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Project management - Town Planning - Development

HAASENDAL ESTATE, AMPHORIA LAND, KUILSRIVER

PROPOSED SUBDIVISION PLAN

REGULATIONS TABLE

Zoning	Coverage	Height	Bulk
GB1 (13-18)	100%	15m	1.5
GB2 (28-34)	100%	15m	2.0
GB4 (5, 23)	100%	25m	3.0
GR2 (26, 38)	60%	15m	1.0
GR4 (1, 4, 8, 35-37)	60%	24m	1.5

	Existing Road and Property Alignments
	Proposed Consolidated Boundary
	Proposed Subdivision

DESIGNED	K BURGER	COPYRIGHT	RESERVED
DRAWN	K BURGER		
APPROVED	E SMITH		
DATE	14 OCTOBER 2019		
SCALE	1:4000 @ A2		
PLAN NO	HDAmphoria_Sub18		
REVISIONS	Amended Layout		
	Rivendal Rd Amendment		
	Rivendal Turning Circle		
	Link to Social Housing		

SPECIFICATION & NOTES:
 1. FIGURE A-H4 REPRESENTS PROPOSED CONSOLIDATED ERF, KUILSRIVER -71,0595HA
 2. ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.

INDEMNITY

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SUBDIVISION TABLE			
Subdivisional Areas	GLA (m.)	Density	Area (m.)
1 - General Residential 4	-	80u/ha 200	25031
2 - Utility	-	-	64
3 - Open Space 2 (Public)	-	-	946
4 - General Residential 4	-	80u/ha 61	7684
5 - General Business 4	3000	212u/ha 200	9338
6 - Transport Zone 2	-	-	1146
7 - Utility	-	-	40
8 - General Residential 4	-	60u/ha 241	40267
9 - Open Space 3 (Private Road)	-	-	3357
10 - Open Space 3 (Private)	-	-	18120
11 - Single Residential 1 (Inc. Open Space 3)	-	20u/ha 173	86717
12 - Open Space 3 (Private)	-	-	7587
13 - General Business 1	4000	102u/ha 50	4935
14 - General Business 1	5000	100u/ha 50	5015
15 - General Business 1	4000	96u/ha 50	5217
16 - General Business 1	5000	94u/ha 50	5234
17 - General Business 1	5000	85u/ha 50	8713
18 - General Business 1	5000	89u/ha 50	5614
19 - Open Space 2 (Public)	-	-	5458
20 - Open Space 2 (Public)	-	-	46401
21 - Open Space 3 (School Fields)	-	-	20312
22 - Community 1 (School)	-	-	38990
23 - General Business 4	1000	244u/ha 373	15358
24 - Utility	-	-	312
25 - Transport Zone 2	-	-	56569
26 - General Residential 2 (Inc. Open Space 3)	-	60u/ha 203	33768
27 - Utility	-	-	280
28 - General Business 2	2000	100u/ha 58	5876
29 - General Business 2	2000	100u/ha 72	7288
30 - General Business 2	2000	100u/ha 68	6718
31 - General Business 2	2000	100u/ha 58	5751
32 - General Business 2	2000	100u/ha 68	6776
33 - General Business 2	2000	100u/ha 78	7859
34 - General Business 2	2000	100u/ha 70	6968
35 - General Residential 4	-	120u/ha 65	5454
36 - General Residential 4	-	120u/ha 65	5460
37 - General Residential 4	-	120u/ha 65	5377
38 - General Residential 2 (Inc. Open Space 3)	-	60u/ha 198	32939
39 - Single Residential 1 (Inc. Open Space 3)	-	20u/ha 217	108154
40 - Open Space 2 (Public)	-	-	30304
41 - Open Space 3 (Private)	-	-	21634
42 - Open Space 3 (Public)	-	-	1564
TOTAL	46000	2833	710595

