

THREE ANCHOR BAY: DEVELOPMENT OF ERF 2187

210C 2022/2023

LANDSCAPE ARCHITECTURE REPORT

DRAFT

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CITY OF CAPE TOWN
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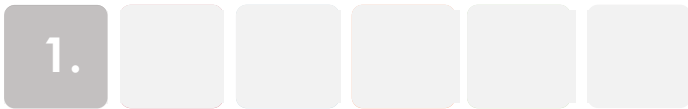
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Background

INTRODUCTION

1. BACKGROUND

The City of Cape Town's Property Development Department has appointed a professional team under **Tender 210C/2022/23** to undertake the Three Anchor Bay Redevelopment Project. This project builds on an earlier Conceptual Development Framework completed in 2017 by the City's Property Management Department, which was prepared under different market conditions and with a separate consultant team. **The current project aims to revisit and update the initial concept to ensure it remains relevant and responsive to present-day conditions.**

In April 2026, the Landscape architecture team had proceeded with the Tree survey and Landscape Masterplan and development guidelines. This is intended as a high level development guideline aligned with the Urban Design Framework developed for the project.

2. PURPOSE & SCOPE OF WORK

The City of Cape Town appointed a multidisciplinary professional team to undertake the Three Anchor Bay Redevelopment Project. The landscape approach is informed by the findings and recommendations of the various specialist studies and seeks to develop an integrated Landscape Master Plan that supports the overall redevelopment vision.

The landscape proposal aims to provide a set of development guidelines for present and future soft and hard landscape interventions across the site. The assessment of existing landscape features, detailed tree survey, key opportunities and constraints were identified to inform the landscape framework. These guidelines underpin the recommendations of the Landscape Master Plan and are intended to ensure a coherent landscape character, consistent public realm treatment, and a high-quality environment throughout the redevelopment area.

INTRODUCTION

3. THE SITE

The Three Anchor Bay site, Erf 2187 Green Point, comprises approximately 4.5 hectares of land located along Cape Town's Atlantic Seaboard. Situated approximately 1 km from the Cape Town CBD, the site occupies a prominent position between the established neighborhoods of Green Point and Sea Point. Its strategic location places it in close proximity to key destinations including the V&A Waterfront, Sea Point Promenade, Green Point Urban Park and Cape Town Stadium, contributing to its significance within the broader metropolitan context.

Bounded by Helen Suzman Boulevard (M6), Main Road (M61) and Three Anchor Bay Road, the site benefits from excellent accessibility and visibility. These major mobility routes provide strong connections to the Cape Town CBD, Atlantic Seaboard and surrounding residential and commercial areas.

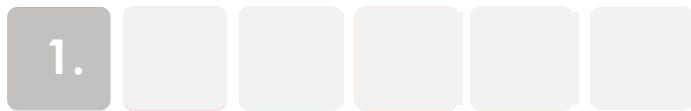
The site forms part of Cape Town's broader blue-green network, creating important connections between the Green Point Urban Park, Cape Town Stadium Precinct, Signal Hill open space system and the Sea Point Promenade. The Atlantic coastline further strengthens this network, providing a significant blue corridor that enhances ecological, recreational and visual connectivity along the coastal edge.

The site currently accommodates a mix of civic, community, recreational and open space uses and presents an opportunity to enhance the public realm through a landscape-led approach that prioritises urban greening, walkability and community activation. By strengthening links to surrounding parks, recreational facilities and public amenities, the development can contribute to a vibrant and connected urban environment.

The proposed zoning framework includes Community Zone 2 (CO2) for civic and community facilities, General Business Zone 6 (GB6) for the mixed-use development component, and Open Space Zone 3 (OS3) for the retention and enhancement of open space and tree areas, ensuring a balanced integration of development and public open space.



