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Project management - Town Planning - Development

## REMAINDER OF HAASENDAL ESTATE, KUILSRIVER

### PROPOSED PHASING PLAN

#### REGULATIONS TABLE

Zoning	Coverage	Height	Bulk	Proposed Floating GLA
GB1	100%	15m	1.5	50000m <sup>2</sup>
GB2	100%	15m	2.0	
GB3	100%	25m	2.0	
GB4	100%	25m	3.0	
GR2	60%	15m	1.0	-
GR4	60%	24m	1.5	-

#### PHASING TABLE

Phase Nr	Units	GLA (m <sup>2</sup> )	Area (m <sup>2</sup> )
Phase 3	-	-	82462
Phase 4	2496	50000	283474
Phase 5	664	-	363910
Phase 6	725	-	78657

	Existing Road and Property Alignments
	Proposed Remainder of Estate
	Proposed Subdivision

DESIGNED	K BURGER	COPYRIGHT	
DRAWN	K BURGER	RESERVED	
APPROVED	E SMITH		
DATE	17 SEPTEMBER 2018		
SCALE	1:4500 @ A2		
PLAN NO	HD_Ph5		
REVISIONS			

**SPECIFICATION & NOTES:**  
 1. FIGURE A-W4 REPRESENTS THE PROPOSED REMAINDER OF HAASENDAL ESTATE, KUILSRIVER = 148 345HA  
 2. ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.

#### INDEMNITY

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#### SUBDIVISION TABLE (with Phases)

Subdivisional Areas	GLA (m <sup>2</sup> )	Density	Area (m <sup>2</sup> )
1 - General Residential 4	-	176/ha	14658
2 - Utility	-	-	64
3 - General Business 4	3000	212/ha	9338
4 - Transport Zone 2	-	-	1146
5 - General Residential 4	-	176/ha	2107
6 - General Residential 4	-	182/ha	5229
7a - Open Space 3 (Private Road)	-	-	12293
7b - Open Space 3 (Private Road)	-	-	5359
8 - Single Residential 1 (inc. Open Space 3)	-	16/ha	56415
9 - Open Space 3	-	-	29760
10 - General Business 1	4000	101/ha	4934
11 - General Business 1	5000	100/ha	5015
12 - General Business 1	5000	95/ha	5234
13 - General Business 1	4000	95/ha	5216
14 - General Business 1	5000	58/ha	8598
15 - General Business 1	5000	80/ha	5546
16 - Open Space 2	-	-	5462
17 - Open Space 2	-	-	12984
18 - Open Space 3 (School Fields)	-	-	25275
19 - Community 1 (School)	-	-	35005
20 - General Business 4	1000	244/ha	15358
21 - Utility	-	-	312
22 - General Business 1	1000	137/ha	5386
23 - Open Space 2	-	-	598
24 - General Business 1	1000	137/ha	5021
25a - Transport Zone 2	-	-	22182
25b - Transport Zone 2	-	-	6218
25c - Transport Zone 2	-	-	17978
26 - General Business 2	1000	147/ha	6668
27 - General Business 2	1000	147/ha	7142
28a - Open Space 2 (Public)	-	-	14446
28b - Utility	-	-	280
29 - General Business 2	2000	100/ha	5876
30 - General Business 2	2000	100/ha	7288
31 - General Business 2	2000	100/ha	6718
32 - General Business 2	2000	100/ha	5751
33 - General Business 2	2000	100/ha	6776
34 - General Business 2	2000	100/ha	7405
35 - General Business 2	2000	100/ha	5673
36 - General Residential 4	-	120/ha	5591
37 - General Residential 4	-	120/ha	5508
38 - General Residential 4	-	120/ha	5193
39 - General Residential 4	-	120/ha	6448
40 - General Residential 4	-	120/ha	6860
41 - General Residential 4	-	120/ha	6760
42 - General Residential 1 (inc. Open Space 3)	-	35/ha	43074
43 - Open Space 3 (Private)	-	-	2609
44 - Single Residential 1 (inc. Open Space 3)	-	16/ha	63400
45 - Open Space 3 (Private)	-	-	3779
46 - Open Space 3 (Private)	-	-	1006
47 - Open Space 3 (Private - Golf Course)	-	-	65042
48 - Open Space 3 (Private)	-	-	6889
49a - Open Space 3 (Private - Golf Course)	-	-	91682
49b - Utility	-	-	40
50 - Single Residential 1 (inc. Open Space 3)	-	16/ha	57552
51 - Open Space 3 (Private - Golf Course)	-	-	510482
52 - Open Space 3 (Private)	-	-	689
53 - Single Residential 1 (inc. Open Space 3)	-	16/ha	57340
54 - Open Space 3 (Private)	-	-	6691
55 - Open Space 3 (Private)	-	-	4692
56 - Utility	-	-	316
57 - General Residential 1 (inc. Open Space 3)	-	35/ha	39931
58 - Open Space 3 (Private Road)	-	-	8764
59 - General Residential 4	-	108/ha	13479
60 - Open Space 3 (Private)	-	-	3473
61 - General Residential 4	-	108/ha	12726
62 - Transport Zone 2	-	-	7746
63 - Open Space 3 (Private)	-	-	3299
64 - General Residential 4	-	115/ha	19692
65 - Open Space 3 (Private)	-	-	5997
66 - General Residential 4	-	108/ha	19991
<b>TOTAL</b>	<b>50000</b>	<b>3885</b>	<b>148 3455</b>

