

ALTERNATIVE 5A

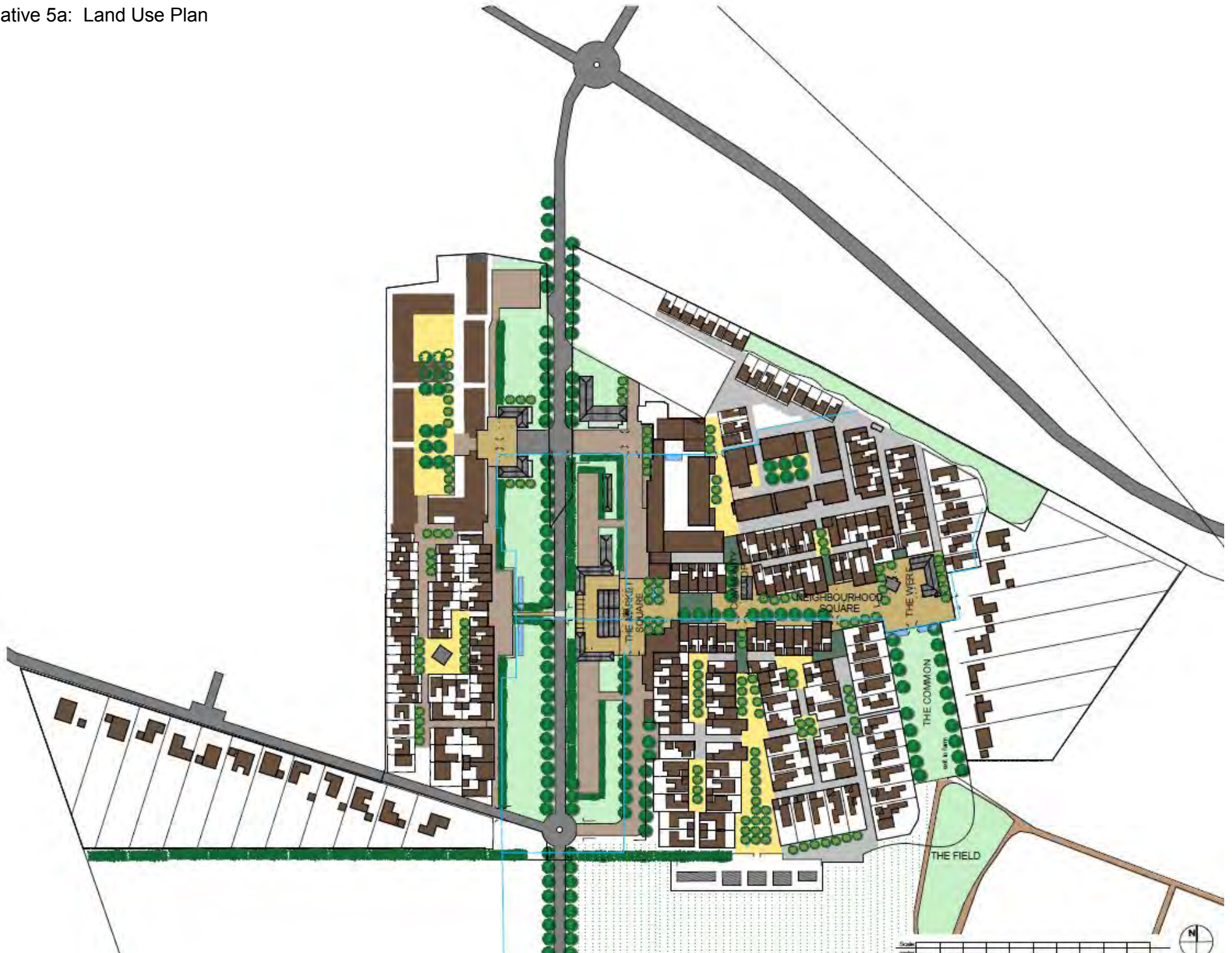
LAND USES:

-  RESIDENTIAL: LOW DENSITY
-  RESIDENTIAL: GARDENS ONLY (NO STRUCTURE)
-  RESIDENTIAL: MEDIUM DENSITY
-  RESIDENTIAL: HIGH DENSITY
-  RESIDENTIAL (HOSPITALITY)
-  COTTAGES (WITH CONSENT FOR GUEST ACCOMODATION)
-  BUSINESS: LOW DENSITY M/U - 1 STOREY
-  BUSINESS: MEDIUM DENSITY M/U - 2 STOREY
-  BUSINESS: HIGH DENSITY M/U - 3 STOREY
-  BUSINESS: MARKET
-  CIVIC BUILDINGS
-  CLINIC
-  UTILITY REFUSE
-  OPEN SPACE
-  AGRICULTURAL
-  ROADS PUBLIC
-  ROADS PRIVATE 1
-  EXISTING FARM TRACKS INDICATED
-  50 yr FLOODLINE
-  100 yr FLOODLINE
-  WETLAND + BUFFER ZONE
-  RETENTION POND
-  DEVELOPMENT SITE BOUNDARY

Alternative 5a Land Use Concept


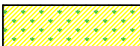











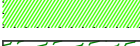
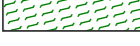






Alternative 5a: Land Use Plan



ALTERNATIVE 5B

LAND USES:

-  RESIDENTIAL: LOW DENSITY
-  RESIDENTIAL: GARDENS ONLY (NO STRUCTURE)
-  RESIDENTIAL: MEDIUM DENSITY
-  RESIDENTIAL: HIGH DENSITY
-  COTTAGES (WITH CONSENT FOR GUEST ACCOMODATION)
-  BUSINESS: LOW DENSITY M/U - 1 STOREY
-  BUSINESS: MEDIUM DENSITY M/U - 2 STOREY
-  BUSINESS: HIGH DENSITY M/U - 3 STOREY
-  BUSINESS: MARKET
-  CIVIC BUILDINGS
-  CLINIC
-  UTILITY REFUSE
-  OPEN SPACE
-  AGRICULTURAL
-  50 yr FLOODLINE
-  100 yr FLOODLINE
-  WETLAND + BUFFER ZONE
-  RETENTION POND
-  DEVELOPMENT SITE BOUNDARY