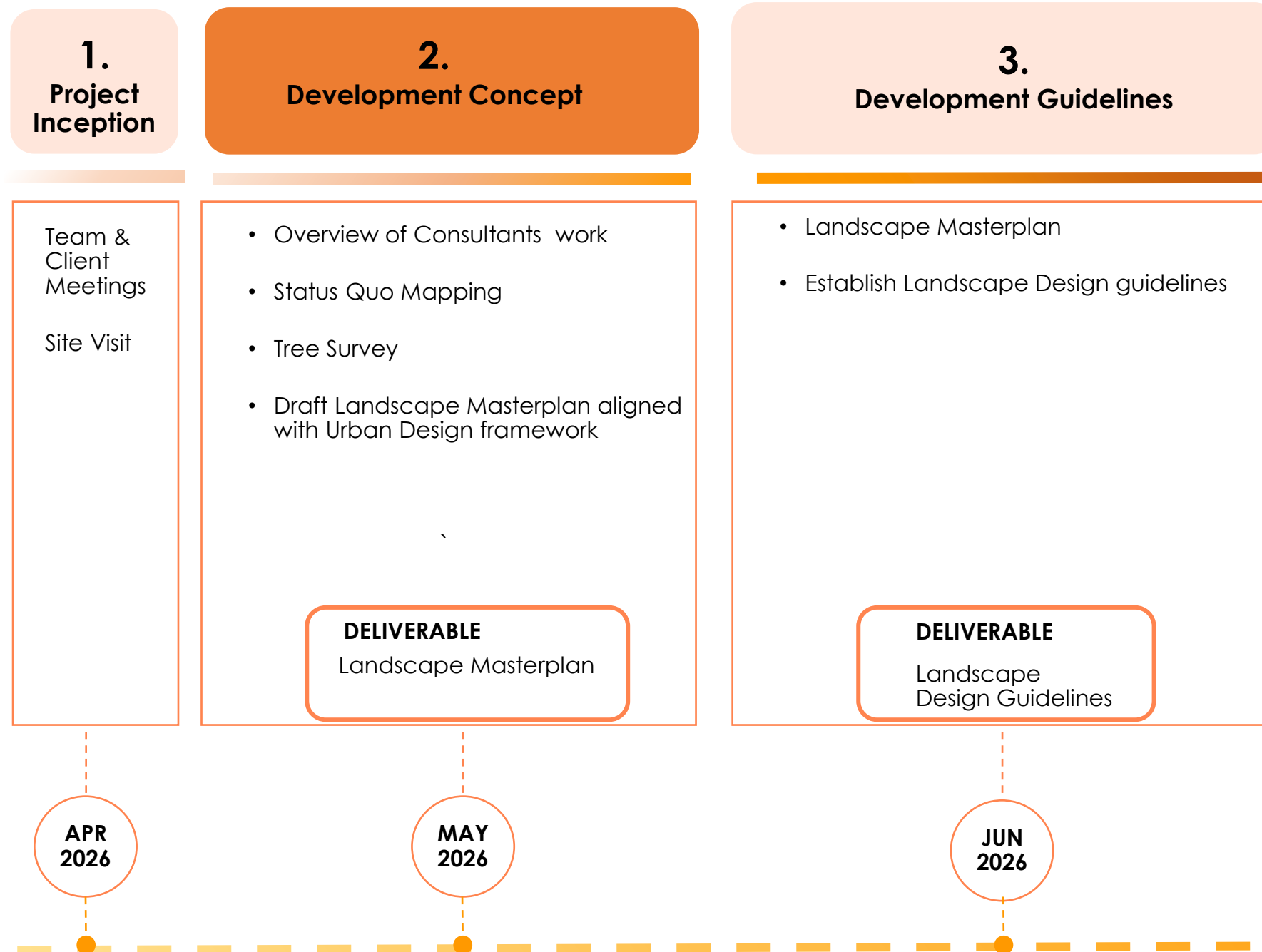
FIGURE 1: Site Location



PROJECT TIMELINE

LANDSCAPE ARCHITECTURE PROCESS

Phase 2: Development Concept



Contextual analysis

Natural System

Green System: The site forms part of the broader Atlantic Seaboard ecological and recreational network linking Green Point Urban Park, Signal Hill and the Sea Point Promenade. The landscape should strengthen biodiversity, enhance ecological connectivity, utilise indigenous planting and provide high-quality public open space that contributes to environmental resilience and community wellbeing.

Blue System: The Atlantic coastline, stormwater network and water-sensitive landscape interventions form the site's blue infrastructure system. Opportunities exist to implement sustainable urban drainage measures, improve stormwater management, support climate adaptation and strengthen the relationship between public open space and the coastal environment.



Informants

Heritage

History and Heritage remnants

- The Site had once formed part of the green point common and green belt.
- A tree lined edge was planted along the park edge and could be seen as early as 1878 and as mature trees by 1945 (refer map 2).
- As development progressed, many of the Eucalyptus trees had been removed to allow for sport (bowling greens) 1980 and later building development (refer map 4).

Protection Areas

- Remnants of the Eucalyptus tree avenue remains within the site extent.
- These trees are to be retained and protected as a heritage resource.
- The tree avenue remnants could be incorporated as a shaded recreation amenity on the site for public enjoyment, trade market place or art installation area.

