

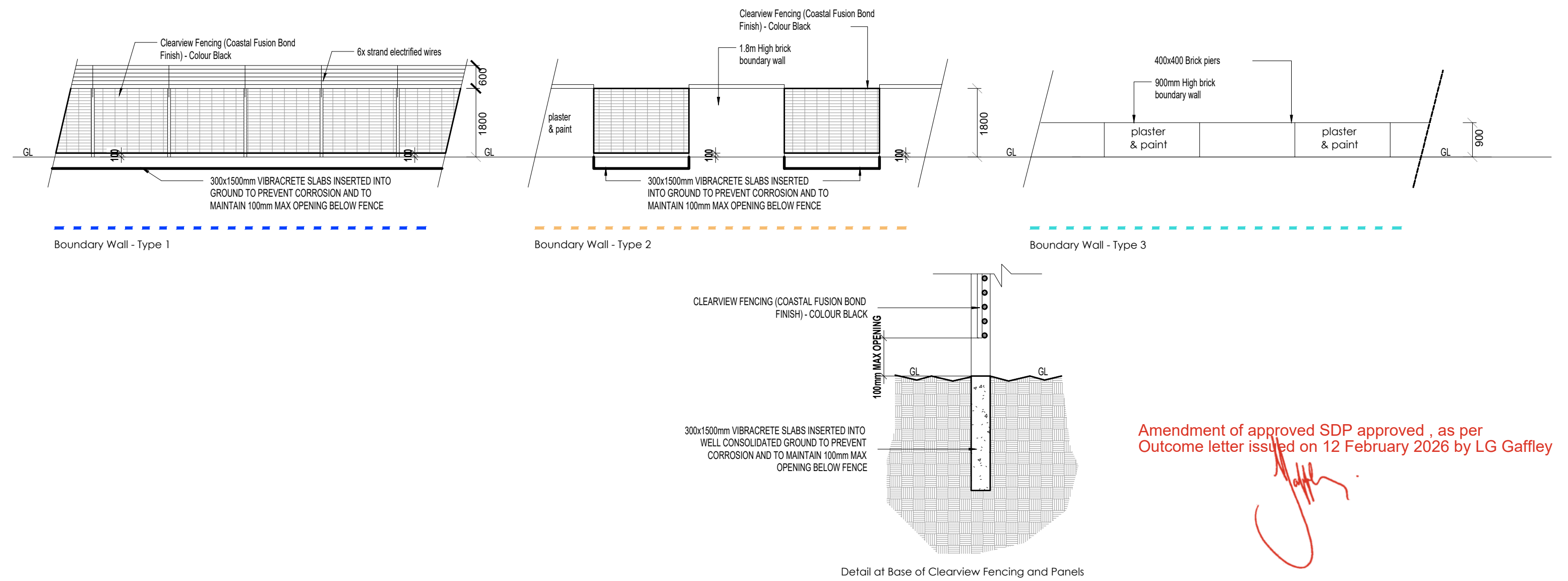
LM LANGEBAAN MANOR

SITE DEVELOPMENT PLAN

scale: 1:1000 page size: A1 date: 15.07.2025 drawing nr: LM-SDP01/1813/2022_Rev 18



housing type areas:		houses:	quantity:
Type A	105.35m²	Type A	7
Type A1	114.33m²	Type A1	5
Type A3	104.97m²	Type A3	2
Type B	110.45m²	Type B	0
Type B3	116.32m²	Type B3	1
Type C	115.84m²	Type C	7
Type D	120.79m²	Type D	1
Type E	128.30m²	Type E	1
Type F	135.35m²	Type F	20
Type G	140.28m²	Type G	12
Type H	150.55m²	Type H	14
Type H1	154.44m²	Type H1	9
Type H2	150.86m²	Type H2	7
Type H4	152.84m²	Type H4	2
Type H5	152.84m²	Type H5	2
Type H6	161.61m²	Type H6	1
Type I	188.80m²	Type I	9
TOTAL			100



Amendment of approved SDP approved, as per Outcome letter issued on 12 February 2026 by LG Gaffley

NO.	ERF SIZE (m²)	UNIT TYPE	UNIT TYPE SIZE (m²)
1	408.80	F - MIRROR	135.35
2	408.80	A - MIRROR	105.35
3	408.80	A1 - MIRROR	114.19
4	408.80	A - MIRROR	105.35
5	408.80	A1 - MIRROR	114.19
6	408.80	H - MIRROR	150.73
7	408.80	A1 - MIRROR	114.19
8	408.80	A1 - MIRROR	114.19
9	408.80	A1 - MIRROR	114.19
10	408.80	F - MIRROR	135.35
11	408.80	H - MIRROR	150.74
12	408.80	A - MIRROR	104.96
13	408.80	F - MIRROR	135.35
14	408.80	H5	152.84
15	408.80	F - MIRROR	135.35
16	408.80	A3	104.97
17	408.80	H1 - MIRROR	150.86
18	357.70	E	128.35
19	357.70	A	104.96
20	357.70	F	135.35
21	357.70	H	150.74
22	357.70	C	115.84
23	357.70	F	134.78
24	357.70	H	150.74
25	357.70	C	115.84

