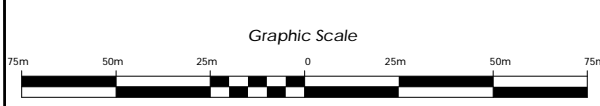
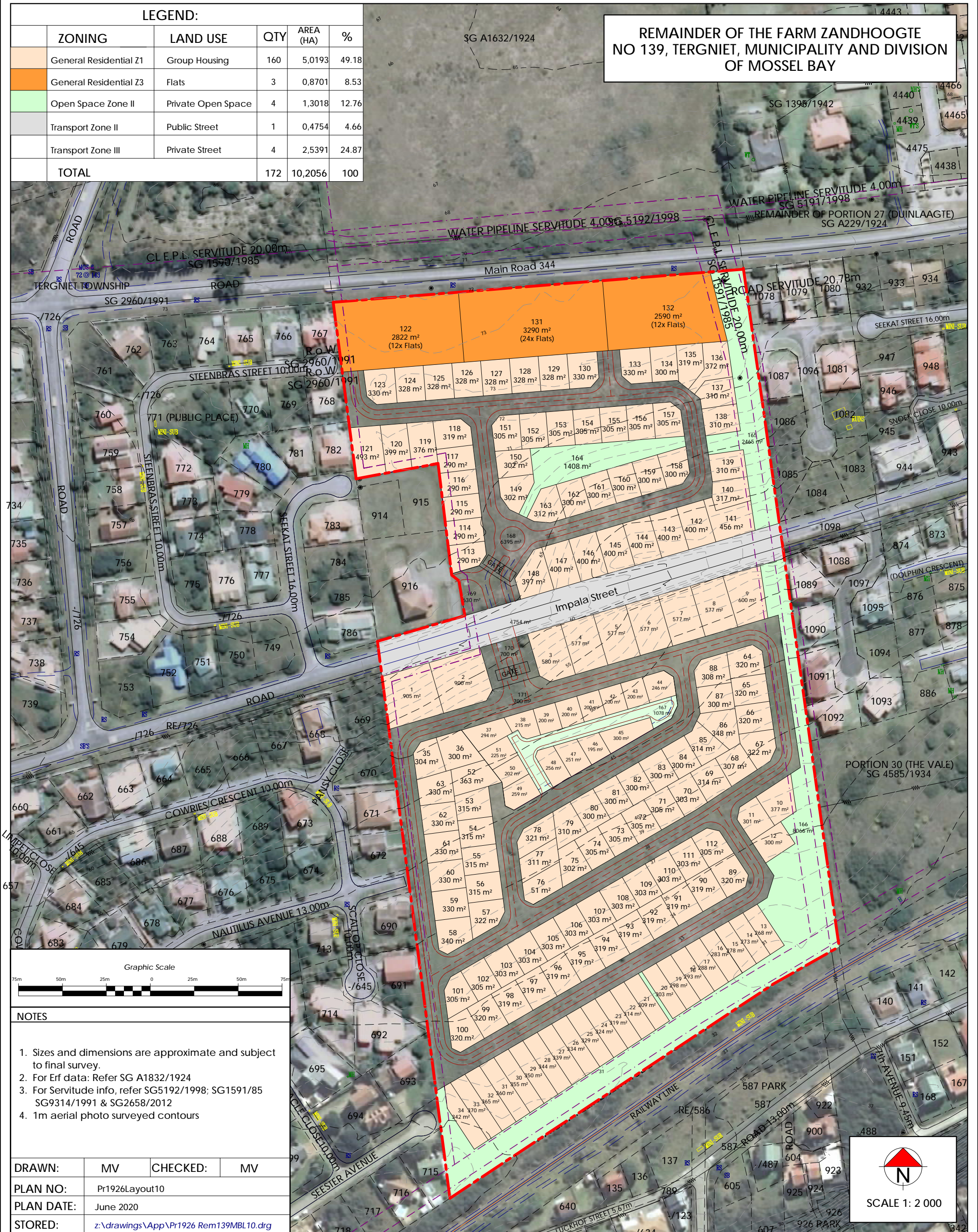


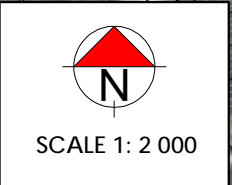
LEGEND:					
ZONING	LAND USE	QTY	AREA (HA)	%	
General Residential Z1	Group Housing	160	5,0193	49.18	
General Residential Z3	Flats	3	0,8701	8.53	
Open Space Zone II	Private Open Space	4	1,3018	12.76	
Transport Zone II	Public Street	1	0,4754	4.66	
Transport Zone III	Private Street	4	2,5391	24.87	
TOTAL		172	10,2056	100	