1



Historic map – indicates tree lined avenue along Main Road. Source: City Maps, 1878 Wilson

2



Historic map – indicates tree lined avenue along Main Road. Source: City Maps, 1945 Aerial Imagery

3



Historic map – indicates tree lined avenue along Main Road. Source: City Maps, 1980 Aerial Imagery

4



Historic map – indicates tree lined avenue along Main Road. Source: City Maps, 2000 Aerial Imagery

5



Historic map – indicates tree lined avenue along Main Road. Source: City Maps, 2016 Aerial Imagery

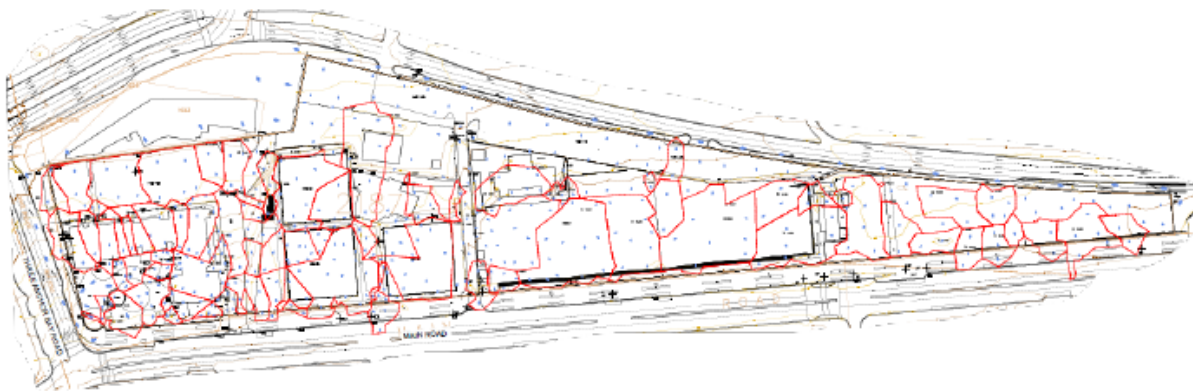
Review of previous consultant's report

Stormwater management plan

Existing Hydrological Context

The Three Anchor Bay site is situated immediately south of the Atlantic Ocean, with no natural watercourses located within or adjacent to the site. The site has been divided into several sub-catchments, each draining toward identified low points across the site. The overall drainage direction is from south to north toward the Atlantic Ocean.

(24020i-210C-TAB_ DRAFT SWMP REVOB)



Existing Catchment Areas

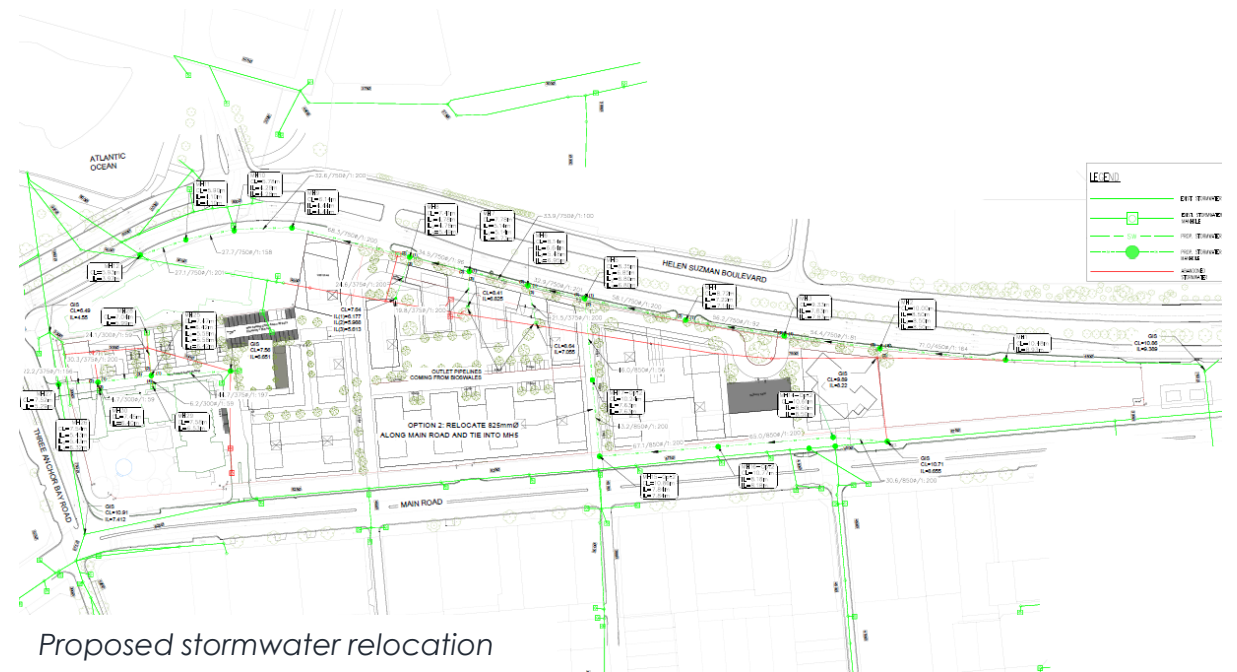
Water Sensitive Urban Design (WSUD) Requirements

