

Proposed Amended Layout 2021



LAND UNIT	ERF SIZE	PROPOSED ZONING	PERMITTED USE	CONSENT USE	BULK	COVERAGE	HEIGHT	REQUIRED HEIGHT	STREET SETBACK	LATERAL SETBACK	REAR SETBACK	PARKING REQ (normal areas)	LOADING REQ
PORTION 1	20 070 m <sup>2</sup>	Industrial 1	LIGHT INDUSTRY and Industrial hives, warehouse, service trade, restaurant, car lot	convenience shop, liquor store, office	0.75	75%	two storeys (height TBC)	10.5m	5m	3m	3m	4/100 industrial New/service trade	per zoning scheme
PORTION 2	7906 m <sup>2</sup>	Industrial 1	LIGHT INDUSTRY and Industrial hives, warehouse, service trade, restaurant, car lot	convenience shop, liquor store, office	0.75	70%	two storeys (height TBC)	10.5m	5m	3m	3m	4/100 industrial New/service trade	per zoning scheme
PORTION 3	5063 m <sup>2</sup>	Industrial 1	LIGHT INDUSTRY and Industrial hives, warehouse, service trade, restaurant, car lot	convenience shop, liquor store, office	0.75	75%	two storeys (height TBC)	22m	5m	3m	3m	2/100 warehousing/light industry/industry	per zoning scheme
PORTION 4	5 519 m <sup>2</sup>	Industrial 1	LIGHT INDUSTRY and Industrial hives, warehouse, service trade, restaurant, car lot	convenience shop, liquor store, office	0.75	75%	two storeys (height TBC)	22m	5m	3m	3m	2/100 warehousing/light industry/industry	per zoning scheme
PORTION 5	6 479 m <sup>2</sup>	Industrial 1	LIGHT INDUSTRY and Industrial hives, warehouse, service trade, restaurant, car lot	convenience shop, liquor store, office	0.75	70%	two storeys (height TBC)	22m	5m	3m	3m	2/100 warehousing/light industry/industry	per zoning scheme
PORTION 6	5 015 m <sup>2</sup>	Industrial 1	LIGHT INDUSTRY and Industrial hives, warehouse, service trade, restaurant, car lot	convenience shop, liquor store, office	0.75	75%	two storeys (height TBC)	18m	5m	3m	3m	2/100 warehousing/light industry/industry	per zoning scheme
PORTION 7	6 046 m <sup>2</sup>	Industrial 1	LIGHT INDUSTRY and Industrial hives, warehouse, service trade, restaurant, car lot	convenience shop, liquor store, office	0.75	75%	two storeys (height TBC)	18m	5m	3m	3m	2/100 warehousing/light industry/industry	per zoning scheme
PORTION 8	9 157 m <sup>2</sup>	Industrial 1	LIGHT INDUSTRY and Industrial hives, warehouse, service trade, restaurant, car lot	convenience shop, liquor store, office	0.75	75%	two storeys (height TBC)	10.5m	5m	3m	3m	4/100 industrial New/service trade	per zoning scheme
ELECTRICAL SWITCHING	150m <sup>2</sup>	Utility	UTILITY										
ROAD RESERVE	57 493m <sup>2</sup>	TRANSPORT III	private road										

REV.	DATE	DESCRIPTION
A	02-08-2021	ISSUED FOR DISCUSSION
B	02-08-2021	ISSUED FOR DISCUSSION
C	19-08-2021	ISSUED FOR DISCUSSION
D	25-08-2021	ISSUED FOR DISCUSSION
E	06-09-2021	ZONING UPDATED, BUILDING SETBACKS LINE ADDED & BUILDING FOOTPRINTS ADJUSTED
F	15-09-2021	DRIVE THRU & ENTRANCES TO PORTIONS 1 & 2 RELOCATED
G	17-09-2021	BULK FACTOR ON TABLE UPDATED
H	25-09-2021	ZONING ON TABLE UPDATED
I	29-09-2021	ZONING ON TABLE UPDATED
J	20-10-2021	PROJECT TITLE UPDATED

SIGNED \_\_\_\_\_ CLIENT \_\_\_\_\_ ARCHITECT \_\_\_\_\_

**FOR DISCUSSION**  
 All building work to be carried out in compliance with all acts of Parliament and all regulations and by laws of South Africa being in force at the time of the issue of these drawings. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The contractor shall be responsible for ensuring that the drawings are in compliance with all applicable laws and regulations. The contractor shall be responsible for ensuring that the drawings are in compliance with all applicable laws and regulations. The contractor shall be responsible for ensuring that the drawings are in compliance with all applicable laws and regulations.



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PROJECT  
**GEORGE AEROTROPOLIS  
 PORTION 130, 131 & 132 OF THE  
 FARM GWAYANG 208, GEORGE**