Alternative 5b Land Use Concept

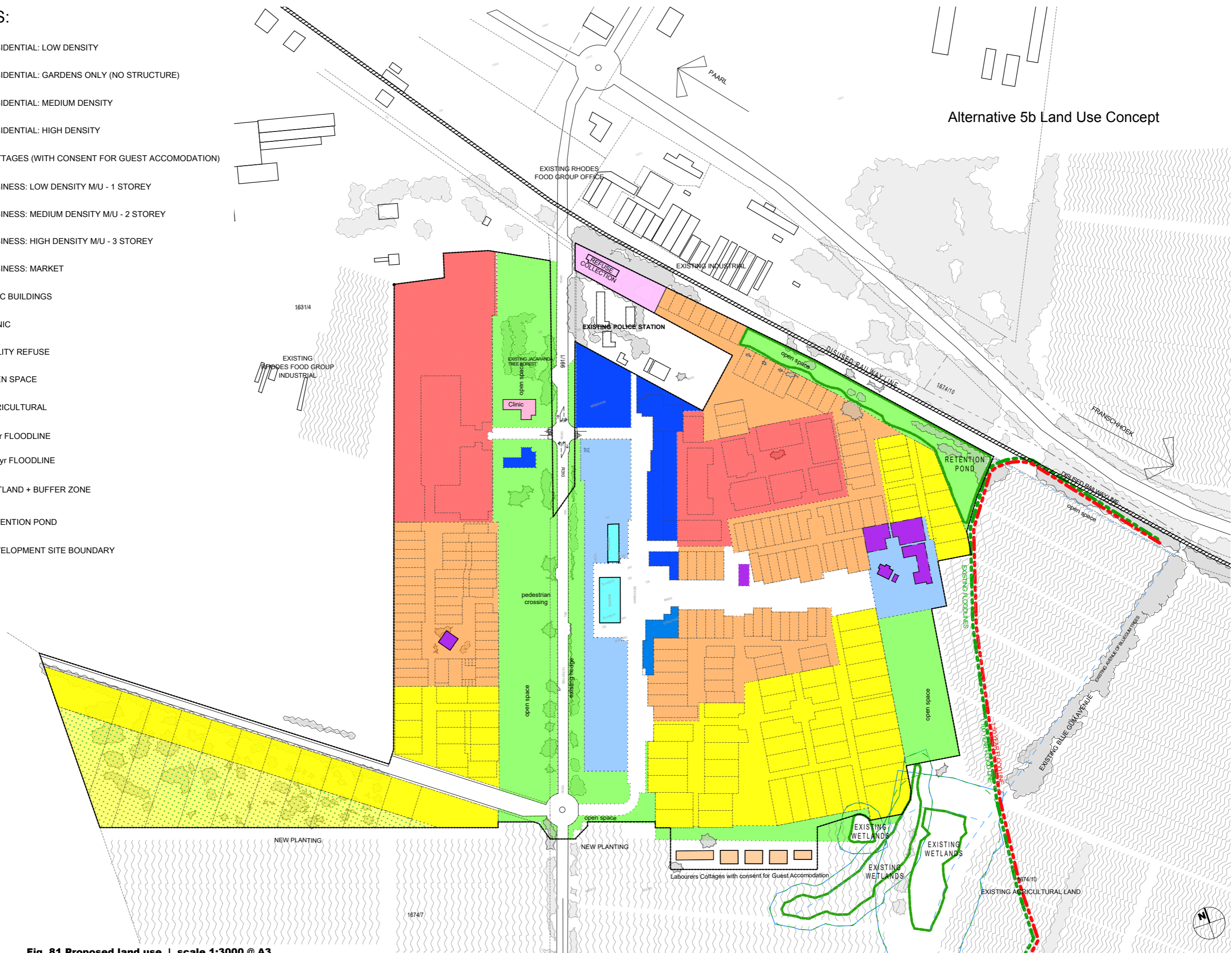


Fig. 81 Proposed land use | scale 1:3000 @ A3

ALTERNATIVE 5C

3.13 PROPOSED LAND USE CONCEPT

The land use mix on the property is illustrated in the land use table (Fig.6.1) and furthermore illustrated on the land use concept plan in Figure 81.

The core of the development will comprise mixed use development which includes a farmers market, shops, and restaurants, places of entertainment, offices and other related businesses as well as apartments on the upper levels.

The mixed use core of the village will be surrounded with residential development... of varying densities and unit sizes, ranging from 3 storey residential buildings near the core which contain medium to high density flats, double storeyed town & row houses to one and two storey free standing residential units. In line with provincial guidelines, the highest densities of the village will be located at the centre of the village, whilst the lower densities will be located around the edges.

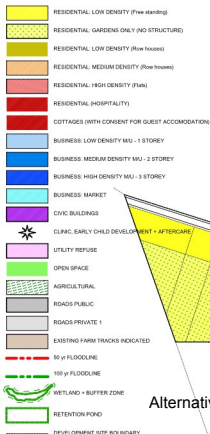
Maximum 475 residential units are proposed in this development of which at least 10% (Maximum 47 units) of the accommodation will be housing for key workers such as teachers, policemen, nurses etc. in the form of a rental housing scheme owned by Boschendal (Pty) Ltd.)

A hotel or guest accommodation of approximately 100 rooms is also proposed.