NO.	ERF SIZE (m²)	UNIT TYPE	UNIT TYPE SIZE (m²)
26	357.70	F	135.32
27	357.70	H	150.74
28	357.70	A	104.46
29	357.70	G	140.27
30	357.70	H6	161.61
31	357.70	H	135.11
32	357.70	C	122.99
33	357.70	F	135.32
34	441.04	H - MIRROR	150.74
35	443.83	H1 - MIRROR	153.76
36	357.70	I - MIRROR	189.72
37	357.70	G - MIRROR	143.65
38	357.70	A3	106.80
39	357.70	H1 - MIRROR	150.86
40	357.70	F - MIRROR	153.74
41	357.70	H2 - MIRROR	150.74
42	357.70	F - MIRROR	135.32
43	357.70	G - MIRROR	140.27
44	357.70	G - MIRROR	140.27
45	357.70	G - MIRROR	140.27
46	357.70	F - MIRROR	141.10
47	357.70	H4	152.84
48	493.63	H1 - MIRROR	150.86
49	426.00	G - MIRROR	140.93
50	377.39	H2	150.86

NO.	ERF SIZE (m²)	UNIT TYPE	UNIT TYPE SIZE (m²)
51	357.70	F - MIRROR	138.66
52	357.70	H - MIRROR	150.74
53	357.70	H1 - MIRROR	150.76
54	357.70	H - MIRROR	150.74
55	357.70	D - MIRROR	120.48
56	357.70	I - MIRROR	187.16
57	450.08	H5	153.70
58	377.53	C - MIRROR	115.84
59	392.87	F	135.31
60	561.59	H CUSTOM	197.03
61	356.74	F	135.32
62	367.93	H1 - MIRROR	140.27
63	354.99	B3	116.32
64	384.06	H1 - SPECIAL	174.50
65	357.70	A	105.19
66	357.70	H2	152.35
67	357.70	G	141.87
68	357.70	H2	150.86
69	436.34	H4	205.55
70	357.70	H	150.74
71	357.70	H	150.74
72	357.70	H	150.74
73	345.19	G	140.27
74	494.92	H1 - MIRROR	153.69
75	357.70	F	135.32

NO.	ERF SIZE (m²)	UNIT TYPE	UNIT TYPE SIZE (m²)
76	357.70	H1	154.44
77	357.70	G - MIRROR	140.27
78	357.70	G - MIRROR	141.06
79	357.70	G - MIRROR	140.93
80	357.70	H2 - MIRROR	152.83
81	345.20	C - MIRROR	115.84
82	366.14	F	135.30
83	397.33	H2	150.86
84	595.70	I	186.44
85	357.70	C	116.02
86	357.70	I	186.44
87	357.70	F	135.32
88	357.70	H2	154.44
89	360.80	C	120.72
90	364.58	H	150.74
91	376.67	I	186.21
92	384.01	I	185.77
93	359.56	I - MIRROR	187.72
94	379.90	I - MIRROR	185.77
95	380.97	G - MIRROR	141.06
96	378.57	F	139.50
97	547.70	I	188.10
98	396.71	F - MIRROR	135.32
99	378.61	A	104.97
100	390.31	F	135.32

PARKING REQUIREMENTS			
REQUIREMENT	BAYS REQUIRED	Bays Provided	
HOUSES	2 Bays per house	200	200
ASSISTED LIVING	1 bay per room + 0.25 bay per room for visitors	64	64
RESTAURANT	1 bay per 4 seats	20	20
DISABLED PARKING	Total no of bays (51-100)	2	2

	PHASE 1	PHASE 2	PHASE 3	TOTAL
Houses	37	32	31	100
ASSISTED LIVING	51	0	0	51
TOTAL BEDS	51	0	0	51

INDIVIDUAL ERVEN BUILDING LINE SETBACKS:
Street building line setback: 5.00m
Common building line setback: 1.20m
Rear building line setback: 1.20m

Amendment of Site Development Plan: Previously Approved on Erf 10511, Langebaan		
Exercising of rights lead to Creation of Erf 11159, Langebaan. Subdivision of Erf 11159 now knows as:		
Erf:	Phase:	General Plan / SG Diagram
10930	1	259/2022
10931	2	260/2022
10932	3	261/2022
10929	Not Applicable	255/2022
10928		254/2022
10927		Road