The City requires all developments to implement Water Sensitive Urban Design (WSUD) and Sustainable Urban Drainage Systems (SuDS) principles.

The stormwater strategy must:

- Improve runoff quality.
- Manage runoff quantity.
- Promote groundwater recharge where feasible.
- Should enhance both amenity and biodiversity.
- Follow a treatment train approach. (24020i-210C-TAB_ DRAFT SWMP REVOB)

- The existing municipal stormwater pipelines traversing the site must be relocated into the surrounding road reserves and away from the proposed trees
- Stormwater strategy combines the use of green roofs, rainwater harvesting, pretreatment zones, lined grassed swales, and bioretention/bioswales area.



Proposed stormwater relocation



Site Analysis

OVERVIEW

1. Existing Services
2. Surround Site Context
3. Tree Survey

Site analysis

Surrounding Site context

The map (from Urban Design report) illustrates the immediate context surrounding the site within Green Point, one of Cape Town's most desirable urban precincts. The existing nine-storey CPOA building forms the northern boundary of the site, while the surrounding neighbourhood offers exceptional access to public amenities, open spaces, and recreational facilities.

The site is strategically located within walking distance of public transport routes, including MyCiti bus stops along Main Road, providing convenient connectivity to the broader city.

A defining feature of the location is its proximity to an extensive network of public open spaces and recreational destinations. To the north, the Sea Point Promenade, Three Anchor Bay Beach and the adjacent slipway provide opportunities for walking, running, cycling and outdoor recreation along Cape Town's iconic Atlantic coastline.

Within a short walking distance, residents have access to the gym, tennis clubs and a range of sporting facilities that support active and healthy lifestyles. Beyond these amenities lies Green Point Park, one of Cape Town's premier urban parks, offering expansive lawns, landscaped gardens, biodiversity areas, play spaces and pedestrian routes that encourage everyday recreation and social interaction.

Together, the Promenade, Green Point Park, sports facilities and surrounding public realm create a unique urban environment where access to green space, recreation and wellness amenities significantly enhances the quality of life for future residents and visitors to the development.



