



iLifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

**NOTIFICATION
 OF
 INTENT
 TO
 DEVELOP**

Completion of this form is required by Heritage Western Cape for the initiation of all impact assessment processes under Section 38(1) & (8) of the National Heritage Resources Act (NHRA).

Whilst it is not a requirement, it may expedite processes and in particular avoid calls for additional information if certain of the information required in this form is provided by a heritage specialist/s with the necessary qualifications, skills and experience.

A. APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NEMA)

HWC Case Number: 16092210

DEADP Reference Number:

NOTE 1: An HWC case number must be obtained and application fee paid in advance of submission of this form.

NOTE 2: A DEADP (W Cape Dept. Environment Affairs & Development Planning) reference number must be included in all NHRA Section 38(8) processes where DEADP is the decision making authority under NEMA. The effect of this requirement is that the NEMA process must be initiated with DEADP prior to the NHRA process with HWC.

If a DEADP reference number is not entered above please check one of the following boxes:

This application is made in terms of Section 38(8) of the NHRA and an application under NEMA has been made to the following authority: DEA and DP

This development will not require a NEMA application.

NOTE 3: Making an incorrect statement or providing incorrect information in this part of the form may result in all or part of the application having to be reconsidered by HWC in the future, or submission of a new application.

B. BASIC DETAILS

PROPERTY DETAILS:

Name of property: Three Anchor Bay Site

Street address or location (eg: off R44): Located on the corner of Main Road and Glengariff Road

Erf or farm number/s:

Coordinates: 33°54'28.46"S 18°23'52.33"E
 (A logical centre point. Format based on WGS84.)

Town or District: Three Anchor Bay

Responsible Municipality: Cape Town Municipality

Extent of property: Site extent 4 ha. Extent of proposed development footprint to be confirmed

Current use:

Predominant land use/s of surrounding properties: Current use: Sea Point library, bowling greens and green strip along the Main Road.

Mixed residential and commercial development borders along the southern boundary of site. To the north of the site is the surrounding coastline incorporating higher density residential development and to the north east is the Green Point Urban Park and Cape Town Stadium. The immediate surrounding consists of the Green Point Promenade to the northwest of the proposed site and mixed use development along the Main Road.

REGISTERED OWNER OF PROPERTY:

Name City of Cape Town		
Address Private Bag X9181, Cape Town, 8000		
Telephone 021 400 1111	Cell	E-mail quahnita@vidamemoria.co.za
<p>By the submission of this form and all material submitted in support of this notification (ie: 'the material'), all applicant parties acknowledge that they are aware that the material and/or parts thereof will be put to the following uses and consent to such use being made: filing as a public record; presentations to committees, etc; inclusion in databases; inclusion on and downloading from websites; distribution to committee members and other stakeholders and any other use required in terms of powers, functions, duties and responsibilities allocated to Heritage Western Cape under the terms of the National Heritage Resources Act. Should restrictions on such use apply or if it is not possible to copy or lift information from any part of the digital version of the material, the material will be returned unprocessed.</p>		
<p>I confirm that I enclose with this form four hardcopies of all material submitted together with a CD ROM containing digital versions of all of the same.</p>		

Signature of owner or authorised agent
(Agents must attach copy of power of attorney to this form.)

Date 13 / September / 2016

DEVELOPMENT DETAILS:

Please indicate below which of the following Sections of the National Heritage Resources Act, or other legislation has triggered the need for notification of intent to develop.	
<input type="checkbox"/> S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.	S38(1)(c) Any development or activity that will change the character of a site - <input checked="" type="checkbox"/> (i) exceeding 5 000m ² in extent; <input type="checkbox"/> (ii) involving three or more existing erven or subdivisions thereof; <input type="checkbox"/> (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years.
<input type="checkbox"/> S38(1)(b) Construction of a bridge or similar structure exceeding 50m in length.	
<input checked="" type="checkbox"/> S38(1)(d) Rezoning of a site exceeding 10 000m ² in extent.	
<input checked="" type="checkbox"/> Other triggers, eg: in terms of other legislation, (ie: National Environment Management Act, etc.) Please set out details: General Notice (GN) 544 (23) and GN 546 (12) in terms of NEMA	If you have checked any of the three boxes above, describe how the proposed development will change the character of the site: The site will be transformed from a open space and public library into a mixed-use development

If an impact assessment process has also been / will be initiated in terms of other legislation please provide the following information:

Authority / government department (ie: consenting authority) to which information has been /will be submitted for final decision: Department Environmental Affairs and Development Planning

Present phase at which the process with that authority stands: Heritage application submitted as the first phase. Environmental process has not yet commenced, environmental triggers are to be confirmed.

