

ANNOTATION NOTES:

EXISTING / APPROVED ZONING

- GROUP HOUSING
- OPEN SPACE

AMENDMENT

- PORTION 1 - TO BE SUBDIVIDED INTO:
REMAINDER PORTION 1, PLUS 3 PORTIONS:
1A, 1B & 1C
- ADDITIONAL GROUP HOUSE UNITS

UNITS			
TYPE 1 (2 bedroom, shared bathroom)			
ground	first	total	
55	58	113	
TYPE 2 (2 bedroom, separate bathroom)			
55	60	115	
TYPE 3			
55	60	33	148

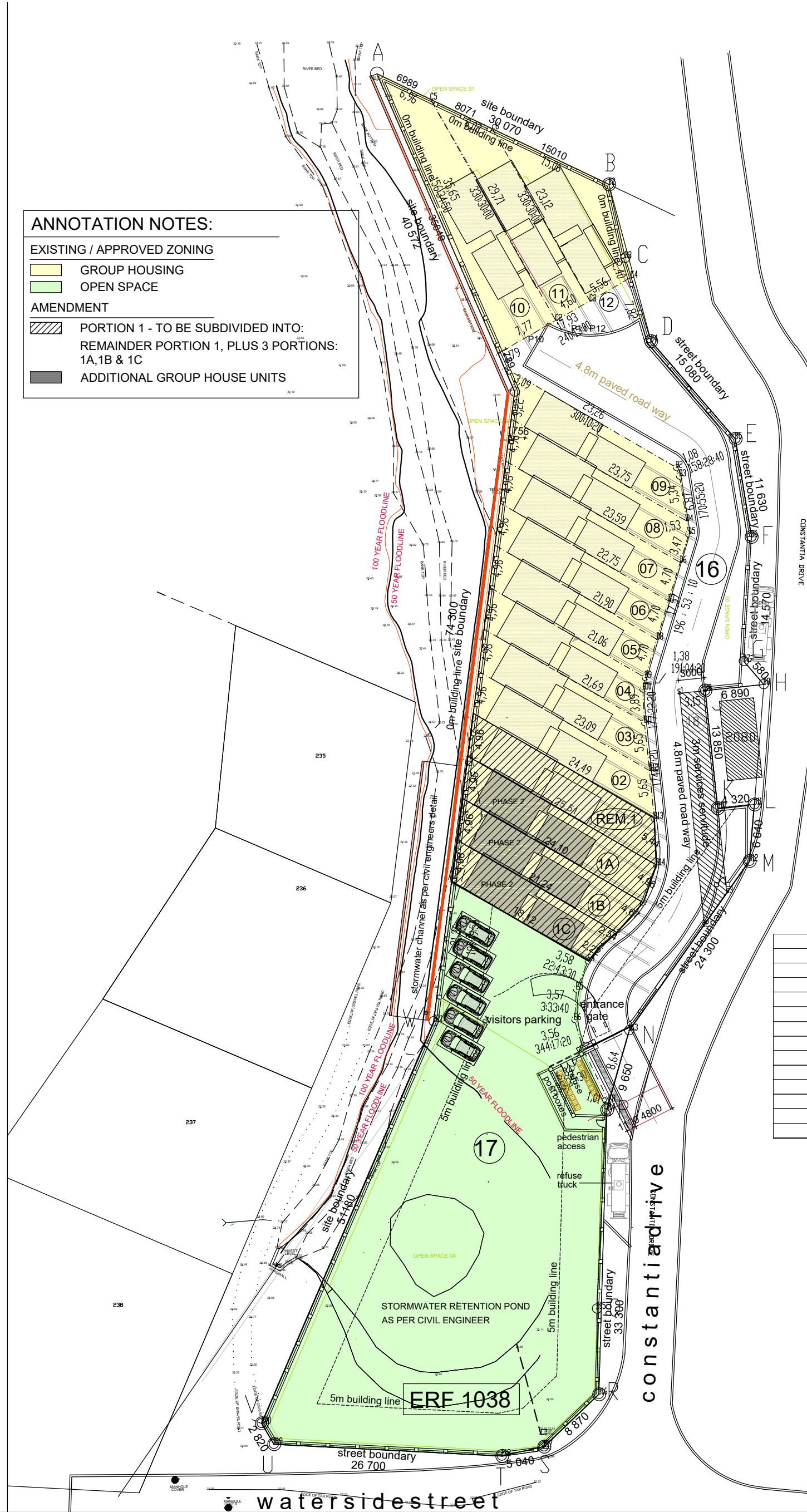
Number	Classification	Area
REMAINDER 1	GROUP HOUSING	115
1A	GROUP HOUSING	115
1B	GROUP HOUSING	106
1C	GROUP HOUSING	92
2	GROUP HOUSING	109
3	GROUP HOUSING	102
4	GROUP HOUSING	97
5	GROUP HOUSING	98
6	GROUP HOUSING	102
7	GROUP HOUSING	106
8	GROUP HOUSING	109
9	GROUP HOUSING	110
10	GROUP HOUSING	199
11	GROUP HOUSING	120
12	GROUP HOUSING	127
16	INTERNAL ROAD	715
17	OPEN SPACE	1405
18	ACCESS SERVITUDE	76

PRIVATE OPEN SPACE CALCULATIONS

OPEN SPACE 01 (between driveways)	163
OPEN SPACE 02 (open braai patios)	177
OPEN SPACE 03 (next to private road reserve)	60
OPEN SPACE 04 (below flood lines, at retention pond)	1405
TOTAL OPEN SPACE	1805

TOTAL UNITS	15
AREA PER UNIT	120
REQUIRED	50
AREA REQUIRED	750
BALANCE	1055

ERF 1038, WILDERNESS		
SCHEDULE OF AREAS		m2
1 SITE AREA	4727	
2 NUMBER OF UNITS	15	
3 UNIT FOOTPRINT AREA	70	
4 COVERAGE AREA	1050	
5 COVERAGE	22%	
6 GROSS BUILDING AREA	2220	
7 BULK FACTOR	0,52	
8 PARKING PROVIDED	2	per unit
9 VISITOR'S BAYS	0,25	per unit
10 UNITS NUMBER OF	15	
11 VISITORS BAYS NUMBER	3,75	
12 TOTAL PARKING BAYS REQUIRED	19	bays



SITE DEVELOPMENT PLAN
SCALE 1:500