Controls: The final land use mix in the development shall be generally in accordance with the land uses illustrated in Figure 81 and table 6.1. The maximum development extent which may not be exceeded is summarised as follows:

- Residential: 475 dwelling units
- General Business GLA: 14 500m²
- Hotel/Guest accommodation: 100 bedrooms
- Community facilities GLA: 3000 m² GLA

LAND USES:



Alternative 5c Landuse Concept

Fig. 81 Proposed land use | scale 1:3000 @ A3

Community facilities, including a clinic, early child development and aftercare centre, maintenance and recycling facilities are also proposed. It is proposed that these facilities is clustered around and in close proximity to the existing police station. Possible locations for these facilities are indicated with a * on plan.







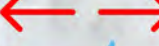

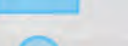

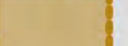

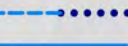





Restricted maximum retail of 500m² floor area per franchise as principle to establish a balanced competitive market between local and national retailers. Preferable average size of retailers +/- 150m².

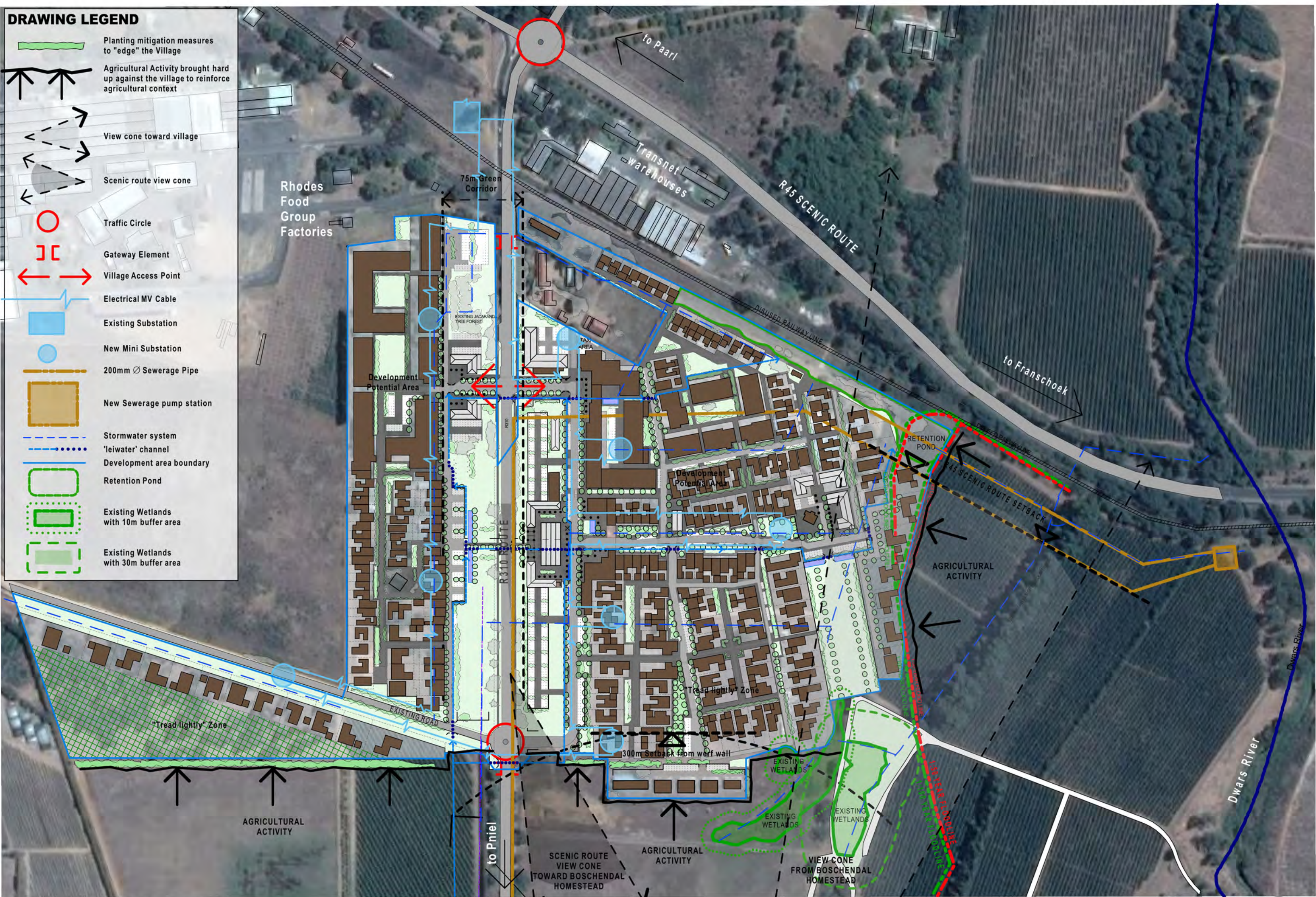
The final land use mix for each superblock will be indicated on the subdivision plan for that superblock.

Fig. 6.1 LAND USE TABLE

LAND USE	DENSITY	UNITS
Free standing dwelling houses: single storey	Residential (Low Density)	24 Dwelling Units
Row houses: single storey	Residential (Low Density)	50 Dwelling Units
Row houses & duplexes: double storey	Residential (Medium Density)	130 Dwelling Units
Apartments & row houses: Three storey	Residential (High Density)	210 Dwelling Units
Key workers apartments	Residential (High Density)	10% or max of 47 units
Residential Total		475 Dwelling Units
Hotel/Guest apartments/Guest cottages		100 Bedrooms
Retail: single storey	Business (Low density)	Retail: 3 000m ² GLA
Retail on ground storey General Business/Flats on 1 st floor	Business (Medium density)	Retail: 500m ² GLA Gen Business: 3 000m ² GLA
Retail on ground storey General Business/Flats on 1 st + 2 nd storey	Business (high density)	Retail: 1 000m ² GLA Gen Business: 6 000m ² GLA
Retail: single storey	Business (Market)	Retail: 1 000m ² GLA
Business Total		Retail GLA: 5 500m² GLA General Business GLA: 9 000m² GLA GRAND TOTAL BUSINESS: 14 500m² GLA
Clinic (to be developed)		2-3 Consulting rooms in Business GLA
Early childhood development and aftercare		120 children
Civic/Community Buildings (multi purpose spaces which may be used as a place of worship)		500m ² GLA
Home careers utility (Recycling and maintenance)		+ 500m ² GLA