Provide a full description of the nature and extent of the proposed development or activity including its potential impacts (eg: changes in land use, envisaged timeframes, provision of additional bulk services, excavations, landscaping, total floor area, height of development, etc. etc.):

It is proposed to optimise opportunities and marketability of the Three Anchor Bay Site to ensure and secure an income stream for economic and environmental sustainability of the area. This is to be achieved through amending existing planning and environmental statutory conditions pertaining to the proposed site.

It is proposed to transform Three Anchor Bay site from public library and public open space to a commercial structure. Various alternatives will be considered by the design team and assessed within the heritage, environmental and planning processes.

The rationalisation of cadastral boundaries has led to the identification of the Three Anchor Bay site as a strategic development opportunity. The site has been identified for development as a mixed use high density residential and commercial development. The proposal includes demolition of current structures located on site, including the Sea Point Library.

C. HERITAGE RESOURCES AND IMPACTS THEREUPON

Section 3 of the National Heritage Resources Act sets out the following categories of heritage resource as forming part of the national estate. Please indicate the known presence of any of these by checking the box alongside and then providing a description of each occurrence, including nature, location, size, type

Failure to provide sufficient detail or to anticipate the likely presence of heritage resources on the site may lead to a request for more detailed specialist information.

(The assistance of relevant heritage professionals is particularly relevant in completing this section.)

Provide a short history of the site and its environs (Include sources where available): Three Anchor Bay is a small anchorage in Table Bay. Its name was first recorded in Dutch records of 1661, and probably refers to a defensive chain which stretched across the bay and was probably secured in place by three anchors. (Reference: South Frican History Online). The site houses the Sea Point library, considered to possess high social and architectural value .

Please indicate which heritage resources exist on the site and in its environs, describe them and indicate the nature of any impact upon them:

	Places, buildings, structures and equipment of cultural significance
<input checked="" type="checkbox"/>	Description of resource: Sea Point Library (renamed to Colin Eglin Sea Point Library) Description of impact on heritage resource: Potential demolition and loss of heritage resource and largest public library in the Western Cape

<input type="checkbox"/>	Places to which oral traditions are attached or which are associated with living heritage Description of resource: None Description of impact on heritage resource: None expected
<input checked="" type="checkbox"/>	Historical settlements and townscapes Description of resource: Contribution to the historical townscape Description of impact on heritage resource: Impact of proposed scale and extent of development in relation to green and recreational space
<input type="checkbox"/>	Landscapes and natural features of cultural significance Description of resource: None Description of impact on heritage resource: None expected.
<input type="checkbox"/>	Geological resources of scientific or cultural importance Description of resource: None Description of impact on heritage resource: None expected
<input checked="" type="checkbox"/>	Archaeological resources (Including archaeological sites and material, rock art, battlefields & wrecks): Description of resource: The site falls within a sensitive archaeological context and therefore further archaeological studies is recommended Description of impact on heritage resource: Potential impact on archaeological resources at the 3 Anchor Bay site
<input type="checkbox"/>	Palaeontological resources (ie: fossils): Description of resource: None Description of impact on heritage resource: None expected
<input type="checkbox"/>	Graves and burial grounds (eg: ancestral graves, graves of victims of conflict, historical graves & cemeteries): Description of Resource: None Description of Impact on Heritage Resource: None expected
<input type="checkbox"/>	Other human remains: Description of resource: None Description of impact on heritage resource: None expected
<input type="checkbox"/>	Sites of significance relating to the history of slavery in South Africa: Description of resource: None Description of impact on heritage resource: None expected
<input type="checkbox"/>	Other heritage resources: Description of resource: None Description of impact on heritage resource: None expected

Describe elements in the environs of the site that could be deemed to be heritage resources:
The site has been identified as falling within the proposed Green Point Common Provincial Heritage Site. The boundaries and conservation management plans are yet to be finalised. The site is considered to fall within the area identified as possessing high heritage significance and value.

Description of impacts on heritage resources in the environs of the site: Heritage impacts are expected as the site is considered as possessing high heritage value and significance. Heritage issues to be considered include interface of 3 Anchor Bay precinct and heritage resources, retention of distinctive boundaries, potential visual impact, loss of open space and linkages to surrounding heritage sites.

Summary of anticipated impacts on heritage resources:

Heritage impacts are expected as the site is considered as possessing heritage value and significance.

