

GrandWest Mall development breaks ground

Sod-turning ceremony marks the formal start of construction on the 22,000m² convenience mall designed to integrate seamlessly with South Africa's premier entertainment precinct, and confirms completion and opening scheduled for June 2027

Cape Town, 19 June 2026 — Flanagan & Gerard Property Group and GrandWest, a subsidiary of Sun International, today marked the official start of construction on the R650 million GrandWest Mall development within the GrandWest entertainment precinct in Cape Town with a sod-turning ceremony.



The milestone follows the successful transfer of land into the joint venture between Flanagan & Gerard (90%) and GrandWest (10%), announced in May 2026.

The 22,000m² single-level convenience shopping centre enters the construction phase with strong commercial momentum. More than 70% of the gross lettable area is let, with a further 20% under offer. The anchor grocery tenants — a 3,000m² Checkers FreshX and a 2,500m² SuperSpar — are confirmed, alongside Dis-Chem, Clicks and brands from the Mr Price Group, Truworths Group and Pepkor.

Speaking at the sod-turning ceremony, James Vos, Mayoral Member for Economic Growth, City of Cape Town, commented, *“The sod-turning ceremony for the R650 million GrandWest Mall development reflects confidence in Cape Town’s economy and its growth outlook. Developments like this highlight the role of private sector investment in driving growth, creating jobs and strengthening the retail and commercial economy”*. He added that as lead of the City’s Ease of Doing Business Programme, it was encouraging to see continued private sector contribution, noting that through the Air Access Programme there are now more than 230 international flights per week during peak season, supporting tourism and trade. Vos said the City’s demand-side work is being driven through the This Is Cape Town campaign, which he launched last year across six continents and 55 cities. *“Investments like GrandWest Mall motivate me to keep improving the conditions for investment and growth in our city,”* emphasised Vos.

Local procurement and community employment

Flanagan & Gerard and GrandWest have made local procurement a core commitment of the development. Preference will be given to Western Cape-based subcontractors, materials suppliers and tradespeople throughout the build. This approach supports regional employment, strengthens local supply chains and ensures the development reflects the character and capability of its community.

The well-established Western Cape-based company with a legacy dating back to 1960, Isipani Construction, was appointed as main contractor for the development following a rigorous, competitive procurement process. Preliminary works have been completed, and the site established for construction, which commenced in May 2026.

The project will proceed without disruption to existing operations at GrandWest. The casino, hotel and entertainment facilities will continue to trade normally throughout the construction period.

Design inspired by the Western Cape

GrandWest Mall is designed by retail architecture specialist MDS Architecture, with partner Pierre Lahaye heading the project.

Lahaye reports, *"We challenged ourselves to combine elements that people associate with the Western Cape together with those found in the existing casino complex, which replicates some of Cape Town's most famous landmarks. The design embodies contemporary Cape Town experiences, drawing inspiration from nature and the region's renowned wineries to create a retail environment that speaks directly to the region's identity."*

The single-level mall follows a gentle curve. The curved form, derived from the Fibonacci sequence, creates visual references to shells, ocean waves and sailing craft, with lighting elements reference lobster cages and other coastal forms. A visit to GrandWest Mall becomes a journey of discovery. No single sightline reaches the full length of the mall, enticing visitors to explore. The mall's three entrances are anchored by its major supermarket tenants and three main courts, providing orientation points throughout the building.

Seamless integration and style

The integration with the existing casino and entertainment complex received particular care. The dining and entertainment interface zone adjoining the casino precinct will feature Panarottis, Ocean Basket and RocoMamas, with the restaurant area opening onto external terraces enjoying views north toward Table Mountain.



Ulrik Bengtsson, Group Chief Executive Officer of Sun International says, *“For Sun International, this investment is about keeping GrandWest relevant, vibrant and responsive to how people live, shop and spend their time today. It extends the GrandWest precinct, bringing retail, dining, entertainment and leisure together in a more connected and convenient way.”*

The mall’s centre court is designed as a flexible space for promotions, events, pop-up tenancies and casual seating. External areas have been planned as a multifunctional space that can accommodate markets and events, in addition to parking. A moat from the historic fort feature will be relocated, with its fish incorporated into the landscaping scheme, preserving continuity with the existing precinct theme.

Dedicated attention to detail

Material choices for the mall are organic, tactile and authentic, including exposed off-shutter concrete, natural timber and metal sheeting, drawing on the aesthetic of the Western Cape's contemporary wine estates. A muted, warm earthy colour palette leaves retailers to provide the energy and interest

Attention to detail defines every touchpoint. Ablution facilities have been conceived to a boutique hotel standard. They’ll be treated with consistent tiling, shell accents and Fibonacci

curves, as will the new mall's charging stations, seating and landscaping, ensuring that the quality of experience is maintained throughout the mall.

Paul Gerard, MD of Flanagan & Gerard Property Group, says, *"Breaking ground on GrandWest Mall is a moment we have worked toward with great commitment and care. The quality of the team assembled — from our joint venture partner and contractor through to our architect and tenants — will deliver a development the Western Cape community will be proud of. We look forward to welcoming shoppers in June 2027."*

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Image Captions

Image 1: left to right: Paul Gerard, MD at Flanagan & Gerard; James Vos - Mayoral member for Economic growth, City of Cape Town; Ulrik Bengtsson - Group CEO of Sun International and Pierre Lehaye - Partner at MDS Architecture

Image 2: left to right: James Vos - Mayoral member for Economic growth, City of Cape Town; Ulrik Bengtsson - Group Chief Executive officer of Sun International; Pierre Lehaye - Partner at MDS Architecture and Paul Gerard - Managing Director at Flanagan & Gerard.



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