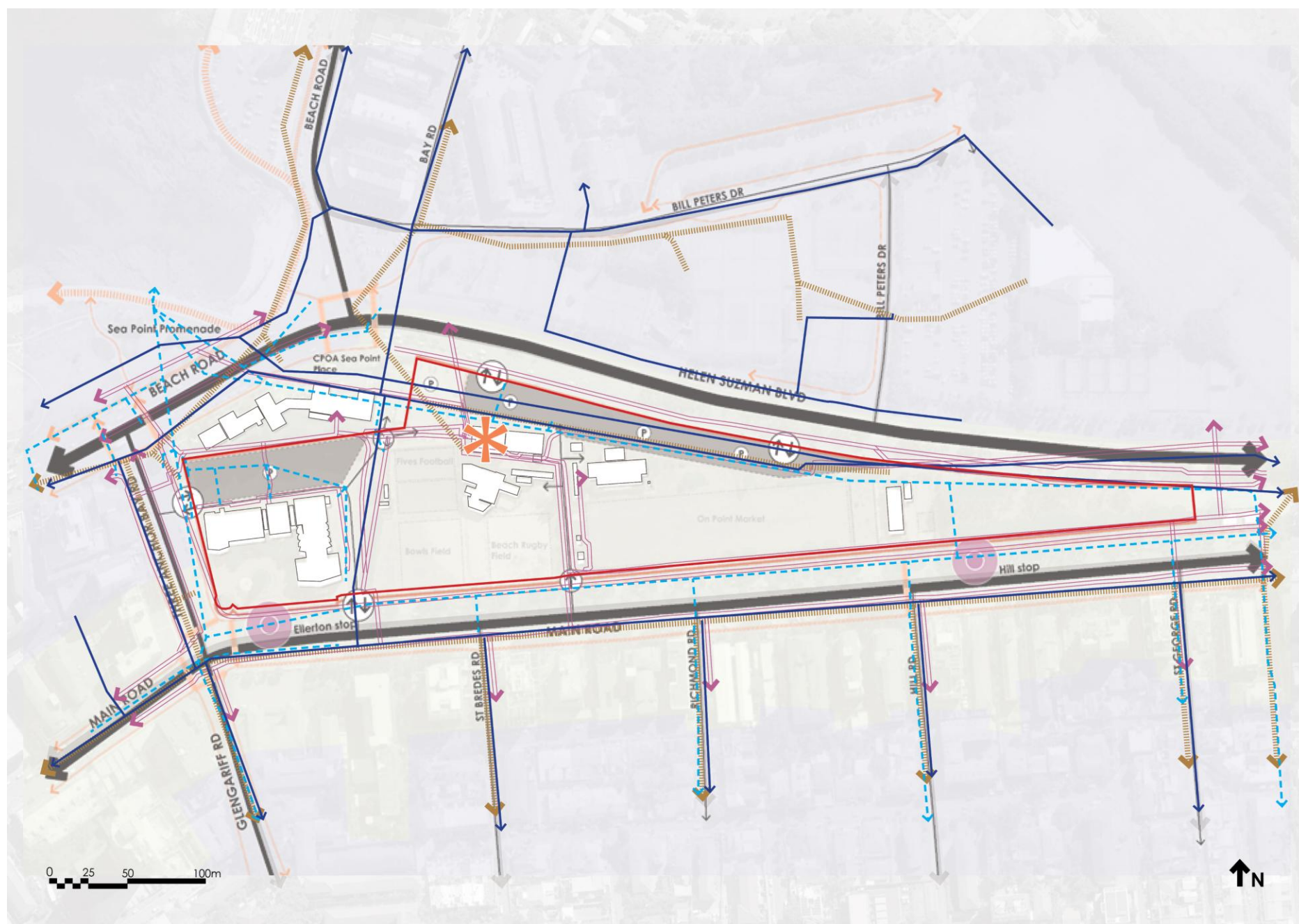
Site Analysis

Existing services

The site contains a number of existing services aligned to the buildings on site and bulk services crossing the site. The services infrastructure runs along the perimeter of the site, and notably along Helen Suzman Boulevard.

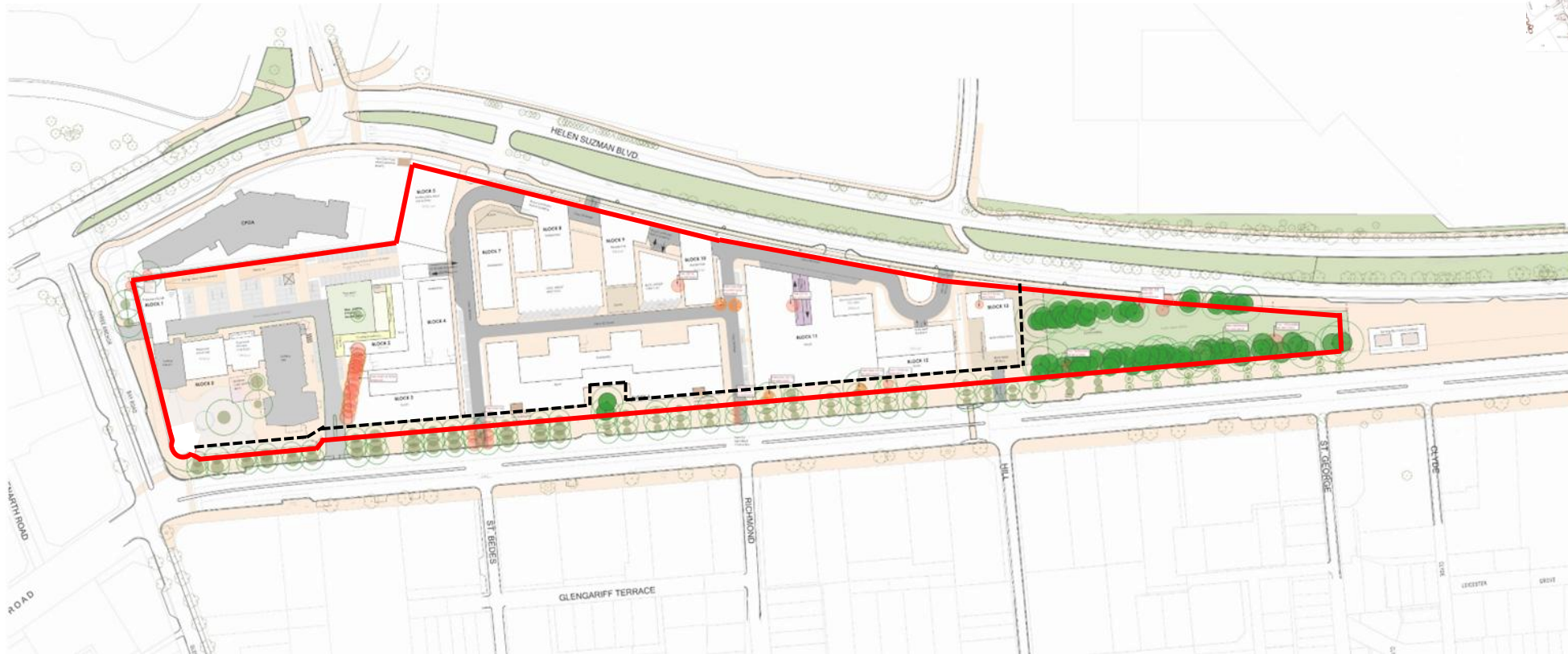
While the bulk services are planned to be redesigned to allow for the new development, the main road edge and boulevard edge does contain existing landscaping which should be preserved as far as possible.

