

PLAN 1:

Locality Plan

PLAN 1

REMAINDER PORTION
47 OF THE FARM GANSE
VALLEI NO 444,
DIVISION KNYSNA,
BITOU MUNICIPALITY

LOCALITY PLAN



SCALE 1:7 500

Graphic Scale



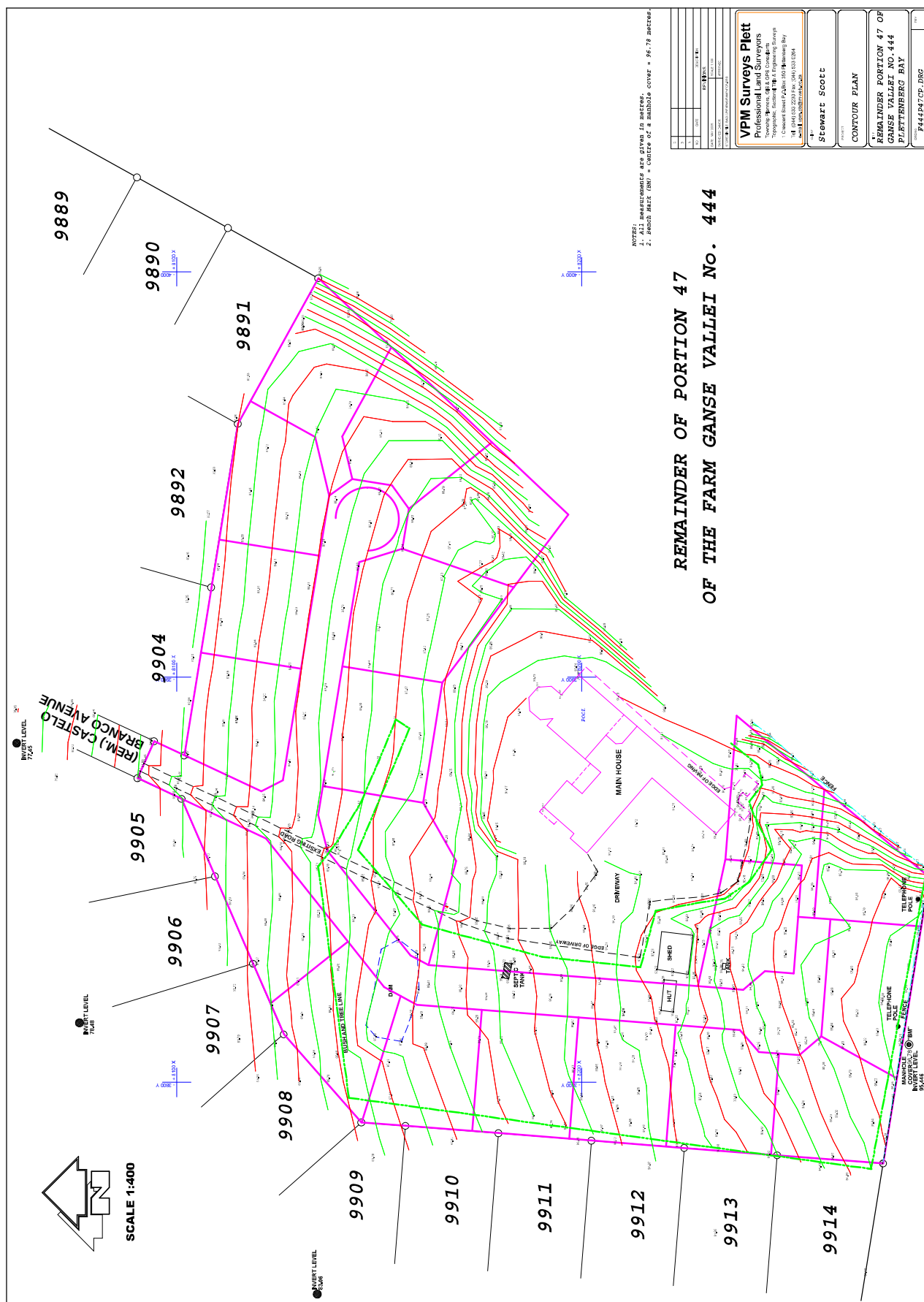
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PLAN 2:

Contour Plan



NOTES:
1. All measurements are given in metres.
2. Bench Mark (BM) = Centre of a manhole cover = 96.78 metres.

