

LEGEND			
ZONING:	QTY	AREA (m ²)	%
General Residential Zone I (Group Housing)	30	6361	66.37
Transport Zone III (Private Road)	1	3223	33.63
TOTAL	31	9584	100

- NOTES**
- Sizes and dimensions are approximate and subject to final survey
 - For erf data see Dgm. SG 753/1932.
 - Density: (30x units on 9584m² = 31 units/ha)
 - Parking: Parking Required: 68x bays (2.25 per unit) Parking Provided: 76x bays
 - Open Space Provision: At least 50m² Private Open Space per erf.
 - Access: Proposed new Access right of way over Erf 328 Belvidere approved by Knysna Council.
 - Building Lines:
 - 3m perimeter building line provided
 - 0m internal building lines
 - Minimum of 5m allowed between road surface and garages

COPY RIGHT:

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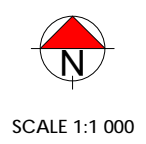
It is hereby certified that this subdivision plan (Plan No _____), has been approved in terms of Sections 60 & 15(2)(d) of the Knysna Municipality By-law on Municipal Land Use Planning (17 Sept 2021). File Reference: _____

----- MUNICIPAL MANAGER ----- DATE: -----

PLAN 4

LAYOUT PLAN

PORTION 12 OF THE FARM UITZIGT NO 216 DIVISION & MUNICIPALITY OF KNYSNA



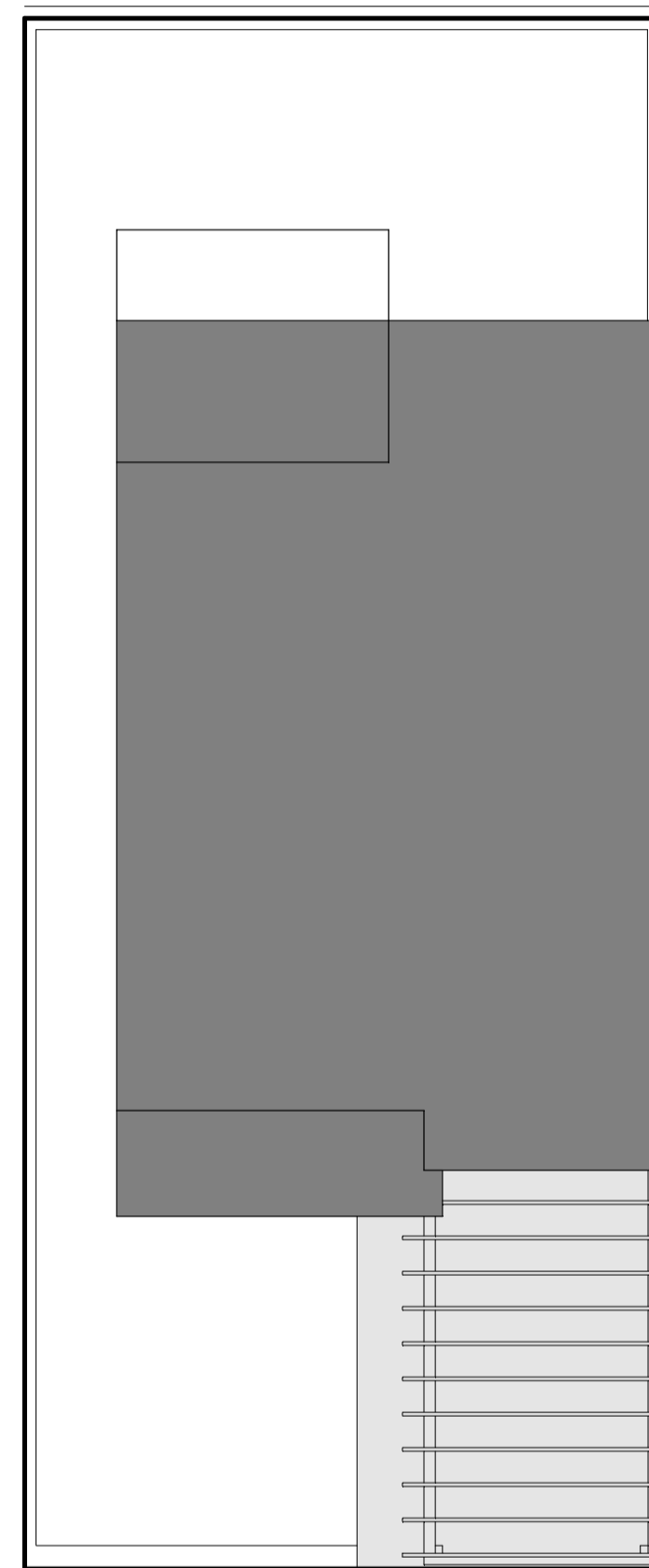
DRAWN:	MV	CHECKED:	MV
PLAN NO:	Pr19/20-F216Ptn12-Layout02		
PLAN DATE:	May 2022		
STORED:	z:\drawings\App\Pr19/20-F216Ptn12-Layout02.dwg		

