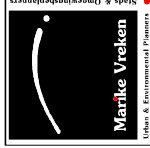


PLAN 1.

Locality Plan



21 Trotter Street, P.O. Box 2180
KNYSNA, 6570
☎ (044) 382 0420
☎ (044) 439 2997
✉ info@vredem.co.za
web: www.vredem.co.za



Projection: Transverse Mercator
Centre Lon: 23°24'51" E
Centre Lat: 34°00'40" S
Created: 2015/09/22
Scale: 1:15000



Source: ZAMS Appointed Project 2004 - Mapdata from Pn 31 of the form 304 Grant of Area and Locality map

PLAN 1 : LOCALITY PLAN

PORTION 32 OF THE FARM
MATJESFONTEIN NO 304
DIVISION OF KNYSNA

PLAN 2.

Land Use & Character of the Area Plan



- Land Uses**
- The Property
 - Resort Zone
 - Group Housing
 - Single Residential Dwelling
 - Rezoning Application in Process

Marika Vreken
Urban & Environmental Planners

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Projection: Transverse Mercator
Centre Lon: 23°24'51" E
Centre Lat: 34°00'40" S
Created: 2015/09/22
Scale: 1:15000

Source: ZAMS Appointed Projector 2004 - Mapsheet Ptn 32 of the Farm 304/Granten of Area and Locality map

PLAN 2 : LAND USE PLAN AND CHARACTER OF THE AREA

PORTION 32 OF THE FARM MATJESFONTEIN NO 304 DIVISION OF KNSNA

PLAN 3.

