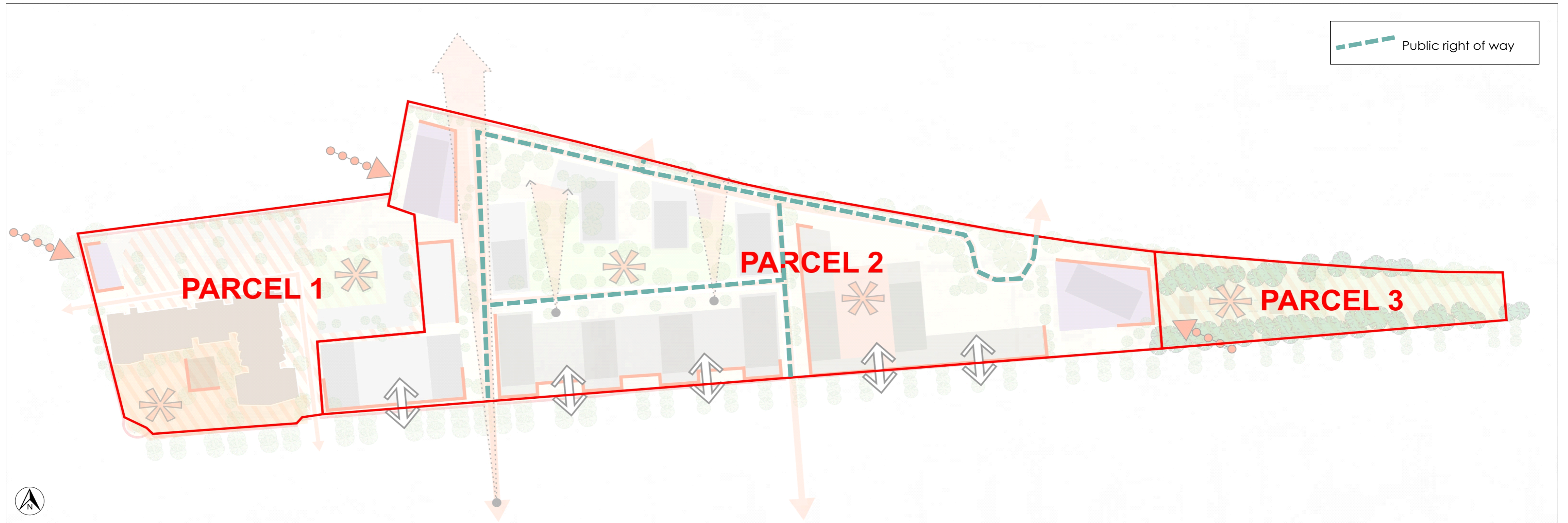


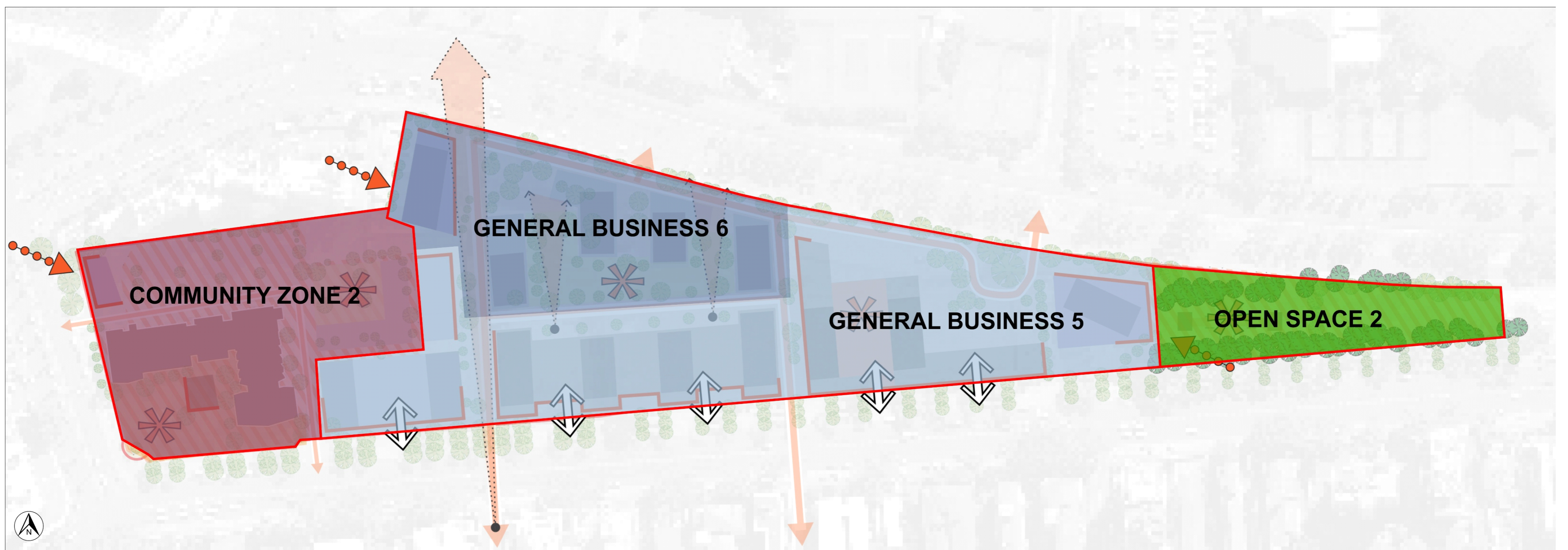
# TOWN PLANNING PROPOSALS

## THE REDEVELOPMENT OF ERF 2187, THREE ANCHOR BAY

### PROPOSED LAND PARCELS AND INDICATIVE ZONINGS



Proposed new land parcels



### RECOMMENDED ZONING

PARCEL 1					
Land uses	Zone	Floor factor	Coverage	Height	Building lines
Instruction (incl. library) worship, clinic, open space	CO1	0,8	80%	12m	Street: 3m Common: 3m
Institution, hospital, instruction (incl. library), worship, assembly, open space, filming	CO2	2	80%	18m	Street: 3m Common: 3m

PARCEL 2					
Land uses	Zone	Floor factor	Coverage	Height	Building lines
Business premises, flats, instruction, worship, institution, hospital, assembly, entertainment, hotel, conference facility, service trade, parking garage, private road	GB5	4	100%	30m	0m
	GB6	6	100%	45m	Street: 0m up to 30m H-25/2 >30m Common: 0m

PARCEL 3					
Land uses	Zone	Floor factor	Coverage	Height	Building lines
Public open space	OS2				SDP for consent

### PARKING OVERVIEW

DMS PARKING REQUIRED: 0 BAYS (PT2 AREA)

#### PROPOSED PARKING

± 2 280 BAYS

#### EFFECTIVE PARKING RATIO

± 2, 07 BAYS / 100 m<sup>2</sup> FLOOR SPACE

PT 1 parking requirements = between 2 000 and 2 500 bays depending on final land use mix

#### PT1 PARKING RATIO (DMS)

Flats	1,25 bays / dwelling unit (incl visitors)
Social & affordable housing	0,65 bays / dwelling unit (incl visitors)
Hotel	0,5 bays / room
Creche / ECD	Nil with stop & drop facility; traffic management plan
Library	1,5 bays / 100 m <sup>2</sup> floor space
Assembly	1 bay / 8 seats (1,4 m <sup>2</sup> = 1 person)
Shops	2 bays / 100 m <sup>2</sup> GLA
Supermarket	2,5 bays / 100 m <sup>2</sup> GLA
Restaurant	4 bays / 100 m <sup>2</sup> GLA
Offices	2,5 bays / 100 m <sup>2</sup> GLA
Conference	4 bays / 10 seats