Marika Vreken
URBAN & ENVIRONMENTAL PLANNERS

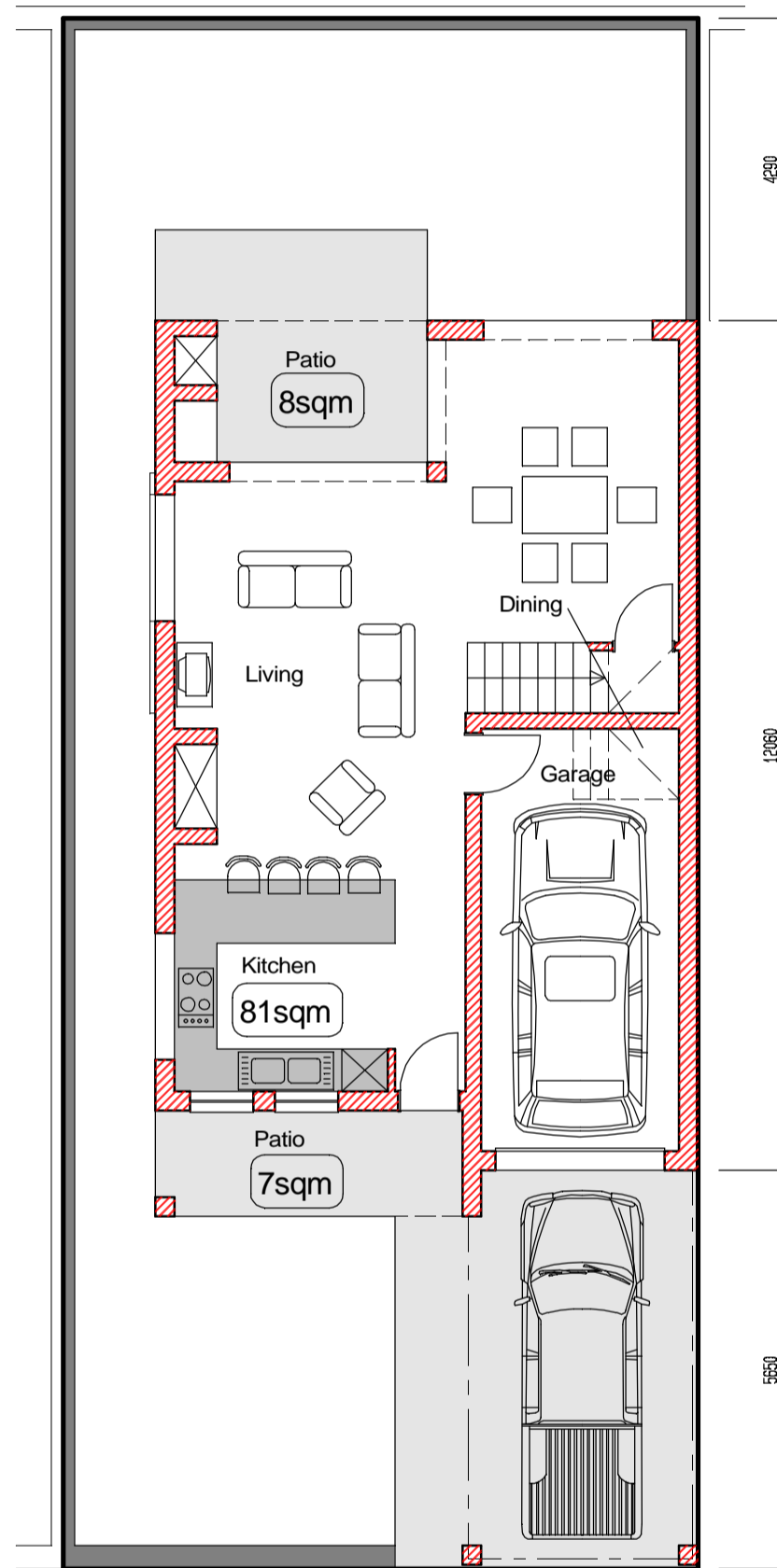
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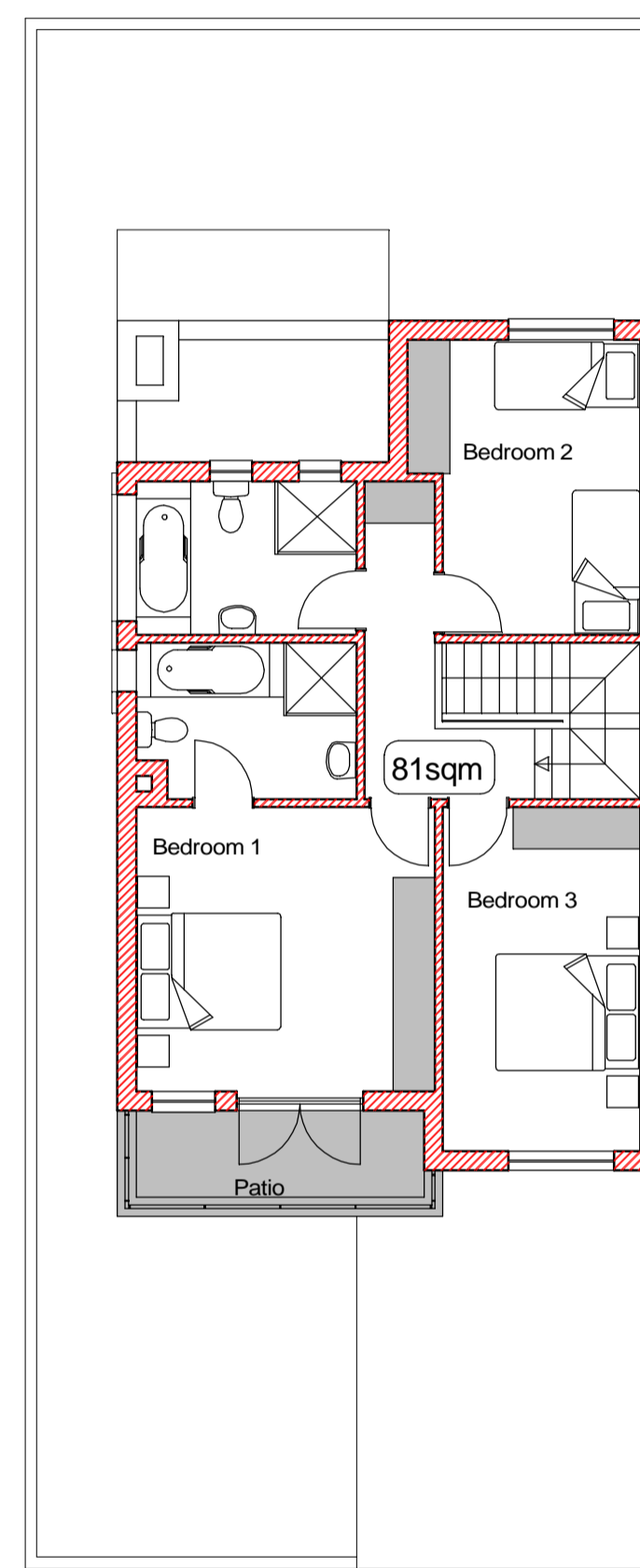
1. All levels and dimensions to be checked before any work commence.
2. Preference to be given to written dimensions above scaling from plan.
3. All work must comply with National Building Regulations and Local Authority's By-laws.
4. Any discrepancy must be referred to the Architect.