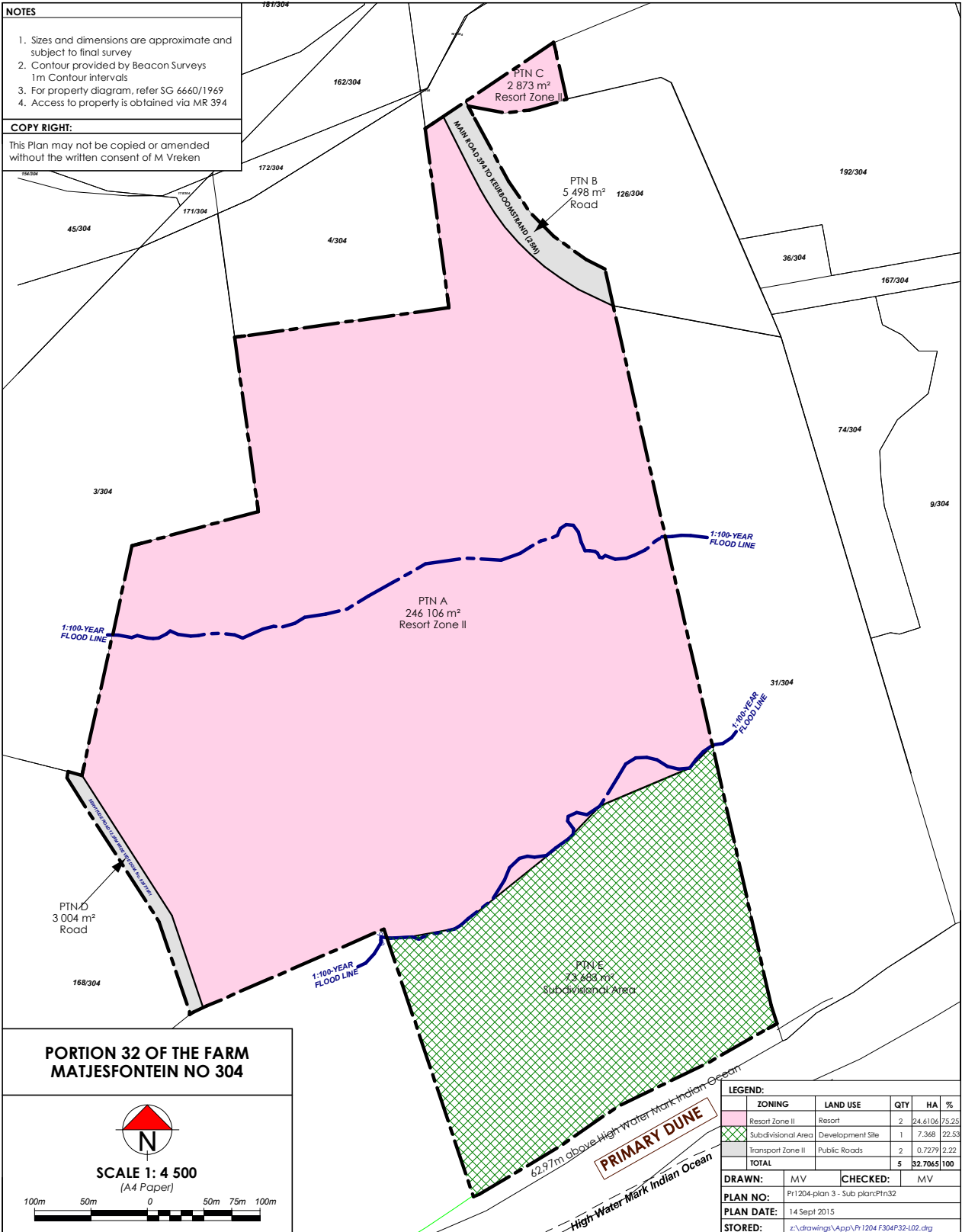
Subdivision Plan: Portion 32

NOTES

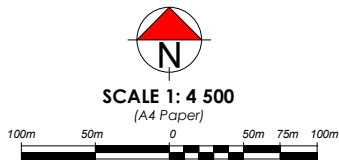
1. Sizes and dimensions are approximate and subject to final survey
2. Contour provided by Beacon Surveys 1m Contour intervals
3. For property diagram, refer SG 6660/1969
4. Access to property is obtained via MR 394

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PORTION 32 OF THE FARM MATJESFONTEIN NO 304



LEGEND:

ZONING	LAND USE	QTY	HA	%
Resort Zone II	Resort	2	24.6106	75.25
Subdivisional Area	Development Site	1	7.368	22.53
Transport Zone II	Public Roads	2	0.7279	2.22
TOTAL		5	32.7065	100

DRAWN:	MV	CHECKED:	MV
PLAN NO:	Pr1204-plan 3 - Sub plan:Pt32		
PLAN DATE:	14 Sept 2015		
STORED:	z:\drawings\App\Pr1204 F304F32-102.dwg		

PLAN 3

SUBDIVISION PLAN: PORTION 32 OF THE FARM NO 304

APPROVED IN TERMS OF SECTION 25 OF
THE LAND USE PLANNING ORDINANCE, 1985
ORDINANCE 15 OF 1985

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

PLAN 4.