DRAWING LEGEND

-  Planting mitigation measures to "edge" the Village
-  Agricultural Activity brought hard up against the village to reinforce agricultural context
-  View cone toward village
-  Scenic route view cone
-  Traffic Circle
-  Gateway Element
-  Village Access Point
-  Electrical MV Cable
-  Existing Substation
-  New Mini Substation
-  200mm Ø Sewerage Pipe
-  New Sewerage pump station
-  Stormwater system
-  'leiwater' channel
-  Development area boundary
-  Retention Pond
-  Existing Wetlands with 10m buffer area
-  Existing Wetlands with 30m buffer area



SUBDIVISION PLAN

Village Node:
 A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q,
 R, S, T, U, V, W, X, Y, Z, A1, B1, C1, D1, E1,
 F1, G1, H1, J1, K1, L1, M1, N1, P1, Q1, R1,
 S1, T1, U1, V1, W1, X1, Y1, Z1, A2, B2, C2

Portion 7 Boschendal:
 F1, G1, H1, J1, K1, L1, M1, N1, P1, Q1, R1,
 S1, T1, U1, V1, W1, X1, D2

Portion 10 Boschendal:
 A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q,
 R, S, T, U, V, W, X, Y, Z, A1, B1, C1, D1, E1,
 F1, D2, X1, Y1, Z1, A2, B2, C2



PORTION	SIZE	ZONING
1	±28 101m ²	Subdivisional Area
2	±20 132m ²	Subdivisional Area
3	±19 397m ²	Subdivisional Area
4	±5 843m ²	Subdivisional Area
5	±11 193m ²	Subdivisional Area
6	±3 402m ²	Subdivisional Area
7	±13 265m ²	Subdivisional Area
8	±12 851m ²	Subdivisional Area
9	±5 000m ²	Residential V
10	±14 957m ²	Subdivisional Area
11	±21 933m ²	Subdivisional Area
12	±9 301m ²	Subdivisional Area
13	±13 294m ²	Subdivisional Area
14	±3 176m ²	Residential V
15	±6 329m ²	Open Space II
16	±11 227m ²	Subdivisional Area
17	±13 948m ²	Transport II
18	±6 419m ²	Open Space II
19	±9 057m ²	Open Space II
20	±5 103m ²	Open Space II
21	±5 627m ²	Open Space II
22	±2 168m ²	Open Space II
23	±4 019m ²	Open Space II
24	±6 491m ²	Open Space II
TOTAL	±252 233m ²	

Note:
 - All areas and distances are subject to final survey by the land surveyor.

BOSCHENDAL VILLAGE

Portions of Portions 7 & 10 Farm 1674
 Boschendal



@planning
town planning

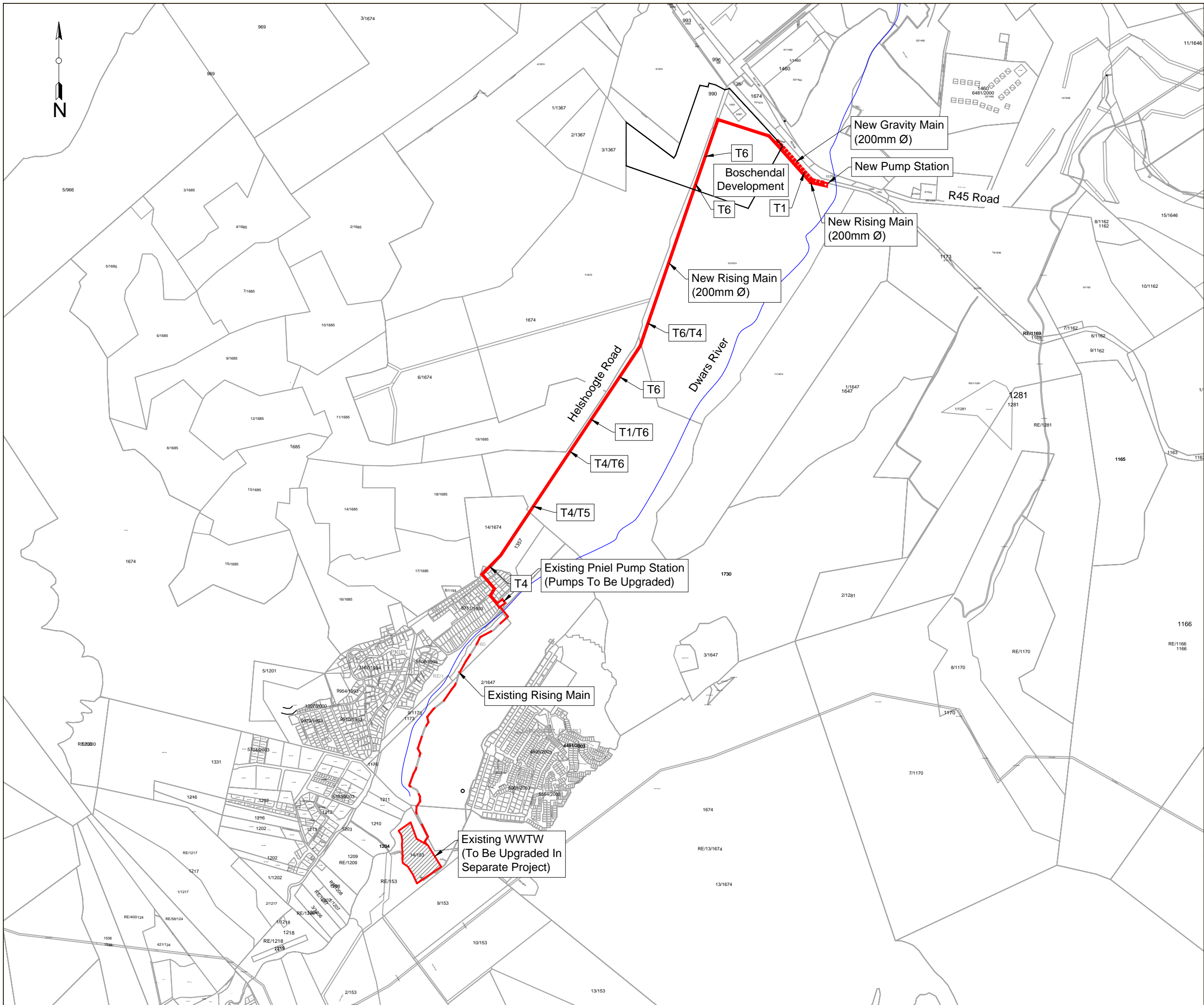
SECOND SUBDIVISION
 Subdivision and Rezoning Plan
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 PLAN NO: P0133-02
 SCALE: 1:3000 @ A3

