

STAKEHOLDER FEEDBACK

THE REDEVELOPMENT OF ERF 2187, THREE ANCHOR BAY

NON-STATUTORY ENGAGEMENT AND MUNICIPAL ASSET TRANSFER REGULATIONS (MATR) PUBLIC ENGAGEMENT

The feedback received below has informed the proposed concept design, and responses can be found on the FAQ poster and in the Information Document.

Land Use, Zoning and Heritage

Clarification on whether land was part of Green Point Common and the current/required zoning under the Municipal planning By-Law. Concerns about heritage loss, both physical and cultural, and possible removal of land protections.

Affordable Housing

Clarification on definitions: "affordable," "low-cost," and "social" housing. Questions on target groups (middle-income vs low-income), financial models, and site viability.

Social Justice and Inclusion

Support for spatial justice and integration of lower-income residents into central areas.

Timeline and Process

Requests for clarity on project phasing, completion, and next steps.

Traffic, Infrastructure and Integration

Concerns about congestion, parking, and service capacity (water, power, schools). Impact on traffic on Foreshore Freeway and CBD.

Public Land Use

Objections to selling public beachfront land without maintaining public use. Suggestions: lease rather than sell, or use sale funds to build housing elsewhere.

Tourism and Public Space

Concerns of reduced recreational space, tourism appeal, and blocked sea views due to densification.

Developer Selection

Questions about timing, bidding process, and selection criteria for developers.

PUBLIC ENGAGEMENT ON THE DRAFT DEVELOPMENT CONCEPT

The **Draft Development Concept** has been prepared, incorporating public input, technical studies, and policy guidance. It provides a **framework for future development**, establishing key principles, structure, and parameters for the site. While it is **not a final design**, it will guide development and inform the **statutory application process**, including environmental assessment and further public comment.