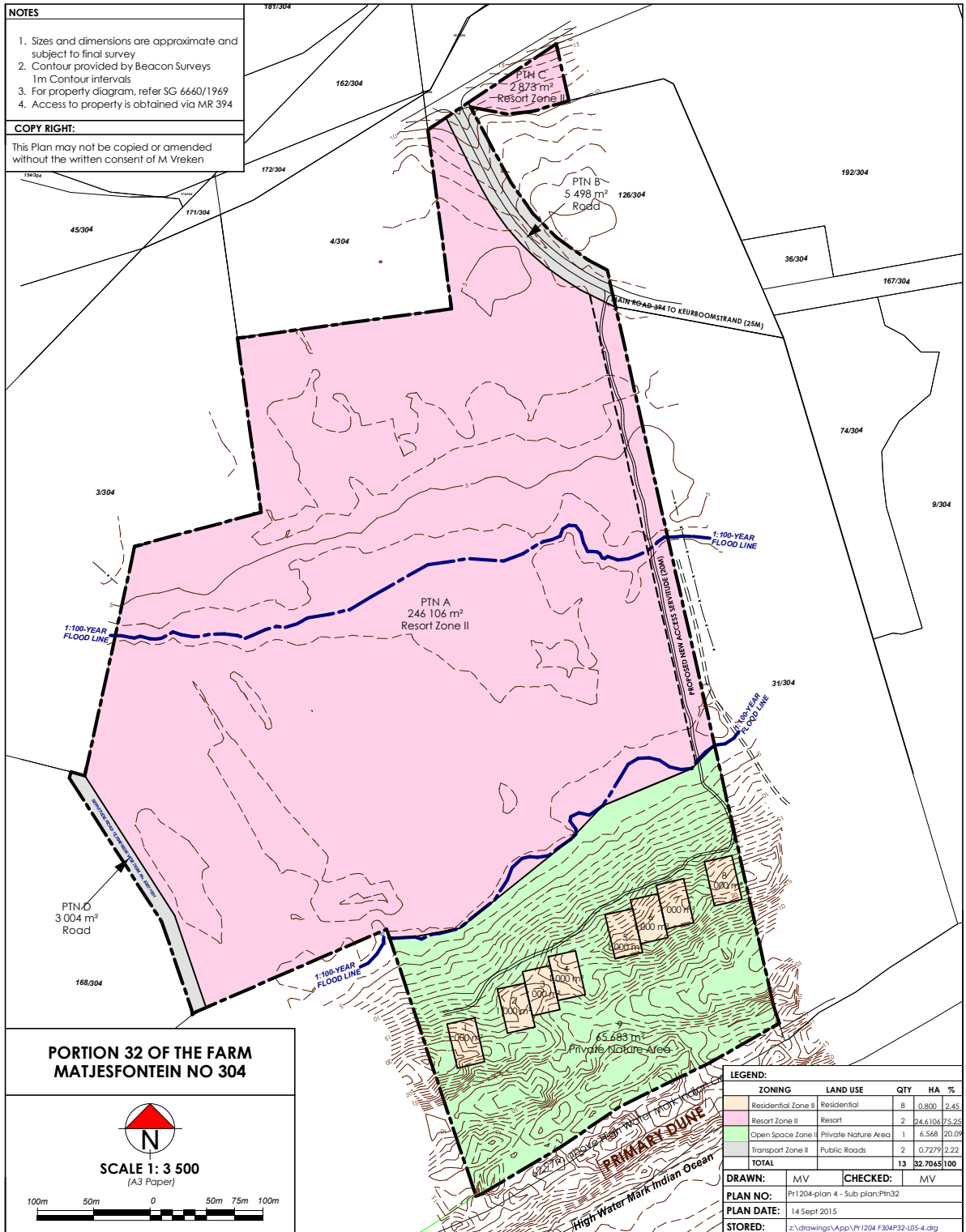
Subdivision Plan: Portion E of Portion 32

NOTES

1. Sizes and dimensions are approximate and subject to final survey
2. Contour provided by Beacon Surveys 1m Contour intervals
3. For property diagram, refer SG 6660/1969
4. Access to property is obtained via MR 394

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PORTION 32 OF THE FARM MATJESFONTEIN NO 304

SCALE 1: 3 500
(A3 Paper)

100m 50m 0 50m 75m 100m

LEGEND:

ZONING	LAND USE	QTY	HA	%
Residential Zone II	Residential	8	0.800	2.45
Resort Zone II	Resort	2	24.6106	75.23
Open Space Zone II	Private Nature Area	1	6.568	20.09
Transport Zone II	Public Roads	2	0.7279	2.22
TOTAL		13	32.7065	100

