

# TOWN PLANNING INFORMANTS

## THE REDEVELOPMENT OF ERF 2187, THREE ANCHOR BAY

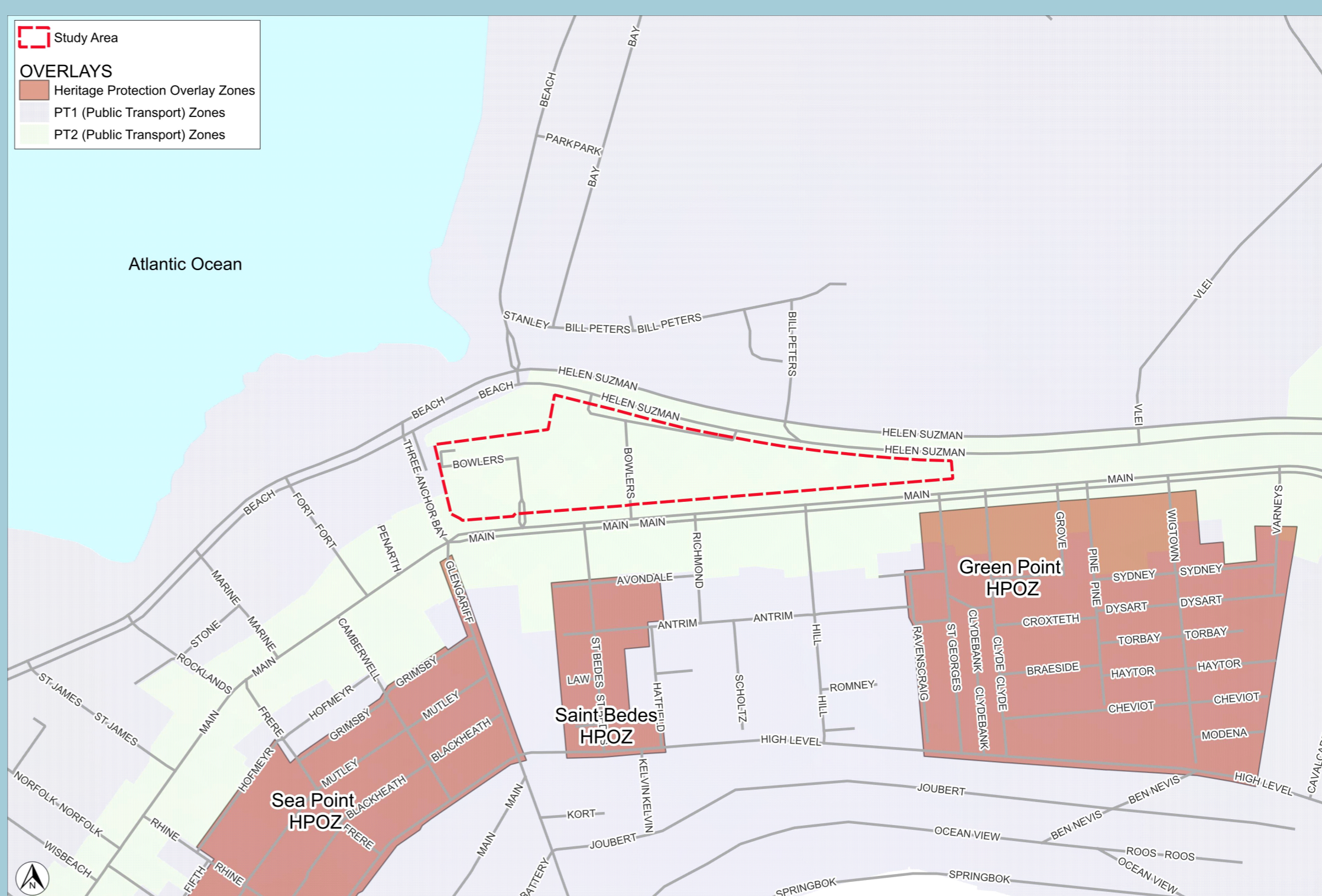
### EXISTING AND SURROUNDING PARAMETERS

#### Zoning:

- Erf 2187: Open Space 2 (OS2)
- Properties south of Main Road: General Residential 5 (GR5)

#### General residential 5:

- Dwelling house, second dwelling, third dwelling, group housing, boarding house, guest house, **flats**, private road, filming, electric vehicle charging stations, micro wind turbine, structure-mounted energy system and open space.
- Floor factor: 2.5
- Coverage: 60%
- Height: 35m
- Building lines:
  - Street: 4.5m (up to 25m) and 9.0m (above 25)
  - Common: For 18m from street, 0m (up to 15m) and the rest of the site 4.5 or 0.6 H



#### Overlay Zones

- Not located within a Heritage Protection Overlay Zone (HPOZ)

#### Parking Requirements (PT ZONES)

- PT Zone: No parking requirements

#### Metropolitan Roads

- Helen Suzman Boulevard
- Main Road

