

CAPE TOWN FILM STUDIOS: PROPOSED DEVELOPMENT AND PHASING (03 SEPTEMBER 2018 REVISION)

Phase 1 1 - 3 years (2019)	Site	Site Area (m <sup>2</sup> )	Building Footprint (m <sup>2</sup> )	Land Use Split (m <sup>2</sup> )	Height (metres or storeys)	GLA (m <sup>2</sup> )	Parking required	Area required (m <sup>2</sup> )	Area Remaining /shortfall (m <sup>2</sup> )
Retail	Service Station	8304	991 <i>convenience store &amp; diner</i>		1	825	(12 + 56) = 68 <i>(4/100) + (8/100)m<sup>2</sup> GLA</i>	2040	5273
Data Centre (Light Industrial)	Light Industrial A (Mixed Use 4)	60348	35000 <i>data centre</i>		12m to top of roof <i>(Ground plus mezzanine)</i>	26250	263 <i>1/100m<sup>2</sup> GLA</i>	7875	17473

Phase 2 4 - 6 years (2022 onwards)	Site	Site Area (m <sup>2</sup> )	Building Footprint (m <sup>2</sup> )	Land Use Split (m <sup>2</sup> )	Height (metres or storeys)	GLA (m <sup>2</sup> )	Parking required	Area required (m <sup>2</sup> )	Area Remaining /shortfall (m <sup>2</sup> )
Retail	A (Mixed Use 1)	10173	2700 <i>retail</i>		2	4050	243 <i>6/100m<sup>2</sup> GLA</i>	7290	183
Office	H (Mixed Use 2)	7929	2100 <i>office</i>		3	4725	189 <i>4/100m<sup>2</sup> GLA</i>	5670	159
Retail	B (Mixed Use 2)	9109	3200 <i>retail on ground floor</i>	3200	2	2400	96 <i>4/100m<sup>2</sup> GLA</i>	2880	149
Office			3200 <i>office on 1st floor</i>	3200		2400	96 <i>4/100m<sup>2</sup> GLA</i>	2880	
Retail	D (Mixed Use 1)	9936	3000 <i>retail on ground floor</i>	3000	3 storeys	2250	90 <i>4/100m<sup>2</sup> GLA</i>	2700	636
Office			2000 <i>office on 1st &amp; 2nd floor</i>	2000		3000	120 <i>4/100m<sup>2</sup> GLA</i>	3600	

Phase 2 and on demand 4 - 6 years and on demand	Site	Site Area (m <sup>2</sup> )	Building Footprint (m <sup>2</sup> )	Land Use Split (m <sup>2</sup> )	Height (metres or storeys)	GLA (m <sup>2</sup> )	Parking required	Area required (m <sup>2</sup> )	Area Remaining /shortfall (m <sup>2</sup> )
Office	F (Mixed Use 2)	14394	5000		2	7500	300 <i>4/100m<sup>2</sup> GLA</i>	9000	394
Office	J (Mixed Use 3)	25947	9200		2	13800	552 <i>4/100m<sup>2</sup> GLA</i>	16560	187
Film related Commercial/ Industrial/ Retail Ancillary Buildings	CTFS Sub-Precinct 2	30776			2	19000			
Office Buildings / Production Offices					2	4250			
Film related Commercial/ Industrial/ Retail Stages					2	6375			
	CTFS Sub-Precinct 3	21441			2	11000			
	CTFS Sub-Precinct 4	95686			25m	25000			
Production Offices (attached to stages) Workshops					2 <i>(2 stories)</i>	10000			
					10m	14000			

Phase 3 7 - 10 years (2025 onwards)	Site	Site Area (m <sup>2</sup> )	Building Footprint (m <sup>2</sup> )	Land Use split (m <sup>2</sup> )	Height (metres or storeys)	GLA (m <sup>2</sup> )	Parking required	Area required (m <sup>2</sup> )	Area Remaining /shortfall (m <sup>2</sup> )
Office	C (Mixed Use 1)	9000	2200 <i>office on first &amp; second floor</i>	4400	3	3300	132 <i>4/100m<sup>2</sup> GLA</i>	3960	860
Retail			2200 <i>retail strip mall on ground floor</i>	2200		1650	66 <i>4/100m<sup>2</sup> GLA</i>	1980	
Warehouse	Light Industrial B (Mixed Use 4)	35733	28000 <i>78%</i>		12m to top of roof <i>(Ground plus mezzanine)</i>	21000	210 <i>1/100m<sup>2</sup> GLA</i>	6300	1433

Phase 3 and on demand 7 - 10 years and on demand	Site	Site Area (m <sup>2</sup> )	Density (du's/ha)	No of units
Residential	Residential Area 1	112506	15	169
Residential	Residential Area 2	77013	62	477

Phase 4 : 10+ years and on demand (2029 onwards)	Site	Site Area (m <sup>2</sup> )	Building Footprint (m <sup>2</sup> )	Land Use split (m <sup>2</sup> )	Height (metres or storeys)	GLA (m <sup>2</sup> )	No of units	Parking required	Area required (m <sup>2</sup> )	Area Remaining /shortfall (m <sup>2</sup> )
Residential	G (Mixed Use 2)	10280	4200 <i>apartments</i>		3		120 <i>60 (m<sup>2</sup>) units</i>	180 <i>1.5/unit</i>	5400	680
Hotel	I (Mixed Use 2)	15885	7150 <i>coverage of 45%</i>		2	10725	200 <i>beds (rooms)</i>	140 <i>(4/100m<sup>2</sup> GLA) + 20</i>	4200	2735
Conference Facility			100 <i>hotel and conference facility</i>				100 <i>people capacity</i>	60 <i>6/10 people</i>	1800	
Storage lockup and go	E (Mixed Use 2)	19318	4300	5795	12m to top of roof <i>(Ground plus mezzanine)</i>	3225		65 <i>2/100m<sup>2</sup> GLA</i>	1935	221
Light Industrial			10500	13523		7875	79 <i>1/100m<sup>2</sup> GLA</i>	2363		