REMAINDER OF THE FARM ZANDHOOGTE NO 139, TERGNIET, MUNICIPALITY AND DIVISION OF MOSSEL BAY



- NOTES
- Sizes and dimensions are approximate and subject to final survey.
 - For Erf data: Refer SG A1832/1924
 - For Servitude info, refer SG5192/1998; SG1591/85 SG9314/1991 & SG2658/2012
 - 1m aerial photo surveyed contours

DRAWN:	MV	CHECKED:	MV
PLAN NO:	Pr1926Layout10		
PLAN DATE:	June 2020		
STORED:	z:\drawings\App\Pr1926 Rem139MBL10.dwg		



PLAN 4

LAYOUT PLAN

APPROVED IN TERMS OF SECTION 23(1) OF THE MOSSEL BAY MUNICIPALITY'S BY-LAW ON MUNICIPAL PLANNING AS PUBLISHED IN P.N. 7473/2015 ON 21 AUGUST 2015, AS AMENDED

MUNICIPAL MANAGER

DATE: _____

21 Trotter Street, PO Box 2180
KNYSNA 6570

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

Marike Vreken
URBAN & ENVIRONMENTAL PLANNERS

STATUS & CONCERNING REPLANNERS

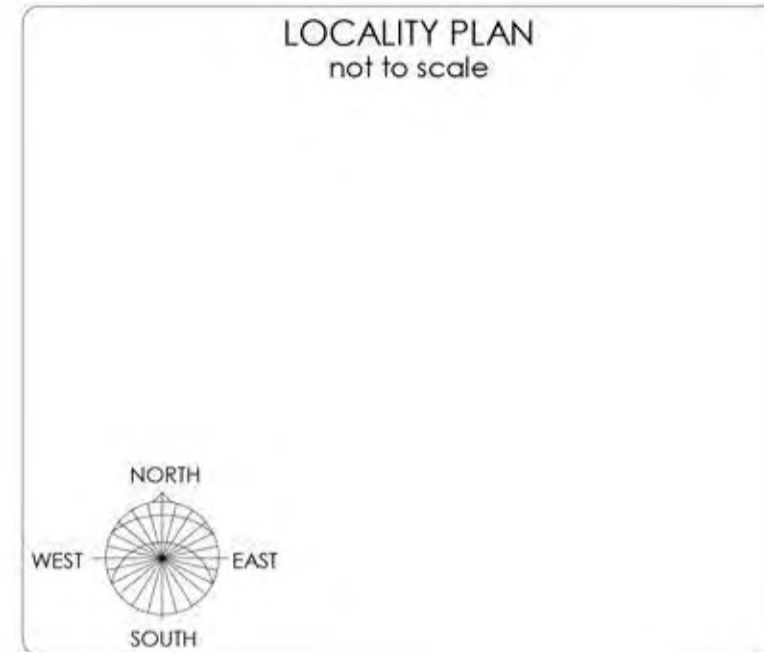


Site Development Plan
Scale NTS



no	Revisions	Date
1	1	00-00-2019

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Artist impression:

Zandhoogte

Vo

van der merwe
orffer
architecture

Client: Ideal Trading 301 (Pty) Ltd
Project: Zandhoogte
Drawing: Guardhouse

Client Signature:	Professional Signature: PEAT 24702434		
Site Plan	Details	Designed	CvdM
Floor Plans	Roof Plan	Drawn	HO
Sections	Storm Water	Checked	CvdM
Elevations	Specs		
Sewerage	Sewerage		

THIS DRAWING TO BE STAMPED BY BPAS FOR PENDING APPROVAL OR CONSTRUCTION. CLIENT CAN NOT BE HELD LIABLE RESPONSIBLE OR ACCOUNTABLE FOR ANY UNAUTHORIZED DRAWINGS USED FOR CONSTRUCTION. THE CONTRACTOR AND/OR EMPLOYER TO ENSURE THAT ALL DRAWINGS ARE STAMPED.

Project Number: 18
Date: 03/12/20
Scale: PAPER A1
Drawing No: 11 - 07
REVISION: 0

Municipal Submission

House Type C : Double Garage

Zandhoogte

3 Bedrooms
1½ Bathrooms
Lounge
Dining
Kitchen
Double Garage

Area Schedule	
Name	Area
Dwelling	106 m ²
Garage	41 m ²
Undercover Braai	17 m ²
Undercover Entrance	2 m ²
	166 m ²



van der merwe
offer
architecture

Client:
Ideal Trading 301
(Pty) Ltd
Project:
Zandhoogte



Drawing:
Type C Double
Garage

Client Signature:

Professionals Signature: PSAT 24750434

Designed	HO
Drawn	HO
Checked	CvdM

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Project Number:

