TOWN PLANNING INFORMATION

ERF		Rem of 3542
ZONING		Special Residential 1
CLASIFICATION		H4
SITE AREA		5975.00 m²

AREA SCHEDULE

PERMITTED F.A.R.	**0.3**	**= 1792.5.00 m²**
EX. F.A.R		= 509.11 m² (to be demolished)
TOTAL PROP. F.A.R	**0.07**	**= 436.00 sqm**
PERMITTED COVERAGE	**30%**	**= 1792.5.00 m²**
EX. COVERAGE		= 451.66 m² (to be demolished)
TOTAL PROP. COVERAGE	**7.2%**	**= 436 000 sqm**

ROCKHAVEN ROAD (9.14m WIDE)
64.9m BOUNDARY LINE
ROAD SERVITUDE
4.9m BOUNDARY LINE
4.57m ROAD SERVITUDE
ROAD SERVITUDE
EX. STORE TO REMAIN
EX.TREES
PROP. ORCHARD
EX. DWELLING TO BE DEMOLISHED
FGL 394000
3M WIDE DRIVEWAY
7.5m BUILDING LINE
FGL 392000
NEW RETAINING WALL TO ENG'S DETAIL
21.0m BOUNDARY LINE
3m BUILDING LINE
PARKING BAYS
3000
5000
3000
3000
FGL 391000
bank
bank
bank
ADJ. DWELLING
2m wide pathway and garden steps
NEW STAIRS
A
3m BUILDING LINE
EX.TREES
10.94m BOUNDARY LINE
17.23m BOUNDARY LINE
3m BUILDING LINE
EX.TREES
walkway
walkway
planters
low walls
WC
niche
niche
PATH
PATH
2m wide pathway
fountain
CONSERVATORY
FFL 385000
DECK
pergola above
FFL 384550
11700
30795
A
LOT NUMBER:
Rem of 3542
(SITE AREA - 5956m²)
2m wide pathway and garden steps
EX. OUTBUILDING TO BE DEMOLISHED
FUTURE PAVILION
FFL 381000
89.4m BOUNDARY LINE
Rem of 3482
EX. ADJ. DWELLING
LOT 5 of 3658
EX.TREES
16.33m BOUNDARY LINE
3m BUILDING LINE
EX.TREES
EX. POOL
EX. TENNIS COURT
EX. RESERVIOR
57.96m BOUNDARY LINE
3m BUILDING LINE
EX.TREES
EX.TREES
EX.TREES
1 of 3482
3m BUILDING LINE
61.014m BOUNDARY LINE
5 of 3483
EX. ADJ. DWELLING
ADJ. DWELLING
N

SITE PLAN 1:200

Revisions:

No.	Description	Date

FOR AMAFA APPROVAL

FGG ARCHITECTS interiors

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Project:

Ex. Dwelling to be demolished and PROPOSED CONSERVATORY

At 42 Rockhaven Road, Pinetown on
Rem of 3542
for Paul Joseph Emanuel

Title: SITE PLAN

A1 CLASSIFICATION

Drawn:	CH	Checked:	JH
Date:	2021-11-11	Drawing Number:	WD 100
Scale:	1 : 200	Revision:	