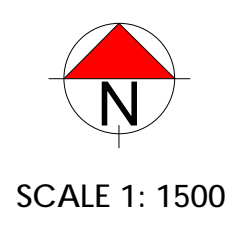




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Development Parameters:	
Height (max 8,5m)	single storey
Coverage: (max 60%)	50%
Density (allowed 35u/ha):	22,6 u/ha
Building Lines: (3m)	3m
Parking requirement:	Req Prov
Dwelling units 2,25 bays per unit:	270
Assisted Living: 0,5 bays per bedroom (8x Assisted living)	4
Frail Care: 0,5 bays per bedroom (32 bedrooms)	16
Total Parking:	290 290
Private Outdoor Space:	
50m ² provision per unit (excl roads)	50m ² per erf

PLAN 2

STILBAAI-WES ERF 4784

LAYOUT PLAN

LEGEND			
ZONING:	QTY	AREA (ha)	%
General Residential Zone III	129	3.8394	71.25
Open Space Zone II	1	1.8682	7.05
TOTAL	130	5.7076	100

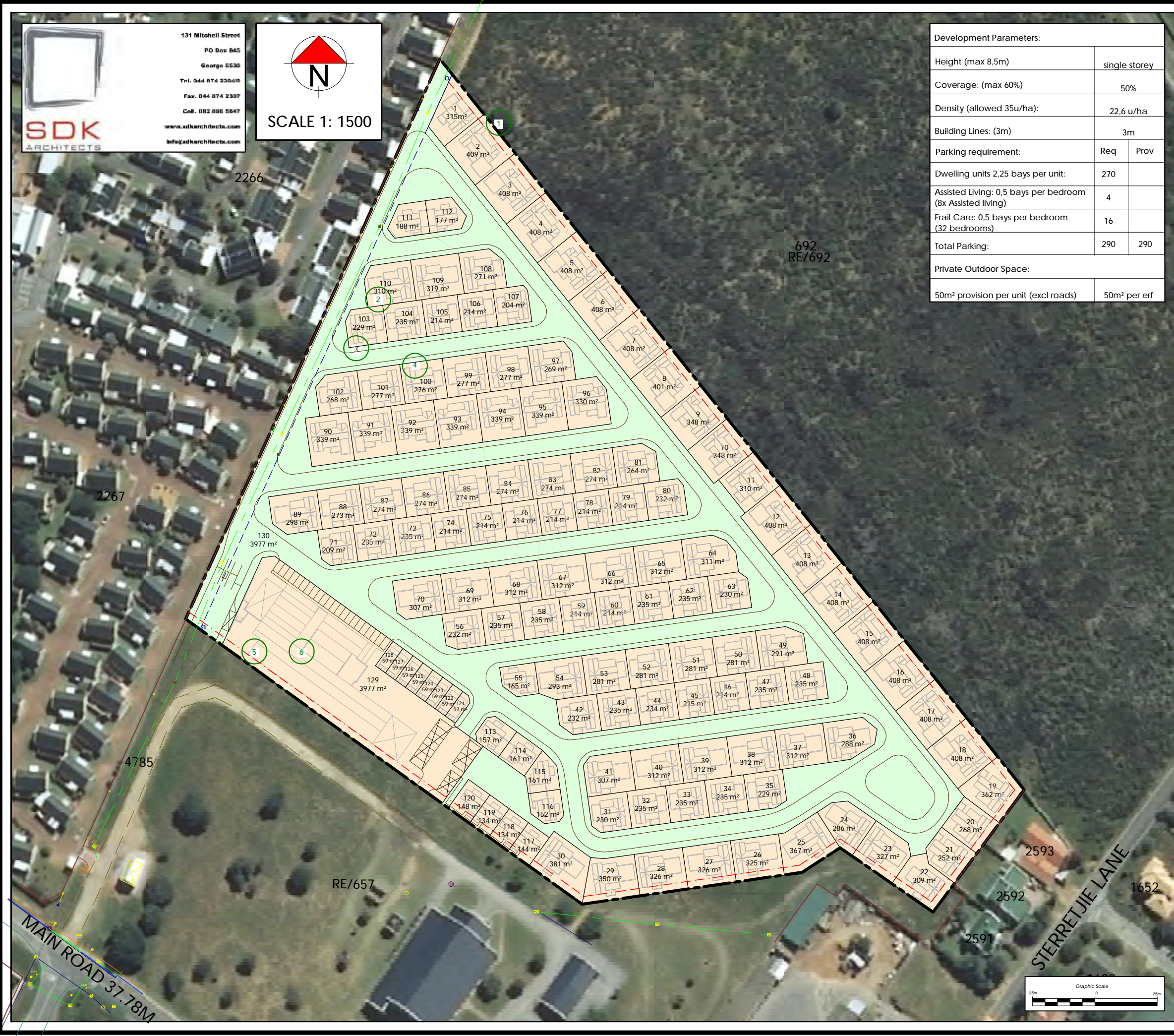
NOTES			
1. Sizes and dimensions are approximate and subject to final survey.			
2. For erf data, refer SG 2258/2018			
3. The line ab represents a new 7m wide services servitude.			
4. Maximum Density 35 units per hectare - Proposed Development 20 Units/Hectare			
5.			
DRAWN:	MV	CHECKED:	MV
PLAN NO:	Pr1915SB4787L01		
PLAN DATE:	28 May 2019		
STORED:	z:\drawings\App\Pr1915SB4787L01.dwg		

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This Plan may not be copied or amended without the written consent of M Vreken

It is hereby certified that this subdivision plan (Plan No. ___Pr1206Ph2L01___ has been approved in terms of Sections 60 and 15(2)(d) of the Hessequa Municipal By-law on Municipal Land Use Planning. File reference [___XXXX___], as published in P.N. 7472/2015 ON 21 AUGUST 2015

MUNICIPAL MANAGER
DATE: _____

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KNYSNA 6570
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SITE DEVELOPMENT PLAN scale 1:750

revision	description	date	drawn
E	Edit Layout to accommodate existing trees.	19.03.20	JS
F	Move units 127 & 128 to accommodate borehole	26.10.20	JS
	Edit position of Service Centre to accommodate existing trees.		
	Move Unit 101 to new position to accommodate existing tree.		

TAKE NOTE:
 DIMENSIONS SCALED OFF THE DRAWINGS ARE NOT VALID. ALL DRAWINGS AND DIMENSIONS MUST BE CHECKED ON SITE BEFORE ANY MATERIALS ARE ORDERED OR BUILDING WORK COMMENCES.
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SDK
 ARCHITECTS

projekbeskrywing project description
Proposed Lifestyle Village for Ellenrust Properties CC, Stilbaai.

tekeningbeskrywing drawing description
SITE DEVELOPMENT PLAN

nasien	check	skaal	scale
AdT / Jdk		1:750	
datum	date	tekening no.	drawing no.
13/03/2019		S001	
werk nr	proj. no.		
1733	F		