

SITE DEVELOPMENT PLAN

LM
LANGEBAAN MANOR
LM

SITE DEVELOPMENT PLAN

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UNIT NO.	UNIT TYPE	UNIT AREA (m²)	UNIT PRICE (R)	UNIT TOTAL (R)
1	408.80m²	20	137.70m²	2754.00
2	408.80m²	20	137.70m²	2754.00
3	408.80m²	20	137.70m²	2754.00
4	408.80m²	20	137.70m²	2754.00
5	408.80m²	20	137.70m²	2754.00
6	408.80m²	20	137.70m²	2754.00
7	408.80m²	20	137.70m²	2754.00
8	408.80m²	20	137.70m²	2754.00
9	408.80m²	20	137.70m²	2754.00
10	408.80m²	20	137.70m²	2754.00
11	408.80m²	20	137.70m²	2754.00
12	408.80m²	20	137.70m²	2754.00
13	408.80m²	20	137.70m²	2754.00
14	408.80m²	20	137.70m²	2754.00
15	408.80m²	20	137.70m²	2754.00
16	408.80m²	20	137.70m²	2754.00
17	408.80m²	20	137.70m²	2754.00
18	408.80m²	20	137.70m²	2754.00
19	408.80m²	20	137.70m²	2754.00
20	408.80m²	20	137.70m²	2754.00
21	408.80m²	20	137.70m²	2754.00
22	408.80m²	20	137.70m²	2754.00
23	408.80m²	20	137.70m²	2754.00
24	408.80m²	20	137.70m²	2754.00
25	408.80m²	20	137.70m²	2754.00
26	408.80m²	20	137.70m²	2754.00
27	408.80m²	20	137.70m²	2754.00
28	408.80m²	20	137.70m²	2754.00
29	408.80m²	20	137.70m²	2754.00
30	408.80m²	20	137.70m²	2754.00
31	408.80m²	20	137.70m²	2754.00
32	408.80m²	20	137.70m²	2754.00
33	408.80m²	20	137.70m²	2754.00
34	408.80m²	20	137.70m²	2754.00
35	408.80m²	20	137.70m²	2754.00
36	408.80m²	20	137.70m²	2754.00
37	408.80m²	20	137.70m²	2754.00
38	408.80m²	20	137.70m²	2754.00
39	408.80m²	20	137.70m²	2754.00
40	408.80m²	20	137.70m²	2754.00
41	408.80m²	20	137.70m²	2754.00
42	408.80m²	20	137.70m²	2754.00
43	408.80m²	20	137.70m²	2754.00
44	408.80m²	20	137.70m²	2754.00
45	408.80m²	20	137.70m²	2754.00
46	408.80m²	20	137.70m²	2754.00
47	408.80m²	20	137.70m²	2754.00
48	408.80m²	20	137.70m²	2754.00
49	408.80m²	20	137.70m²	2754.00
50	408.80m²	20	137.70m²	2754.00
51	408.80m²	20	137.70m²	2754.00
52	408.80m²	20	137.70m²	2754.00
53	408.80m²	20	137.70m²	2754.00
54	408.80m²	20	137.70m²	2754.00
55	408.80m²	20	137.70m²	2754.00
56	408.80m²	20	137.70m²	2754.00
57	408.80m²	20	137.70m²	2754.00
58	408.80m²	20	137.70m²	2754.00
59	408.80m²	20	137.70m²	2754.00
60	408.80m²	20	137.70m²	2754.00
61	408.80m²	20	137.70m²	2754.00
62	408.80m²	20	137.70m²	2754.00
63	408.80m²	20	137.70m²	2754.00
64	408.80m²	20	137.70m²	2754.00
65	408.80m²	20	137.70m²	2754.00
66	408.80m²	20	137.70m²	2754.00
67	408.80m²	20	137.70m²	2754.00
68	408.80m²	20	137.70m²	2754.00
69	408.80m²	20	137.70m²	2754.00
70	408.80m²	20	137.70m²	2754.00
71	408.80m²	20	137.70m²	2754.00
72	408.80m²	20	137.70m²	2754.00
73	408.80m²	20	137.70m²	2754.00
74	408.80m²	20	137.70m²	2754.00
75	408.80m²	20	137.70m²	2754.00
76	408.80m²	20	137.70m²	2754.00
77	408.80m²	20	137.70m²	2754.00
78	408.80m²	20	137.70m²	2754.00
79	408.80m²	20	137.70m²	2754.00
80	408.80m²	20	137.70m²	2754.00
81	408.80m²	20	137.70m²	2754.00
82	408.80m²	20	137.70m²	2754.00
83	408.80m²	20	137.70m²	2754.00
84	408.80m²	20	137.70m²	2754.00
85	408.80m²	20	137.70m²	2754.00
86	408.80m²	20	137.70m²	2754.00
87	408.80m²	20	137.70m²	2754.00
88	408.80m²	20	137.70m²	2754.00
89	408.80m²	20	137.70m²	2754.00
90	408.80m²	20	137.70m²	2754.00
91	408.80m²	20	137.70m²	2754.00
92	408.80m²	20	137.70m²	2754.00
93	408.80m²	20	137.70m²	2754.00
94	408.80m²	20	137.70m²	2754.00
95	408.80m²	20	137.70m²	2754.00
96	408.80m²	20	137.70m²	2754.00
97	408.80m²	20	137.70m²	2754.00
98	408.80m²	20	137.70m²	2754.00
99	408.80m²	20	137.70m²	2754.00
100	408.80m²	20	137.70m²	2754.00

housing type areas:
Type A 105.35m²
Type B 110.45m²
Type C 115.84m²
Type D 120.79m²
Type E 128.30m²
Type F 135.35m²
Type G 140.29m²
Type H 150.55m²
Type I 188.80m²

house:
Type A quantity 14
Type B 1
Type C 7
Type D 1
Type E 1
Type F 25
Type G 9
Type H 35
Type I 7
TOTAL 100

REQUIREMENT	REQUIREMENT	REQUIREMENT
HOUSES	2 Bays per house	250
APARTMENTS	1 bay per unit x 0.25	34
RESTAURANT	1 bay per unit x 0.25	34
DISABLED PARKING	Total no of bays 101-100	12

INDIVIDUAL ERVEN BUILDING LINE SETBACKS:	5.00m
Direct building line setback	5.00m
Corner building line setback	5.00m
Rear building line setback	5.00m

CONSOLIDATED ERF	13.43Ha
Total Site Area	13.43Ha
Total Number Units	100
Density	13 Units per ha

HOUSE FOOTPRINTS ON THE SITE PLAN ARE INDICATIVE OF THE POSITION OF INTERCHANGEABLE UNITS.

