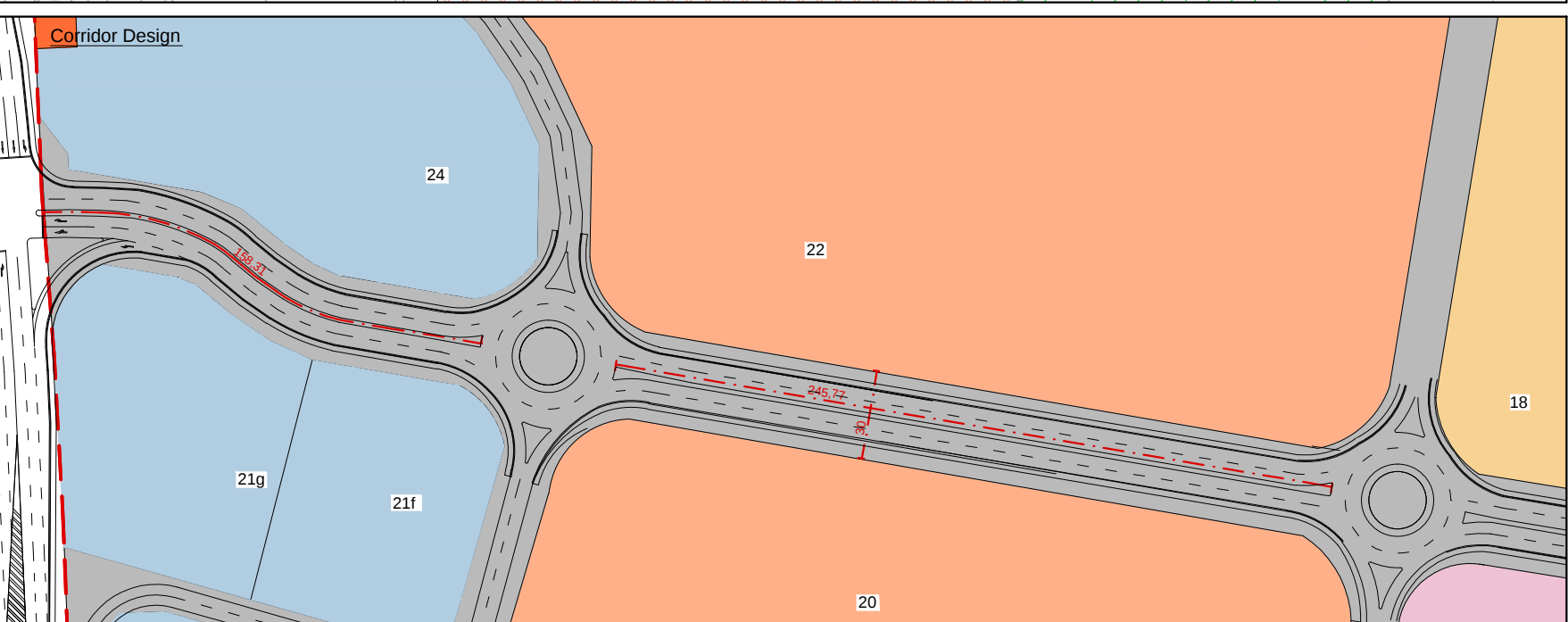
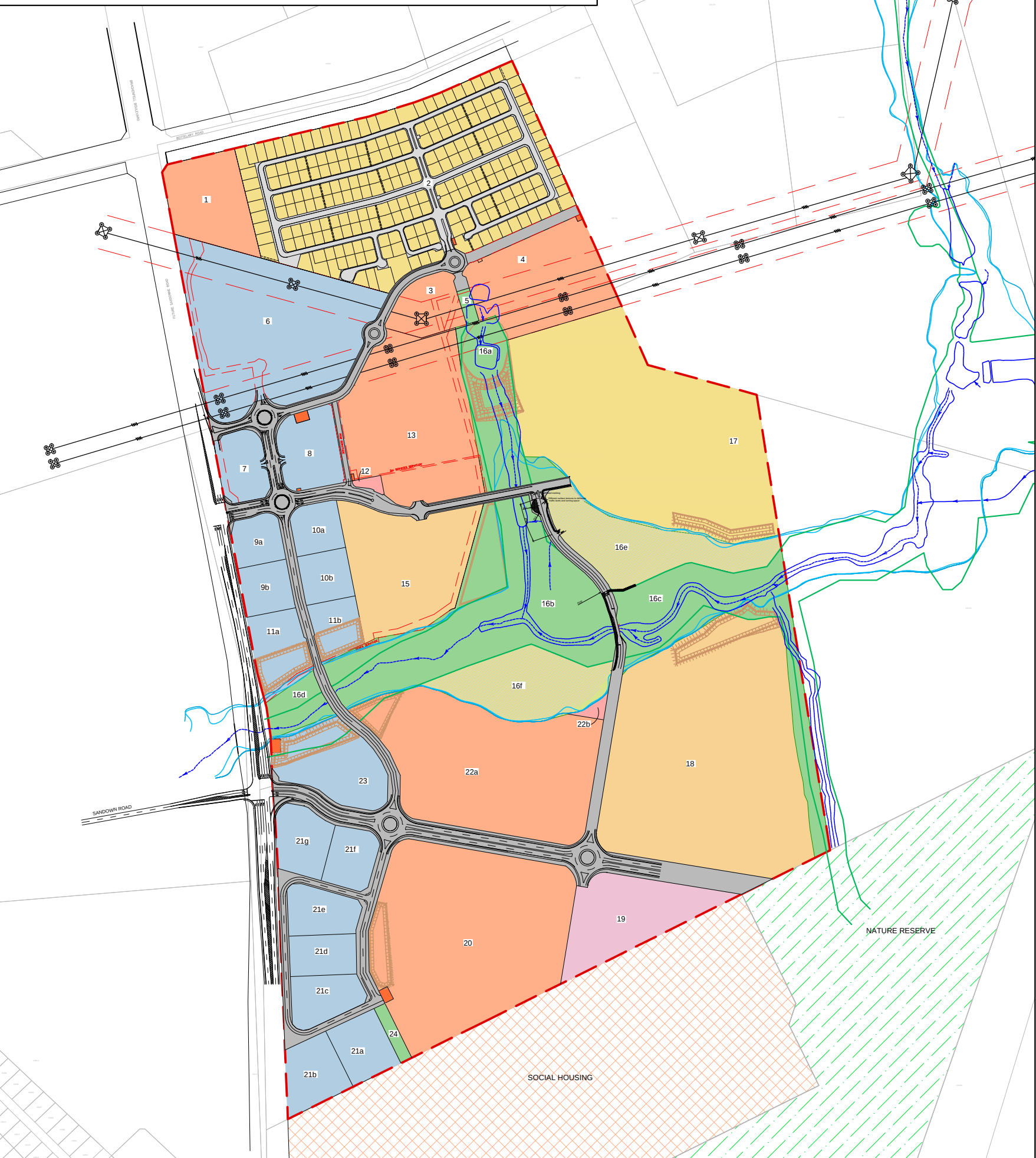
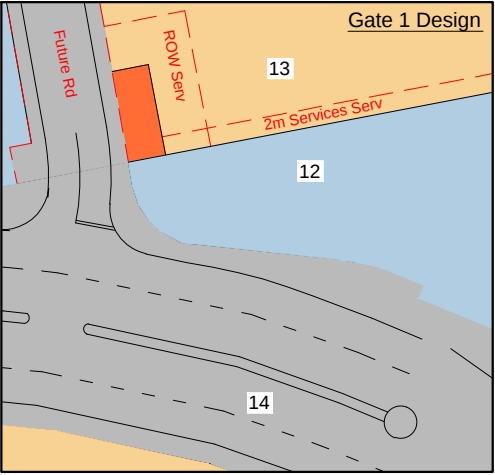
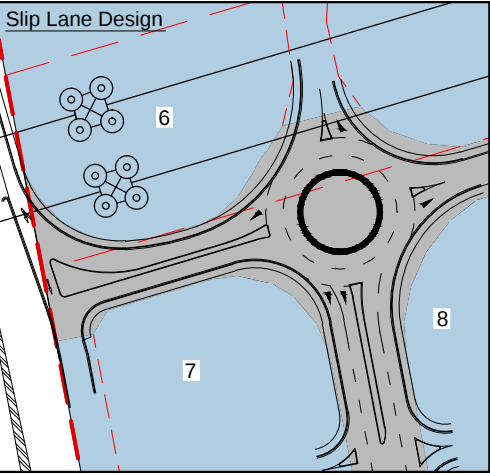




