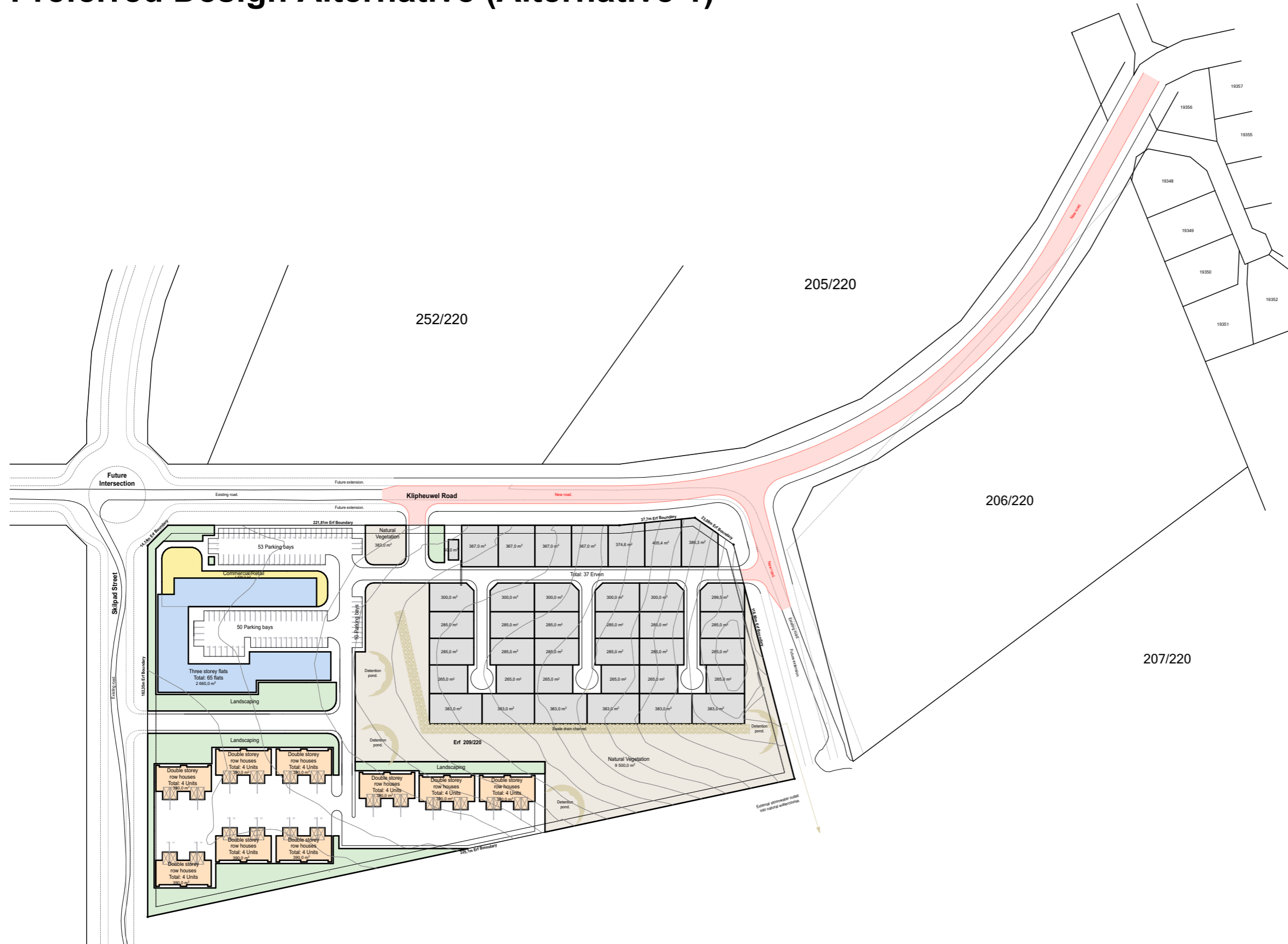


Preferred Design Alternative (Alternative 1)



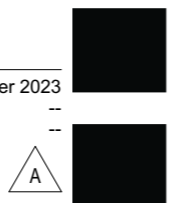
Outeniquasig, Aalwyndal, Mossel Bay Erf 220/209, 4,83 hectares	
Legend	Area/Quantity
	Commercial/Retail ± 1 630m ²
	Flats ± 65
	Row houses 36 Units
	Erven 37
	Natural vegetation
	Landscaping
	Detention pond
	Swale drain
	New access road.