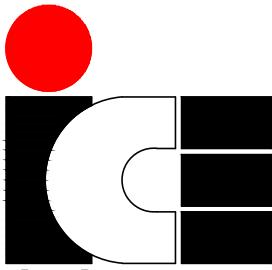


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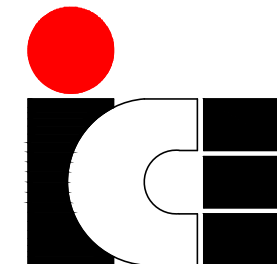
Tel: (021) 447-9401
 E-mail: anine@planning.co.za

SERVICES PLANS



Notes	
T1 to T6 denotes the type of watercourse crossing.	
 <p>GROUP (Pty) Ltd iCE GROUP (PTY) LTD TYGERBERG P.O. Box 3970 Tygerpark 7536</p>	
Tel:27(0)21 9142833 Fax:27(0)21 9140916 info@icegroup.co.za	
Client/Klient	
Boschendal (Pty) Ltd	
Project/Projek	
Boschendal Village	
Draw. Description/Tek. Beskrywing	
External Sewer	
Drawing No Tekening Nr.	
TC02339-ES-11	E
Scale : Skaal :	Date : Datum :
1:20000	April 2015

Notes



GROUP (Pty) Ltd

ICE GROUP (PTY) LTD
TYGERBERG
P.O. Box 3970
Tygerpark 7536

Tel:27(0)21 9142833
Fax:27(0)21 9140916
info@icegroup.co.za

Client/Klient

Boschendal (Pty) Ltd

Project/Projek

Boschendal Village

Draw. Description/Tek. Beskrywing

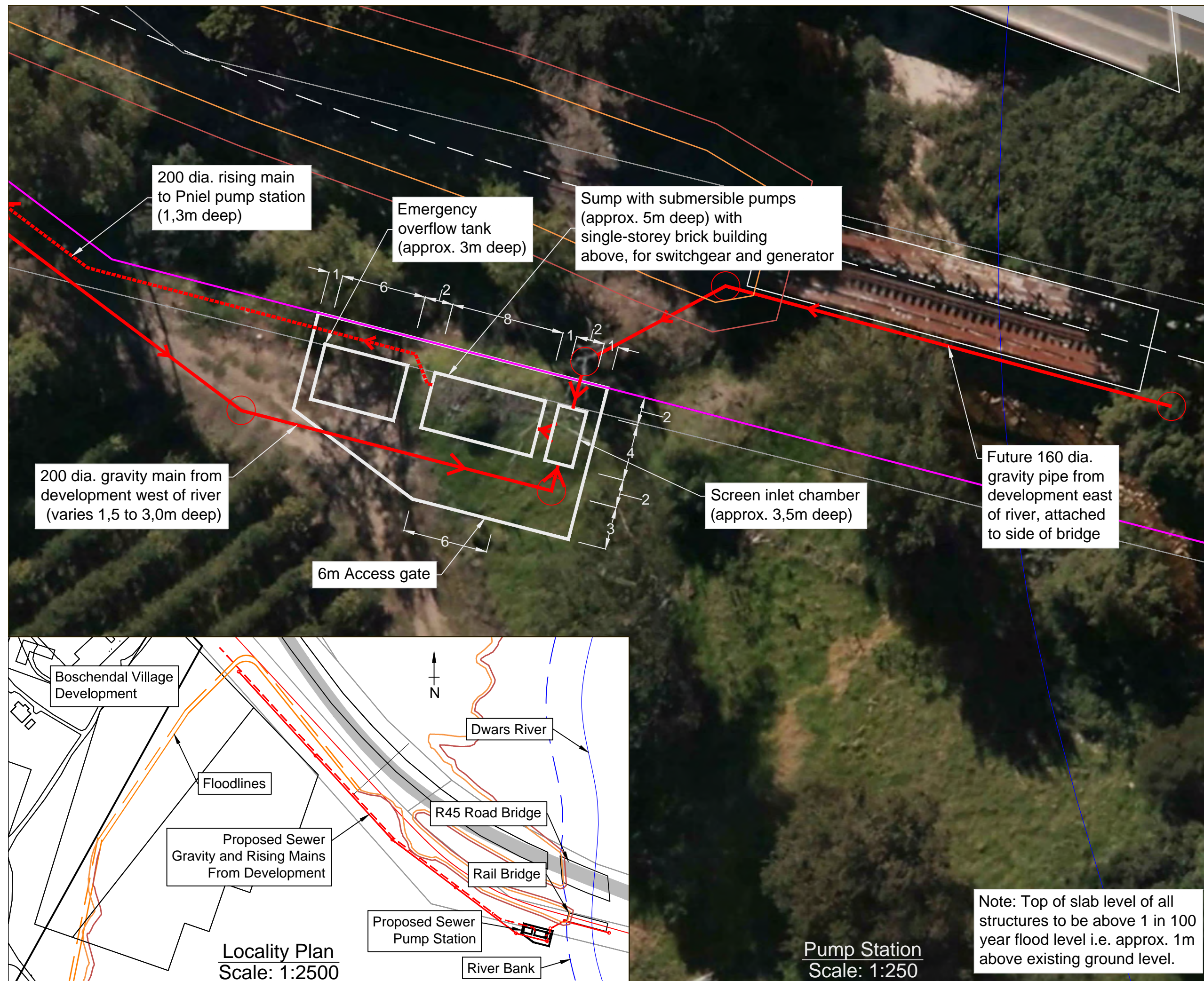
Schematic
Sewer Pump Station
Layout

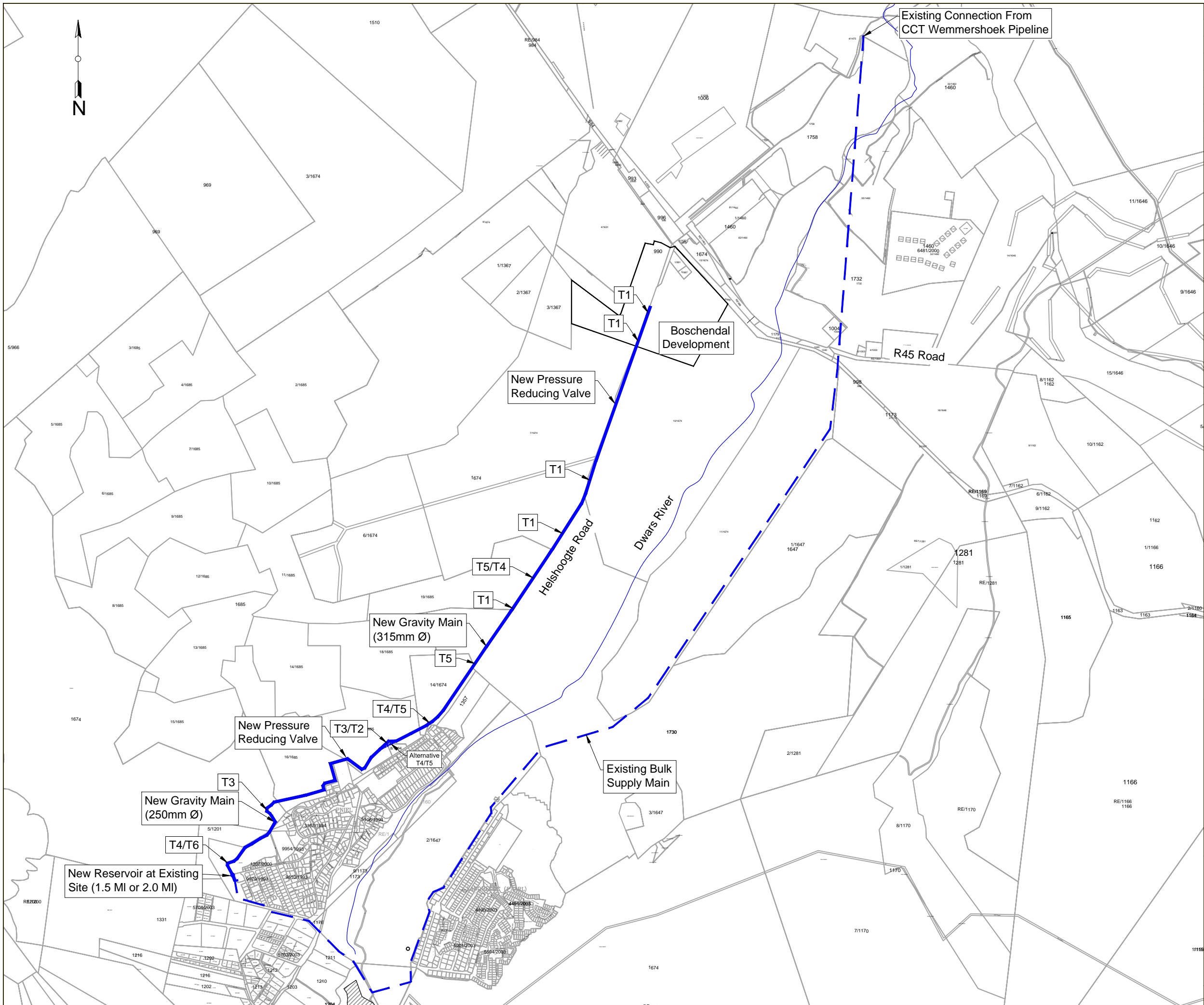
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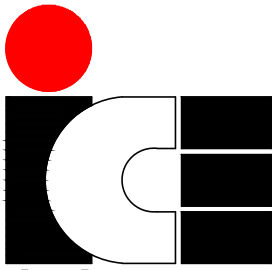
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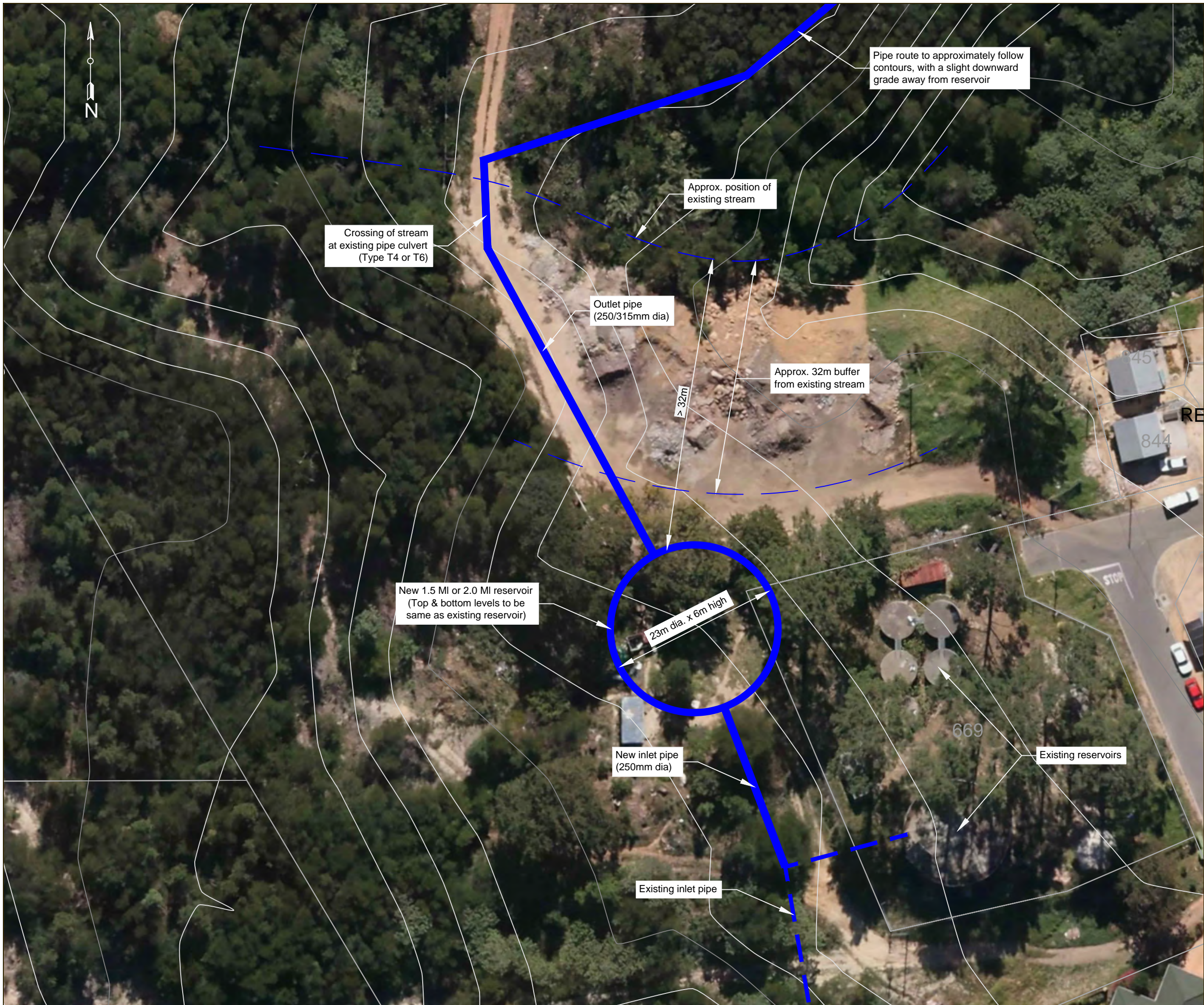
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AS SHOWN