New bulk services should be planned to reticulate within the development footprint and should allow for the incorporation of new tree avenues and planters in the pedestrian routes.



Site analysis

TREE SURVEY



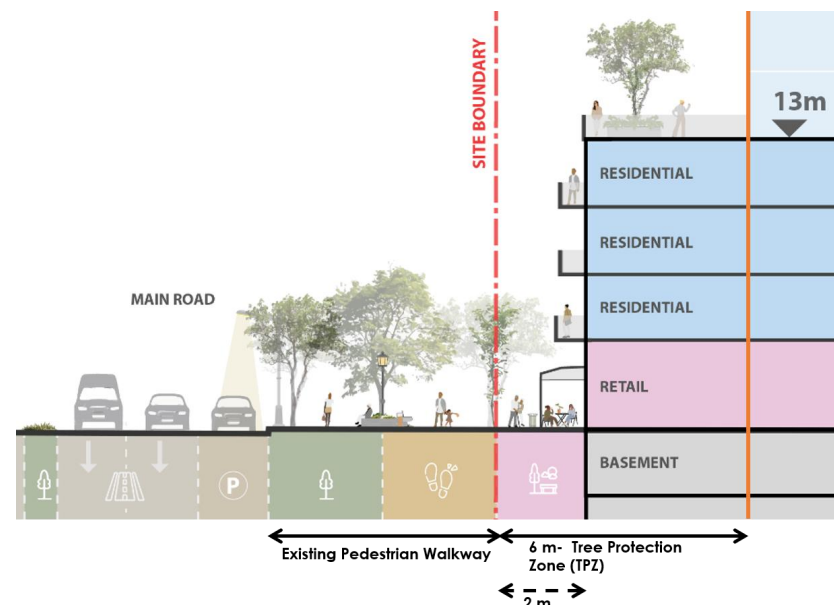
The proposed site contains 239 trees in the development area and street edges. This development incorporated the planting of Street trees and ground cover planting beds along the main road as well as NMT priority lanes. This zone has now mature trees, planted 16+ years. These trees should be maintained as far as possible and the tree inventory indicated the critical root zones for these trees.

The critical root zones for these trees averages a setback development line of approximately 6 meters (species and tree dependent) from the tree position and has been indicated in the tree plan.

Where this zone is larger and to preserve these trees, the building and basement footprint has been stepped and cannot exceed the boundary indicated.

LEGEND

- Site Boundary
- Heritage Tree extent
- Tree protection boundary / building setback
- Tree protection Zone
- Trees to be relocated
- Tree to be removed (Qty – 33)



Site analysis

Tree Protection Zone (TPZ) / Tree Protection Points

Definition and Importance

- The Tree Protection Zone (TPZ) is also referred to as the critical root zone and is generally located beneath the tree canopy/dripline.
- Approximately 85% of a tree's root mass is found within this zone. Damage within this area can severely affect the tree's health and survival.

Protection Measures

- The entire critical root zone should be protected from damage to ensure tree survival, especially for mature, vulnerable, or unhealthy trees.
- Development, excavation, paving, or trenching should ideally be kept outside the dripline of the tree.

Avoid:

- Soil compaction within the TPZ
- Parking heavy machinery under trees
- Storage of materials within the TPZ.