PROPOSED SUBDIVISION  
 LAYOUT

SCALE	DATE
1:500 @ A0	02-08-21
CM	CB
2113 1101	J

Site Layout  
 Scale 1:500



# Currently Approved Layout



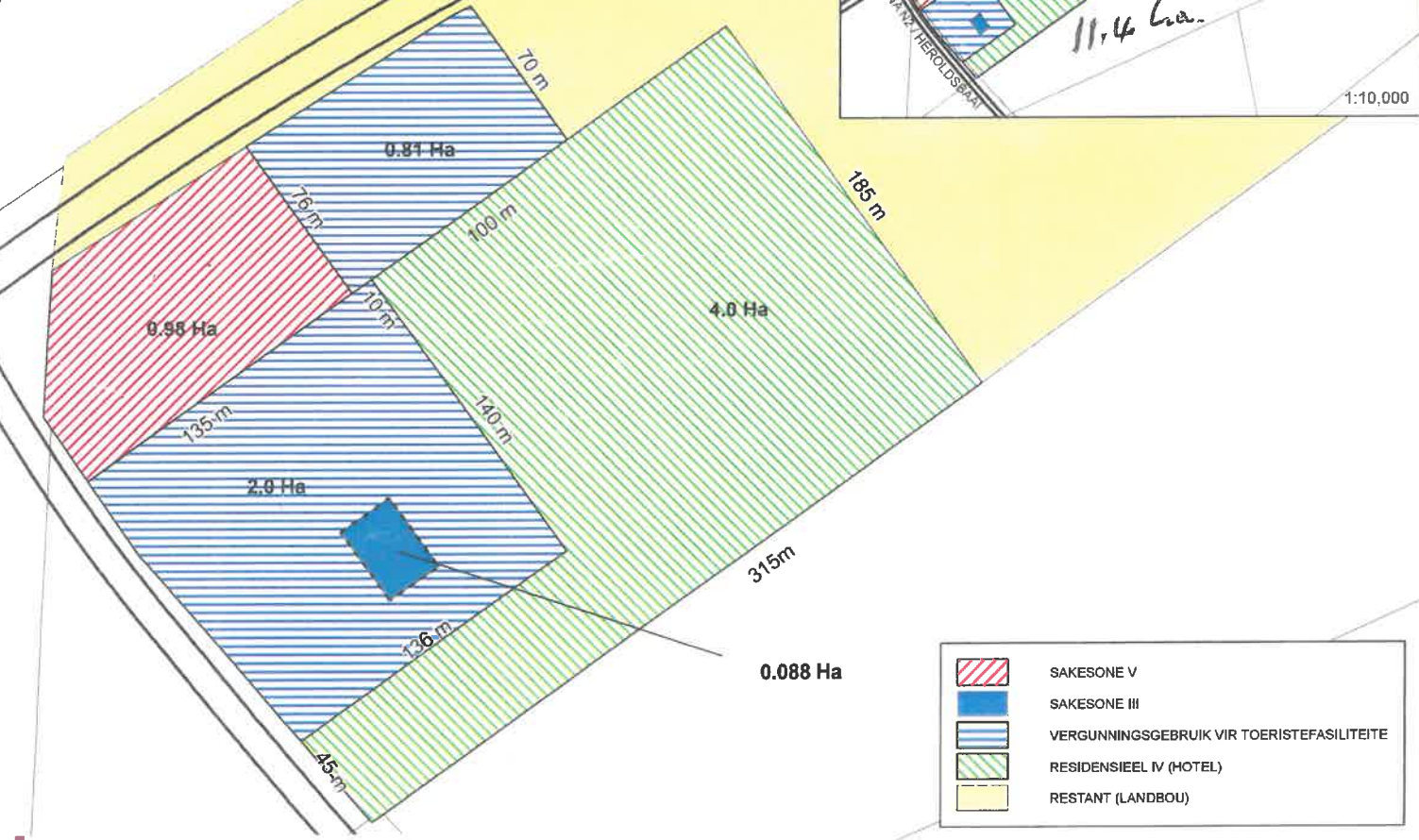
## AANSOEK OM WYSIGING VAN GOEDKEURINGSVOORWAARDES VAN REKORD-VAN-BESLUIT INGEVOLGE WET NO 73 VAN 1989 EN WYSIGING VAN DIE STRUKTUURPLAN VIR GEORGE EN OMGEWING INGEVOLGE ORD. 15 VAN 1985

Aansoek word gedoen om die volgende:

Wysiging van die afmetings en vorm van die voorgestelde grondgebruik soos goedgekeur op Plan no G/G/315/2 wat deel vorm van die volgende goedkeuring:

- Rekord-van-Besluit uitgereik op 4 - 4 - 2005. (Verwysingsno. 0001782 en 3/8/2/3/1).
- Wysiging van die Struktuurplan vir George en Omgewing uitgereik op 2 - 8 - 2005. (Verwysingsno. E17/2/21/AG3)

- Notas:
- Die goedgekeurde oppervlakte bly dieselfde, nl 8.6 ha
  - Die goedgekeurde grondgebruik en sonerings bly dieselfde, nl -  
 - Sakesone V, beperk tot 'n dienstasie  
 - Residensieel V (beperk tot 'n hotel)  
 - Sakesone III (beperk tot 'n vergaderplek en vermaaklikheidsplek)
  - Die oppervlakte van die verskillende sonerings is as volg:  
 Sakesone V = 0.98 ha  
 Residensieel V = 4.0 ha  
 Sakesone III en Vergunningsgebruik = 2.81 ha  
 = 7.79 ha
  - Geen voorwaardes van goedkeuring word geaffekteer deur die gewysigde vorm van die sonerings nie.
  - Hierdie plan vervang Plan G/G/315/2 as plan waarop die goedgekeurde sonerings aangetoon word asook Plan G/G/315/3 wat voorheen ingedien was.
  - Die plasing van die Sakesone III perseel is skematies en sal finaal bepaal op douplanstadium.



	SAKESONE V
	SAKESONE III
	VERGUNNINGSGEBRUIK VIR TOERISTEFASILITEITE
	RESIDENSIEEL IV (HOTEL)
	REstant (LANDBOU)



### VOORGESTELDE ONTWIKKELING VAN 'N GEDEELTE VAN PLAAS GWAYANG 208/60

GEORGE MUNISIPALE GEBIED

WYSIGING VAN GOEDGEKEURDE SONERINGSPLAN

Plan No: G/G/315/4  
 Date: MEI2006  
 Scale (A3) 1:2,000