DRAWN: MV **CHECKED:** MV

PLAN NO: Pr1204-plan 4 - Sub plan:Pt32

PLAN DATE: 14 Sept 2015

STORED: z:\drawings\A\Pr1204 F304P32-L05-4.dwg

PLAN 4

SUBDIVISION PLAN:
PORTION E OF PTN 32 OF THE FARM NO 304

APPROVED IN TERMS OF SECTION 25 OF THE LAND USE PLANNING ORDINANCE, 1985 ORDINANCE 15 OF 1985

MUNICIPAL MANAGER

DATE: _____

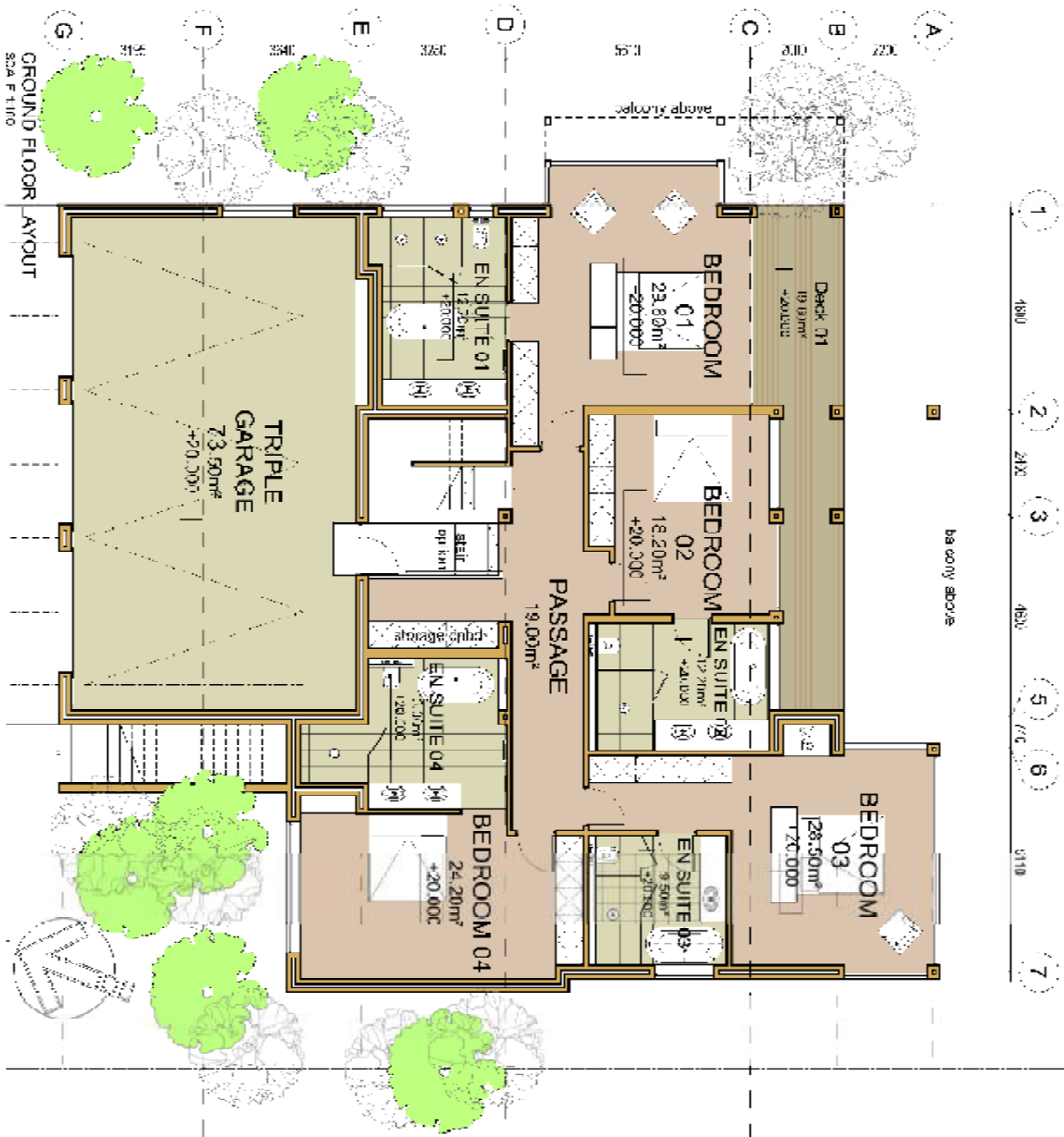
Marike Vreken
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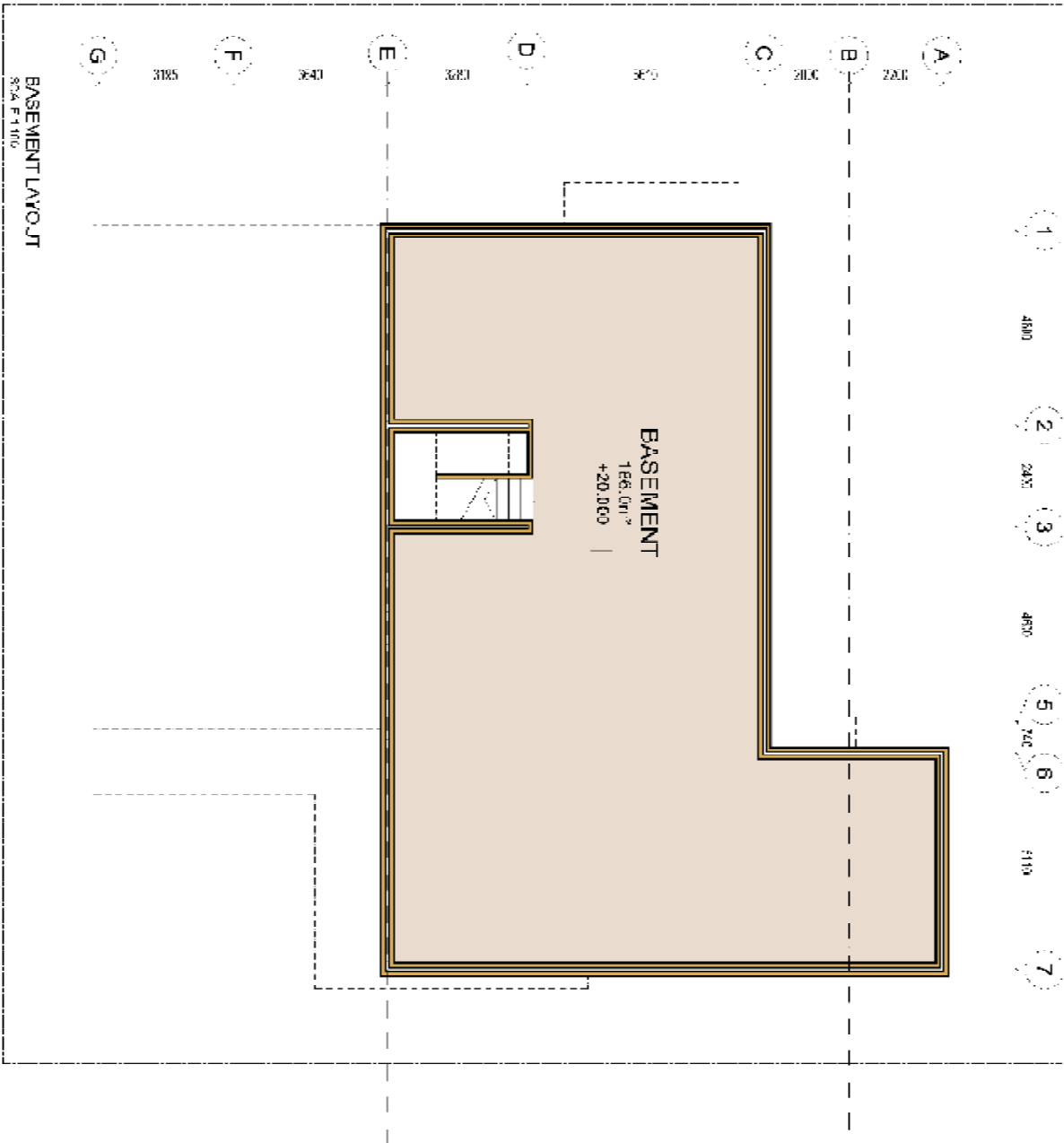
PLAN 5.

