

PHASE 1

PHASE 2

PHASE 5

PHASE 4

PHASE 3

ERF: 23325

# PHASING PLAN

SCALE: 1 : 500



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TLSDP-10-01





ZONING	GR2
SITE SIZE	14990M <sup>2</sup>
FLOOR FACTOR PERMITTED	14 990M <sup>2</sup>
FLOOR FACTOR PROPOSED	13 884M <sup>2</sup>
NUMBER OF UNITS	208 UNITS

## APARTMENTS DISCRIPTION

THE LINKS CONSISTS OF SERIES OF 13 APARTMENT BLOCKS OF 208 UNITS IN TOTAL WITHIN THE LARGER HAASENDAL ESTATE. SITUATED ALONG SAXDOWN AND BOTTELARY ROAD. IT PROVIDES GRAND VIEWS TOWARDS TABLE MOUNTAIN AND ZEVENWACHT HILLS. THE LINKS CREATES A SAFE, COMMUNITY BASED, DEVELOPMENT WITH CONTEMPORARY ARCHITECTURE THAT WILL UPLIFT THE SURROUNDING BUILT ENVIRONMENT OF KUILSRIVER.

## THE LINKS FEATURES

- SECURE GROUND FLOOR PARKING
- 208 UNITS (1BED, 2BED)
- GREEN P.O.S AS PER SDP LAYOUT
- PANAROMIC VIEWS TOWARDS MOUNTAINS AND HILLS
- EXCLUSIVE USE AREAS FRO GROUND FLOOR UNITS
- OPEN BRAAI AREA
- CONTEMPORARY AESTHETIC
- ENERGY EFFICIENT GREEN DESIGN
- INSULATED/THERMALLY COMFORTIBLE UNITS
- SWIMMING POOL
- WITHIN HAASENDAL DEVELOPMENT
- PREVIOUS SDP APPROVAL
- CLUBHOUSE WITH GYM
- 52 GUEST PARKING BAYS
- 208 TENANT PARKING
- 59 GARAGES
- COVERED PARKING BAYS
- LAUNDRY
- SECURITY
- BIOMETRIC ACCESS
- LIFT



SITE PLAN

SCALE: 1 : 500



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SITE AREA	14 990 M <sup>2</sup>
PROPOSED (GROSS)	15 295.89 M <sup>2</sup>
COVERAGE	30.8%

FLOOR FACTOR: 0.92 (13 884 M<sup>2</sup>)

AREA SCHEDULE (COVERAGE)	
NAME	AREA
APARTMENTS	2567 M <sup>2</sup>
BALCONY	117 M <sup>2</sup>
CLUB HOUSE	154 M <sup>2</sup>
ENTRANCE	98 M <sup>2</sup>
GARAGES	1073 M <sup>2</sup>
PASSAGE	495 M <sup>2</sup>
PATIO/BALCONY	41 M <sup>2</sup>
REFUSE	52 M <sup>2</sup>
SECURITY OFFICE	19 M <sup>2</sup>
	4617 m <sup>2</sup>

AREA SCHEDULE (FLOOR FACTOR)	
NAME	AREA
APARTMENTS	12976 M <sup>2</sup>
BALCONY	467 M <sup>2</sup>
CLUB HOUSE	441 M <sup>2</sup>
	13884 m <sup>2</sup>

#### PARKING CALCULATIONS

<b>PARKING PROVIDED:</b>	
TENANTS PARKING (COVERED)	208 PARKING BAYS
VISITORS PARKING	52 PARKING BAYS
	<b>260 PARKING BAYS</b>
<b>GARAGE PARKING</b>	59 GARAGES
<b>GRAND TOTAL</b>	<b>319 PARKING BAYS</b>
<b>PARKING REQUIRED:</b>	
FLAT UNITS	208 FLATS - 1.5 / FLAT
TOTAL PARKING REQUIRED	<b>312 BAYS</b>

