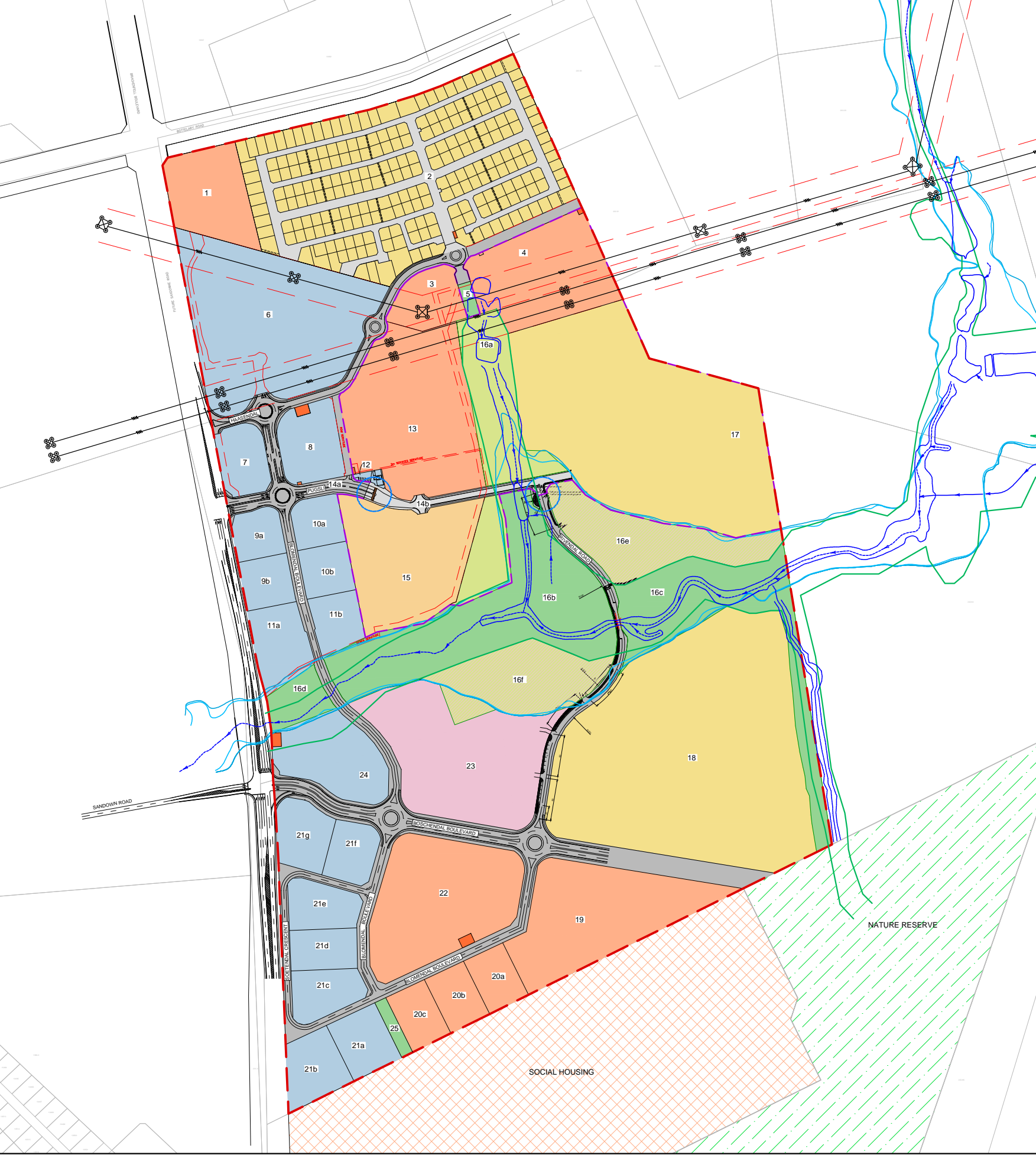


Project management - Town Planning - Development

**HAASENDAL ESTATE,  
 KUILSRIVER**

**CONCEPT PLAN**  
 (Haasendal\_ConB15 - 14 October 2019)



LAND USE TABLE				
Pocket Nr & Use	GLA (m <sup>2</sup> )	Area (ha)	Density (u/ha)	Units
1 - Apartments (GR2)		1.50	125	187
2 - Single Residential (SR1)		9.99	25	252
3 - Apartments (GR4)		0.77	80	61
4 - Apartments (GR4)		2.51	80	200
5 - Public Space (OS2)		0.09	-	-
6 - Business (GB4)	16000	5.21	-	-
7 - Business (GB2)	840	0.68	-	-
8 - Business (GB4)	3000	0.93	212	200
9a - Business (GB1)	4000	0.49	102	50
9b - Business (GB1)	4000	0.52	96	50
10a - Business (GB1)	5000	0.50	100	50
10b - Business (GB1)	5000	0.53	94	50
11a - Business (GB1)	5000	0.87	58	50
11b - Business (GB1)	5000	0.56	89	50
12 - Business (LB1)	500	0.07	-	-
13 - Retirement (GR2)		4.03	60	241
14a - Public Road (TR2)		7.80	-	-
14b - Private Road (OS3)		0.54	-	-
15 - Town Houses (SR1)		2.94	42	126
16a - Private Space (OS3)		2.57	-	-
16b - Public Space (OS2)		4.66	-	-
16c - Public Space (OS2)		3.02	-	-
16d - Public Space (OS2)		0.55	-	-
16e - Private Space (OS3)		2.16	-	-
16f - Private Space (OS3)		2.03	-	-
17 - Single Residential (SR1)		8.67	20	173
18 - Single Residential (SR1)		10.81	20	217
19 - Town Houses/Apart (GR2)		3.30	60	198
20(a-c) - Apartments (GR4)		1.63	120	195
21(a-g) - Business (GB3)	14000	4.72	100	472
22 - Town Houses/Apart (GR2)		3.39	60	203
23 - School (CO1)		3.91	-	-
24 - Business (GB3)	1000	1.53	244	373
25 - Public Space (OS2)		0.15	-	-
Utilities (UT)		0.10	-	-
<b>Total</b>	Floating GLA 63 340m <sup>2</sup>	<b>93.73ha</b>	-	<b>3398</b>

Existing Road Alignments & Carriage Way Crossing	
[Symbol]	Site Boundary
[Symbol]	Rivers & Dams
[Symbol]	100 Year Flood Line
[Symbol]	50 Year Flood Line
[Symbol]	Environmental Buffer
[Symbol]	Pedestrian / Cycle Path
[Symbol]	Servitudes
[Symbol]	Utility
[Symbol]	School Grounds (4.19ha)
[Symbol]	Retention Ponds
[Symbol]	Security Gates
[Symbol]	Security Fence
[Symbol]	Nature Reserve (37.24ha)
[Symbol]	Social Housing (25.62ha)

REGULATIONS TABLE				
Zoning	Coverage	Units	Height	Bulk
GB1	100%	150	15m	1.5
GB2	100%	200	15m	2.0
GB3	100%	760	25m	2.0
GB4	100%	200	25m	3.0
GR2	60%	427	15m	1.0
GR4	60%	1319	24m	1.5

DESIGNED	K BURGER	COPYRIGHT RESERVED	
DRAWN	K BURGER		
APPROVED	E SMITH		
DATE	14 OCTOBER 2019		
SCALE	1:6500 & 1:1500 @ A3		
PLAN NO	Haasendal_ConB15		
REVISIONS			

SPECIFICATION & NOTES:  
 1. ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.

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