DEVELOPMENT DATA		
Erf / Portion	209/220	Site Area 4,83 Hectare
Township	Aalwyndal	Title Deed No -
Town Planning Scheme & Year	Mossel Bay Zoning Scheme By-Law 2021	Amendment Scheme No -
ZONING	Annexure	
Business Zone I (BZ), General Residential I (GRZI), General Residential II (GRZII), Transport Zone I, Transport Zone II, Open Space II.	A - Engineering service report. B - Traffic impact study. C - Stormwater Management. D - Planning statement.	
	PERMISSIBLE	ACTUAL
F.S.R. (sqm)	3	TBC
Business Zone I (BZ),		
COVERAGE (sqm)	100%	TBC
Business Zone I (BZ),	60%	TBC
General Residential I (GRZI),	60%	TBC
General Residential II (GRZII),		
HEIGHT	12m	3 STOREYS
Business Zone I (BZ),	8m	2 STOREYS
General Residential I (GRZI),	8m	2 STOREYS
General Residential II (GRZII),		
DENSITY	35 Units/hectare.	TBC
General Residential I (GRZI),	60 Units/hectare.	TBC
General Residential II (GRZII),		
	REQUIRED	ENCROACH TO
BUILDING LINES		
Business Zone I (BZ),	0m	N/A
Street boundary	0m	N/A
Side & Rear		
General Residential I (GRZI),	4m	N/A
Public street boundary	2m	N/A
Internal street boundary	3m	1m
Side & Rear along perimeter	1m	N/A
Side & Rear		
General Residential II (GRZII),	4m	N/A
Public street boundary	2m	N/A
Street boundary	0m	N/A
Side & Rear		
TOTAL G.L.A. (GENERAL LETTABLE AREA)		AREA
GROUND FLOOR COMMERCIAL		- sqm
CIRCULATION & ABUSIONS		- sqm
G.L.A. (GROUND FLOOR)		- sqm
GROSS G.L.A.		-sqm
TOTAL G.B.A (GENERAL BUILDING AREA)		AREA
TOTAL GROUND FLOOR		- sqm
TOTAL FIRST FLOOR		- sqm
GROSS G.B.A.		- sqm
PARKING		QUANTITY
REQUIRED FOR SHOP ± 1300 @ 4/100sqm		52
REQUIRED FOR DWELLING HOUSE (GRZI) 9 @ 2/DWELLING		18
REQUIRED FOR FLATS 65 @ 1,25/FLAT		81
TOTAL REQUIRED		151
TOTAL PROVIDED		131

SITE PLAN scale 1:2 000



Date: Friday, 08 September 2023
 Scale: ---
 DrawingNo:
 RevisionNo:



**HAMILTON
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HAMILTON WESSELS ARCHITECTS (PTY)LTD
 88 Montagu Street, Mossel Bay.
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Outeniquasig



Aalwyndal estate, Mossel Bay
Erf 220/209, 5,16 hectares

Legend	Area/Quantity
Commercial/Retail	1 000m ²
Security gate	
1st floor studio apartments	10
Apartment block	3 Blocks 45 Units
Luxury cluster apartment	4 Blocks 16 Units
Row houses	5 Blocks 20 Units
Open erf	50
Green area	12 200m ²

Design Alternative 2 (Not Preferred)

SITE PLAN scale 1:1 000



Date:
Scale:
DrawingNo:
RevisionNo:

Friday, 29 April 2022



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Aalwyndal