AREA SCHEDULE GROUND FLOOR	
NAME	AREA
GROUND FLOOR	
APARTMENTS	2706 M <sup>2</sup>
CLUB HOUSE	154 M <sup>2</sup>
EXCLUSIVE USE	1208 M <sup>2</sup>
GARAGES	1073 M <sup>2</sup>
PASSAGE	256 M <sup>2</sup>
PATIO/BALCONY	131 M <sup>2</sup>
REFUSE	52 M <sup>2</sup>
SECURITY	19 M <sup>2</sup>
	5598 M <sup>2</sup>
	5598 M <sup>2</sup>



GROUND FLOOR

SCALE: 1 : 500



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AREA SCHEDULE LEVEL 1	
NAME	AREA
1ST FLOOR	
APARTMENTS	2567 M <sup>2</sup>
BALCONY	117 M <sup>2</sup>
CLUB HOUSE	133 M <sup>2</sup>
PASSAGE	462 M <sup>2</sup>
PATIO/BALCONY	41 M <sup>2</sup>
	3320 M <sup>2</sup>
	3320 M <sup>2</sup>



1ST FLOOR

SCALE: 1 : 500



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AREA SCHEDULE LEVEL 2	
NAME	AREA
2ND FLOOR	
APARTMENTS	2567 M <sup>2</sup>
BALCONY	117 M <sup>2</sup>
PASSAGE	464 M <sup>2</sup>
PATIO/BALCONY	41 M <sup>2</sup>
	3189 M <sup>2</sup>
	3189 M <sup>2</sup>



2ND FLOOR

SCALE: 1 : 500



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AREA SCHEDULE LEVEL 3	
NAME	AREA
3RD FLOOR	
APARTMENTS	2567 M <sup>2</sup>
BALCONY	117 M <sup>2</sup>
PASSAGE	464 M <sup>2</sup>
PATIO/BALCONY	41 M <sup>2</sup>
	3189 M <sup>2</sup>
	3189 M <sup>2</sup>



3RD FLOOR

SCALE: 1 : 500



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## NORTH ELEVATION

SCALE: 1 : 350



## SOUTH ELEVATION

SCALE: NTS



## WEST ELEVATION

SCALE: 1 : 350



## EAST ELEVATION

SCALE: 1 : 350



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## AREA SCHEME

- APARTMENTS
- CLUB HOUSE
- EXCLUSIVE USE
- GARAGES
- PASSAGE
- PATIO/BALCONY
- REFUSE
- SECURITY



SECOND FLOOR

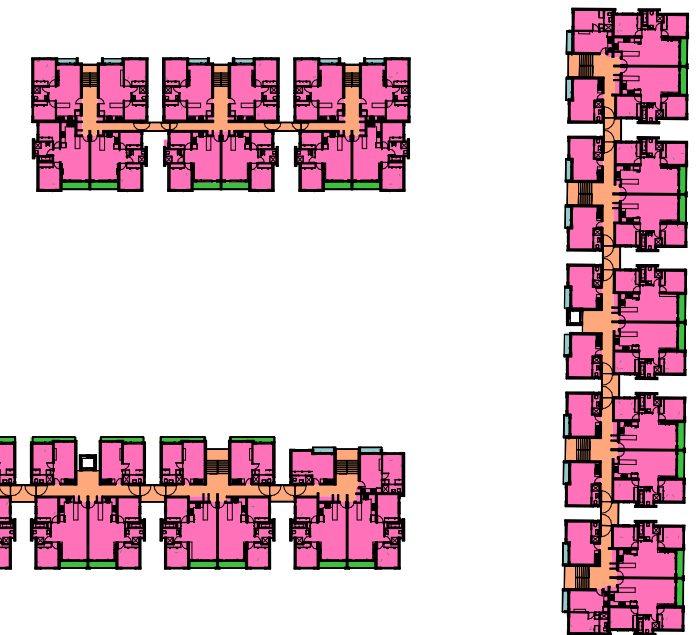


GROUND FLOOR

## AREA SCHEDULE (GROSS...)

NAME	AREA
APARTMENTS	10408.12 M <sup>2</sup>
BALCONY	350.36 M <sup>2</sup>
CLUB HOUSE	287.02 M <sup>2</sup>
EXCLUSIVE USE	1207.96 M <sup>2</sup>
GARAGES	1072.71 M <sup>2</sup>
PASSAGE	1645.32 M <sup>2</sup>
PATIO/BALCONY	253.60 M <sup>2</sup>
REFUSE	51.95 M <sup>2</sup>
SECURITY	18.86 M <sup>2</sup>

