



Project management - Town Planning - Development

**HAASENDAL ESTATE,
 KUILSRIVER**

CONCEPT PLAN
 (Haasendal_ConB14 - 14 November 2018)



LAND USE TABLE				
Pocket Nr & Use	GLA (m ²)	Area (ha)	Density (u/ha)	Units
1 - Apartments (GR2)		1.50	125	187
2 - Single Residential (SR1)		9.99	25	252
3/4 - Apartments (GR4)		1.47	176	260
5 - Business (GB4)	16000	5.21	-	-
6 - Business (GB2)	840	0.68	-	-
7 - Business (GB4)	3000	0.93	212	200
8a - Business (GB1)	4000	0.49	102	50
8b - Business (GB1)	4000	0.52	96	50
9a - Business (GB1)	5000	0.50	100	50
9b - Business (GB1)	5000	0.53	94	50
10a - Business (GB1)	5000	0.87	58	50
10b - Business (GB1)	5000	0.56	89	50
11a - Business (LB1)	500	0.07	-	-
11b - Retirement (GR4)		0.21	176	36
11c - Retirement (GR4)		0.52	182	95
12a - Public Road (TR2)		6.38	-	-
12b - Private Road (OS3)		2.85	-	-
13 - Town Houses (SR1)		2.94	42	126
14a - Private Space (OS3)		76.58	-	-
14b - Public Space (OS2)		1.85	-	-
15 - Single Residential (SR1)		11.40	16	182
16 - Single Residential (SR1)		12.08	16	193
17 - Apartments (GR4)		1.96	115	225
18(a,b) - Apartments (GR4)		4.62	108	500
19a - Town Houses (GR1)		4.31	35	150
19b - Town Houses (GR1)		3.99	35	139
20 (a, b) - Public Space (OS2)		1.50	-	-
21(a-g) - Business (GB3)	14000	4.55	100	455
21(h-m) - Apartments (GR4)		3.64	120	436
22(a,b) - Business (GB2)	2000	1.39	147	204
23 - School (CO1)		3.50	-	-
24(a,b) - Business (GB1)	2000	1.05	137	137
25 - Business (GB3)	1000	1.53	244	373
Utilities (UT)		0.13	-	-
Total	Floating GLA 67 340m ²	170.30ha	-	4450

	Existing Road Alignments & Carriage Way Crossing
	Site Boundary
	Rivers & Dams
	100 Year Flood Line
	50 Year Flood Line
	Environmental Buffer
	Pedestrian / Cycle Path
	Servitudes
	Utility
	School Grounds (2.54ha)
	Retention Ponds
	Security Gates
	Security Fence
	Nature Reserve (36.21ha)
	Social Housing (24.37ha)

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 November 2018	
SCALE	1:7400 & 1:1500 @ A3	
PLAN NO	Haasendal_ConB14	
REVISIONS		

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

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