11

Date: 10/20/08

Scale: As indicated PAPER A3

Drawing No: REVISION

C - Double 0

SDP Submission

Ground Floor

1 : 100



House Type F1 : Double Garage

Zandhoogte

2 Bedrooms
1 Bathrooms
Lounge
Dining
Kitchen
Double Garage

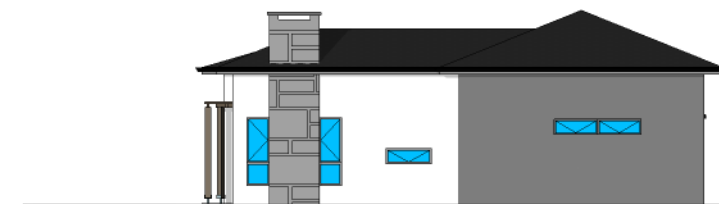
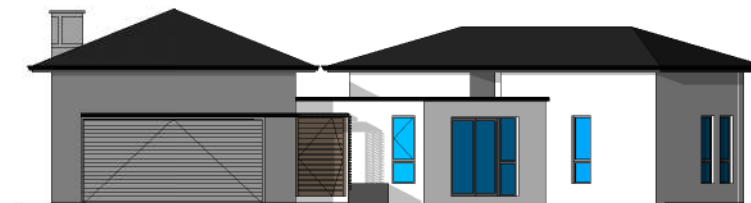
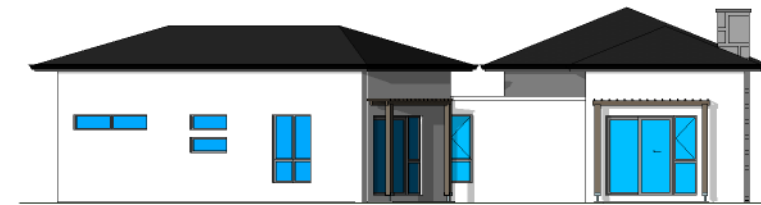
Area Schedule	
Name	Area
Dwelling	99 m ²
Garage	41 m ²
Undercover Entrance	1 m ²
	141 m ²



van der merwe
orffer
architecture

Client:
Ideal Trading 301
(Pty) Ltd
Project:
Zandhoogte

Drawing:
Type F1 Double
Garage



Client Signature:

Professionals Signature: PSAT 24750434

Designed	HO
Drawn	HO
Checked	CvdM

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Project Number:
11

Date: 25/03/2020

Scale: As indicated PAPER A3

Drawing No: REVISION

F1 - Double **0**

SDP Submission

Ground Floor

1 : 100

Duplex : Double Garage

Zandhoogte

- 3 Bedrooms
- 1½ Bathrooms
- Lounge
- Dining
- Kitchen
- Double Garage

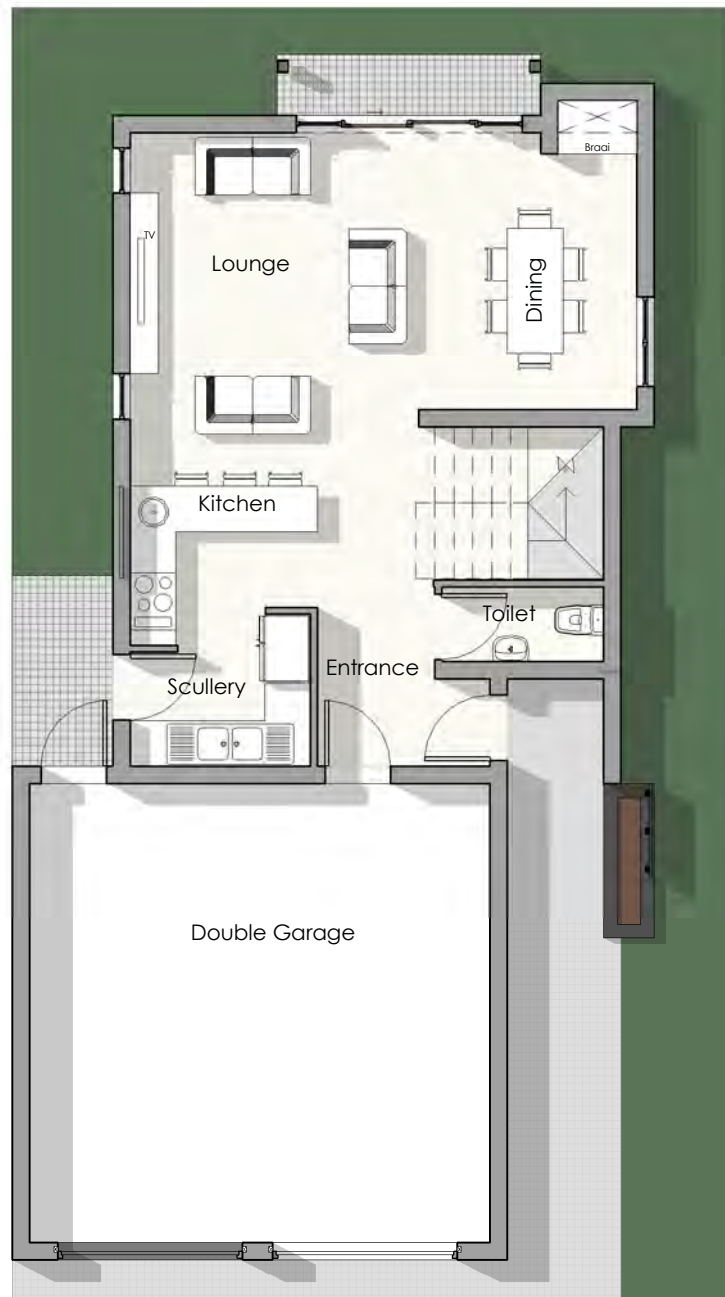
Area Schedule	
Name	Area
Garage	41.33 m ²
Ground Floor	59.27 m ²
Undercover Entrance	2.10 m ²
First Floor	58.68 m ²