Date :
Datum :
Jun 2015





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Client/Klient	
Boschendal (Pty) Ltd	
Project/Projek	
Boschendal Village	
Draw. Description/Tek. Beskrywing	
External Water	
Drawing No Tekening Nr.	
TC02339-ES-12	D
Scale : Skaal :	Date : Datum :
1:20000	April 2015



Notes

ICE GROUP (Pty) Ltd
 iCE GROUP (PTY) LTD
 TYGERBERG
 P.O. Box 3970
 Tygerpark 7536

Tel:27(0)21 9142833
 Fax:27(0)21 9140916
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Client/Kliënt
Boschental (Pty) Ltd

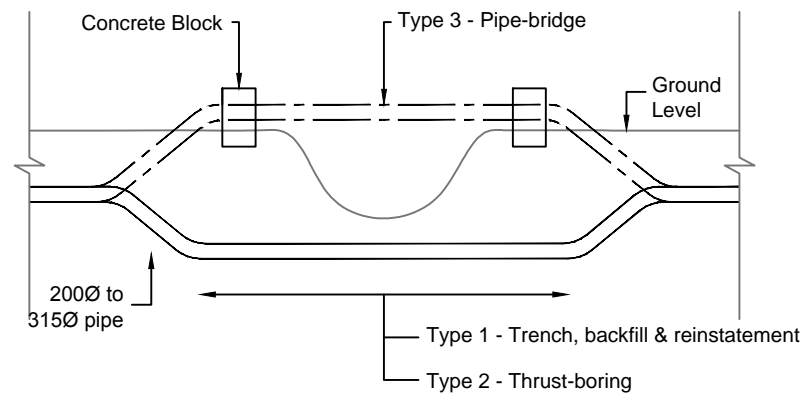
Project/Projek
Boschental Village

Draw. Description/Tek. Beskrywing
Schematic Reservoir Site Layout

Drawing No
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TC02339-RES01

Scale : Skaal :	Date : Datum :
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Notes



STREAM / DITCH CROSSINGS



Tel:27(0)21 9142833
Fax:27(0)21 9140916
info@icegroup.co.za

Client/Kliënt

Boschendal (Pty) Ltd

Project/Projek

Boschendal Village

Draw. Description/Tek. Beskrywing

Typical Pipe Crossings
of Watercourses

Drawing No
Tekening Nr.

