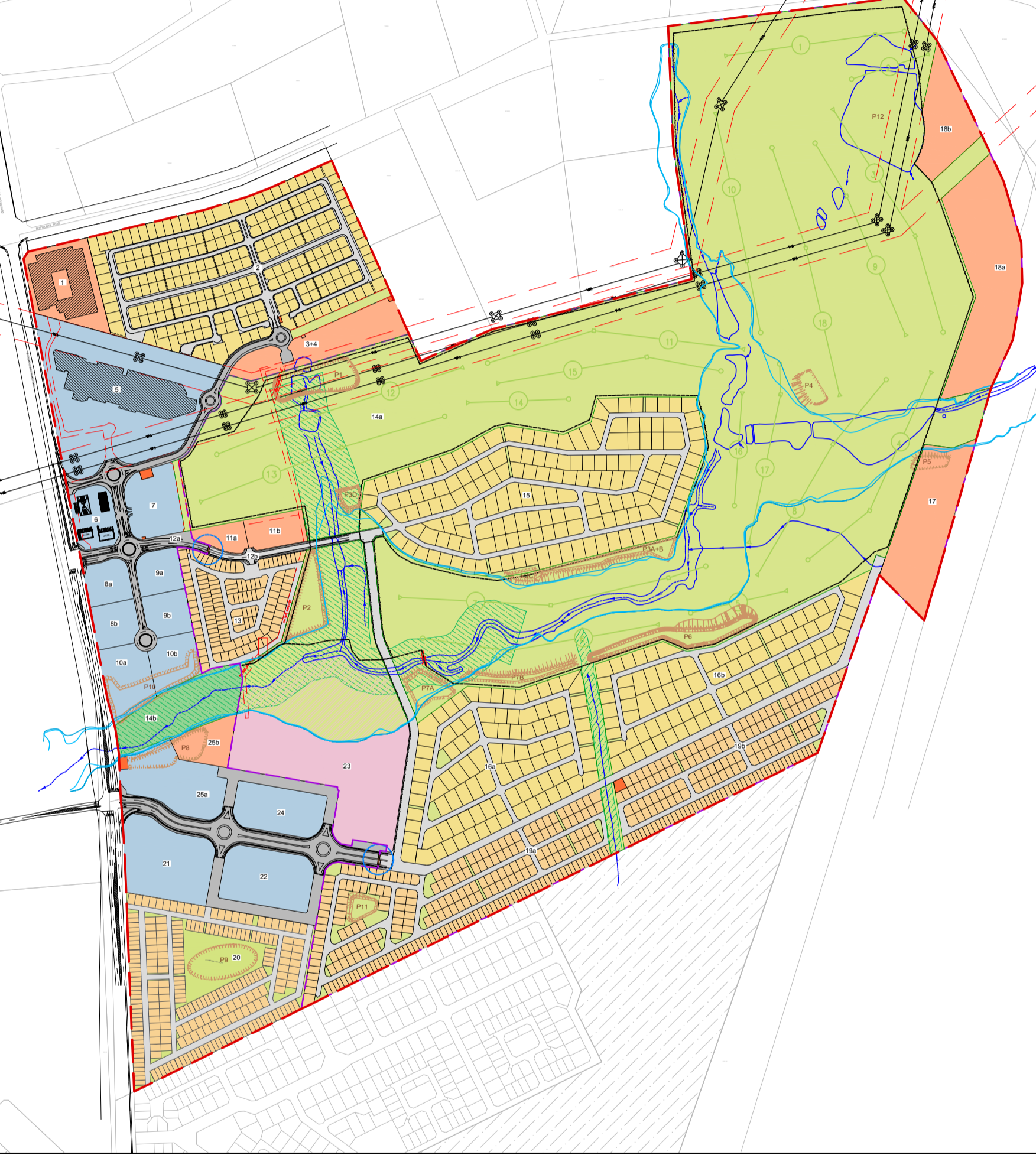


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Project management - Town Planning - Development

HAASENDAL ESTATE, KUILSRIVER

CONCEPT PLAN (Haasendal_ConB12 - 2 November 2017)



LAND USE TABLE				
Pocket Nr & Use	GLA	Area (ha)	Density (u/ha)	Units
1 - Apartments (GR2)		1.50ha	125	187
2 - Single Residential (SR1)		9.99ha	25	252
3/4 - Apartments (GR4)		1.47ha	176	260
5 - Business (GB4)	16 000m ²	5.21ha	-	-
6 - Business (GB2)	840m ²	0.68ha	-	-
7 - Business (GB4)	3 000m ²	0.93ha	212	200
8a - Business (GB1)	4 000m ²	0.50ha	-	-
8b - Business (GB1)	4 000m ²	0.52ha	-	-
9a - Business (GB1)	5 000m ²	0.51ha	-	-
9b - Business (GB1)	5 000m ²	0.52ha	-	-
10a - Business (GB1)	2 500m ²	0.87ha	-	-
10b - Business (GB1)	2 500m ²	0.64ha	-	-
11a - Retirement (GR4)		0.34ha	176	60
11b - Retirement (GR4)		0.52ha	182	95
12a - Public Road (TR2)		4.80ha	-	-
12b - Private Road (OS3)		2.68ha	-	-
13 - Town Houses (SR1)		2.94ha	42	126
14a - Private Space (OS3)		75.03ha	-	-
14b - Public Space (OS2)		1.60ha	-	-
15 - Single Residential (SR1)		11.40ha	14	165
16a - Single Residential (SR1)		6.89ha	14	100
16b - Single Residential (SR1)		6.05ha	14	90
17 - Apartments (GR4)		2.29ha	115	264
18 - Apartments (GR4)		4.62ha	108	500
19a - Town Houses (GR1)		6.85ha	36	253
19b - Town Houses (GR1)		4.20ha	39	165
20 - Town Houses (GR2)		6.89ha	34	240
21 - Business (GB3)	1 000m ²	1.72ha	232	400
22 - Business (GB2)	3 000m ²	1.36ha	147	200
23 - School (CO1)		3.50ha	-	-
24 - Business (GB1)	2 000m ²	1.09ha	137	150
25a - Business (GB3)	1 000m ²	1.47ha	244	360
25b - Apartment (GR4)		0.61ha	229	140
Utilities (UT)		0.11ha	-	-
Total	Floating GLA 50 000m ²	170.30ha	-	4207

	Existing Road Alignments & Carriage Way Crossing
	Site Boundary
	Rivers & Dams
	100 Year Flood Line
	50 Year Flood Line
	Golf Course
	Pedestrian / Cycle Path
	Servitudes
	Utility
	School Grounds (2.54ha)
	Retention Ponds
	Security Gates
	Security Fence

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	2 November 2017		
SCALE	1:7400 & 1:1500 @ A3		
PLAN NO	Haasendal_ConB12		
REVISIONS			

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

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