5. The owner of this property or the user of this design, plans, details, specifications indemnify the architect of any liability and responsibility against any loss, defect, legal action and/or any claim for costs for damages and expenses which the above parties may suffer as a result of the use of the above design, plans, details, specifications and relevant documentation.
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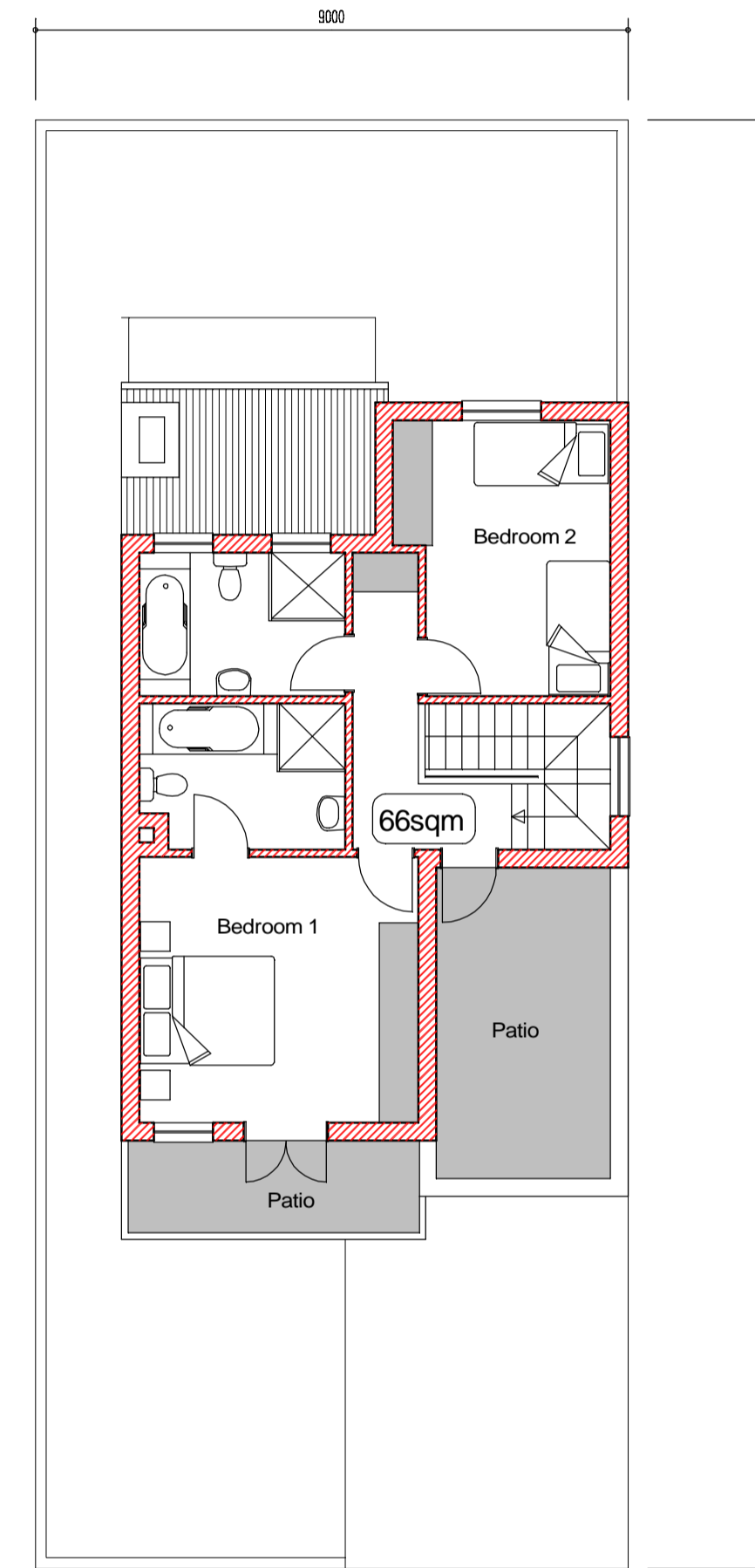
ROAD



