



ST. JOHN'S VILLAGE

RETIREMENT & LIFESTYLE

HOWICK T. MIDLANDS

Site Development Plan
comprising 470 Erven numbered
3299 - 3648 and 3764 - 3883
situate on Erf 3298 Howick
vide Diagram S.G. N° 727/2011



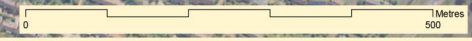
Legend

- Servitude
- - - 1:100 yr. floodline
- Existing Dams
- 30m Wetland Buffer
- 2.5m Contours
- Red 3298 Howick

Zoning

- Special Residential 1
- Special Residential 2
- Special Residential 3
- Intermediate Residential
- General Residential
- Special Zone 13
- Administration
- Gatehouse
- Sewer Detention Chamber
- Refuse Site
- Agriculture/Commonage
- Sports Facility/Recreation
- Conservation/Parking/Bird Hide & Shelter
- Road
- Public Road

Proposed Land Use	Zoning	Site Designation	N° Sites	Minimum Site Area (m²)	Area (ha)	% LDA	Density (units/ha)	Total Units
Freehold Erven (min. 900m²)	Special Residential 1	3299-3351	53	902	5.7948	3.57%		53
Freehold Erven (min. 600m²)	Special Residential 2	3352-3520	169	600	13.2305	8.15%		169
Freehold Cottage (min. 240m²)	Special Residential 3	3521-3648, 3764-3841	206	288	8.2261	5.07%		206
Cluster Housing @ 30 units/ha	Intermediate Residential	3842-3846	5	2747	4.6272	2.85%	30	139
Cluster Housing @ 30 units/ha	Intermediate Residential	3847	1	58607	5.8607	3.61%	30	176
Cluster Housing @ 40 units/ha	General Residential	3848-3851	4	6576	3.8817	2.39%	40	156
Community Centre, Frail Care & Assisted Living	Special Zone 13	3852	1	21605	2.1605	1.33%		
Boutique Hotel, Restaurant & Pub	Special Zone 13	3853	1	5618	0.5618	0.35%		
Shops, Offices & Restaurants	Special Zone 13	3854-3856	3	1895	0.5922	0.36%		
Medical Facility	Special Zone 13	3857	1	5560	0.5560	0.34%		
Limited Commercial	Limited Commercial	3858-3861	4	4209	3.0463	1.89%		
Hall & Church	Administration	3862	1	6082	0.6082	0.37%		
Gatehouse	Administration	3863-3864	2	576	0.1176	0.07%		
Sewer Detention Chamber	Administration	3865	1	609	0.0609	0.04%		
Refuse Site	Administration	3866	1	384	0.0384	0.02%		
Agriculture/Commonage	Agriculture	3867-3875	9	2940	35.3117	21.75%		
Sports Facility/Recreation	Private Open Space	3876	1	11969	1.1969	0.74%		
Conservation/Parking/Bird Hide & Shelter	Conservation Reserve	3877-3878	2	193823	64.9480	40.00%		
Road	Road	3879-3882	4	11298	11.0547	6.81%		
Road	Road	3883	1	4864	0.4864	0.30%		
Total			470		162.3605	100.00%		899



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Royal HaskoningDHV
Enhancing Society Together