[WMD] architecture



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Project management - Town Planning - Development

HAASENDAL ESTATE, KUILSRIVER

CONCEPT PLAN (Haasendal_ConB16 - 14 August 2024)

LAND USE TABLE				
Pocket Nr & Use	GLA (m ²)	Area (ha)	Density (u/ha)	Units
1 - Apartments (GR2)		1.50	138	208
2 - Single Residential (SR1)		9.99	25	252
3 - Apartments (GR4)		0.77	103	80
4 - Apartments (GR4)		2.51	86	217
5 - Public Space (OS2)		0.09	-	-
6 - Business (GB4)	16000	5.21	-	-
7 - Business (GB2)	840	0.68	-	-
8 - Business (GB4)	3000	0.93	-	-
9a - Business (GB1)	4000	0.49	-	-
9b - Business (GB1)	4000	0.52	-	-
10a - Business (GB1)	5000	0.50	-	-
10b - Business (GB1)	5000	0.53	-	-
11a - Business (GB1)	5000	0.87	-	-
11b - Business (GB1)	5000	0.56	-	-
12 - Creche (LB1)		0.07	-	-
13 - Town Houses (GR2)		4.03	31	127
14 - Public Road (TR2)		7.8	-	-
15 - Town Houses (SR1)		2.94	42	126
16a - Public Space (OS2)		1.81	-	-
16b - Public Space (OS2)		5.40	-	-
16c - Public Space (OS2)		3.01	-	-
16d - Public Space (OS2)		0.55	-	-
16e - Private Space (OS3)		2.16	-	-
16f - Private Space (OS3)		1.90	-	-
17 - Single Residential (SR1)		8.67	20	173
18 - Town Houses (GR1)		9.26	40	370
19 - School (CO1)		1.99	-	-
20 - Apartments (GR4)		6.87	130	893
21(a-g) - Business (GB3)	14000	4.72	-	-
22a - Apartments (GR4)		5.53	130	718
22b - Creche		0.09	-	-
23 - Business (GB3)	1500	1.53	166	255
24 - Public Space (OS2)		0.15	-	-
Utilities (UT)		0.10	-	-
Total	Floating GLA 63 340m ²	93.73ha	-	3419

	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 (4.19ha)
	Retention Ponds
	Security Gates
	Security Fence
	Nature Reserve (37.24ha)
	Social Housing (25.62ha)

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	
DRAWN	K BURGER	RESERVED	
APPROVED	E SMITH		
DATE	14 AUGUST 2024		
SCALE	1:6500 & 1:1500 @ A3		
PLAN NO	Haasendal_ConB16		
REVISIONS			

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

INDEMNITY

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