Heritage impacts are expected as the site is considered as possessing high social, historical and architectural heritage value and significance. Impacts are expected with the transformation of the site from a public amenity to accommodate a mixed used development.

It is thus recommended that a HIA be conducted in terms of Section 38 of the NHRAct incorporating a brief historical study, social study, specialist archaeological and visual and landscape mitigation studies.

ILLUSTRATIVE MATERIAL (This form will not be processed unless the following are included):

Attach to this form a minimum A4 sized locality plan showing the boundaries of the area affected by the proposed development, its environs, property boundaries and a scale. The plan must be of a scale and size that is appropriate to creating a clear understanding of the development.

Attach also other relevant graphic material such as maps, site plans, satellite photographs and photographs of the site and the heritage resources on it and in its environs. These are essential to the processing of this notification.

Please provide all graphic material on paper of appropriate size and on CD ROM in JPEG format. It is essential that graphic material be annotated via titles on the photographs, map names and numbers, names of files and/or provision of a numbered list describing what is visible in each image.

D. RECOMMENDATION

In your opinion do you believe that a heritage impact assessment is required? Yes No

Recommendation made by:

Name Quahnita Samie

Capacity Heritage consultant (vidamemoria heritage consultants)

PLEASE NOTE: No Heritage Impact Assessment should be submitted with this form or conducted until Heritage Western Cape has expressed its opinion on the need for such and the nature thereof.

E. INFORMATION TO BE PROVIDED AND STUDIES TO BE CONDUCTED AS PART OF THE HERITAGE IMPACT ASSESSMENT (HIA)

If it is recommended that an HIA is required please complete this section of the form.

DETAILS OF HERITAGE PRACTITIONERS AND SPECIALISTS INTENDING TO CONDUCT THE HIA:

	Name of individual:	Name of Practice:	Area of specialisation:
1.	Qualifications:		
	Experience:		
	Standing in heritage resource management:		
	E-mail Address:	Telephone:	Cell:

2.	Name of individual:	Name of Practice:	Area of specialisation:
	Qualifications:		
	Experience:		
	Standing in heritage resource management:		
	E-mail Address:	Telephone:	Cell:
3.	Name of individual:	Name of Practice:	Area of specialisation:
	Qualifications:		
	Experience:		
	Standing in heritage resource management:		
	E-mail Address:	Telephone:	Cell:
4.	Name of individual:	Name of Practice:	Area of specialisation:
	Qualifications:		
	Experience:		
	Standing in heritage resource management:		
	E-mail Address:	Telephone:	Cell:
5.	Name of individual:	Name of Practice:	Area of specialisation:
	Qualifications:		
	Experience:		
	Standing in heritage resource management:		
	E-mail Address:	Telephone:	Cell:
If this submission is made in terms of Section 38(8) of the National Heritage Resources Act indicate below the particulars of the principle environmental consultant on the project.			
Name of individual:			
Name of Practice:			
Area of specialisation:			
E-mail Address:			
Telephone:			
Cell:			
Postal Address:			

DETAILS OF STUDIES TO BE CONDUCTED IN THE INTENDED HIA

In addition to the requirements set out in Section 38(3) of the NHRA, indicate envisaged studies:	
<input type="checkbox"/>	Heritage resource-related guidelines and policies.
<input type="checkbox"/>	Local authority planning and other laws and policies.
<input type="checkbox"/>	Details of parties, communities, etc. to be consulted.

<input type="checkbox"/>	Specialist studies, eg: archaeology, palaeontology, architecture, townscape, visual impact, etc. Provide details:
<input type="checkbox"/>	Other. Provide details:
PLEASE NOTE: Any further studies which Heritage Western Cape may resolve should be submitted must be in the form of a single, consolidated report with a single set of recommendations. Specialist studies must be incorporated in full, either as chapters of the report, or as annexures thereto.	

Our Ref: HM/ CAPE TOWN METROPOLITAN/ SEA POINT/ THREE ANCHOR BAY SITE
Case No.: 16092210WD1011E
Enquiries: Waseefa Dhansay
E-mail: waseefa.dhansay@westerncape.gov.za
Tel: 021 483 9533
Date: 17 October 2016



RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: HIA REQUIRED
In terms of Section 38(4) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

NOTIFICATION OF INTENT TO DEVELOP: THE PROPOSED MIXED USE DEVELOPMENT ON THREE ANCHOR BAY, SEA POINT, SUBMITTED IN TERMS OF SECTION 38(4) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 16092210WD1011E

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 11 October 2016. This matter was discussed at the Heritage Operational Management Services (HOMS) meeting held on 14 October 2016.

