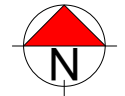




PLAN 1

STILBAAI-WES
ERF 4784

LOCALITY PLAN



SCALE 1:7 500

Graphic Scale



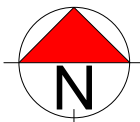
STADS- & OORWONINGSBEPANDEERS

21 Trotter Street, PO Box 2180
KNYSNA 6570

(044) 382 0420
086 459 2987
e-mail: marika@vrekco.co.za
www.vrekco.co.za



131 Mitchell Street
PO Box 845
George 6530
Tel. 044 874 23649
Fax. 044 874 2307
Cell. 082 886 5647
www.sdkarchitects.com
info@sdkarchitects.com



SCALE 1: 1500

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		

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

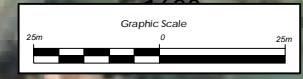
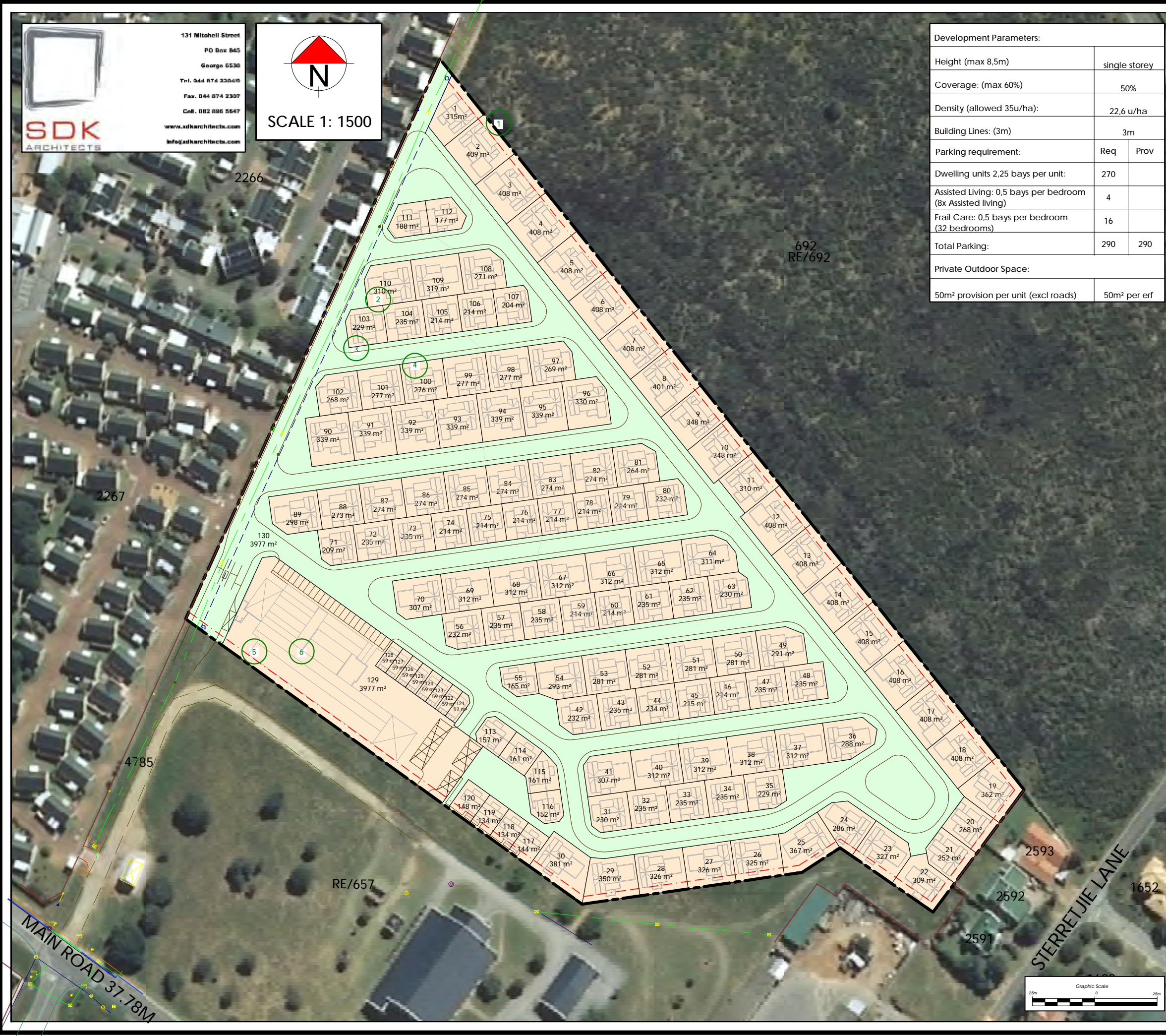
It is hereby certified that this subdivision plan (Plan No. ___Pr1206Ph2L01___ has been approved in terms of Sections 60 and 15(2)(d) of the Hessequa Municipal By-law on Municipal Land Use Planning. File reference [___XXXX___], as published in P.N. 7472/2015 ON 21 AUGUST 2015