- Changes to soil levels around trees
- Hard surfacing close to trunks
- Trenching through root zones

Alternatives to Tree Removal (Transplanting & Retention Options)

Tree Transplanting

- Transplanting should be considered before felling trees.
- Smaller trees generally have a higher transplant survival rate than mature trees.
- A qualified arborist or skilled tree worker should advise on transplanting methods.

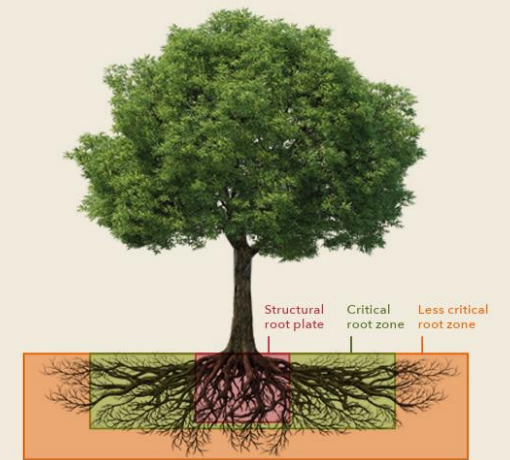
During transplanting:

- The root ball must remain moist and intact.
- Trenches should be carefully excavated around the root zone.
- Root balls should be undercut and shaped before lifting.

Retention and Ecological Value

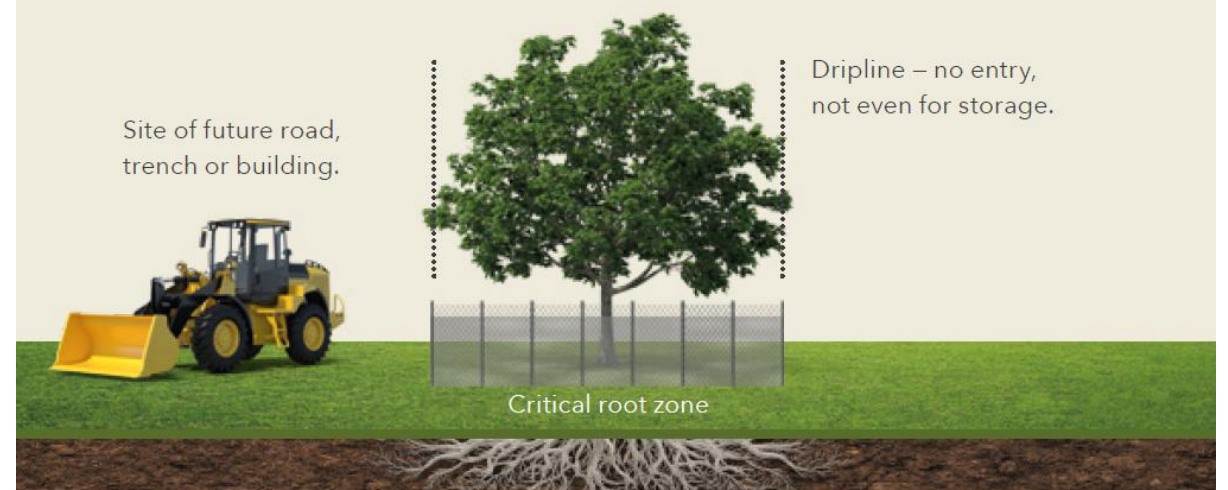
- Mature and significant trees should be retained wherever possible due to their ecological, cultural, and aesthetic value.
- Even mature exotic trees may contribute significantly to cultural landscapes and local character and should not automatically be removed.
- Trees should only be removed if they pose an unmanageable risk to people, property, or infrastructure.

FIGURE 3: TYPICAL ROOT ZONES OF A TREE



COCT- Green Infrastructure Programme Trees

FIGURE 15: PROTECTIVE HOARDING IN LINE WITH THE DRIPLINE



COCT- Green Infrastructure Programme Trees












Landscape Plan

The Landscape Masterplan incorporates hard and soft recreation and pedestrian spaces for public and resident enjoyment:

- ① The retention of the existing Eucalyptus trees in a hard landscape area. This space could be utilized as a forecourt to the hotel facility and could be a multipurpose space used to accommodate market space, art installations or serve as parking overflow.
- ② The existing Fan Walk tree avenue will be retained to preserve its distinctive character and to strengthen pedestrian connectivity.
- ③ Landscaped sidewalks and tree avenues identify main road network and assist with improving the pedestrian environment. These are planned to incorporate swales along the pedestrian route between the street parking and walkways.
- ④ Additional tree planting along Helen Suzman Boulevard will act as a visual screen. This tree line is planned to extend along the route towards the promenade to improve the pedestrian route.
- ⑤ Bioswales have been incorporated along Helen Suzman for stormwater management.
- ⑥ Soft Landscaped courts for recreation and as a amenity for residents.
- ⑦ Hard court/ plaza