GROUND FLOOR PLAN
3 Bed, 2Bath = 177sqm



FIRST FLOOR PLAN
3 Bed, 2Bath = 177sqm



FIRST FLOOR PLAN
2 Bed, 2Bath = 162sqm



cad: K22-00-00.drw

ARCHITECT

OWNER

OWNER

NOTES:

*ALL CONCRETE FLOORS, STAIRS AND FOUNDATIONS TO ENGINEERS SPECIFICATIONS.
*THE SITE MUST AT ALL TIMES BE CLEAN OF ANY BUILDING RUBBLE, TOOLS AND MATERIALS TO THE SATISFACTION OF THE ARCHITECT.

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KNYSNA
 NEW DEVELOPMENT ON PORTION 12
 OF THE FARM UITZICHT NO 216,
 KNYSNA

TEKENINGE
 FLOOR PLANS

UTGEREIK: **K 22/00/00**
 SKAAL: SHOWN
 DATUM: MAY 2022
 GETEKEN: NJV

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PORTION 12 OF THE FARM UITZICHT NO 216
DIVISION & MUNICIPALITY OF KNYSNA

cad: K22-00-00.drw

ARCHITECT	
OWNER	
OWNER	

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PROJECT KNYSNA NEW DEVELOPMENT ON PORTION 12 OF THE FARM UITZICHT NO 216, KNYSNA
TITEL SITE PLAN

UITEREK SHOWN	TEKENING NR. K 22/00/00	DATUM MAY 2022	GETEKEN NJV
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