MUNICIPAL MANAGER
DATE: _____



21 Trotter Street, PO Box 2180
KNYSNA 6570
(044) 382 0420
086 459 2987
e-mail: marika@vreken.co.za
www.vreken.co.za

STADS & ONEMINGSPLANNERS
URBAN & ENVIRONMENTAL PLANNERS







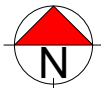
PLAN 4

STILBAAI-WES ERF 4784

SITE CHARACTERISTICS

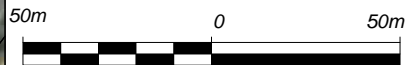
LEGEND

-  0.25m surveyed contour intervals
-  Storm Water Main
-  Borehole
-  Protected Milkwood Trees

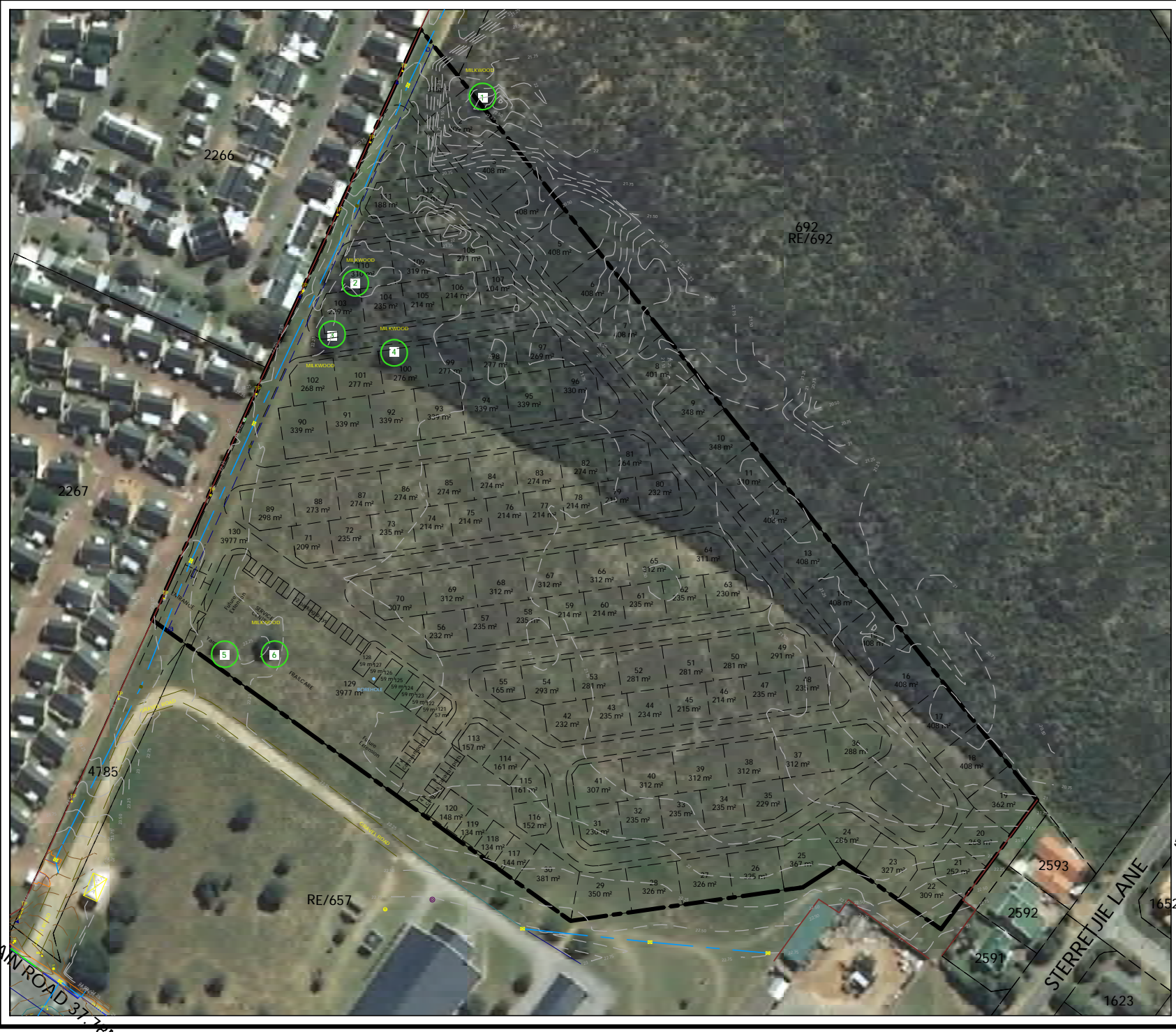


SCALE 1: 2000

Graphic Scale



21 Trotter Street, PO Box 2180
KNYSNA 6570
(044) 382 0420
086 459 2987
e-mail: marik@vreken.co.za
www.vreken.co.za









PLAN 5

STILBAAI-WES ERF 4784

CHARACTER OF THE AREA

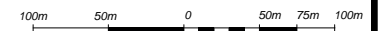
LEGEND

-  Community Uses
-  Cemetery
-  Group Housing
-  Business
-  Resort
-  Parking



SCALE 1:5 000

Graphic Scale



21 Trotter Street, PO Box 2180
KNYSNA 6570

(044) 382 0420
086 459 2987
e-mail: marike@vrekco.za
www.vrekco.za

