

LAND DEVELOPMENT AREA, SUBDIVISION & REZONING OF PORTION 6 OF FARM 1048, EAST LONDON

LAND USE TABLE				
LAND USE	ZONING	PTN NO.	AREA (HA)	%
DWELLING UNIT CONSERVATION	OPEN SPACE ZONE 3	REM, 1-12	98.13	96.78
LODGE, RESORT UNITS, SHOP, CONFERENCE CENTRE, RESTAURANT, TEA GARDEN, PLAY PARK, CARETAKERS COTTAGE, GATEHOUSE, PARKING, PRIVATE ROADWAY	RESORT ZONE	13	3.27	3.22
TOTAL		14	101.40	100

NOTES		
	400m² BUILDING FOOTPRINT	DRAINAGE LINE
	500m² CONFERENCE CENTRE - 200 SEATS & LODGE-10 BDRMS	SERVITUDE RIGHT OF WAY IN FAVOUR OF PTNS 1-12, REM.
	RAINWATER TANK	
	65m² RESORT UNIT	CONSENT TO RELAX RESORT BUILDING LINES FROM 10m TO 5m
	WATER RESERVOIR	CONSENT FOR RESORT ZONE USES AS INDICATED
	60m² SHOP	CONSENT USE FOR A LICENSED HOTEL ON PORTION 13 (LODGE)
	DAMS	
	POWERLINE	
	5m BUILDING LINE	
	3m BUILDING LINE	
	10m BUILDING LINE	

CADASTRAL BOUNDARIES ARE AS EXTRACTED FROM RECORDS AT THE SURVEYOR GENERALS OFFICE

ALL CADASTRAL BOUNDARIES ARE TO BE CONFIRMED BY A PROFESSIONAL LAND SURVEYOR

DATE: 25 NOVEMBER 2010

CLIENT: SLIPKNOT INVESTMENTS 74 (PTY) LTD

Scale 1: 5000

Prepared by:



