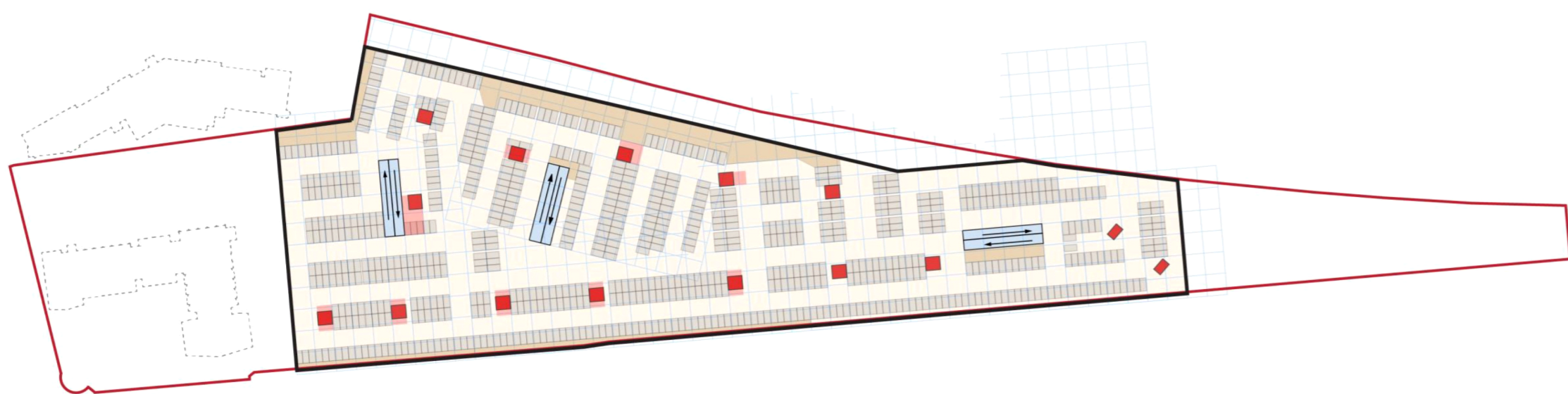
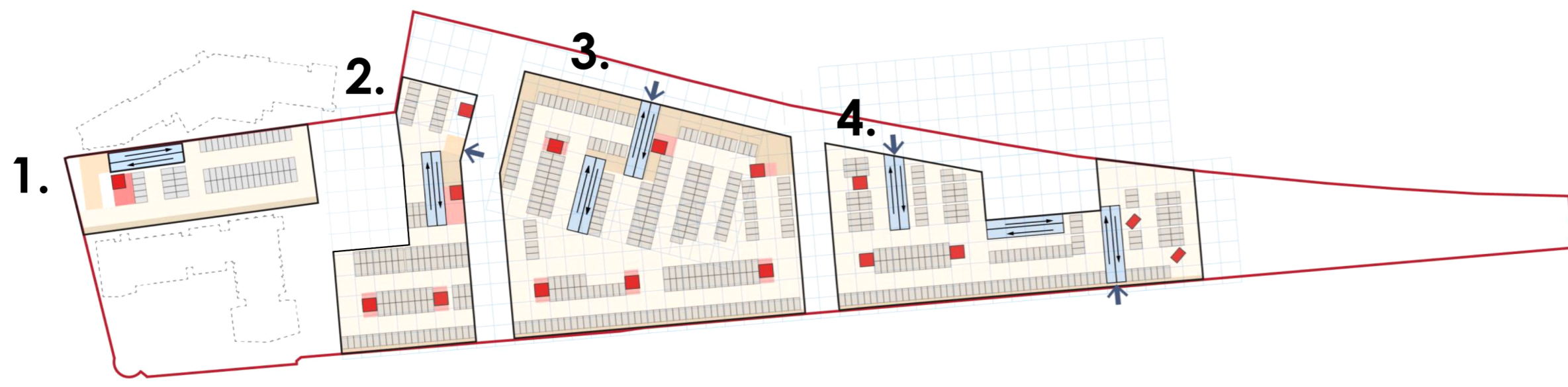


TOWN PLANNING PROPOSALS

THE REDEVELOPMENT OF ERF 2187, THREE ANCHOR BAY

DEVELOPMENT PARAMETERS OF THE DRAFT CONCEPT



PROPOSED LAND USES

- Place of instruction (including library, creche, aftercare), place of assembly (Parcel 1)
- Residential (flats), hotel, business, restaurants, shops, office (Parcel 2)
- Open space, public open space (Parcel 3)

PROPOSED HEIGHTS:

- Buildings along Helen Suzman Blvd = $\pm 45m$
- Buildings along Main Rd = $\pm 30m$

PROPOSED FLOOR SPACE

- $\pm 110\ 000$ to $120\ 000\ m^2$

PROPOSED COVERAGE

- Varied for different parcels - to be determined

PROPOSED PARKING

- -1 Basement Level = ± 620 bays
- -2 Basement Level = ± 830 bays
- -3 Basement Level = ± 830 bays
- Total parking = $2\ 280$ bays

BUILDING LINES

- Varied

POTENTIAL DEVELOPMENT YIELDS

- Various land use scenarios being tested for viability

DEVELOPMENT YIELD SCENARIOS			
	SCENARIO 1	SCENARIO 2	SCENARIO 3
Studio units (22-25 m ²)	13%	20%	37%
1-Bed units (32-45 m ²)	44%	45%	37%
2-Bed units (38-60 m ²)	40%	27%	20%
3-Bed units (80 m ²)	3%	8%	6%
Total Units	1286	1675	1745
Retail (m ²)	14 120	14 120	14 120
Office (m ²)	2 000	2 000	2 000
Total Floor Space (m²)	110 000	110 000	110 000

