

THE PROPOSED MIXED-USE DEVELOPMENT ON ERF 2187, THREE ANCHOR BAY TOWN PLANNING

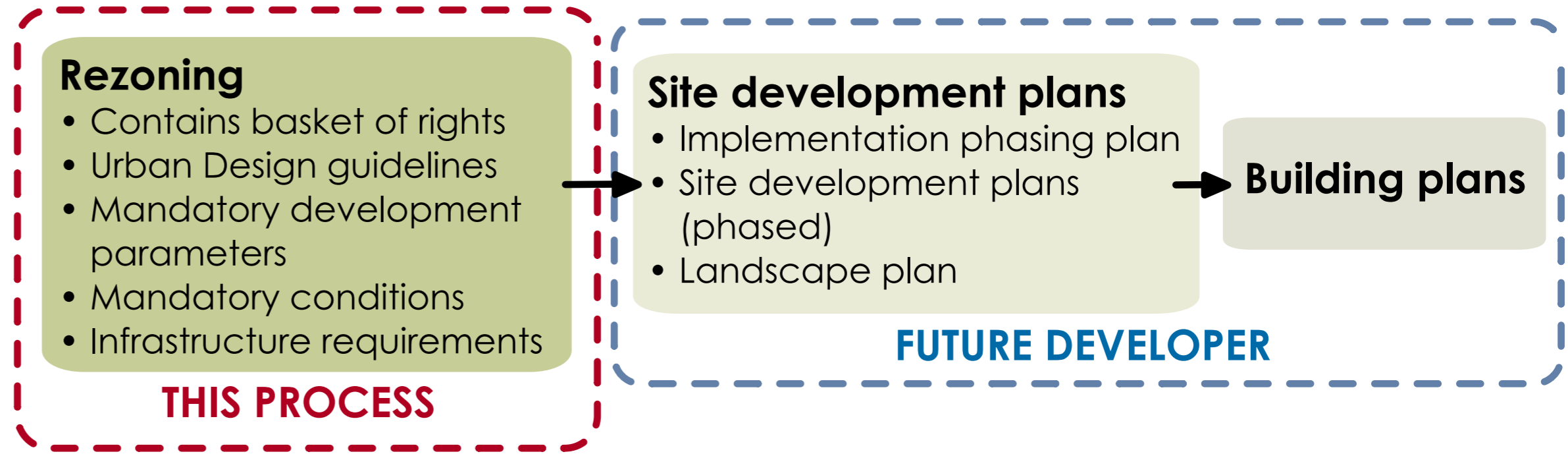
EXISTING ZONING



Figure 1: Existing zoning of the site and surrounds

Figure 1 is an extract from the City's zoning viewer showing the existing zoning of the site (Open Space OS2) and the surrounding properties.

Erf 2187 is currently zoned Open Space (OS2) and it is proposed to implement a split zone on the site to reflect the intended land use objectives of the City. The proposed zoning is shown on the plan in Figure 2.



PROPOSED ZONING



Figure 2: Proposed zoning for the site

The preliminary conceptual proposal for the site revealed a potential maximum development opportunity of **117 000 m²** of floor area (gross building area):

DEVELOPMENT YIELDS

<p>RESIDENTIAL Residential area of 49 187 m² GLA (1295 units) 20% affordable</p>	<p>COMMUNITY 1 855 m² GLA (& a new ECD facility)</p>	<p>OFFICE Maximum limit of 13 060 m² GLA</p>
<p>HOTEL 5 094 m² GLA (and up to 325 rooms)</p>	<p>RETAIL Maximum limit of 8 380 m² GLA</p>	<p>PARKING ~1975 bays (at-grade & structured/basement)</p>

The below shows the heights which are being proposed in the conditions of rezoning:

