



ERF TYPOLOGY SCHEDULE - Phase 1		
Zone Name	Area	Quantity
Flats	14,040.36	156
Single Res	27,339.36	88
Townh	63,499.18	365
		609

ERF TYPOLOGY SCHEDULE - Phase 2		
Zone Name	Area	Quantity
Flats	12,042.00	132
Townh	3,218.83	20
		152

Single Residential Zone 1 Dwelling House with Second Dwelling		
Erf Dimensions	17,5 x 17,5m	
Erf Size	306,25m²	
	Zoning regulations	Departure Requirements
Dwelling House		
Coverage	65%	None
Building Lines	Street: 3m Side: 1,5m Rear: 1,5m	Street: 1,5m Side: 0m None
Height	8m	None
Second Dwelling		
Floor Area	120m²	None
Height	4,5m	None

TOWNHOUSES		
Townhouse - Single Garage		
Erf Dimensions	8 x 20m	
Erf Size	160m²	
Townhouse - Double Garage		
Erf Dimensions	10,5 x 20m	
Erf Size	210m²	
	Zoning regulations	Departure Requirements
Coverage	60%	None
Floor Factor	Max. 1	None
Height	8m	None
Building Lines	Street: 3m Side: 1,5m Rear: 1,5m	Street: 1,5m Side: 0m None

FLATS		
	Zoning regulations	Departure Requirements
Erf Area	Min. 1 500m²	?m²
Coverage	60%	None
Floor Factor	Max. 1	None
Height	8m	None
Building Lines	Street: 5m Side: 4,5m Rear: 4,5m	Street: 1,5m Side: 1,5m Rear: 1,5m
Open Space	10%	To recognise general open space off site

NOTES:
 1. THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.
 2. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE N.B.A. STANDARDS AND LOCAL AUTHORITY REGULATIONS.
 3. THE DRAWING IS NOT TO BE SCALED.
 4. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT.
 5. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.

Rev	CD	Change Description	Date	Rev
01			2024/09/23	01
02			2024/09/23	02
03			2024/09/23	03
04			2024/09/23	04
05			2024/09/23	05
06			2024/09/23	06
07			2024/09/23	07
08			2024/09/23	08
09			2024/09/23	09
10			2024/09/23	10

Owner:

Date:

Architect:

Date:

Engineer:

Date:

ARCHITECTS
 Dawood Lang Architects and Planners
 (Pty) Ltd
 Melrose Arch

PROJECT: **OUTENQUA VIEWS**
 Residential Development
 FOR: Simlan Property Developers
 ON: Erf 19741, Dana Baai, Western Cape

DRAWING TITLE:
Erf Typology Plan

BUILDING CLASSIFICATION	CLIMATIC ZONE
###	###

RESPONSIBLE PERSON	DATE	APPROVED
DESIGN AP	2024/09/23	
DRAWING AP		

FOR INFORMATION

DRAWING PATH:
 I:\Users\JL\Documents\Projects\230113 Outenqua\230113 Outenqua Views Estate.dwg

SCALE: 1:1000, 1:1, 2:1

SHEET SIZE: A1

PROJECT NO.	DRAWING NUMBER	REVISION
230113	2	10