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offer
architecture

Client:
Ideal Trading 301
(Pty) Ltd
Project:
Zandhoogte

Drawing:
Duplex Double
Garage



Ground Floor

1 : 100



First Floor

1 : 100



Client Signature: _____

Professionals Signature: _____
PSAT 24750434

Designed	HO
Drawn	HO
Checked	CvdM

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Project Number:

11

Date: 25/03/2020

Scale: As indicated PAPER A3

Drawing No: REVISION

Duplex

0

SDP Submission

House Type A : Double Garage

Zandhoogte

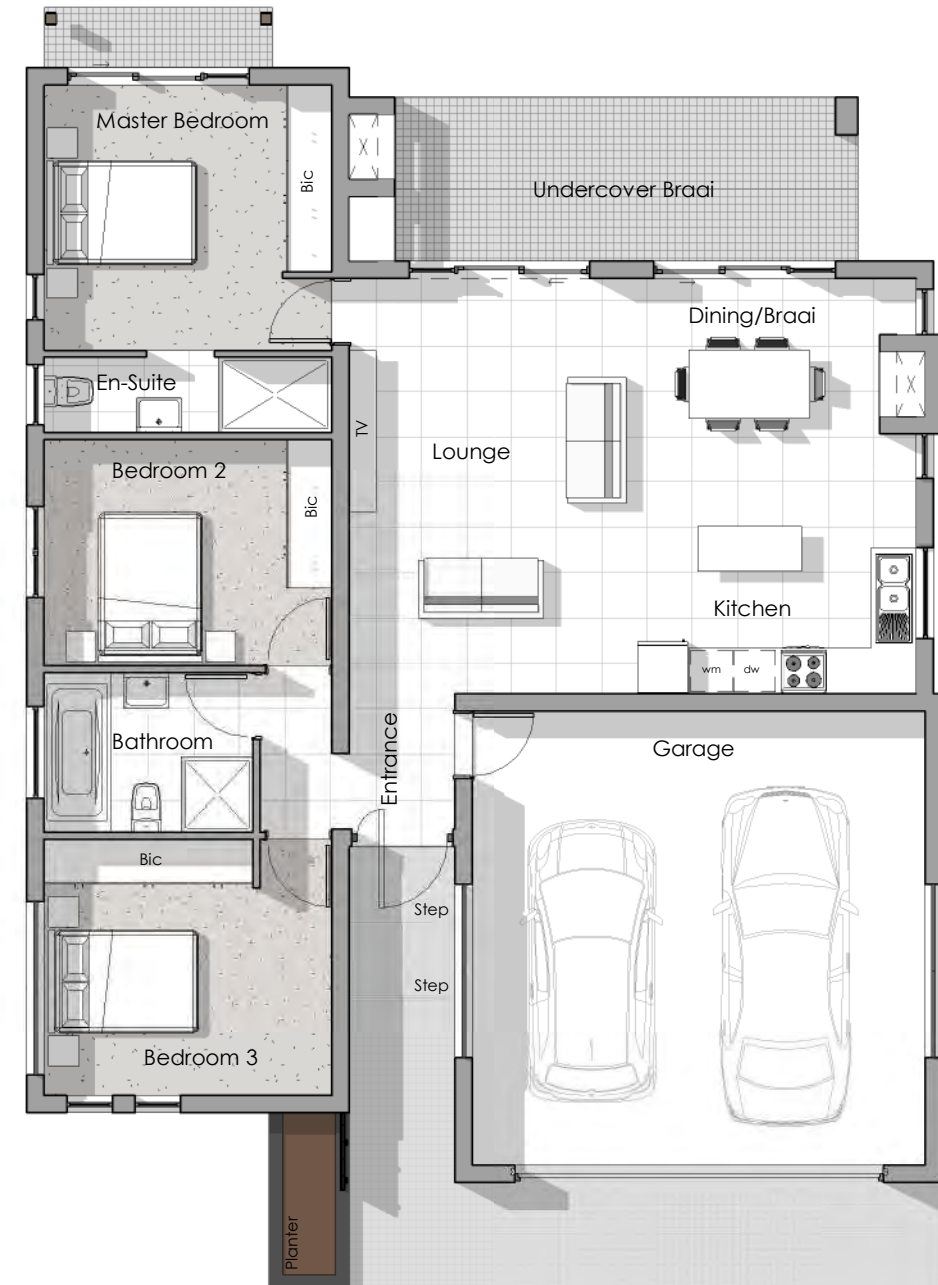
3 Bedrooms
 1½ Bathrooms
 Lounge
 Dining
 Kitchen
 Double Garage