You are hereby notified that, since there is reason to believe that proposed development on the Three Anchor Bay Site, Sea Point, will impact on heritage resources, HWC requires that a Heritage Impact Assessment (HIA) that satisfies the provisions of section 38(3) of the NHRA be submitted.

The following specialist studies are required:

- Visual Impact Assessment
- Built Environment Analysis
- Architectural and Landscape Guidelines
- Socio-historic Assessment
- The comments of the relevant registered conservation bodies, relevant Interested & Affected Parties and the relevant Municipality must be requested and included in the HIA where provided. Proof of these requests must be supplied.

The phased HIA approached is endorsed for this application process. The Urban Design Guidelines to be submitted with Phase 1 HIA and architectural and Landscaping guidelines to be incorporated in Phase 2. All phases of the HIA need to have revised public participation.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.

Yours faithfully

.....
Mr. Mxolisi Dlamuka
Chief Executive Officer, Heritage Western Cape

www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • Postal Address: Private Bag X9067, Cape Town, 8000
• Tel: +27 (0)21 483 5959 • E-mail: hwc.hwc@westerncape.gov.za

Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • Posadres: Privaatsak X9067, Kaapstad, 8000
• Tel: +27 (0)21 483 5959 • E-pos: hwc.hwc@westerncape.gov.za



Fw: Confirmation of validity of 2016 HWC response to NID Three Anchor Bay

From Tarryn Solomon <tarryn@infinityenv.co.za>
Date Fri 5/29/2026 10:19 AM
To Kelly Gilmour <kelly@infinityenv.co.za>

1 attachment (411 KB)

2016 10 17 revised HWC comment Three Anchor Bay.pdf;

Regards,

Tarryn Solomon

Environmental Consultant
Infinity Environmental

076 223 4533
021 834 1602

From: Waseefa Dhansay <Waseefa.Dhansay@westerncape.gov.za>
Sent: Tuesday, May 12, 2026 10:36 AM
To: lize@lizemalan.co.za <lize@lizemalan.co.za>
Cc: Anine Trümpelmann <anine@planning.co.za>; Garth Glaum <garth@planning.co.za>; Tarryn Solomon <tarryn@infinityenv.co.za>
Subject: RE: Confirmation of validity of 2016 HWC response to NID Three Anchor Bay

Dear Lize

There has been no HIA submitted a yet so the requirements for the HIA is still applicable should the development remain in process.

-

Kind regards

Waseefa Dhansay
Assistant Director: Professional Services

Heritage Resource Management Services
Protea Assurance Building Greenmarket Square, Cape Town
Contact Number: 021 829 3321
Website: www.hwc.org.za / www.westerncape.gov.za

Need to make an application to HWC?

HWC has migrated its applications to SAHRIS
www.sahris.org.za

CLICK HERE to register your account and access all the available features

SAHRIS



From: Lize Malan <lize@lizemalan.co.za>
Sent: Tuesday, May 12, 2026 10:14 AM
To: Waseefa Dhansay <Waseefa.Dhansay@westerncape.gov.za>
Cc: 'Anine Trümpelmann' <anine@planning.co.za>; Garth Glaum <garth@planning.co.za>; 'Tarryn Solomon' <tarryn@infinityenv.co.za>
Subject: RE: Confirmation of validity of 2016 HWC response to NID Three Anchor Bay

Waseefa

Sorry to bother you with this, but could you kindly confirm that the attached ROD is still applicable.

Regards
Lize



From: Kelly Gilmour <kelly@infinityenv.co.za>
Sent: Tuesday, 12 May 2026 09:17
To: lize@lizemalan.co.za
Cc: Anine Trümpelmann <anine@planning.co.za>; Garth Glaum <garth@planning.co.za>; Tarryn Solomon <tarryn@infinityenv.co.za>
Subject: Confirmation of validity of 2016 HWC response to NID Three Anchor Bay

Good morning Lize,

I hope you are well. I had a conversation with the DEA&DP case officer on Friday and he has indicated that the response to our NOI will include a request for confirmation that the 2016 response to the NID from HWC is still applicable/valid for the Three Anchor Bay development. Some form of proof, such as a statement or email confirmation from HWC, will be required. Would you be able to assist with obtaining such confirmation?

Kind Regards,

Kelly Gilmour

Environmental Consultant | Cand. Sci. Nat. | Cand. E.A.P



-
kelly@infinityenv.co.za
C: 071 689 4428
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Collingwood Building, Black
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2 Fir Street, Observatory 7925

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