

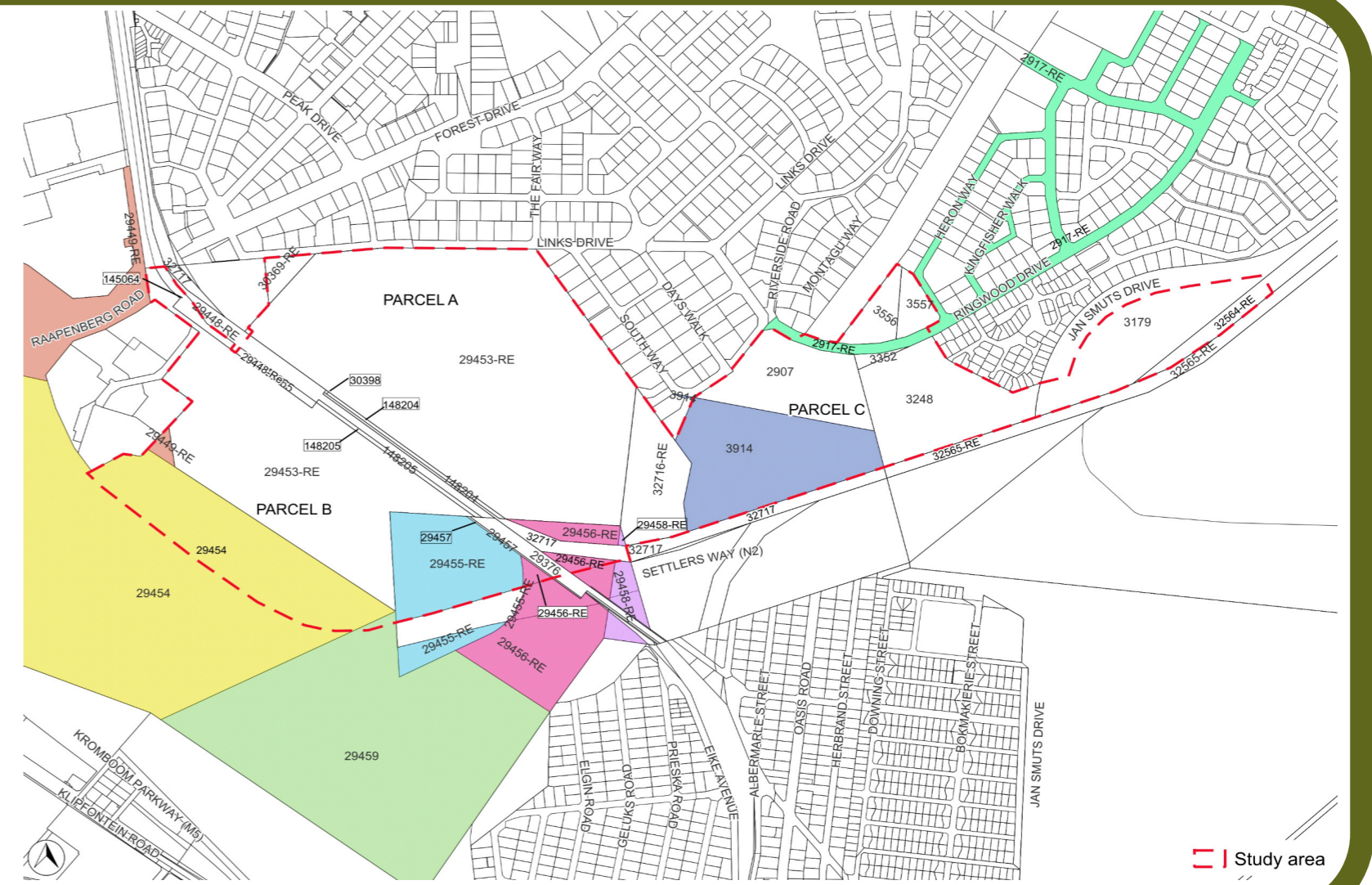
# TOWN PLANNING

## THE REDEVELOPMENT OF KING DAVID MOWBRAY GOLF COURSE AND SURROUNDS

A number of statutory planning applications will be required should the City proceed to the formal phase. These will include:

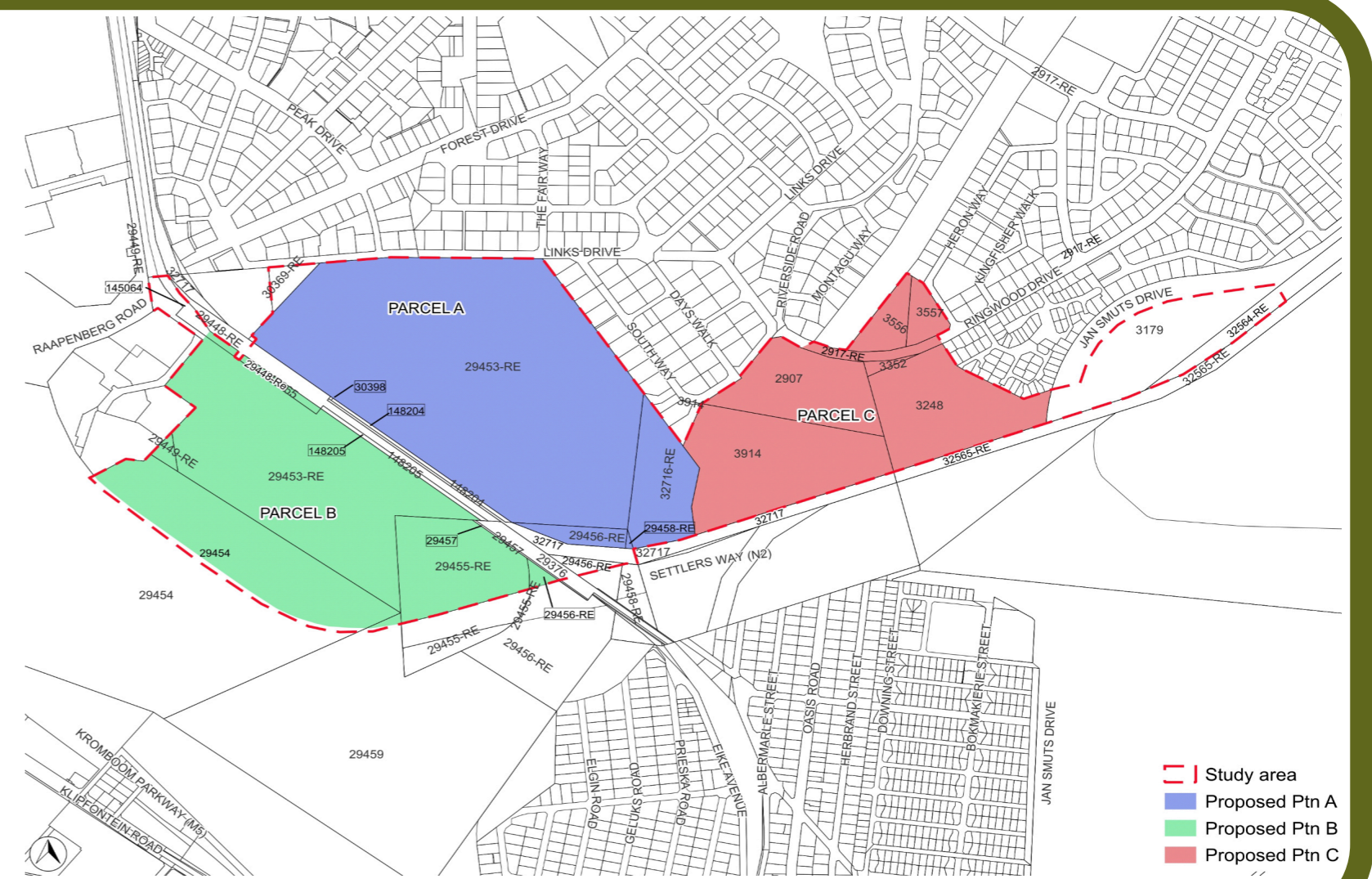
### SUBDIVISION

Some of the existing land parcels extend beyond the study area. To create the proposed development parcels, these portions will need to be subdivided to align with the boundaries of the study area. The erven that require subdivision are shown in colour in the figure on the right.



### CONSOLIDATION

Following the subdivision, the relevant erven within the study area will be consolidated to form three structured development parcels (Parcels A, B and C). This ensures that each parcel is capable of being planned and serviced as a coherent unit. Refer to the figure on the right for an illustration of the proposed consolidation.



### REZONING

The figure on the right illustrates the existing zoning for the erven within the study area. Once consolidated, the three development parcels will be rezoned to 'Subdivisional Area Overlay Zone' (Item 153 of the DMS).

This overlay zone will enable the future subdivision of the three development parcels. The Overlay zone enables the development to be phased, and for subdivision to be approved in a phased approach. In future, a developer will be required to first submit Precinct Plans before submitting a subdivision plan for a particular precinct.