Architectural Designs



AREA CALCULATION	
BASEMENT (opt.)	185.00m²
GROUND FLOOR	206.20m²
GARAGE	75.00m²
DECK 01	19.60m²
STAIR (OUTSIDE)	0.30m²
FIRST FLOOR	206.10m²
DECK 02	45.60m²
DECK 03	48.60m²
DA-CONY	8.60m²
YARD	0.70m²
PLOT SIZE	1,000m²

PLETTENBERG BAY PORTION 33 SITE PLAN MATERS/PTEN NO. 84 PROPOSED DEVELOPMENT	
PLANS	1:1000 1:1000 1:1000



AREA CALCULATION

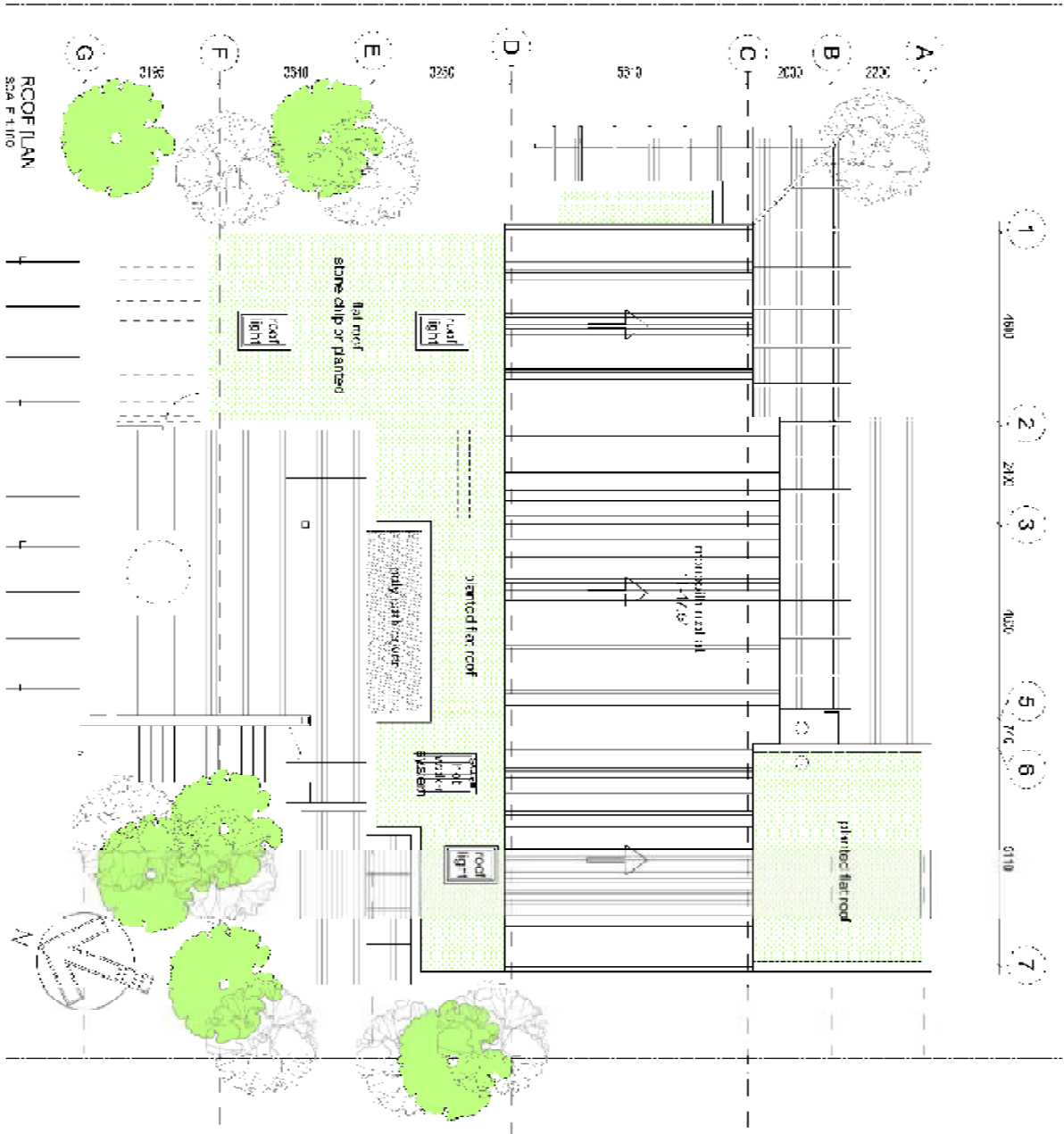
BASEMENT (opt.)	185,00m²
GROUND FLOOR	205,20m²
GARAGE	75,00m²
DECK 01	19,50m²
STAIR (OUTSIDE)	0,30m²
FIRST FLOOR	205,10m²
DECK 02	45,50m²
DECK 03	48,50m²
DA_CONY	8,50m²
YARD	0,70m²
PLOT SIZE	1.000m²

