

[illegible]

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID: 1500112134

This SITE DEVELOPMENT PLAN has been APPROVED in terms of section 98 of the City of Cape Town Municipal Planning By-law, 2015 subject to the conditions as per the decision letter dated: 5 November 2024

Authorized Official:

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DOCUMENT STATUS
SDP SUBMISSION
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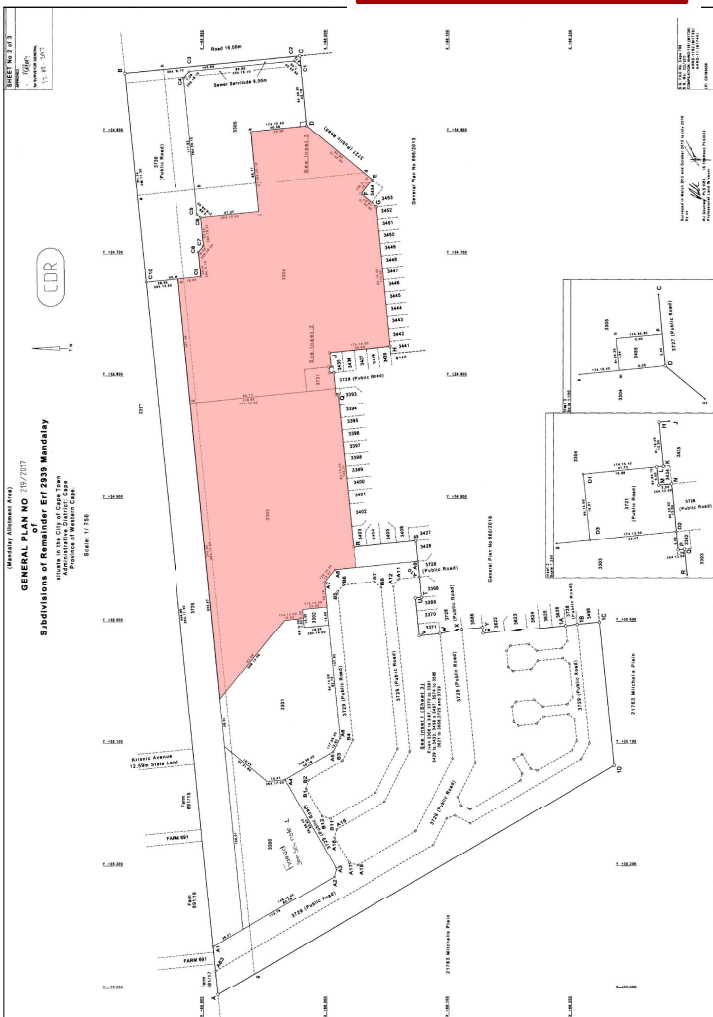
ASRIN MANDALAY
ERF 3303 & 3304 -
SDP

ERF 3303 & 3304

SITE DEVELOPMENT PLAN & DETAILS

SCALE:	DATE:	DRAWN BY:
As indicated	2024/07/19	PDV
PROJECT NO.	REF. PLAN:	CHECKED BY:
568		HS

CD100	6
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BLOCK A UNIT TYPE (x13):

UNITS: 16 x ONE BED UNIT (A)
16 x ONE BED UNIT (B)
24 x TWO BED UNIT

TOTAL :56 UNITS

BLOCK B UNIT TYPE (x1):

UNITS (EXCLUDING RETAIL + CRÉCHE ON GROUND FLOOR):

12 x ONE BED UNIT (A)
12 x ONE BED UNIT (B)
18 x TWO BED UNIT

TOTAL :42 UNITS

TOTAL:

x ONE BED UNIT (A)
 x ONE BED UNIT (B)
 NO x TWO BED UNIT

770 UNITS

FLOOR FACTOR :-

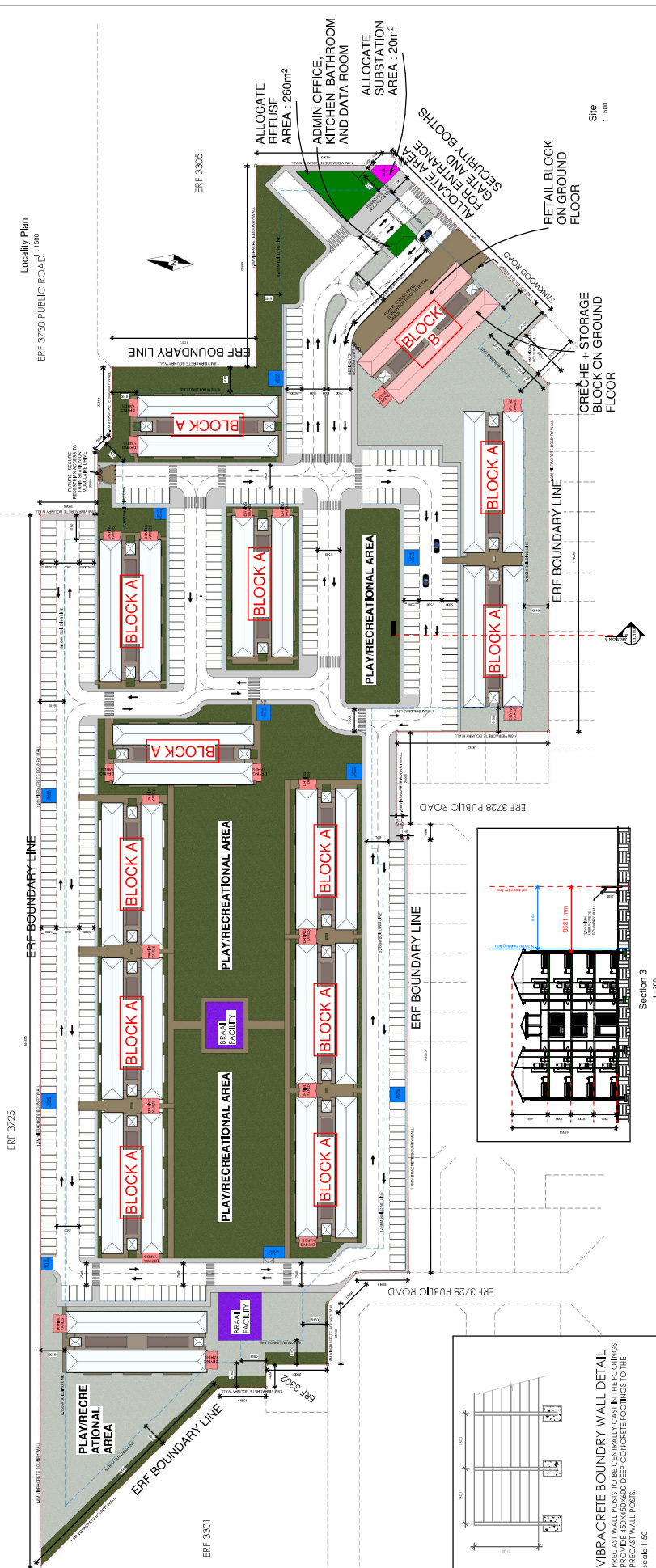
TOTAL FLOOR SPACE	-	37135 m ²
SITE AREA	-	49882 m ²

0.75

BULK DENSITY :

DWELLING UNITS / SITE AREA = Units Per Hectare

PREVIOUSLY APPROVED DENSITY

$$518 \text{ units} / 4.9882 \text{ ha} = 103.84 \text{ du/ha}$$
PROPOSED NEW DENSITY
$$770 \text{ units} / 4.9882 \text{ ha} = 154.36 \text{ du/ha}$$


SITE COVERAGE:

Ground Floor Area / Site Area) 9916.19 m² / 49882 m²

COVERAGE = 19.88%

UNIT COUNT

GRAND TOTAL UNITS BLOCK A

GRAND TOTAL UNITS BLOCK B (1)

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GRAND TOTAL UNITS

PARKING RATIO 0.56 PER UNIT

ALLOCATED PARKING

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DEVELOPMENT RULES TABLE		
DEVELOPMENT RULE	PERMISSIBLE	PROPOSED
ZONING	GREENWICH RESIDENTIAL FLATS (R20)	GREENWICH RESIDENTIAL FLATS (R20 UNITS)
BUILDING TYPE	FLATS	CRECHE & SHOPS (WITH LANDLORD'S CONSENT)
STREET BOUNDARY BUILDING LINE	4.5M	4.5M
COMMON BOUNDARY BUILDING LINE	4.5M	0.75
FLOOR FACTOR	1.8	20%
COVERAGE	60%	18.8M
HEIGHT	15M	0.5 BAY PER FLAT
PARKING	1 BAY PER FLAT (2 PER AREA)	

VIBRA-CONCRETE BOUNDARY WALL DETAIL

PRECAST WALL POSTS TO BE CENTRALLY CAST IN THE FOOTINGS, PROVIDE 450X450X600 DEEP CONCRETE FOOTINGS TO THE PRECAST WALL POSTS.

scale 1:50