15295.89 m<sup>2</sup>



THIRD FLOOR



FIRST FLOOR

## AREA DIAGRAMS

SCALE 1: 1000



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BLOCK A

UNIT 1:	P6
UNIT 2:	P7
UNIT 3:	P8
UNIT 4:	P9
UNIT 5:	P10
UNIT 6:	P11
UNIT 7:	P12
UNIT 8:	P13
UNIT 9:	P14
UNIT 10:	P15
UNIT 11:	P137
UNIT 12:	P138
UNIT 13:	P139
UNIT 14:	P140
UNIT 15:	P141
UNIT 16:	P142

BLOCK D

UNIT 1:	P33
UNIT 2:	P34
UNIT 3:	P35
UNIT 4:	P36
UNIT 5:	P37
UNIT 6:	P38
UNIT 7:	P39
UNIT 8:	P40
UNIT 9:	P41
UNIT 10:	P43
UNIT 11:	P44
UNIT 12:	P45
UNIT 13:	P46
UNIT 14:	P47
UNIT 15:	P48
UNIT 16:	P159

BLOCK G

UNIT 1:	P63
UNIT 2:	P66
UNIT 3:	P67
UNIT 4:	P68
UNIT 5:	P253
UNIT 6:	P252
UNIT 7:	P251
UNIT 8:	P249
UNIT 9:	P248
UNIT 10:	P247
UNIT 11:	P246
UNIT 12:	P245
UNIT 13:	P244
UNIT 14:	P243
UNIT 15:	P242
UNIT 16:	P241

BLOCK J

UNIT 1:	P95
UNIT 2:	P98
UNIT 3:	P186
UNIT 4:	P187
UNIT 5:	P188
UNIT 6:	P189
UNIT 7:	P190
UNIT 8:	P191
UNIT 9:	P192
UNIT 10:	P193
UNIT 11:	P194
UNIT 12:	P195
UNIT 13:	P232
UNIT 14:	P233
UNIT 15:	P234
UNIT 16:	P235

BLOCK M

UNIT 1:	P112
UNIT 2:	P113
UNIT 3:	P114
UNIT 4:	P115
UNIT 5:	P116
UNIT 6:	P118
UNIT 7:	P119
UNIT 8:	P120
UNIT 9:	P210
UNIT 10:	P211
UNIT 11:	P212
UNIT 12:	P213
UNIT 13:	P214
UNIT 14:	P215
UNIT 15:	P216
UNIT 16:	P217

BLOCK B

UNIT 1:	P16
UNIT 2:	P17
UNIT 3:	P18
UNIT 4:	P19
UNIT 5:	P20
UNIT 6:	P21
UNIT 7:	P22
UNIT 8:	P23
UNIT 9:	P24
UNIT 10:	P143
UNIT 11:	P144
UNIT 12:	P145
UNIT 13:	P148
UNIT 14:	P149
UNIT 15:	P150
UNIT 16:	P151

BLOCK E

UNIT 1:	P49
UNIT 2:	P50
UNIT 3:	P51
UNIT 4:	P55
UNIT 5:	P56
UNIT 6:	P57
UNIT 7:	P160
UNIT 8:	P161
UNIT 9:	P162
UNIT 10:	P163
UNIT 11:	P164
UNIT 12:	P165
UNIT 13:	P166
UNIT 14:	P167
UNIT 15:	P168
UNIT 16:	P169

BLOCK H

UNIT 1:	P39
UNIT 2:	P70
UNIT 3:	P71
UNIT 4:	P73
UNIT 5:	P74
UNIT 6:	P75
UNIT 7:	P76
UNIT 8:	P77
UNIT 9:	P78
UNIT 10:	P254
UNIT 11:	P255
UNIT 12:	P256
UNIT 13:	P257
UNIT 14:	P258
UNIT 15:	P259
UNIT 16:	P79