NPM PLANNING
TOWN & REGIONAL PLANNERS

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Title

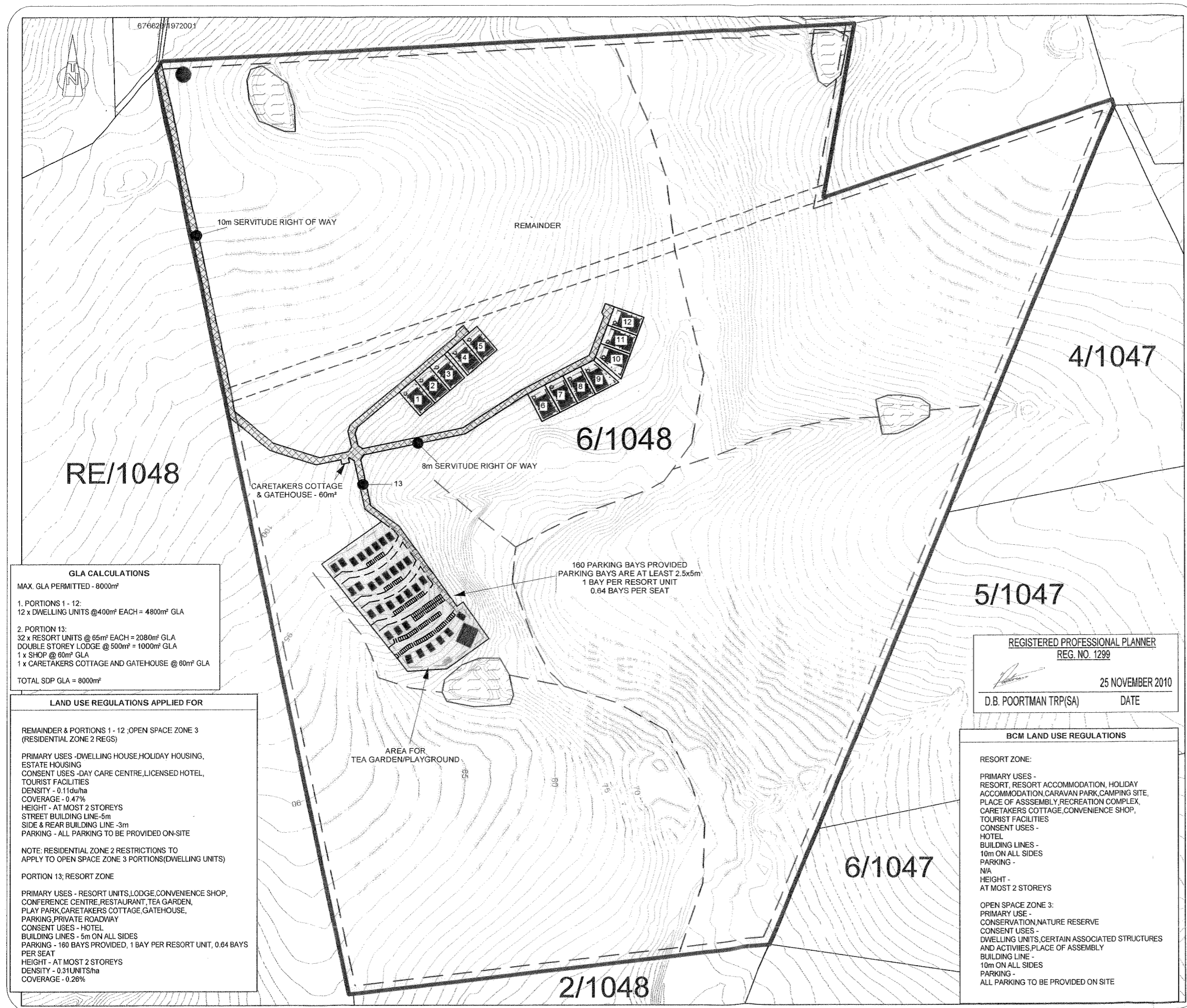
SITE DEVELOPMENT PLAN

PLAN NO.: 6466.06

Rev No 0

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GLA CALCULATIONS

MAX. GLA PERMITTED - 8000m²

1. PORTIONS 1 - 12:
12 x DWELLING UNITS @ 400m² EACH = 4800m² GLA

2. PORTION 13:
32 x RESORT UNITS @ 65m² EACH = 2080m² GLA
DOUBLE STOREY LODGE @ 500m² = 1000m² GLA
1 x SHOP @ 60m² GLA
1 x CARETAKERS COTTAGE AND GATEHOUSE @ 60m² GLA

TOTAL SDP GLA = 8000m²

LAND USE REGULATIONS APPLIED FOR

REMAINDER & PORTIONS 1 - 12 - OPEN SPACE ZONE 3 (RESIDENTIAL ZONE 2 REGS)


PRIMARY USES - DWELLING HOUSE, HOLIDAY HOUSING, ESTATE HOUSING
CONSENT USES - DAY CARE CENTRE, LICENSED HOTEL, TOURIST FACILITIES
DENSITY - 0.11 du/ha
COVERAGE - 0.47%
HEIGHT - AT MOST 2 STOREYS
STREET BUILDING LINE - 5m
SIDE & REAR BUILDING LINE - 3m
PARKING - ALL PARKING TO BE PROVIDED ON-SITE

NOTE: RESIDENTIAL ZONE 2 RESTRICTIONS TO APPLY TO OPEN SPACE ZONE 3 PORTIONS (DWELLING UNITS)

PORTION 13; RESORT ZONE

PRIMARY USES - RESORT UNITS, LODGE, CONVENIENCE SHOP, CONFERENCE CENTRE, RESTAURANT, TEA GARDEN, PLAY PARK, CARETAKERS COTTAGE, GATEHOUSE, PARKING, PRIVATE ROADWAY
CONSENT USES - HOTEL
BUILDING LINES - 5m ON ALL SIDES
PARKING - 160 BAYS PROVIDED, 1 BAY PER RESORT UNIT, 0.64 BAYS PER SEAT
HEIGHT - AT MOST 2 STOREYS
DENSITY - 0.31 UNITS/ha
COVERAGE - 0.26%

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25 NOVEMBER 2010

D.B. POORTMAN TRP(SA) DATE

BCM LAND USE REGULATIONS

RESORT ZONE:

PRIMARY USES - RESORT, RESORT ACCOMMODATION, HOLIDAY ACCOMMODATION, CARAVAN PARK, CAMPING SITE, PLACE OF ASSEMBLY, RECREATION COMPLEX, CARETAKERS COTTAGE, CONVENIENCE SHOP, TOURIST FACILITIES
CONSENT USES - HOTEL
BUILDING LINES - 10m ON ALL SIDES
PARKING - N/A
HEIGHT - AT MOST 2 STOREYS

OPEN SPACE ZONE 3:
PRIMARY USE - CONSERVATION, NATURE RESERVE
CONSENT USES - DWELLING UNITS, CERTAIN ASSOCIATED STRUCTURES AND ACTIVITIES, PLACE OF ASSEMBLY
BUILDING LINE - 10m ON ALL SIDES
PARKING - ALL PARKING TO BE PROVIDED ON SITE

2/1048

6/1047

5/1047

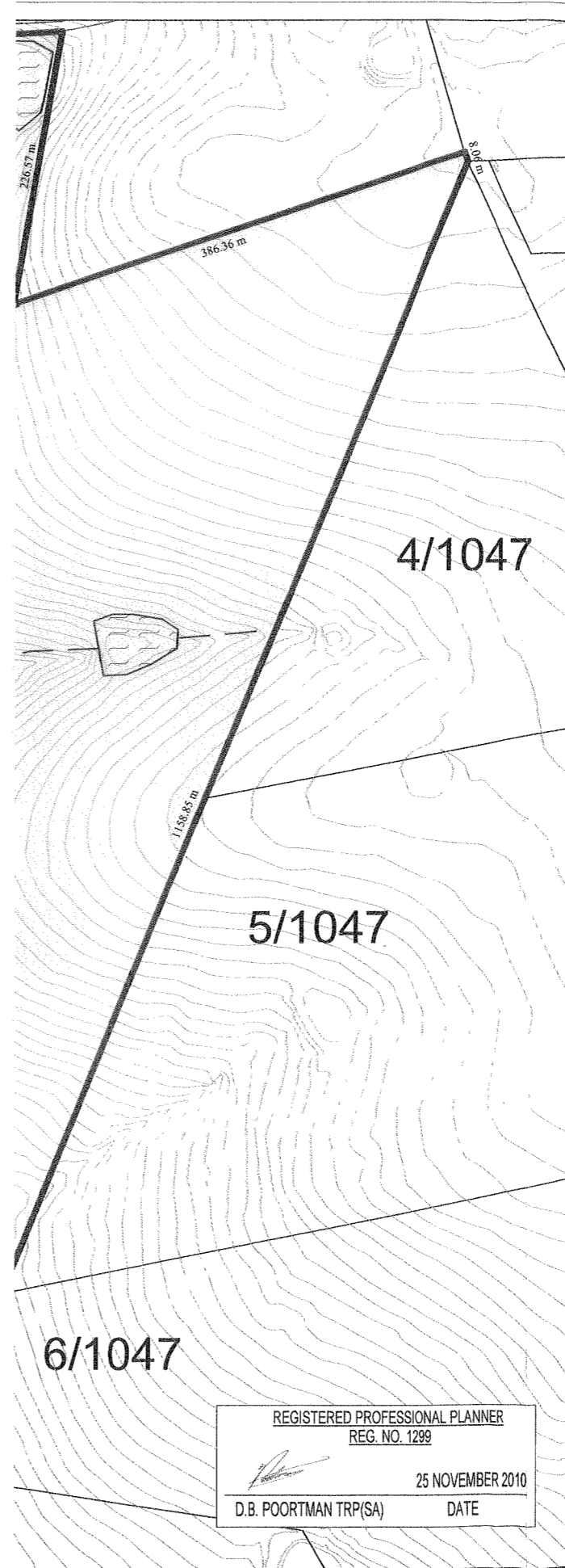
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4/1047

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PLAN 7

Subdivision Plan
6466.07







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Title

SUBDIVISION PLAN

PLAN NO.: 6466.07

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