Community Civic Cluster
- Main Rd falls part of a higher-order development corridor (high-frequency, high-volume integrated public transport linking main urban nodes creating highly accessible urban areas)
- This type of development corridor supports potential high density residential development
- The Green Point Bowling Green is identified as a New Development Area (No 2), earmarked for future development, whereby the feasibility of high volume affordable residential infill development should be investigated
- Development guidelines applicable (among others):
  - Support increased residential densities along public transport routes
  - Encourage adaptive reuse of historical buildings and precincts to achieve increased densities