BLOCK K

UNIT 1:	P99
UNIT 2:	P100
UNIT 3:	P101
UNIT 4:	P102
UNIT 5:	P103
UNIT 6:	P196
UNIT 7:	P197
UNIT 8:	P198
UNIT 9:	P199
UNIT 10:	P200
UNIT 11:	P201
UNIT 12:	P227
UNIT 13:	P228
UNIT 14:	P229
UNIT 15:	P230
UNIT 16:	P231

VISITORS

P1	P121	P172
P2	P122	P173
P3	P123	P174
P4	P124	P202
P5	P125	P203
P52	P126	P204
P53	P127	P205
P54	P128	P206
P64	P129	P207
P65	P130	P208
P72	P131	P209
P82	P132	P210
P83	P133	P211
P96	P134	P212
P97	P135	P213
P110	P136	P214
P117	P171	P239
		P240

BLOCK C

UNIT 1:	P25
UNIT 2:	P26
UNIT 3:	P27
UNIT 4:	P28
UNIT 5:	P29
UNIT 6:	P30
UNIT 7:	P31
UNIT 8:	P32
UNIT 9:	P152
UNIT 10:	P153
UNIT 11:	P154
UNIT 12:	P155
UNIT 13:	P156
UNIT 14:	P42
UNIT 15:	P157
UNIT 16:	P158

BLOCK F

UNIT 1:	P58
UNIT 2:	P59
UNIT 3:	P60
UNIT 4:	P61
UNIT 5:	P62
UNIT 6:	P170
UNIT 7:	P175
UNIT 8:	P176
UNIT 9:	P177
UNIT 10:	P178
UNIT 11:	P179
UNIT 12:	P180
UNIT 13:	P181
UNIT 14:	P182
UNIT 15:	P183
UNIT 16:	P184

BLOCK I

UNIT 1:	P80
UNIT 2:	P81
UNIT 3:	P84
UNIT 4:	P85
UNIT 5:	P86
UNIT 6:	P87
UNIT 7:	P88
UNIT 8:	P89
UNIT 9:	P90
UNIT 10:	P91
UNIT 11:	P92
UNIT 12:	P93
UNIT 13:	P94
UNIT 14:	P236
UNIT 15:	P237
UNIT 16:	P238

BLOCK L

UNIT 1:	P104
UNIT 2:	P105
UNIT 3:	P106
UNIT 4:	P107
UNIT 5:	P108
UNIT 6:	P109
UNIT 7:	P111
UNIT 8:	P218
UNIT 9:	P219
UNIT 10:	P220
UNIT 11:	P221
UNIT 12:	P222
UNIT 13:	P223
UNIT 14:	P224
UNIT 15:	P225
UNIT 16:	P226

GARAGES

GARAGE 1	GARAGE 20	GARAGE 41
GARAGE 2	GARAGE 21	GARAGE 42
GARAGE 3	GARAGE 22	GARAGE 43
GARAGE 4	GARAGE 23	GARAGE 44
GARAGE 5	GARAGE 24	GARAGE 45
GARAGE 6	GARAGE 25	GARAGE 46
GARAGE 7	GARAGE 26	GARAGE 47
GARAGE 8	GARAGE 27	GARAGE 48
GARAGE 9	GARAGE 28	GARAGE 49
GARAGE 10	GARAGE 29	GARAGE 50
GARAGE 11	GARAGE 30	GARAGE 51
GARAGE 12	GARAGE 31	GARAGE 52
GARAGE 13	GARAGE 32	GARAGE 53
GARAGE 14	GARAGE 33	GARAGE 54
GARAGE 15	GARAGE 34	GARAGE 55
GARAGE 16	GARAGE 35	GARAGE 56
GARAGE 17	GARAGE 36	GARAGE 57
GARAGE 18	GARAGE 37	GARAGE 58
GARAGE 19	GARAGE 38	GARAGE 59
	GARAGE 39	
	GARAGE 40	

THE Links

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