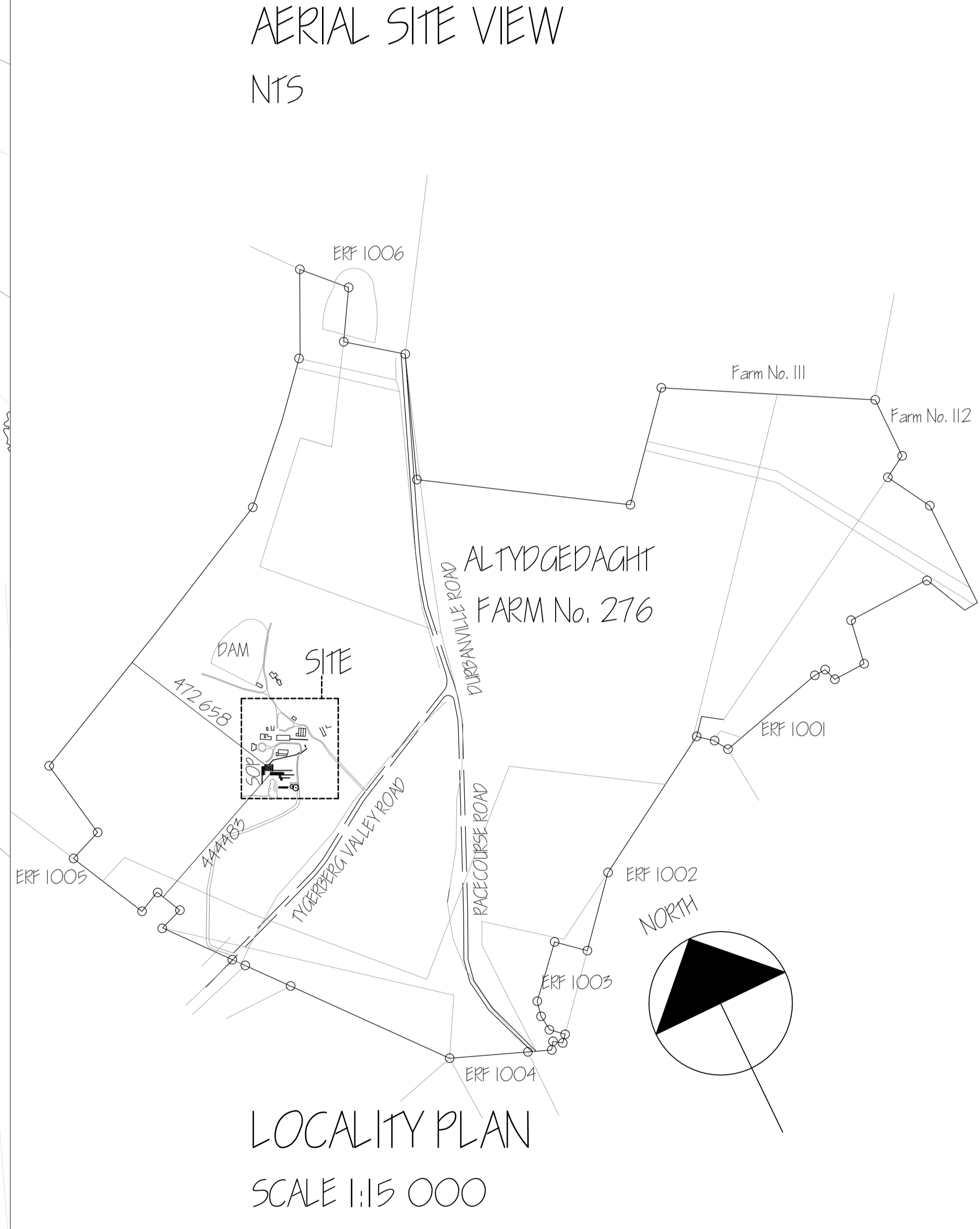


SITE PLAN
SCALE 1:200



AERIAL SITE VIEW
NTS



LOCALITY PLAN
SCALE 1:15 000

NOTES
THIS PROJECT IS SUBJECT TO LOCAL AUTHORITY APPROVAL.