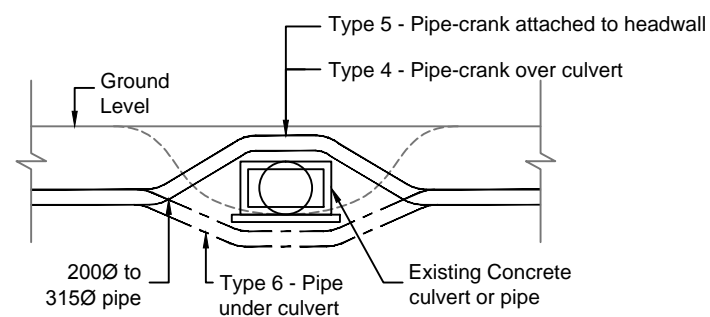
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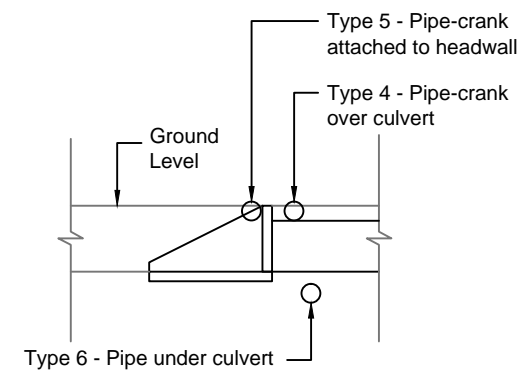
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Datum :

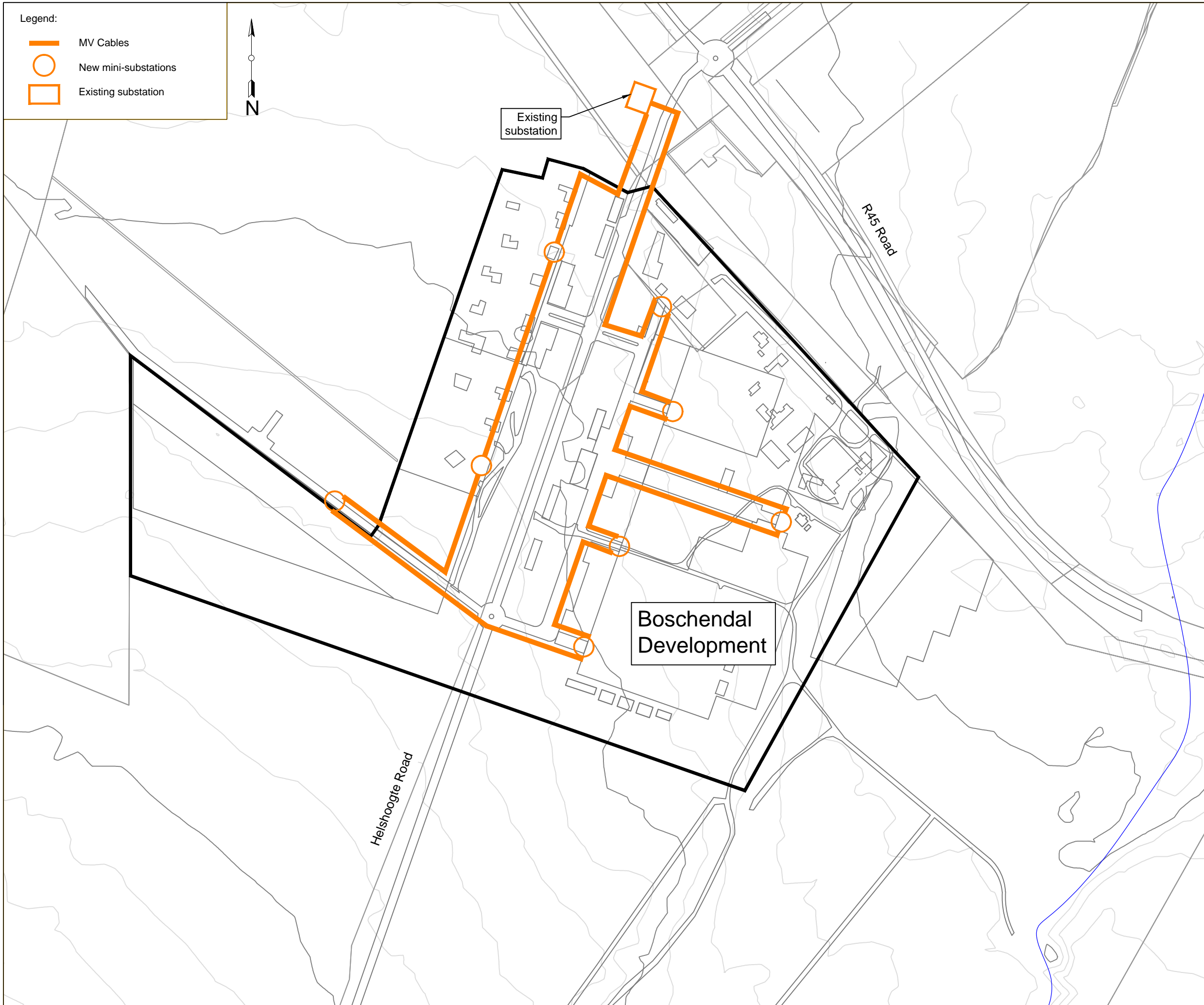
Sept 2016






CULVERT CROSSINGS
LONG-SECTION

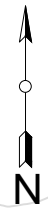


CULVERT CROSSINGS
CROSS-SECTION



Legend:

-  MV Cables
-  New mini-substations
-  Existing substation



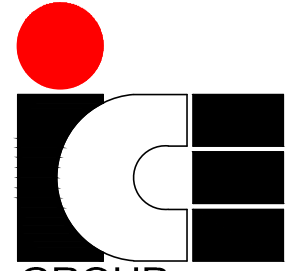
Existing substation

R45 Road

Boschendal Development

Helshoogte Road

Notes



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Client/Kliënt

Boschendal (Pty) Ltd

Project/Projek

Boschendal Village

Draw. Description/Tek. Beskrywing

Schematic Bulk Electrical

Drawing No
 Tekening Nr.

TC02339-13

Scale : Skaal :	Date : Datum :
1:4000	