REFLECTIONS			
DATE: MAY 2018	SCALE 1-100		
DESIGNED: SHAR	APPROVED:		
NO	DATE		
1			
2			
3			

VPM Surveys Plett
Professional Land Surveyors
Township, Private, GPS & GPS Concepts
Topographic, Sectional, Title & Engineering Surveys
1 Crescent Street P.O. Box 350 Hatteras Bay
Tel: (344) 533 2230 Fax: (344) 533 0264
E-mail: info@vpm.south.aib.net

GIANT
Stewart Scott

PROPERTY

CONTOUR PLAN

REMAINDER PORTION 47 OF
GANSE VALLEI NO. 444
PLETTENBERG BAY

	F444P47CP.DRG	187
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PLAN 3:

Proposed Zoning Plan

PLAN 3

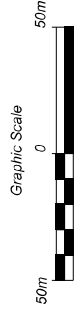
REMAINDER OF PORTION
47 OF THE FARM GANSE
VALLEI NO 444,
DIVISION KNYSNA,
BITOU MUNICIPALITY

PROPOSED ZONING PLAN

LEGEND		QTY	Area (Ha)	%
PROPOSED ZONING				
	General Residential Zone	1	2,7110	32.52
	Special Zone - Conservation Area	1	5,0266	67.48
	Sett Zoning Line	2	8,3376	



SCALE 1: 1750



NOTES

1. Sizes and dimensions are approximate and subject to final survey
2. For Property details, refer to SG 8025/1996

DRAWN:	MV	CHECKED:	MV
PLAN NO:	PH1542ZoningPlan		
PLAN DATE:	November 2018		
STORED:	\\drawing\Apo\PH1542\444\PH1542.dwg		

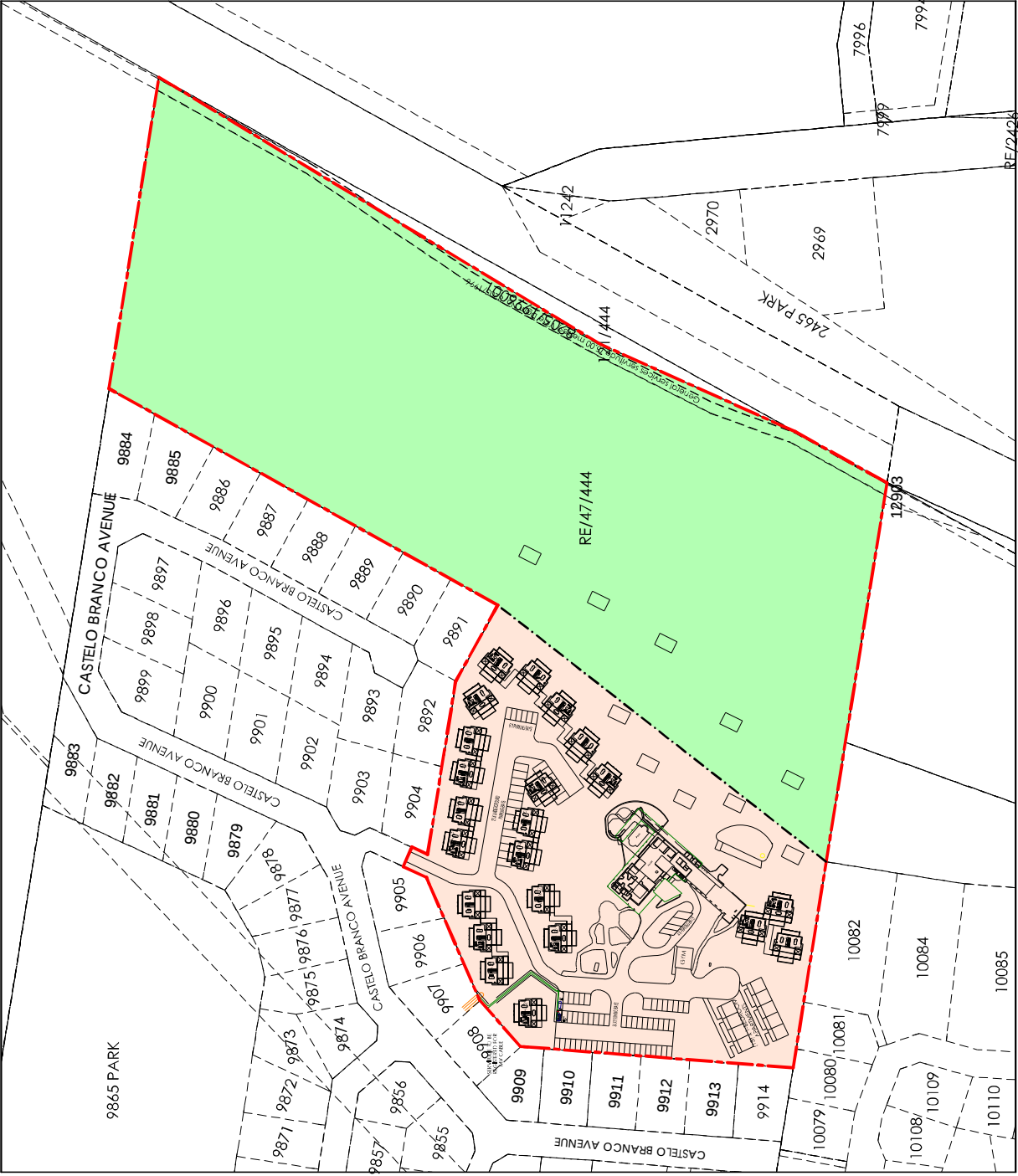
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PLAN 4:

Site Development Plan

PLAN 4

**REMAINDER OF PORTION
47 OF THE FARM GANSE
VALLEI NO 444,
DIVISION KNYSNA,
BITOU MUNICIPALITY**

SITE DEVELOPMENT PLAN

LEGEND			QTY	Area (m ²)	Total Coverage
	30 Bdr - Hotel		1	930	930
	1 Bdr Apartments		18	48	432
	2-Bdr Villas (incl decks)		22	180	3960
	Tented Decks		10	54	540
	Gym		1	77	77
	Proposed MV Cable Service				
	4.5m building Line				
	Spill Zoning Line				

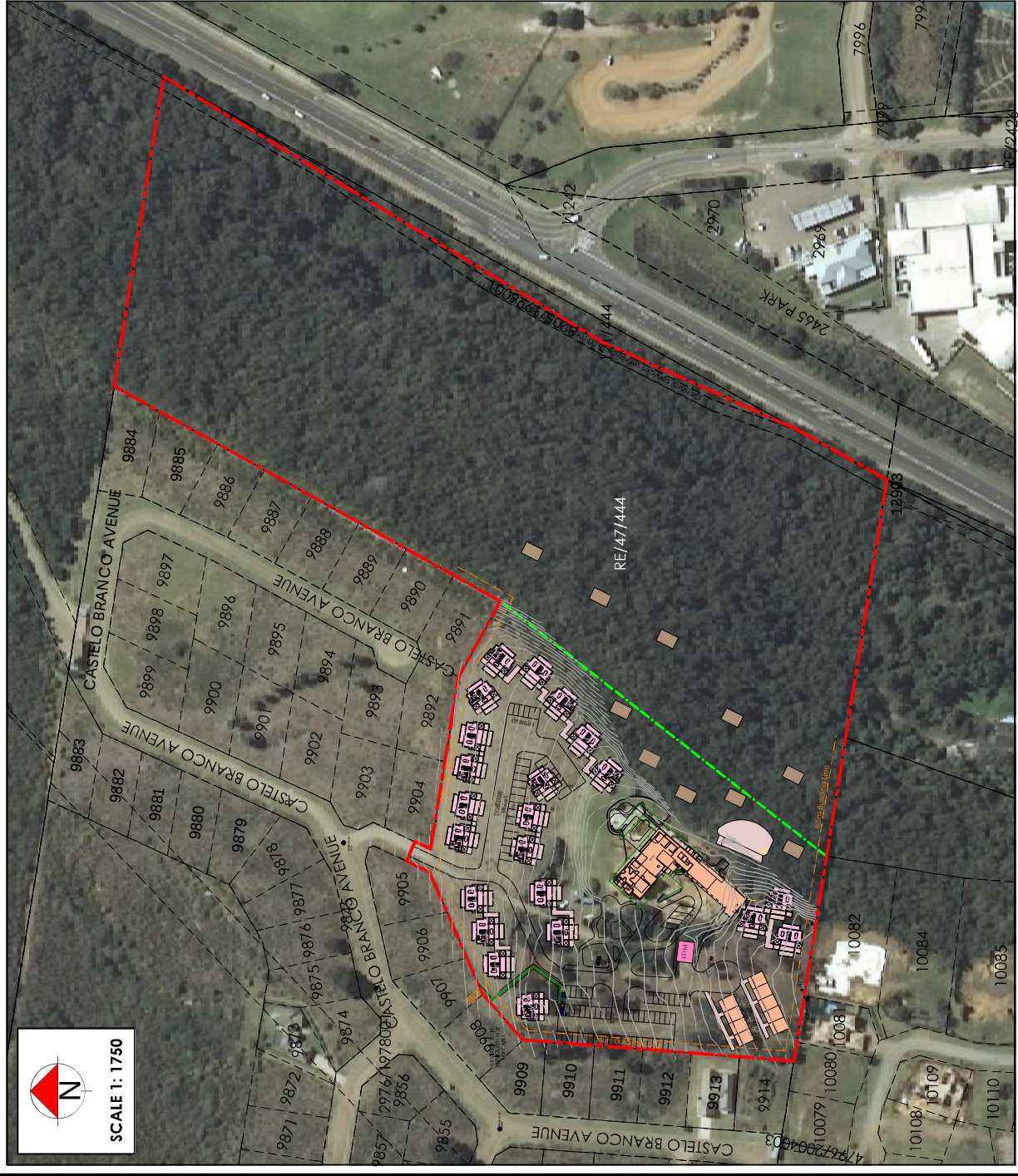
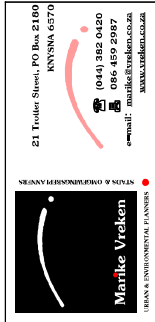
NOTES

1. Sizes and dimensions are approximate and subject to final survey
2. For Property details, refer to SG-8205/1996
3. 0.3m Contour intervals, surveyed by Beacon Surveys
4. A Total of 102 bedrooms are provided
5. Parking required: 0.5 per bedroom + 20 (i.e. 71 bays)
5. Parking provided: 86 Bays

DRAWN:	MV	CHECKED:	MV
PLAN NO:	Pr15405DP02-2018		
PLAN DATE:	November 2018		
STORED:	z:\drawings\p\p\Pr15405444\Pr15405DP02.dwg		

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PLAN 5:

Viewshed Analysis