GENERAL:
- THIS DRAWING IS NOT TO BE SCALED.
- FIGURED DIMENSIONS TO BE USED AT ALL TIMES.
- ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNER HERE OF BEFORE COMMENCEMENT OF ANY OF THE WORKS.
- NO WORK TO COMMENCE WITHOUT THE CONTRACTOR BEING IN POSSESSION OF THE LATEST APPROVED PLAN.

TOWN PLANNING PARAMETERS
ERP: FARM 276- ALTYDGEDACHT ZONING: RURAL.
PREDOMINANT USES:
1. FORESTRY, FARMING EXCEPT HOUSING OF ANIMALS WITHIN 50M FROM ANY BUILDING OR BOUNDARY.
2. FARMS AND SCENIC RESERVES AND NATURE RESERVE.
3. AGRICULTURAL BUILDINGS.

CONDITIONAL USES
1. MINING
2. REFUSE DISPOSAL
3. EARTHWORKS AND CONTRACTORS YARDS
4. BUILDING ACCESSORY TO BUILDINGS OR USE DESCRIBED ABOVE.

DEPARTURE REQUIRED
SPOT ZONING DEPARTURE REQUIRED FOR NEW RESTAURANT CLASSIFIED AS ENTERTAINMENT AND PUBLIC ASSEMBLY.

BLK. COVERAGE
GROUND FLOOR (INTERNAL) 281M²
GROUND FLOOR (EXTERNAL) 104M²
TOTAL 385M²

ALLOWED BLK. COVERAGE
BLK. USE: _____ X
TOTAL: _____ X

COVERAGE
BY A TO RESTAURANT USE DWELLING 900M² TOTAL INCLUDING LABORERS COTTAGE.

COVERAGE OF NEW SCHEME
FARM NO. 2 400 900M²
RESTAURANT (& ADDITIONS) WINE TASTING TOTAL 286M²
TOTAL COVERAGE 0.002024

HEIGHT RESTRICTION
TOWN PLANNING ALLOWED - BM HIGHEST POINT OF SCHEME -7.95M.

PARKING RESTRICTION
6 BAYS PER 100M² GROSS AREA OF NEW BUILDING IN CASE OF SUCCESSFUL DEPARTURE.

NEEDED PARKING 4.66 X 6 = 27 BAYS
BAYS PROVIDED 35 BAYS + 2 DISABLED BAYS = 37 BAYS
MIN SIZE PARKING BAY 2.5 X 5M
PROVIDED BAY SIZE 2.5 X 7.5M

HERITAGE
DURBANVILLE AREA- NO RESTRICTION BUT DUE TO THE PROXIMITY OF THE NEW BUILDING TO THE BUILDINGS OLDER THAN 60 YEARS OLD- SUBMIT SITE DEVELOPMENT PLANS TO HERITAGE WESTERN CAPE.
3RD FLOOR, PROTEA ASSURANCE BUILDING, GREENMARKET SQUARE, MIGHT NEED ENVIRONMENTAL IMPACT ASSESSMENT.

SETBACK
30M FROM BOUNDARY
CLOSEST POINT 499.31 M FROM BOUNDARY.

DRAINAGE
- DRAINAGE PIPES ABOVE 1m FROM G.L. NOT TO BE VISIBLE
- NO DRAINAGE JUNCTIONS/ BENDS PERMITTED IN SLABS/ WALLS OR UNDER SURFACE BEDS
- POSITION AND PROVISIONS OF SOIL PIPE TRAP TO BE FINALIZED IN CONSULTATION WITH BUILDING INSPECTOR AND IE TO BE PROVIDED WITHIN 1.5m OF SEWER CONNECTION
- SEPTIC TANK TO BE MIN 5m AWAY FROM BOUNDARY OR BUILDING
- GROUND LEVEL FOR FRENCH DRAIN TO BE TESTED IN ACC WITH HER PERCOLATION RATES AND MAY NOT CAUSE EFFLUENCE OF NEARBY WATER SOURCE.

project	Wine Tasting Diner and Restaurant Altydgedacht	project number	06
farm no.	276	sheet filename	
drawn by	ja	checked by	ck
drawing details	As Indicated		
drawing scale	As Indicated	sheet size	A1
drawn	Jack	date	05/10/10
checked by	Checker	checked by	Checker
drawing number	59P 01	revision	