PLETTENBERG BAY
PORTION 32 SITE PLAN
MATERIALS ITEM NO. 34
PROPOSED DEVELOPMENT



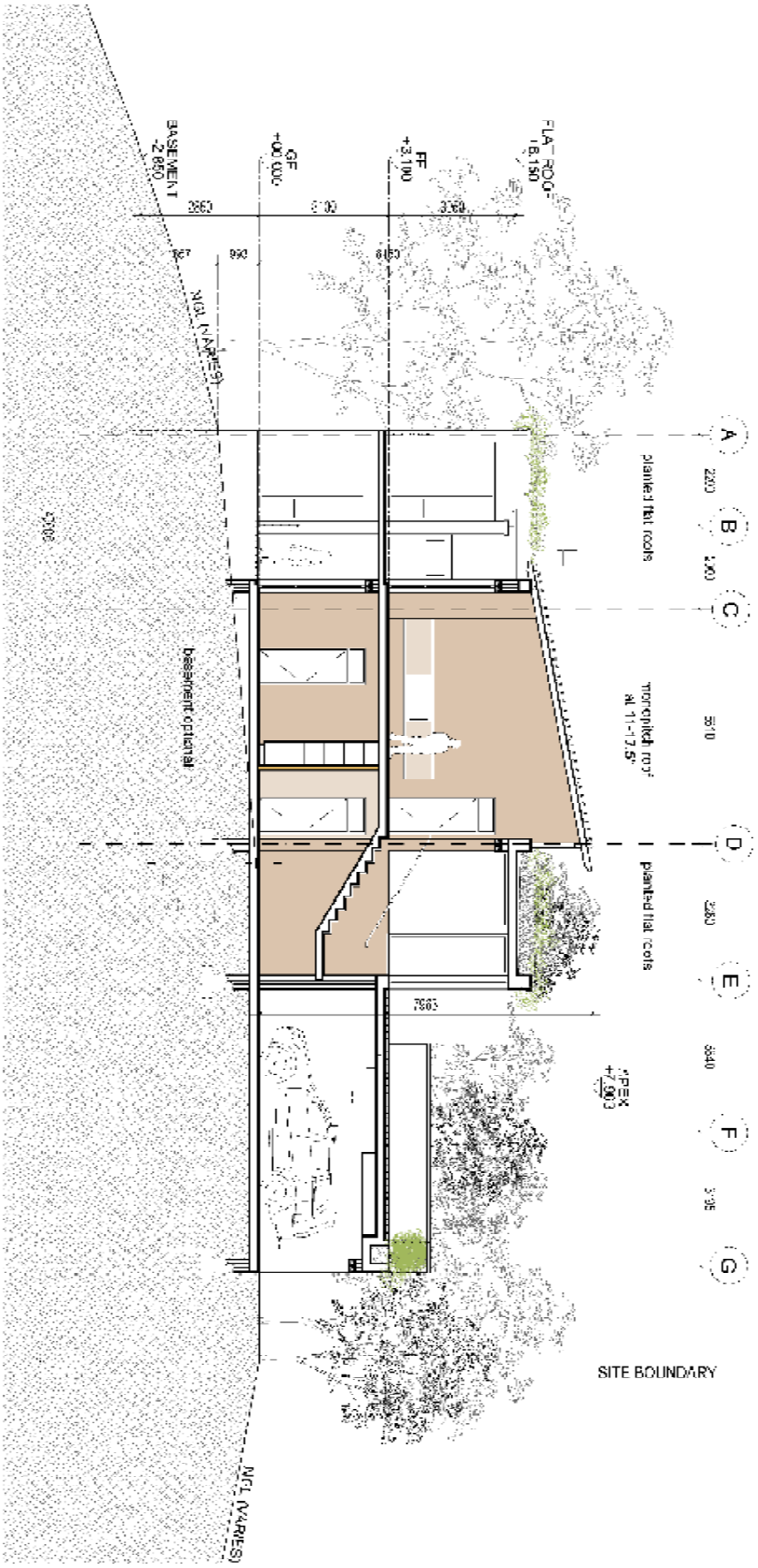
PLANS

1:1000
SHEET 1 OF 1



AREA CALCULATION

BASEMENT (opt.)	185.00m²
GROUND FLOOR	206.20m²
GARAGE	75.00m²
DECK 01	19.60m²
STAIR (OUTSIDE)	0.30m²
FIRST FLOOR	206.10m²
DECK 02	45.60m²
DECK 03	48.60m²
DA-CONY	8.60m²
YARD	0.70m²
PLOT SIZE	1,000m²