Area Schedule	
Name	Area
Dwelling	107 m ²
Garage	41 m ²
Undercover Braai	15 m ²
Undercover Entrance	1 m ²
	164 m ²



van der merwe
 offer
 architecture

Client:
 Ideal Trading 301
 (Pty) Ltd
 Project:
 Zandhoogte



Drawing:
 Type A Double
 Garage

Client Signature:

Professionals Signature: PSAT 24750434

Designed	HO
Drawn	HO
Checked	CvdM

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Project Number:

11

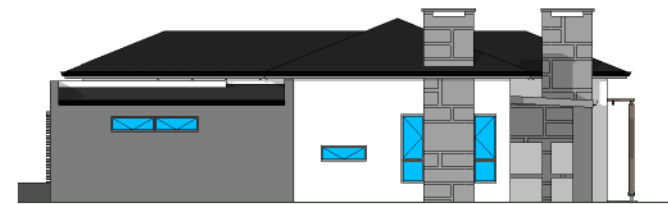
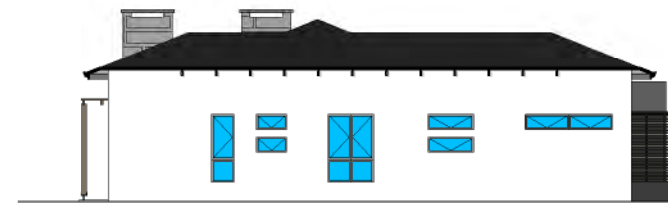
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Scale: As indicated PAPER A3

Drawing No: REVISION

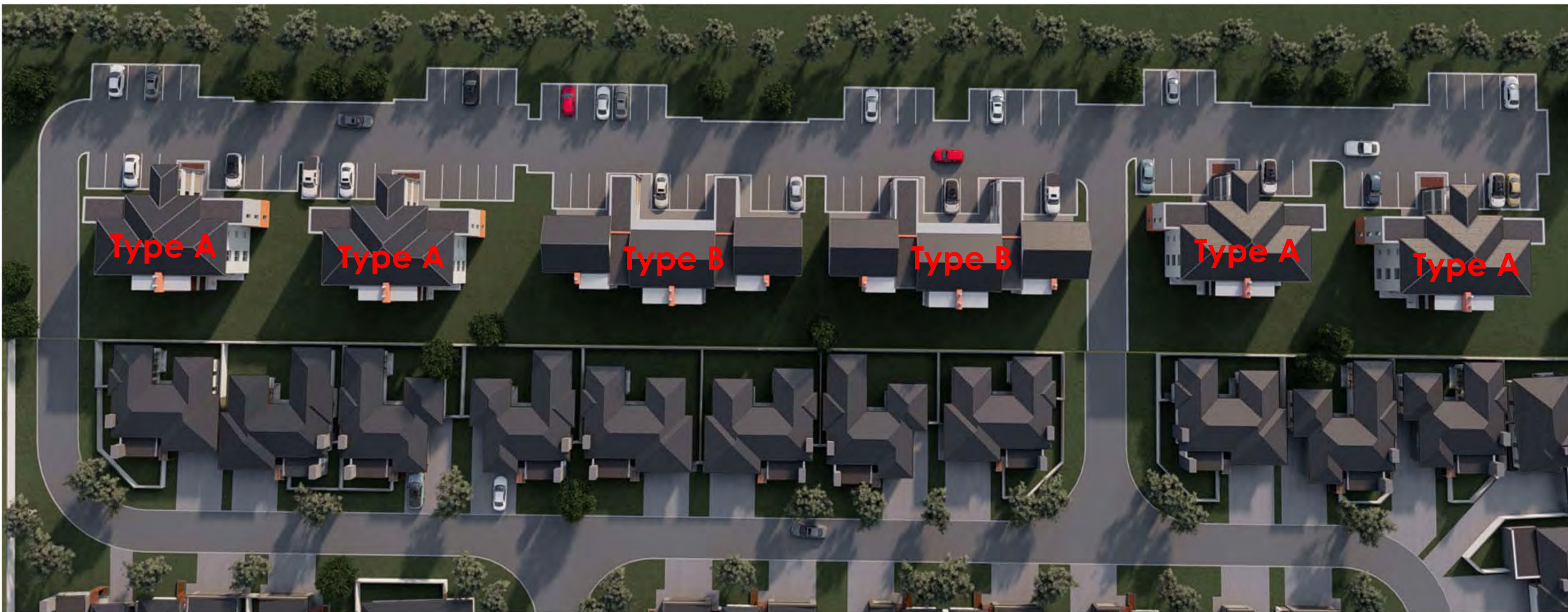
A - Double 0

SDP Submission



Ground Floor

1 : 100



Site Development Plan
Scale NTS

no	Revisions	Date
1	1	00-00-2019

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LOCALITY PLAN
not to scale

NORTH
WEST EAST
SOUTH

Artist impression:

Zandhoogte



van der merwe
orffer
architecture

Client: Ideal Trading 301 (Pty) Ltd
Project: Zandhoogte

Drawing: Apartment - SDP

Client Signature: _____	Professional Signature: _____
Site Plan <input type="checkbox"/>	Details <input type="checkbox"/>
Floor Plans <input type="checkbox"/>	Roof Plan <input type="checkbox"/>
Sections <input type="checkbox"/>	Storm Water <input type="checkbox"/>
Elevations <input type="checkbox"/>	Specs <input type="checkbox"/>
Sewerage <input type="checkbox"/>	Sewerage <input type="checkbox"/>
Designed: CvdM	Drawn: HO
Checked: CvdM	

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Project Number: 18
Date: 03/12/20
Scale: _____ PAPER: A1
Drawing No: 11 - 07 REVISION: 0

Municipal Submission



Ground Floor Plan
Scale 1:100



Second Floor Plan
Scale 1:100

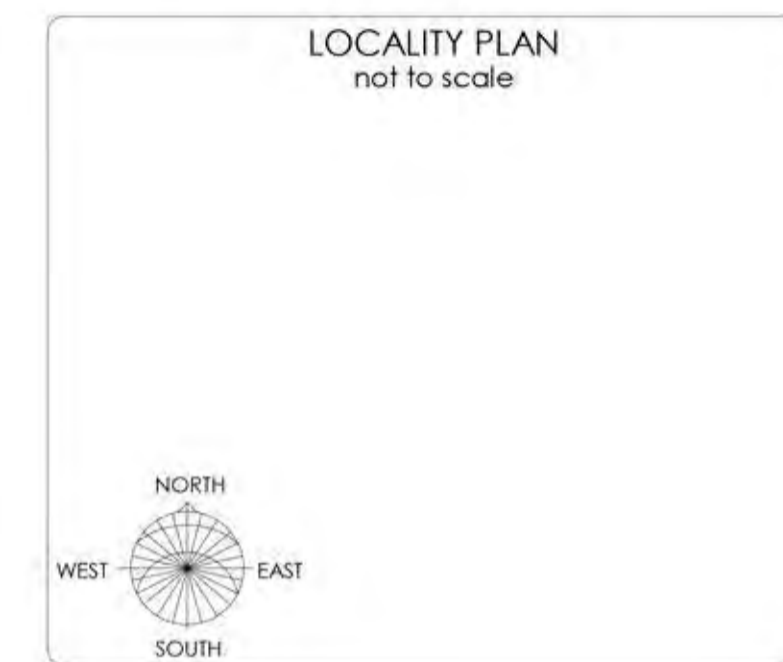


First Floor Plan
Scale 1:100



no	Revisions	Date
1		00-00-2019

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Artist impression:

Zandhoogte



van der merwe
orffer
architecture

Client: Ideal Trading 301 (Pty) Ltd
Project: Zandhoogte

Drawing: Apartment - Type A

Client Signature:	Professional Signature: PEAT 24730434
Site Plan	Details
Floor Plans	Roof Plan
Sections	Storm Water
Elevations	Specs
Sewerage	Sewerage
Designed: CvdM	Drawn: HO
Checked: CvdM	

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Project Number: 18
Date: 03/12/20

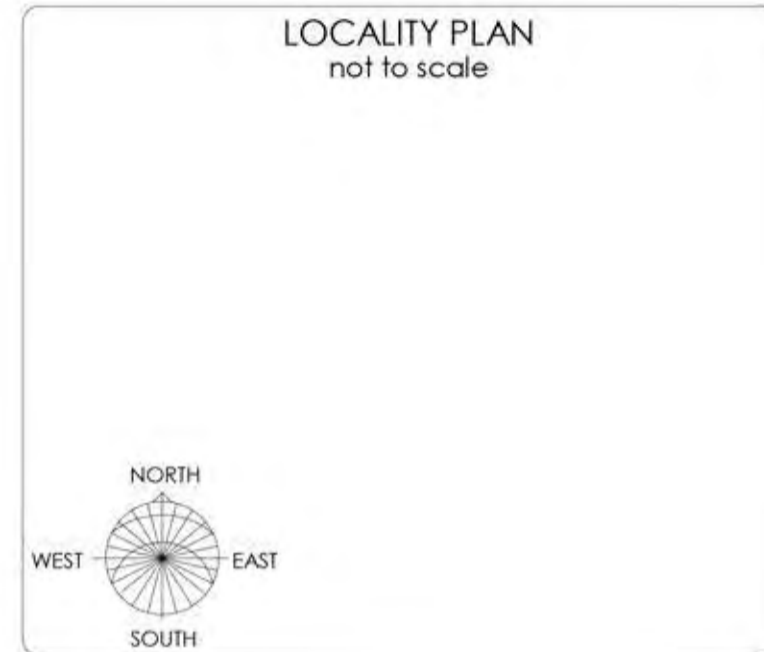
Scale: PAPER A1
Drawing No: 11 - 07
REVISION: 0