Landscape Master Plan

- Key:**
-  Existing Green network
 -  New Green spaces
 -  New development
 -  Existing civic building
 -  Proposed Bio Swales
 -  Existing Eucalyptus trees
 -  Existing treed avenue/Fan Walk
 -  New street tree
 -  Existing tree to be removed
 -  Vehicular Entry/ Exit
 -  Pedestrian movement



Stormwater and Suds

Bioswales are proposed to be located along the internal road edges, along the pedestrian routes and along the Northern edge of the site.

The swales are planned to accommodate 162m³ volume of water on site and planned to be incorporated as part of the green network.

Management of the stormwater on the site has been aligned to improving the water quality before it moves offsite.

Key:

 Bioswales



Heritage Tree Remnants

- Remnants of the Eucalyptus tree avenue remains within the site extent.
- New trees are planned to extend along the planted courts, in alignment with historic the tree row. This is located along the northern edge of the mixed use block along the internal street running across the site in the East/ West direction. It is extended as an avenue along the rear of the retail building and would form a screen to the loading area.



Planting palette

The planting palette has been provided to guide planting selection aligned to the specific zone in the landscape or activity planned for the space.

4 areas have been indicated in the landscape plan and may be categorized as edge zones, which are roads, parking areas and interfaces, transition Zones, which are typically pedestrian routes.

Suds zones, which would contain the bioswales and stormwater systems, and lastly the parks and activity areas, which are either hard courts and plazas or soft landscaped areas for recreation use.



EDGE ZONE

(Roads, parking, interfaces)

Purpose: buffer, dust control, soften hard edges, low maintenance

Groundcovers

Carpobrotus edulis
Gazania rigens
Arctotis acaulis

Shrubs

Metalsia muricata
Agathosma capensis
Salvia africana

Feature / Structural

Buddleja saligna
Searsia crenata
Vachellia karroo

TRANSITION ZONE

(Movement corridors, visual connectors)

Purpose: connect dry → wet areas, strong visual identity

Groundcovers

Dimorphotheca fruticosa
Pelargonium capitatum
Dymondia margaretae

Shrubs

Leonotis leonurus *Salvia chamelaeagnea*
Tecoma capensis

Feature / Structural

Crocasmia aurea
Kniphofia uvaria
Virgilia oroboides

SuDS ZONE

(Bioswales / attenuation / stormwater systems)

Purpose: stormwater management (Green Star credits)

Groundcovers

Ficinia nodosa
Mariscus congestus

Shrubs

Juncus effusus
Isolepis prolifera

Feature / Structural

Restio quadratus
Elegia tectorum

PARKS + ACTIVITY AREAS

Purpose: human comfort, pause spaces, passive recreation, social use.

Groundcovers

Dymondia margaretae
Gazania rigens

Shrubs

Salvia africana
Pelargonium capitatum

Feature / Structural (Shade + identity)

Olea europaea subsp. *africana*
Vachellia karroo
Virgilia oroboides

Site analysis

Existing site conditions

The green network builds on existing site conditions and environmental informants to establish a connected landscape framework that integrates the proposed development with its surrounding context, including the adjacent promenade.

Key informants:

- ① The retention of the existing Eucalyptus Glade, which holds heritage significance. Due to the protected status of these trees and the spatial constraints they impose, the area beneath the canopy will remain largely open and flexible in use. Similar to its current function, it can accommodate informal parking during event days while also serving as a landscaped open space when not in use.
- ② The existing Fan Walk treed avenue will be retained to preserve its distinctive character and to strengthen pedestrian connectivity. A 2-meter offset of the building from the site boundary is proposed to protect existing tree root zones.
- ③ Within the development, the proposed road network will incorporate landscaped sidewalks and tree planting to create a comfortable pedestrian environment.
- ④ Additional tree planting along Helen Suzman Boulevard will act as a visual screen in accordance with heritage guidance.
- ⑤ The network also includes a residential pocket park,
- ⑥ Bioswales for stormwater management,
- ⑦ Landscaped parking courts to reduce visual impact and improve microclimate conditions, and
- ⑧ Dedicated outdoor play areas associated with the proposed crèche.

Further detail will be outlined in the landscape intent section.

