

TYPICAL HOUSING TYPOLOGIES

Vlakkeland Housing Development

INNOVATIVE PLANNING SOLUTIONS

NuPLAN AFRICA



INTRODUCTION

As part of the appointment, the PRT was requested to prepare examples for a range of typical typologies that can be used in the implementation phases of the project. The typologies as explored represent examples of top structures that meet the norms and standards of DOHS for subsidy and GAP and rental markets.

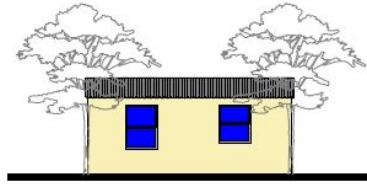
The subsidy units represent typologies ranging from single free standing units, semi-detached single storey units, single storey row units as well as semi-detached double storey and row units. GAP units range from single free standing, single semi-detached as well as double storey semi-detached units. Rental blocks depict typical CRU units but could vary depending on the actual need.

SUBSIDY: Single Freestanding

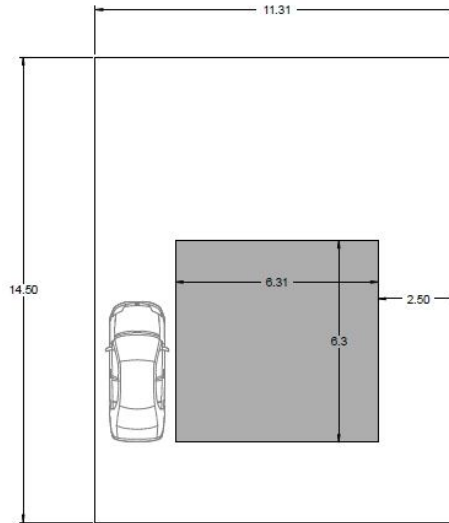
Floor Plan



Typical Elevation



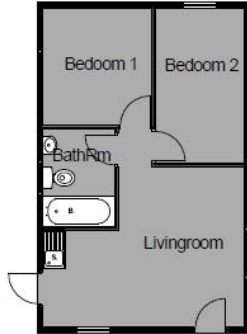
Site Plan



Notes:

Erf Size : 164 sqm
Unit Size : 40 sqm

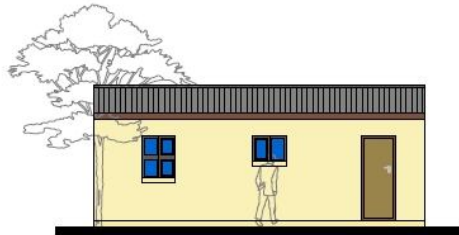




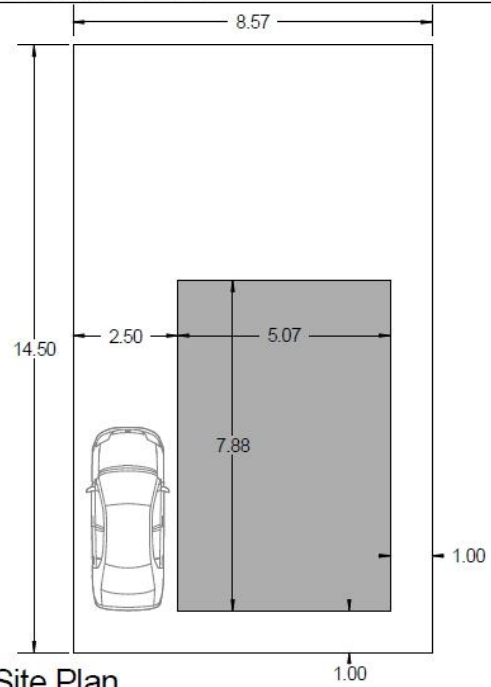
Ground Floor Plan



Front Elevation



Typical Elevation



Site Plan

Notes:

Erf Size : 124 sqm
 Unit Size : 40 sqm

BRAINWAVE	
PROJECTS	1921.cg
P.O. BOX 4035 • DURBANVILLE • 7551 • TEL: 021 905 3068 • FAX: 021 905 6124	

SUBSIDY: Single Semi-Detached

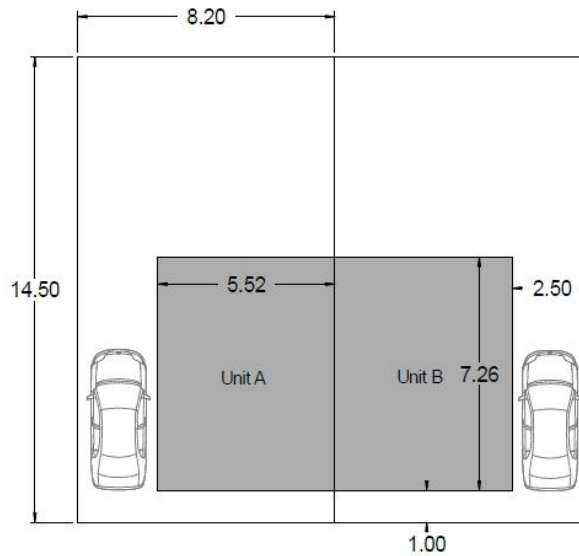
Floor Plan



Typical Elevation



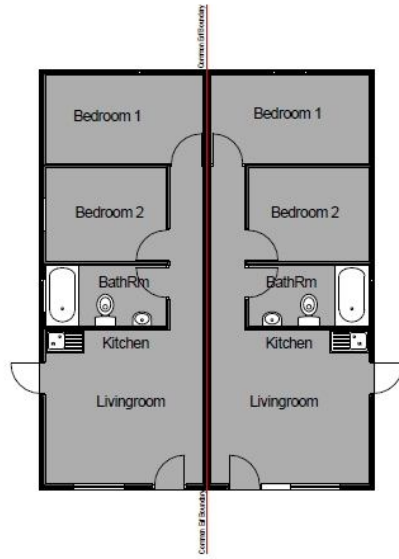
Site Plan



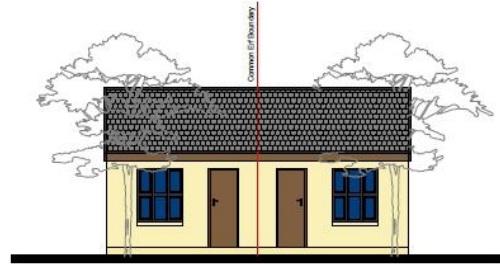
Notes:

Erf Size : 116 sqm
Unit Size : 40 sqm

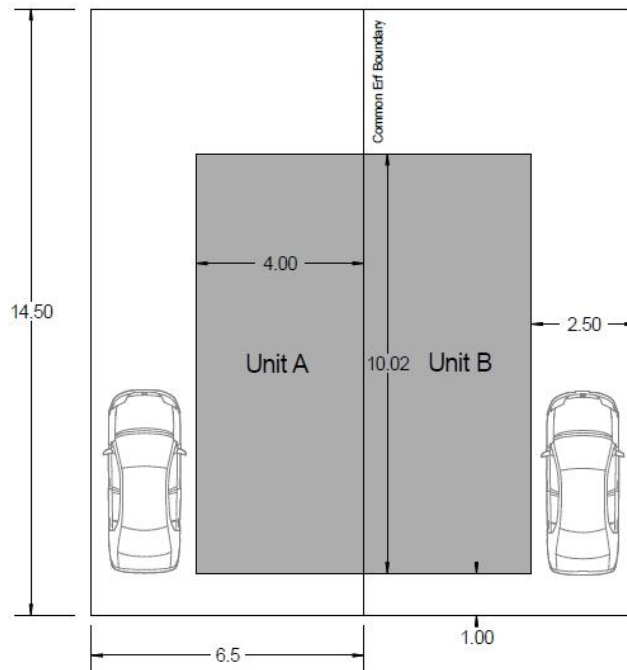




Ground Floor Plan



Typical Elevation



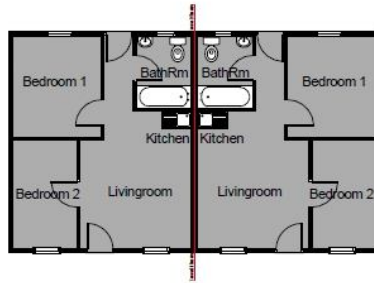
Site Plan

Notes:

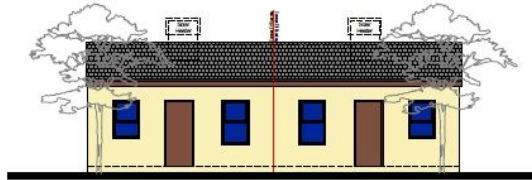
Erf Size : 94 sqm
 Unit Size : 40 sqm

BRAINWAVE	
PROJECTS	1921cg
P.O. BOX 4035 • DURBANVILLE • 7551 • TEL : 021 905 3068 • FAX: 021 905 6124	

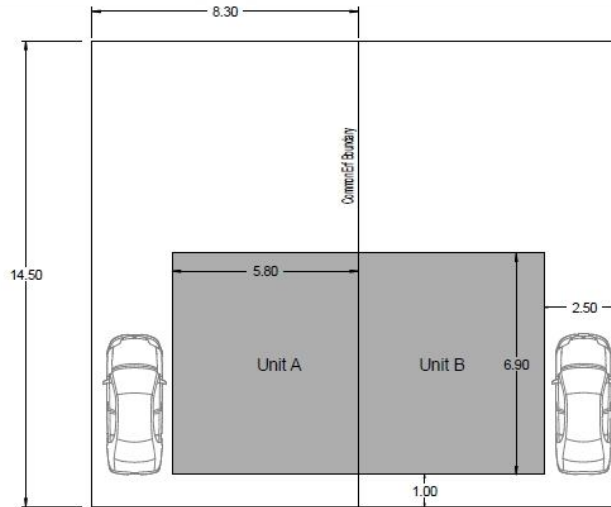
Floor Plan



Typical Elevation



Site Plan



Notes:

Erf Size : 120 sqm
Unit Size : 40 sqm



SUBSIDY: Single 3 Row Housing

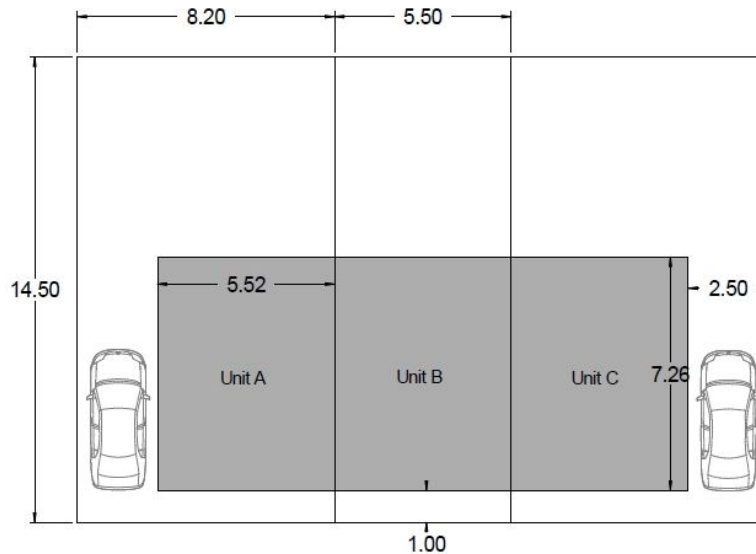
Floor Plan



Typical Elevation



Site Plan

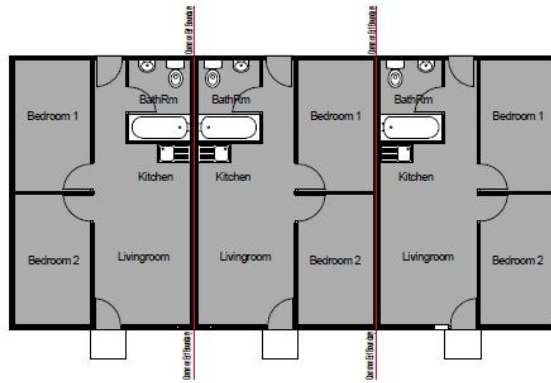


Notes:

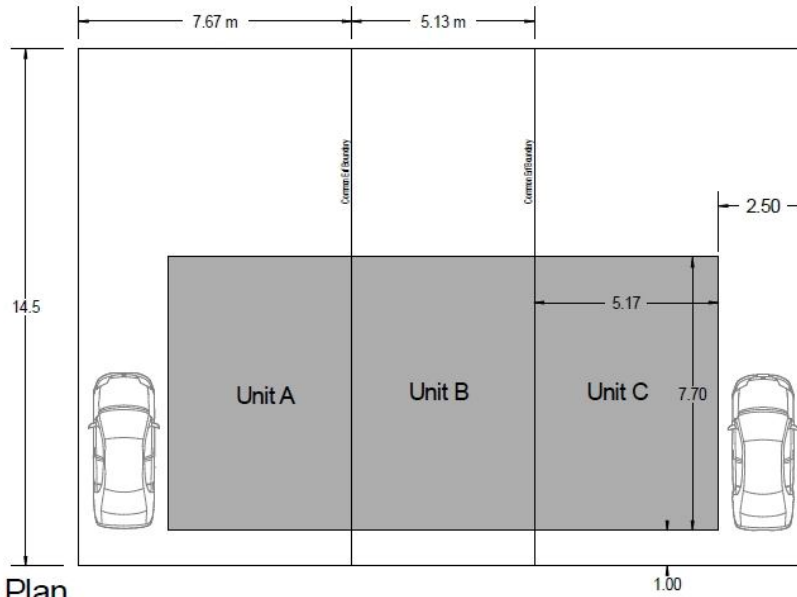
Erf Size (Outside) : 116 sqm Erf Size (Inside) : 80 sqm
 Unit Size (Outside) : 40 sqm Unit Size (Inside) : 40 sqm



Floor Plan



Typical Elevation



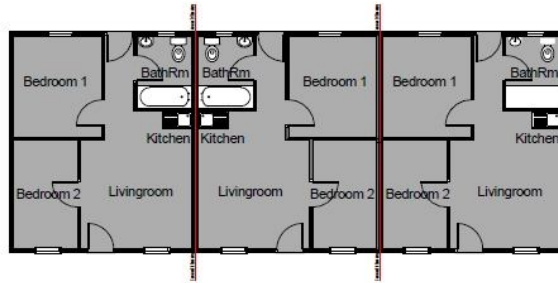
Site Plan

Notes:

Erf Size (Outside) : 112 sqm Erf Size (Inside) : 75 sqm
 Unit Size (Outside) : 40 sqm Unit Size (Inside) : 39 sqm

BRAINWAVE	
PROJECTS	1921CG
P.O. BOX 4035 • DURBANVILLE • 7551 • TEL: 021 905 3068 • FAX: 021 905 6124	

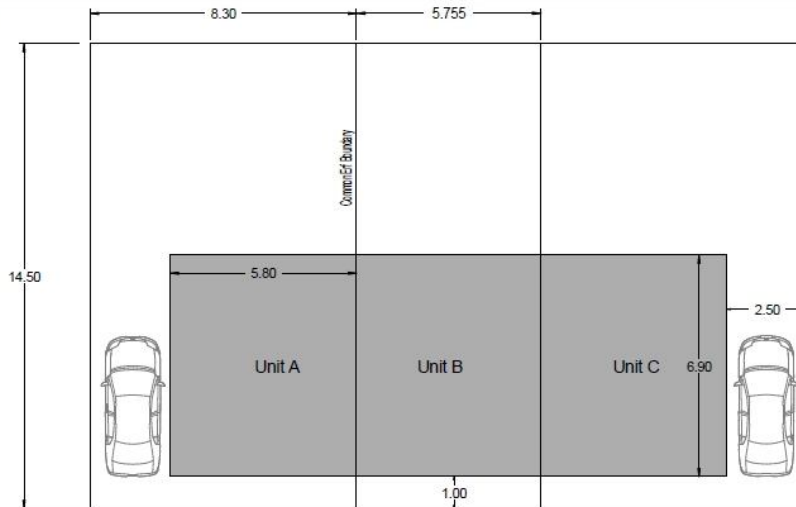
Floor Plan



Typical Elevation



Site Plan



Notes:

Erf Size (Outside) : 120 sqm Erf Size (Inside) : 84 sqm
 Unit Size (Outside) : 40 sqm Unit Size (Inside) : 40 sqm



SUBSIDY: Single 4 Row Housing

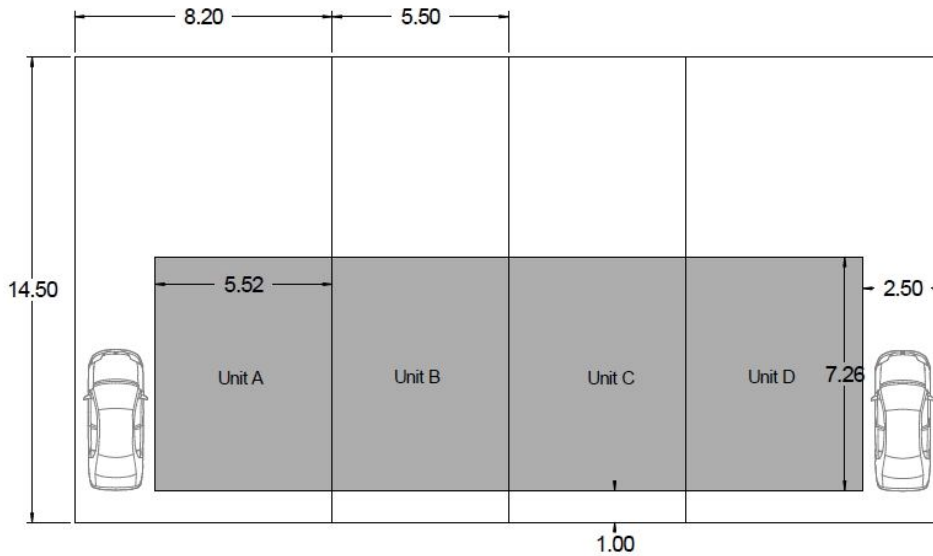
Floor Plan



Typical Elevation



Site Plan

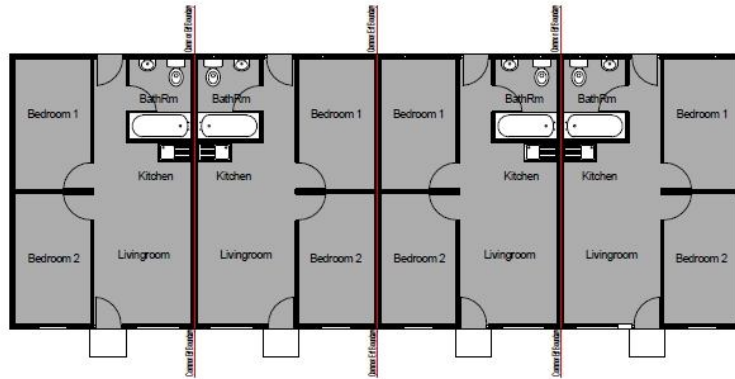


Notes:

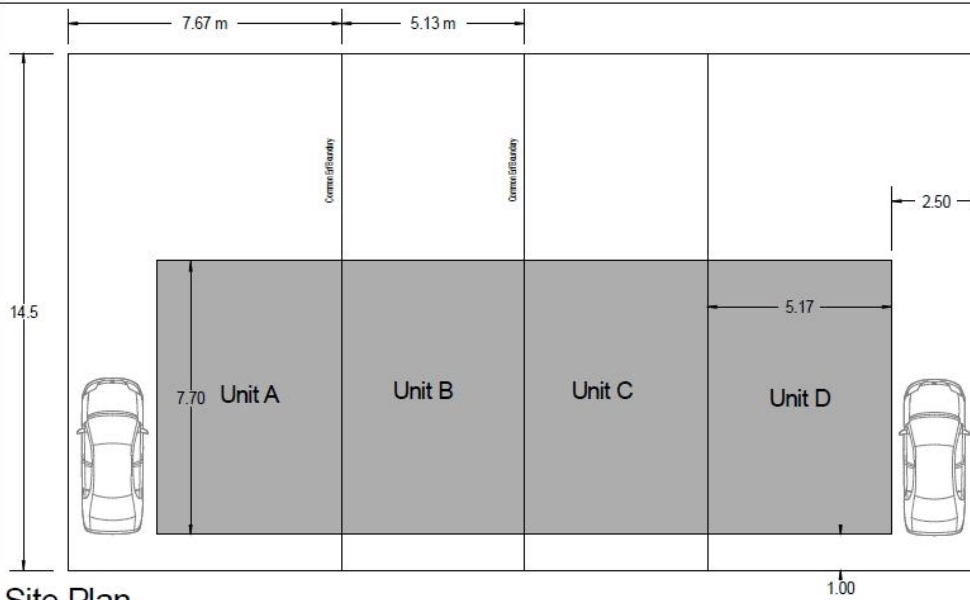
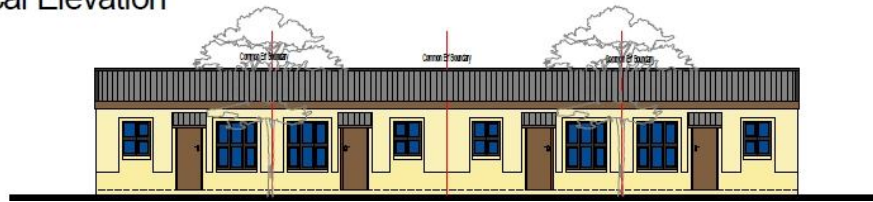
Erf Size (Outside) : 116 sqm Erf Size (Inside) : 80 sqm
 Unit Size (Outside) : 40 sqm Unit Size (Inside) : 40 sqm



Floor Plan



Typical Elevation



Site Plan

Notes:

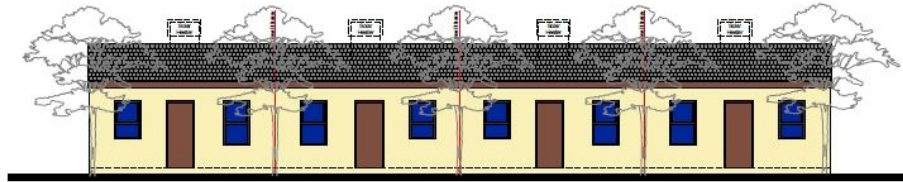
Erf Size (Outside) : 112 sqm Erf Size (Inside) : 75 sqm
 Unit Size (Outside) : 40 sqm Unit Size (Inside) : 39 sqm

BRAINWAVE	
PROJECTS	1921CG
P.O. BOX 4035 • DURBANVILLE • 7551 • TEL: 021 905 3068 • FAX: 021 905 6124	

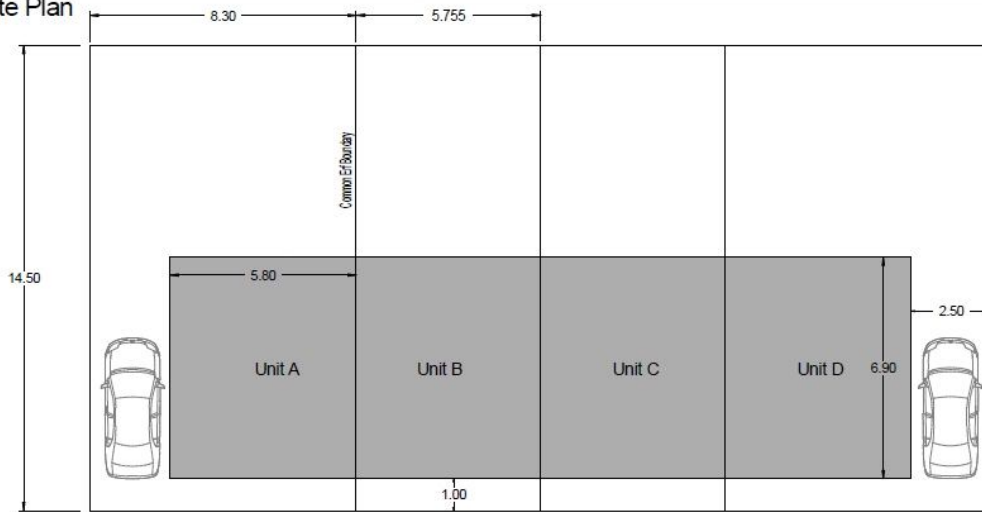
Floor Plan



Typical Elevation



Site Plan



Notes:

Erf Size (Outside) : 120 sqm Erf Size (Inside) : 84 sqm
 Unit Size (Outside) : 40 sqm Unit Size (Inside) : 40 sqm



SUBSIDY: Double Storey Semi-Detached

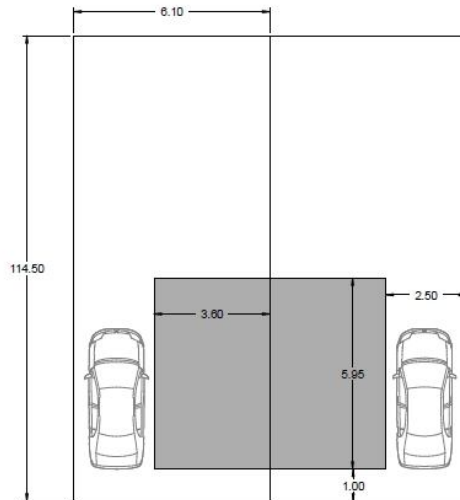
Floor Plan



Typical Elevation



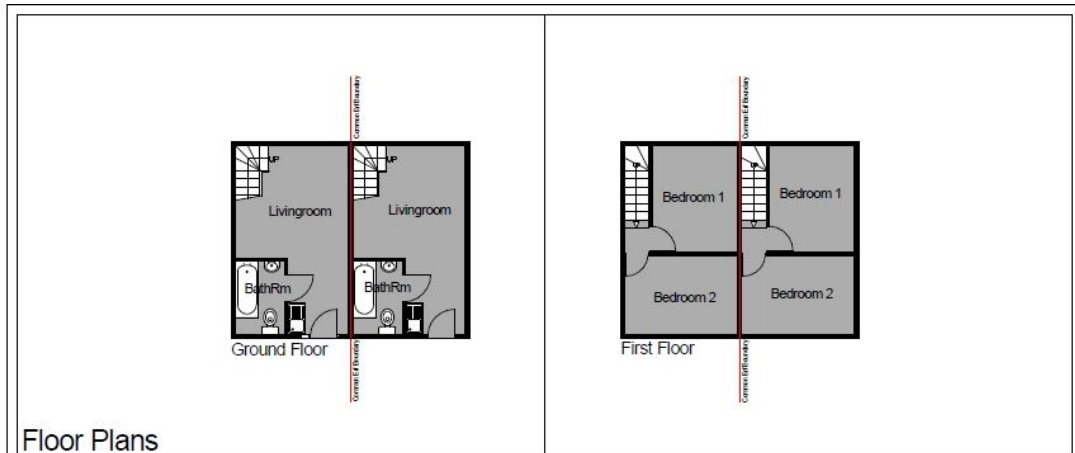
Site Plan



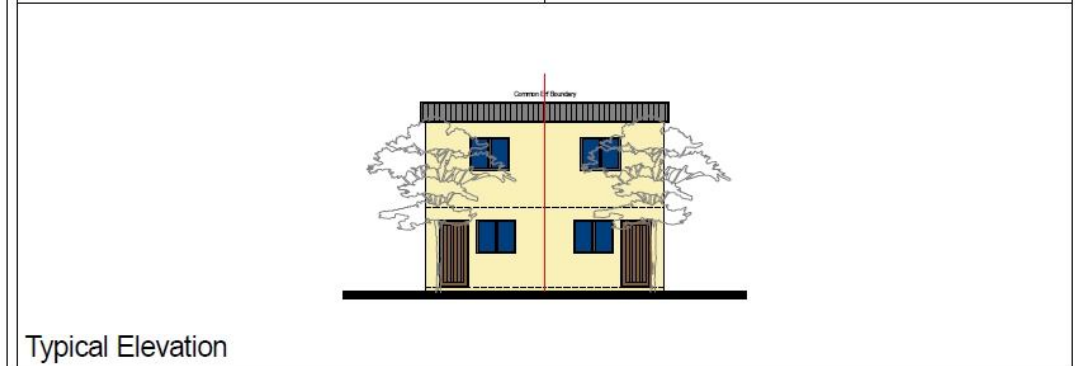
Notes:

Erf Size : 88 sqm
 Unit Size : 44 sqm

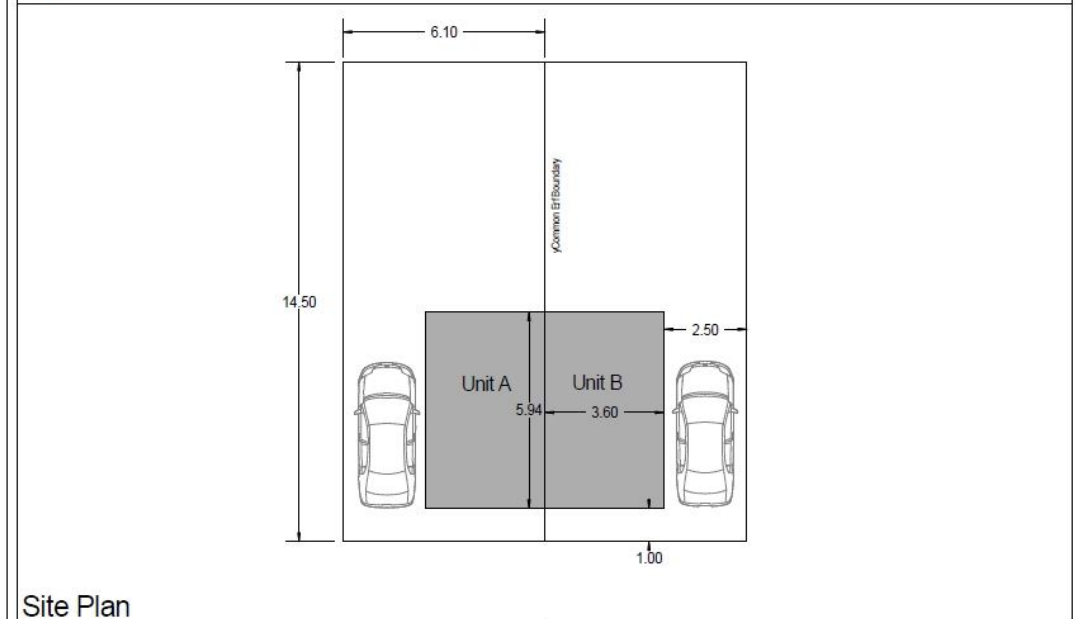




Floor Plans



Typical Elevation



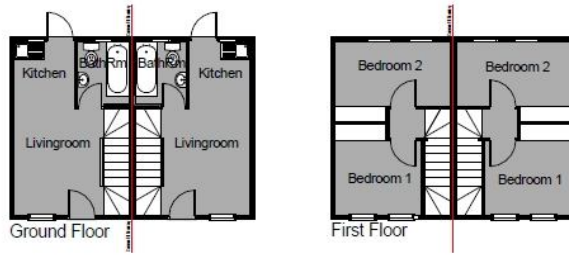
Site Plan

Notes:

Erf Size : 88 sqm
 Unit Size : 44 sqm

BRAINWAVE	
PROJECTS	1921cg
P.O. BOX 4035 • DURBANVILLE • 7551 • TEL: 021 905 3068 • FAX: 021 905 6124	

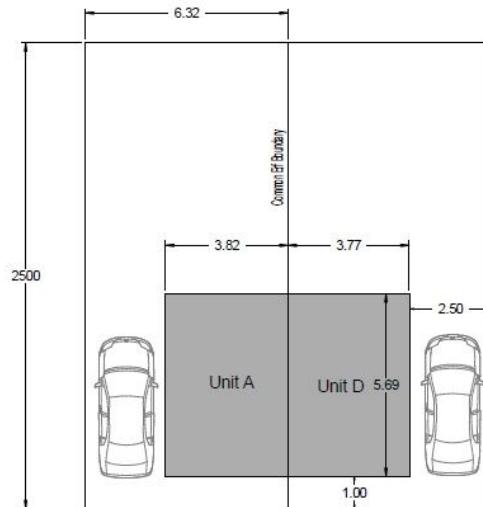
Floor Plan



Typical Elevation



Site Plan



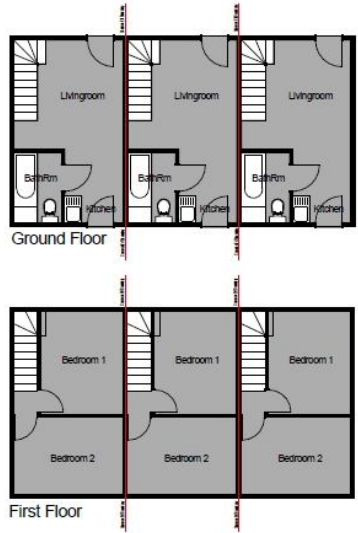
Notes:

Erf Size : 92 sqm
Unit Size : 44 sqm



SUBSIDY: Double Storey 3 Row Housing

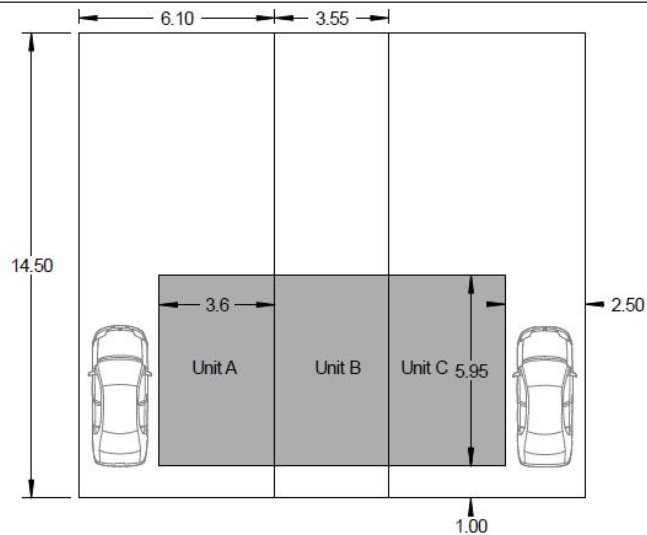
Floor Plan



Typical Elevation



Site Plan

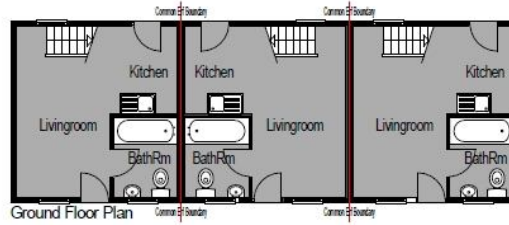


Notes:

Erf Size (Outside) : 88 sqm Erf Size (Inside) : 52 sqm
 Unit Size (Outside) : 44 sqm Unit Size (Inside) : 44 sqm



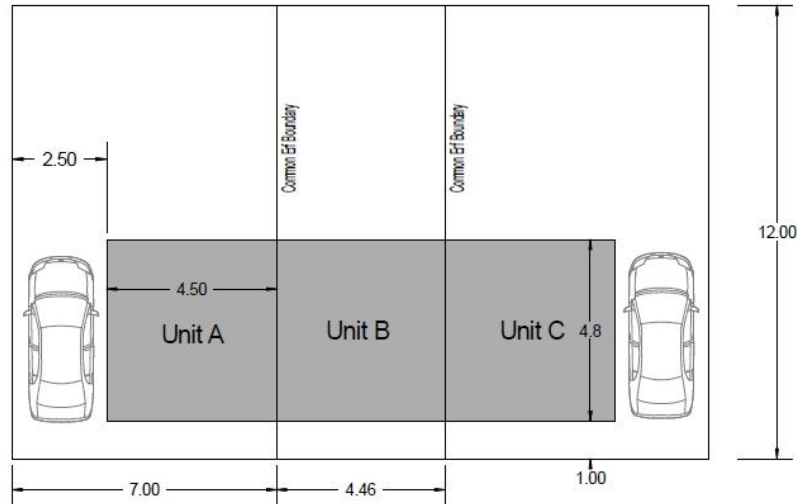
Floor Plan



Typical Elevation



Site Plan

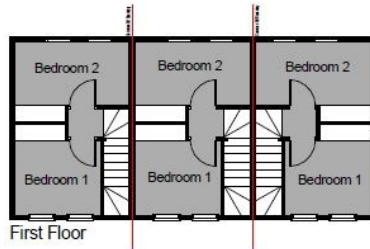
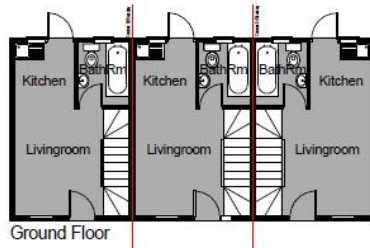


Notes:

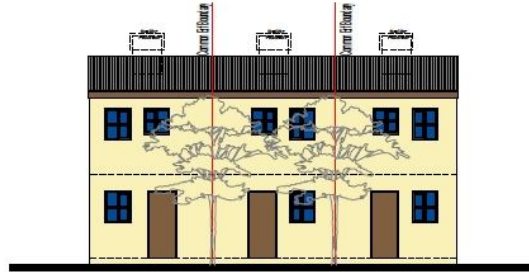
Erf Size (Outside) : 84 sqm Erf Size (Inside) : 54 sqm
 Unit Size (Outside) : 44 sqm Unit Size (Inside) : 42 sqm

BRAINWAVE
 PROJECTS 1921.cg
 P.O. BOX 4035 • DURBANVILLE • 7651 • TEL: 021 905 3068 • FAX: 021 905 6124

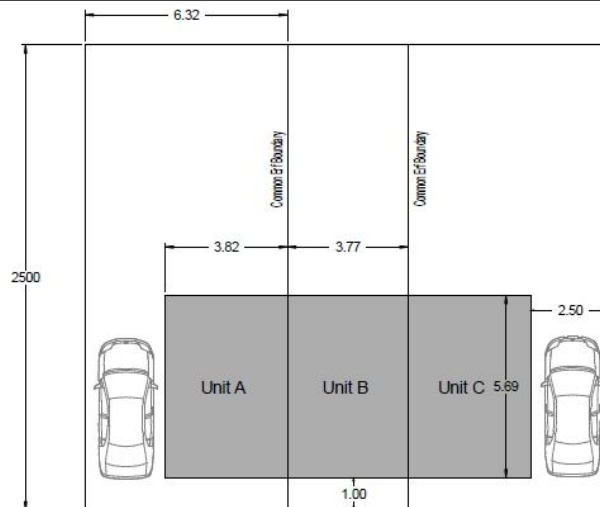
Floor Plan



Typical Elevation



Site Plan



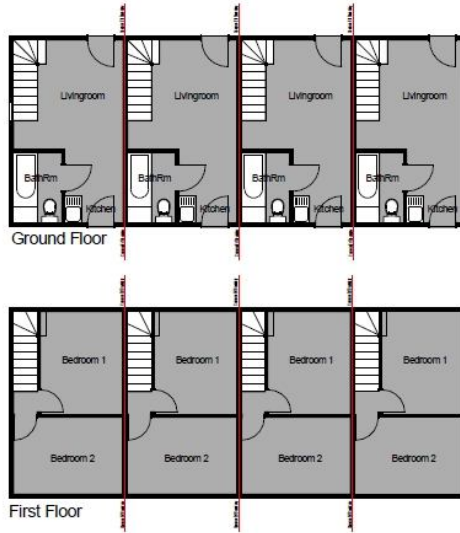
Notes:

Erf Size (Outside) : 92 sqm Erf Size (Inside) : 55 sqm
 Unit Size (Outside) : 44 sqm Unit Size (Inside) : 42 sqm



SUBSIDY: Double Storey 4 Row Housing

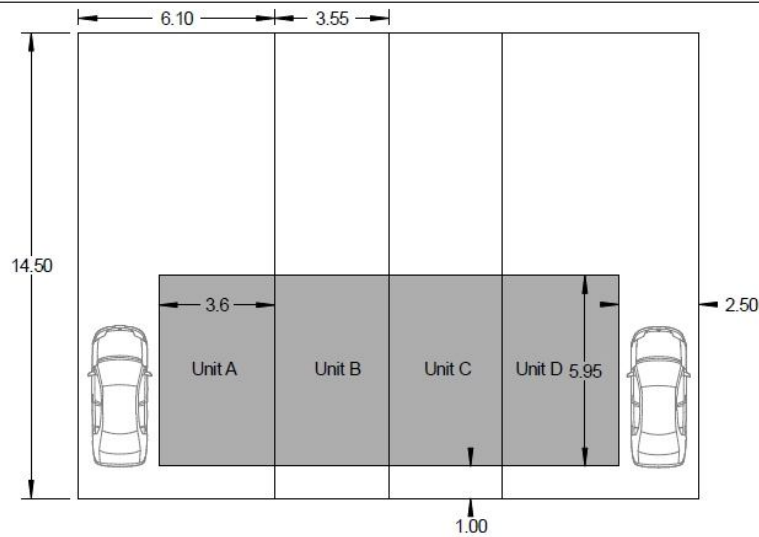
Floor Plan



Typical Elevation



Site Plan

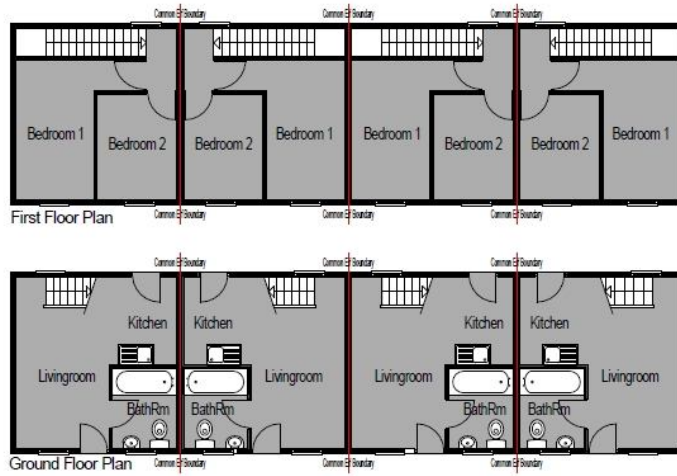


Notes:

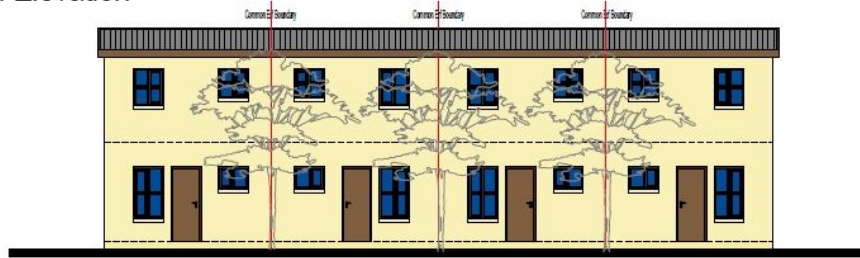
Erf Size (Outside) : 88 sqm Erf Size (Inside) : 52 sqm
 Unit Size (Outside) : 44 sqm Unit Size (Inside) : 44 sqm



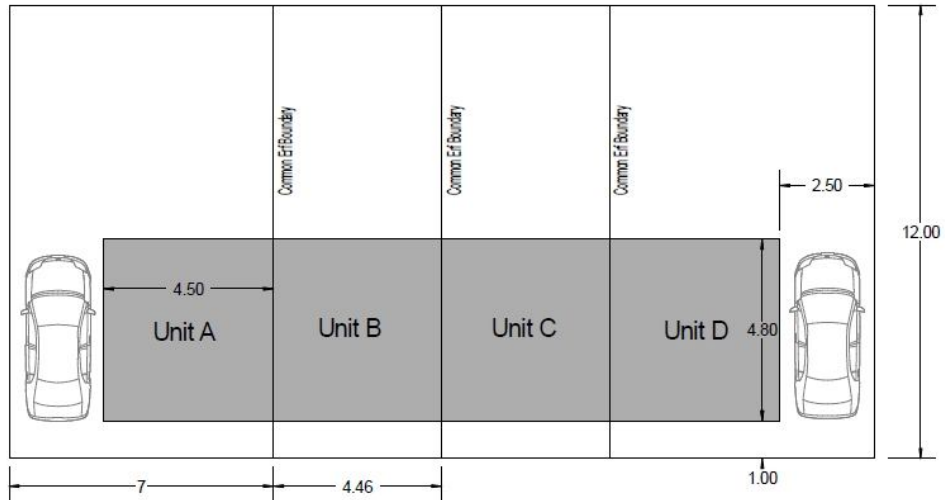
Floor Plan



Typical Elevation



Site Plan



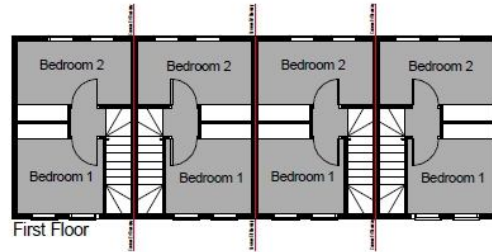
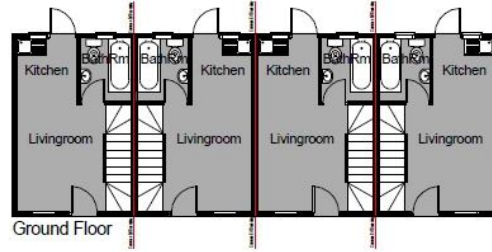
Notes:

Erf Size (Outside) : 84 sqm Erf Size (Inside) : 54 sqm
 Unit Size (Outside) : 44 sqm Unit Size (Inside) : 42 sqm

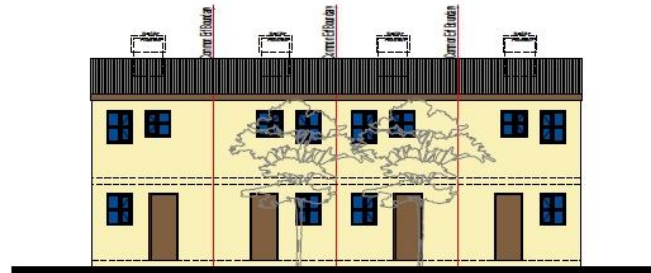
BRAINWAVE

PROJECTS 1921.cg
 P.O. BOX 4035 • DURBANVILLE • 7651 • TEL: 021 905 3068 • FAX: 021 905 6124

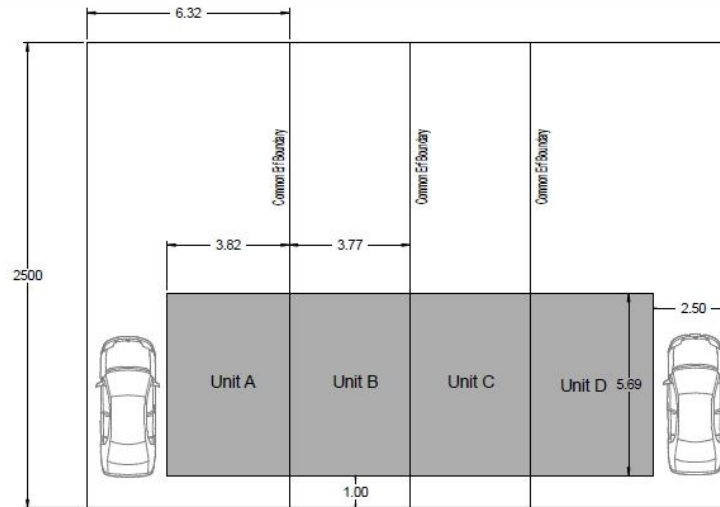
Floor Plan



Typical Elevation



Site Plan



Notes:

Erf Size (Outside) : 92 sqm Erf Size (Inside) : 55 sqm
 Unit Size (Outside) : 44 sqm Unit Size (Inside) : 42 sqm

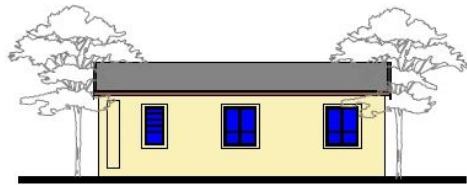


GAP: Single Storey Freestanding

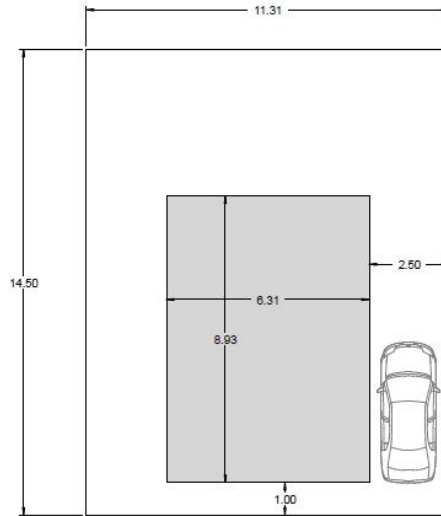
Floor Plan



Typical Elevation



Site Plan



Notes:

Erf Size : 165 sqm
Unit Size : 56 sqm

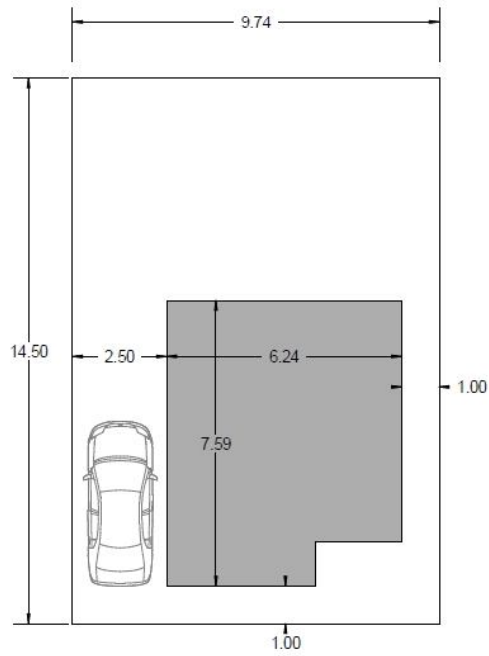




Ground Floor Plan



Typical Elevation



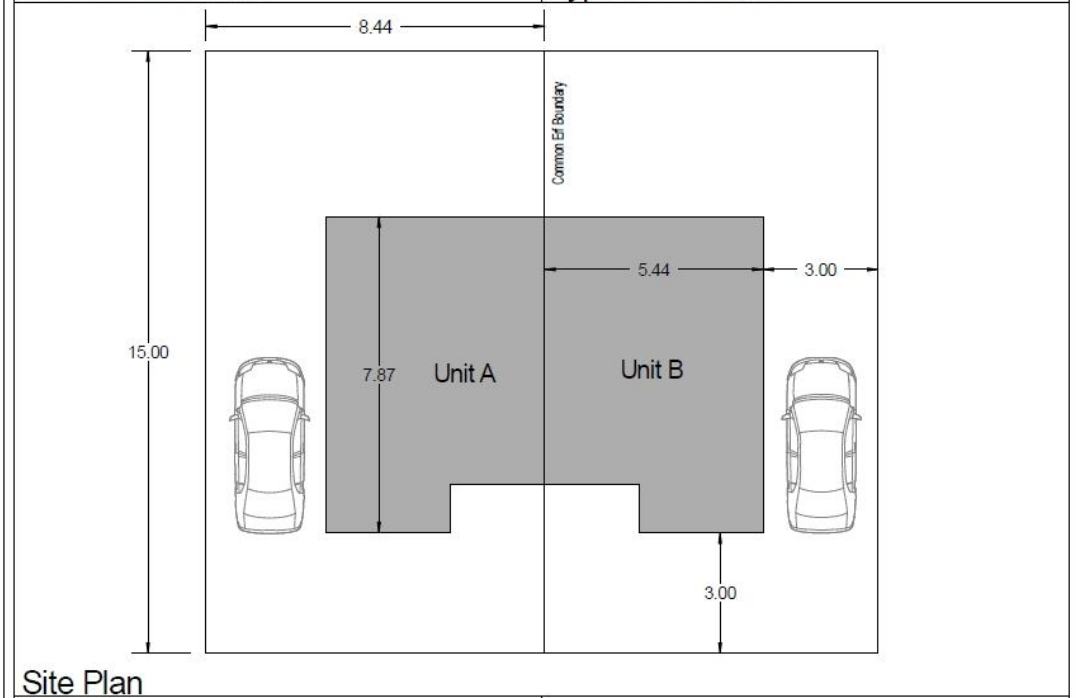
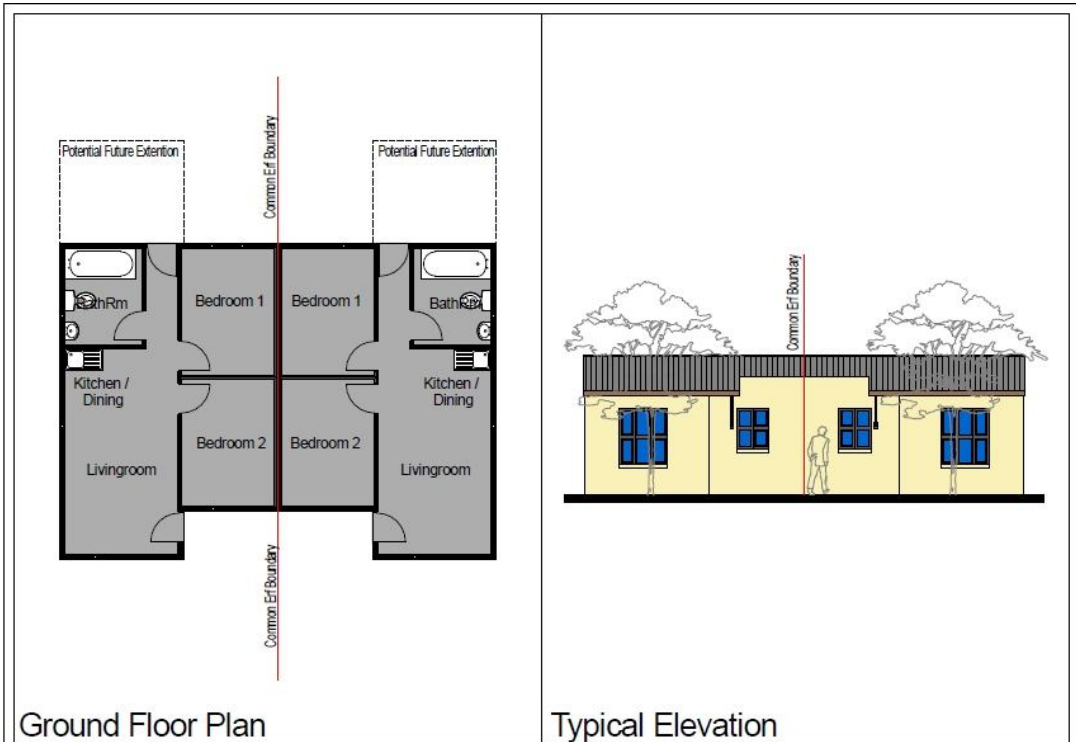
Site Plan

