

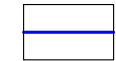
Site Development Plan (Consolidated Erf 1772)

Perimeter Building Lines
3m side and rear perimeter building lines
5m street building line

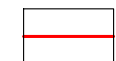
Internal Building Lines
1m side, rear and street building lines



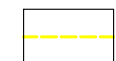
Garage Setback
3,5m garage setback
1,5m kerb distance



4m Service and Access Servitude



Right of way servitude



Unit Layout



Communal Facilities

- (F) Clubhouse & Day Care Centre
- (G) Refuse Room
- (H) Guard House
- (I) Padel Court
- (J) Swimming Pool

VERSION APRIL 2022

Plan prepared by: Thian Jansen
Based partially on plans of RISE Architects

All distances are approximate
and subject to a survey

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Unit B, Standard House, Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Scale 1 : 1000



PROPOSED DEVELOPMENT

<p> General Residential Zone 1: Town Housing</p> <p><u>General Residential Zone 1: Town Housing</u></p> <p>Total area of residential properties = 21 564 m²</p> <p>Total land area = 35 121 m²</p> <p><u>Total coverage of Residential Properties</u></p> <p>21564 x 100 / 35121 = 61,399%</p>	<p> Open Space Zone 3: Private Open Space</p> <p><u>Open Space Zone 3: Private Open Space</u></p> <p>Area 1 (Erf 92) = 3734m² Area 2 (Erf 93) = 892 m² Area 3 (Erf 94) = 1091 m² Area 4 (Erf 95) = 207 m² Area 5 (Erf 96) = 187 m²</p> <p>Total area of open spaces = 6106 m²</p> <p>Total land area = 35 121 m²</p> <p><u>Total coverage of Open Spaces</u></p> <p>6106 x 100 / 35121 = 17,386%</p>	<p> Transport Zone 2: Road and Parking (Private)</p> <p><u>Transport Zone 2: Road and Parking (Private)</u></p> <p>Total area of road network = 7451 m²</p> <p>Total land area = 35 121 m²</p> <p><u>Total coverage of Road Network</u></p> <p>7451 x 100 / 35121 = 21,215%</p>
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