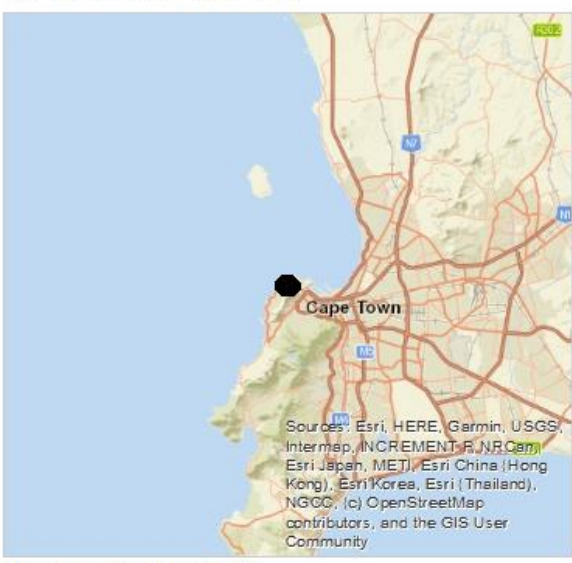


LAND POTENTIAL ASSESSMENT ON THE PROPOSED DISPOSAL OF ERF 2187 – GREEN POINT (GIS Key 51811472)

STATUS QUO ANALYSIS		MAP	STRATEGIC DEVELOPMENT POTENTIAL		RECOMMENDATION/NOTES	
1. Size and Consolidation Potential			7. Policy & Legislative Informants:	Flag: Yes	Category 3 Based on the analysis described in this report the erf 2187 has significant strategic development potential due to its strategic location to economic and social opportunity. To this end the following actions are recommended: 1. The subject erf for disposal (depicted in Figure 1) is circulated to the Human Settlements directorate for consideration as affordable housing, due to its highly strategic location. The sight should also be circulated to Community Services and Health for consideration in terms of a potential social cluster 2. The disposal of the site can be supported and must optimise the potential of the site as a high value strategic land parcel. The proposal should show potential for extraordinary public benefit in line with inclusive City visions. 3. The proposal should consider a) the retention of the library and consideration of the heritage qualities on site b) retention of mature trees; c) an affordable housing component d) positive incorporation of substations and services into the site design.	
• Total size/extent: 44936 m² • Consolidation Potential: Low			Policy Guidance: The Metropolitan Spatial Development Framework (MSDF, 2023) highlights the site's location within the Urban Inner Core Spatial Transformation Area, in which the MSDF calls for land use intensification. This is defined as increasing density and/or diversification to support TOD objectives. The site is situated to the West of the CBD Metropolitan Node. (MSDF, Table 9: 76): "targeted, prioritised areas earmarked for the largest spectrum of land use mix associated with the highest density of population and employment".			
rt	Rating: High		The Table Bay District Plan (2023) identifies the site as having potential for high density predominantly residential development, which could include active ground floor uses, such as retail and community facilities. The DSDF suggests further investigation related to high volume of affordable residential infill.			
• The erf is situated on Main Road, a lower order development route. The site also lies within the Sea Point District Node • The site is currently serviced with a range of existing public transport modes and it lies within the IRT 5km radius to the nearest station. • The site is located within a TAPs (transit accessible precincts) with a high accessibility score. • The erf has good access to the road network as access can be gained from Main Road and Three Anchor Bay road.			The site also contains existing social facilities so a social cluster would be favourable. What also needs to be considered is the general character of the area, its open spaces and heritage value, to ensure the incremental development doesn't affect the area adversely. In general, the policy supports urban development, however this needs to demonstrate fit within the context and promote public benefit.			
3. Land Use Context & Guidance			Legislative: The graded heritage assets onsite will require evaluation and processing in terms of the National Heritage Resources act, as determined through the relevant heritage authorities on advice of the heritage branch. A Municipal Planning By-Law process to rezone and possibly sub-divide off existing facilities, would be required in order to undertake urban development. A National Environmental Management Act process may be required depending on the volume of open space that would be redeveloped.			
Zoning: • The Erf is zoned Open Space 2: Public Open Space (OS2). Land use and surrounding Context: • The site is currently has buildings on it with a Library, sub-station, parking and bowling greens. • The surrounding areas is characterized by residential uses and medium density housing. Adjacent properties have GR5, OS2 and TR2 zonings. • The uses around the site mostly high density residential, social and community uses. The site is close to the more intense mixed use part of Main Road in Sea Point and within the Sea Point Node. • Many of the properties overlooking the site have sight lines to the urban park. Desired Land Use Outcome: • The City's DSDF identifies the site within an area earmarked for potential urban development. The site is also identified as a NDA (2) and affordable housing is encouraged on the site. The site is along a lower order development corridor, where higher development intensities are encouraged Proposed / Intended Use: • The site is being investigated for disposal. The site is identified in the Table Bay DSDF as having significant development potential because of its strategic location. • The site could be considered for substantially more development intensity, guided by the tall buildings policy.			Synthesis The site has significant strategic potential based on its location with respect to major metropolitan and local nodes and proximity to the City's IPTN. It has been identified as a potential new development Based on the above informants, disposal of this site for uses that are not related to the city's spatial transformation vision would not be an optimal use of this site. The site should be considered for more infill residential type development as proposed by the spatial policy or community facility space. The main spatial policy standpoint is that the site is a strategic asset and can provide a significant amount of public benefit, therefore it should be noted that either			
4. Infrastructure Capacity					Director: Urban Planning & Design	
• Based on available data, the subject erf falls within an area with sufficient infrastructure capacity.						
5. Environment, POS, Heritage & Risk						
• The ERF falls within the existing urban development footprint and it does not have environmental considerations and potential Risk factors. It is to be noted that the library site is graded 3A as a City heritage resource and the structures on the site are over 60 years old, the green spaces form part of the Green Point common heritage cluster with social significance it is graded 3C. The site is also identified as an institutional open space in the Table Bay DSDF as part of the open space system.						

6. Social Facility Potential	Flag: No		affordable housing or a community facilities cluster would be supported on the site, and this could be in conjunction with other development. The proposed disposal can be considered if it can be shown that public benefit in relation to housing or social facilities can be gained, social facilities should be equal to area that will be disposed of as a development could accommodate substantially more bulk on site. The landscaping of the site will need careful consideration, given the site has mature trees, as will the heritage, the library is a good example of mid-20th century modernist architecture and the forecourt. The City should investigate the site for other uses including integrated human settlement development or a social cluster, which could enhance the site's potential and help advance the City's inclusive city objectives. It is suggested that the site could be investigated specifically with regards to affordable housing that could be provided in close proximity to public transport and appropriate economic and social opportunities.	Compiled and reviewed by: Region 2: Table Bay & Blaauwberg Margaret Murcott District Planning and Mechanisms
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