Municipal Submission



no	Revisions	Date
1		00-00-2019

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Artist impression:

Zandhoogte



van der merwe
 orffer
 architecture

Client: Ideal Trading 301 (Pty) Ltd

Project: Zandhoogte

Drawing: Apartment - Type A

Client Signature:	Professional Signature: PEAT 24702434
Site Plan	Details
Floor Plans	Roof Plan
Sections	Storm Water
Elevations	Specs
Sewerage	Sewerage
Designed: CvdM	Drawn: HO
Checked: CvdM	

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Project Number: 18
 Date: 03/12/20
 Scale: PAPER A1
 Drawing No: 11 - 07
 REVISION: 0

Municipal Submission



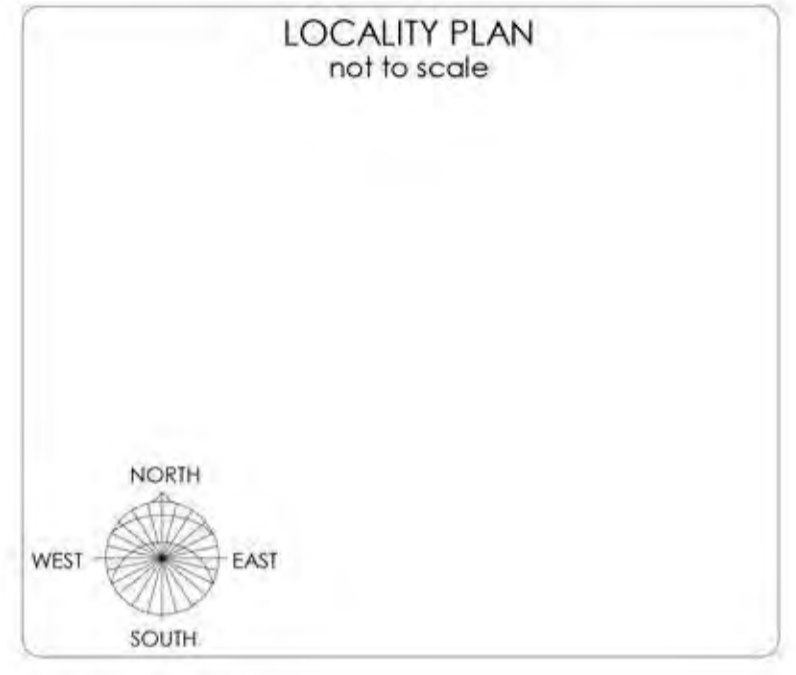
Ground Floor Plan
Scale 1:100



First Floor Plan
Scale 1:100

no	Revisions	Date
1		00-00-2019

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Artist impression:

Zandhoogte



van der merwe
orffer
architecture

Client: Ideal Trading 301 (Pty) Ltd

Project: Zandhoogte

Drawing: Apartment - Type B

Client Signature:	Professional Signature: P&A 24730434
Site Plan	Details
Floor Plans	Roof Plan
Sections	Storm Water
Elevations	Specs
Sewerage	Sewerage
Designed: CvdM	Drawn: HO
Checked: CvdM	

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Project Number: 18

Date: 03/12/20

Scale: PAPER A1

Drawing No: 11 - 07 REVISION 0

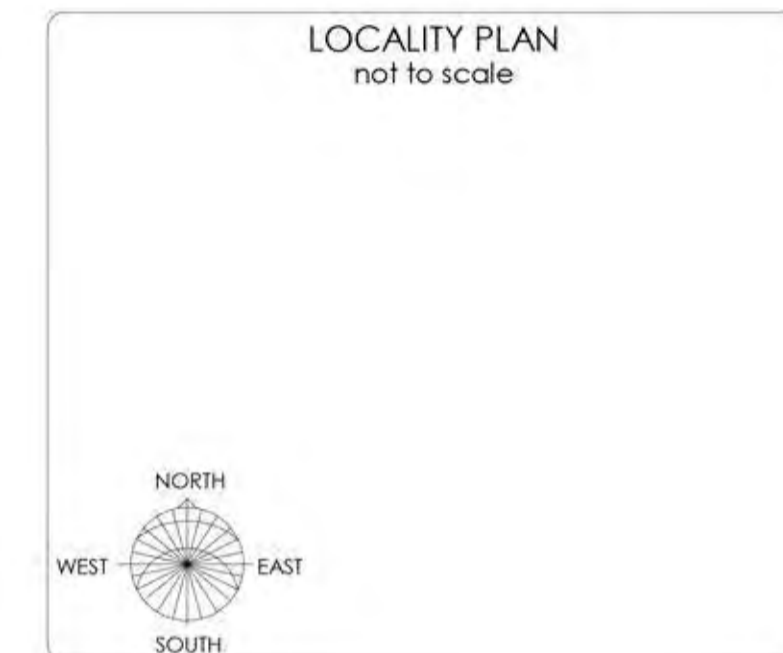
Municipal Submission



Second Floor Plan
Scale 1:100

no	Revisions	Date
1	1	00-00-2019

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Artist impression:

Zandhoogte



van der merwe
orffer
architecture

Client:

Ideal Trading 301 (Pty) Ltd

Project:

Zandhoogte

Drawing:

Apartment - Type B

Client Signature: _____	Professionals Signature: _____
Site Plan <input checked="" type="checkbox"/>	Details <input checked="" type="checkbox"/>
Floor Plans <input checked="" type="checkbox"/>	Roof Plan <input checked="" type="checkbox"/>
Sections <input checked="" type="checkbox"/>	Storm Water <input checked="" type="checkbox"/>
Elevations <input checked="" type="checkbox"/>	Specs <input checked="" type="checkbox"/>
Sewerage <input checked="" type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>
Designed: CvdM	Drawn: HO
Checked: CvdM	

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Project Number:

18

Date: 03/12/20

Scale:

11 - 07

Drawing No:

11 - 07

PAPER A1

REVISION

0

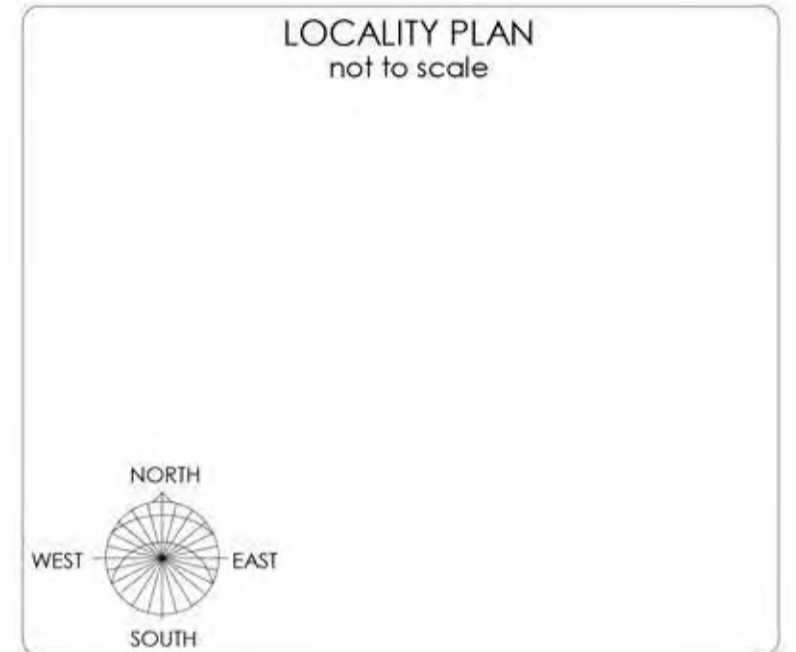
Municipal Submission





no	Revisions	Date
1		00-00-2019

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Artist impression:

Zandhoogte



van der merwe
 orffer
 architecture

Client: Ideal Trading 301 (Pty) Ltd
 Project: Zandhoogte

Drawing: Apartment - Type B

Client Signature: _____	Professionals Signature: PEAT 24730434
Site Plan: <input checked="" type="checkbox"/> Details: <input checked="" type="checkbox"/>	Designed: CvdM
Floor Plans: <input checked="" type="checkbox"/> Roof Plan: <input checked="" type="checkbox"/>	Drawn: HO
Sections: <input checked="" type="checkbox"/> Storm Water: <input checked="" type="checkbox"/>	Checked: CvdM
Elevations: <input checked="" type="checkbox"/> Specs: <input checked="" type="checkbox"/>	
Sewerage: <input checked="" type="checkbox"/> Sewerage: <input checked="" type="checkbox"/>	

THIS DRAWING TO BE STAMPED BY BPAS FOR PENDING APPROVAL OR CONSTRUCTION. CLIENT CAN NOT BE HELD LIABLE RESPONSIBLE OR ACCOUNTABLE FOR ANY UNAUTHORIZED DRAWINGS USED FOR CONSTRUCTION. THE CONTRACTOR AND/OR EMPLOYER TO ENSURE THAT ALL DRAWINGS ARE STAMPED.

Project Number: 18
 Date: 03/12/20
 Scale: PAPER A1
 Drawing No: 11 - 07
 REVISION: 0

Municipal Submission