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Project management • Town Planning • Development

REMAINDER OF HAASENDAL ESTATE, KUILSRIVER

PROPOSED PHASING PLAN

REGULATIONS TABLE			
Zoning	Coverage	Height	Proposed Flaming GLA
GB1	100%	15m	1,5
GB2	100%	15m	2,0
GB3	100%	20m	2,0
GB4	100%	20m	3,0
GR2	60%	15m	1,0
GR4	60%	24m	1,5

PHASING TABLE		
Phase No	Units	Area (m)
Phase 3	-	111610
Phase 4	2447	4000
Phase 5	390	39844

Existing Road and Property Alignments	
	Proposed Consolidated Boundary
	Proposed Subdivision

DESIGNED	REBURGER	COPYRIGHT
DRAWN	REBURGER	RESERVED
APPROVED	E SMITH	RESERVED
DATE	20 JUNE 2019	
SCALE	1:200 (B & Z)	
PLANNING	1:200 (B & Z)	
REVISIONS	As per Landlord	
	Approved Phase 3 for Bismecol	

SPECIFICATION & NOTES:
1. FIGURE A-44 REPRESENTS PROPOSED PHASING PLAN FOR PHASES 3, 4 & 5.
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	-	80/ha 200	25031
2 - Utility	-	-	64
3 - Open Space 2 (Public)	-	-	946
4 - General Residential 4	-	80/ha 61	7854
5 - General Business 4	3000	2120/ha 200	9338
6 - Transport Zone 2	-	-	1146
7 - Utility	-	-	40
8 - General Residential 4	-	80/ha 241	40287
9 - Open Space 3 (Private)	-	-	3357
10 - Open Space 3 (Private)	-	-	18120
11 - Single Residential 1 (Res. Open Space 3)	-	20/ha 173	86717
12 - Open Space 3 (Private)	-	-	7937
13 - General Business 1	4000	120/ha 50	4835
14 - General Business 1	5000	100/ha 50	5015
15 - General Business 1	4000	96/ha 50	5217
16 - General Business 1	5000	94/ha 50	5334
17 - General Business 1	5000	85/ha 50	8713
18 - General Business 1	5000	80/ha 50	5614
19 - Open Space 2	-	-	5458
20 - Open Space 2 (Public)	-	-	46562
21 - Open Space 3 (School/Fair)	-	-	20312
22 - Community 1 (School)	-	-	38960
23 - General Business 4	1000	244/ha 373	15358
24 - Utility	-	-	312
25a - Transport Zone 2	-	-	30674
25b - Transport Zone 2	-	-	8000
25c - Transport Zone 2	-	-	16842
26 - General Residential 2 (Res. Open Space 3)	-	60/ha 202	33766
27 - Utility	-	-	260
28 - General Business 2	2000	100/ha 58	5976
29 - General Business 2	2000	100/ha 72	7288
30 - General Business 2	2000	100/ha 80	6718
31 - General Business 2	2000	80/ha 59	9751
32 - General Business 2	2000	100/ha 68	6776
33 - General Business 2	2000	100/ha 74	7405
34 - General Business 2	2000	100/ha 57	5673
35 - General Residential 4	-	120/ha 66	5591
36 - General Residential 4	-	120/ha 66	5508
37 - General Residential 4	-	120/ha 65	5424
38 - General Residential 4 (Res. Open Space 3)	-	60/ha 216	36200
39 - Single Residential 1 (Res. Open Space 3)	-	20/ha 217	100154
40 - Open Space 2 (Public)	-	-	30346
41 - Open Space 3 (Private)	-	-	21634
TOTAL	46000	2837	710995