Notes:

Erf Size : 141 sqm
 Unit Size : 45 sqm

BRAINWAVE	
PROJECTS	1921cg
P.O. BOX 4035 • DURBANVILLE • 7551 • TEL : 021 905 3068 • FAX: 021 905 6124	

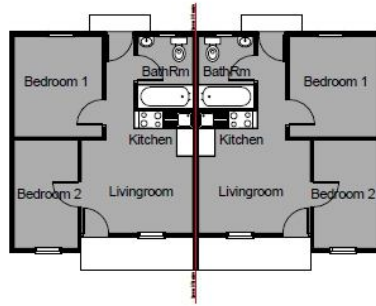
GAP: Single Storey Semi Detached



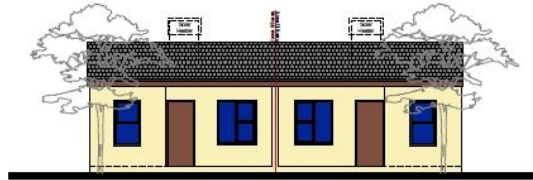
Notes:
 Erf Size : 127 sqm
 Unit Size : 40 sqm

BRAINWAVE	
<small>PROJECTS</small>	<small>1921cg</small>
<small>P.O. BOX 4035 • DURBANVILLE • 7551 • TEL: 021 905 3068 • FAX: 021 905 6124</small>	

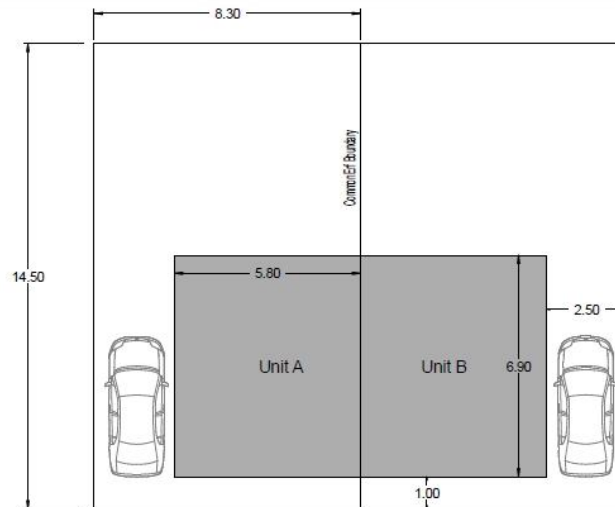
Floor Plan



Typical Elevation



Site Plan

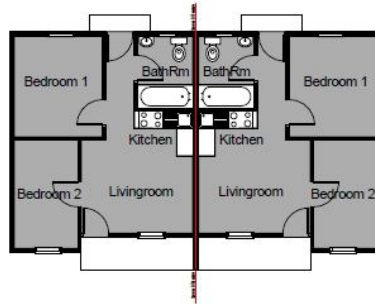


Notes:

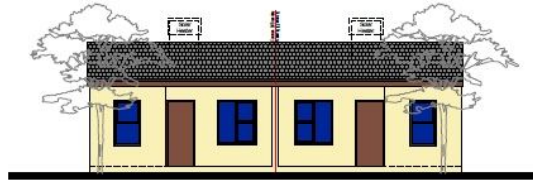
Erf Size : 120 sqm
Unit Size : 40 sqm



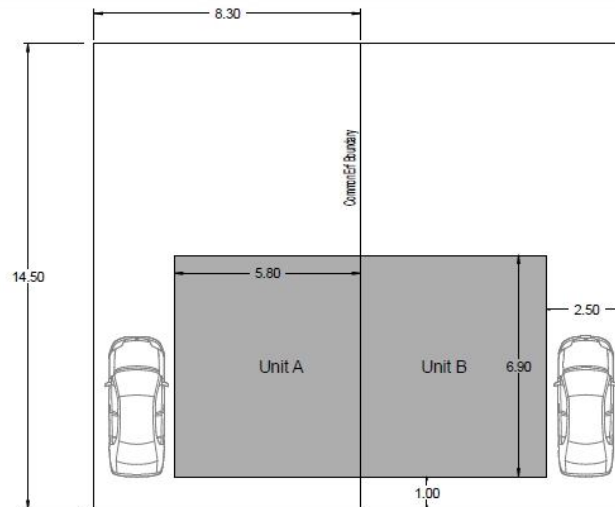
Floor Plan



Typical Elevation



Site Plan



Notes:

Erf Size : 120 sqm
 Unit Size : 40 sqm

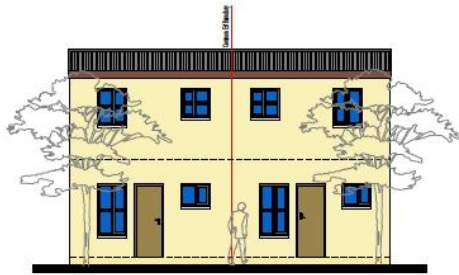


GAP: Double Storey Semi Detached

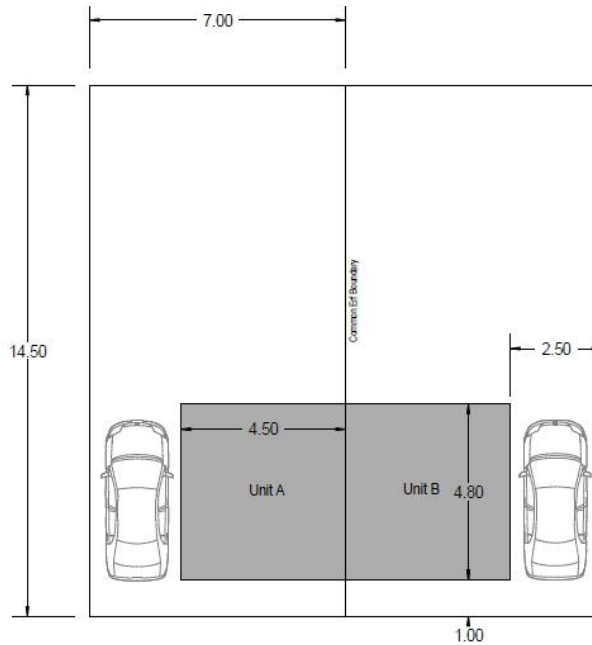
Floor Plans



Typical Elevation



Site Plan



Notes:

Erf Size : 102 sqm
 Unit Size : 44 sqm

BRAINWAVE	
PROJECTS	1921.cg
P.O. BOX 4035 • DURBANVILLE • 7551 • TEL: 021 905 3068 • FAX: 021 905 6124	

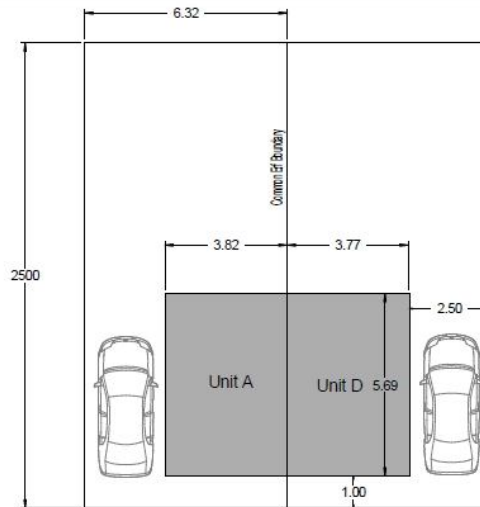
Floor Plan



Typical Elevation



Site Plan



Notes:

Erf Size : 92 sqm
 Unit Size : 44 sqm



Rental Units (CRU's)