SECTION
SCA F 1110

PLETTENBERG BAY
PORTION 32 SITE PLAN
MATERIALS/ITEM NO. 84
PROPOSED DEVELOPMENT

PLANS

DATE: 11/11/2019
BY: [Signature]
SCALE: 1/8" = 1'-0"

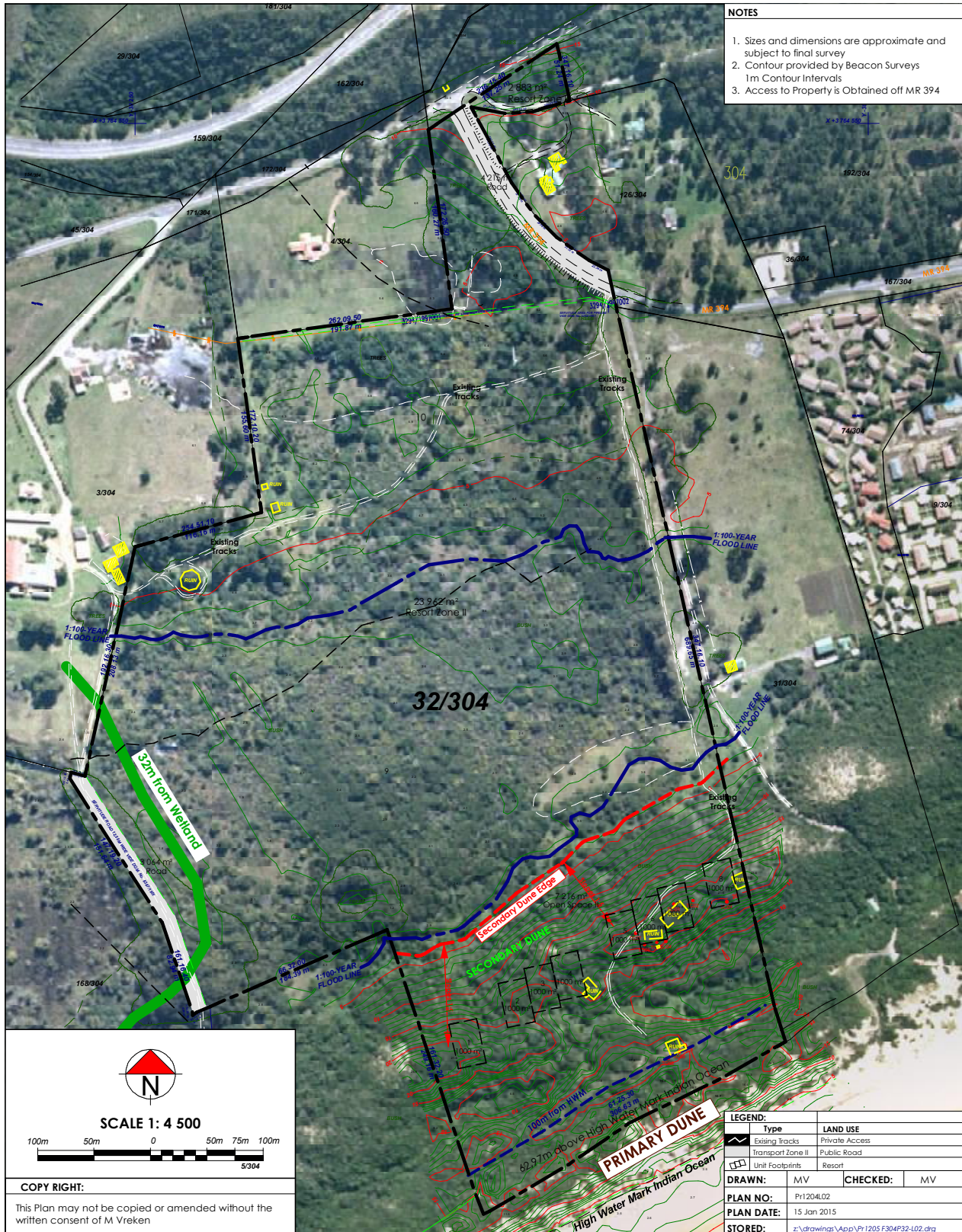






PLAN 6.

Site Characteristics



**PORTION 32 OF THE FARM
MATJESFONTEIN NO 304**

**SITE
CHARACTERISTICS**



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