

SEVEN OAKS

Site Development Plan
Erf 422 Witte drif
Plettenberg Bay

Section	Area of Private Space	Approximate Plot Area
1	87m ²	243m ²
2	91m ²	286m ²
3	65m ²	277m ²
4	86m ²	280m ²
5	85m ²	296m ²
6	67m ²	280m ²
7	82m ²	291m ²
8	86m ²	280m ²
9	99m ²	291m ²
10	67m ²	280m ²
11	81m ²	291m ²
12	84m ²	329m ²
13	101m ²	299m ²
14	83m ²	314m ²
15	246m ²	465m ²
16	21m ²	200m ²
17	21m ²	199m ²
18	14m ²	187m ²
19	14m ²	187m ²
20	50m ²	273m ²
21	55m ²	214m ²
22	21m ²	199m ²
23	21m ²	199m ²
24	60m ²	309m ²
25	40m ²	214m ²
26	40m ²	218m ²
27	276m ²	495m ²
28	104m ²	331m ²
29	86m ²	300m ²
30	104m ²	298m ²
31	113m ²	366m ²
32	82m ²	303m ²
33	92m ²	346m ²
34	104m ²	298m ²
35	80m ²	336m ²
36	118m ²	310m ²
37	80m ²	325m ²
38	86m ²	298m ²
39	65m ²	337m ²
40	86m ²	298m ²
41	83m ²	288m ²
42	65m ²	301m ²
43	65m ²	277m ²
44	80m ²	293m ²
45	67m ²	280m ²
46	98m ²	293m ²
47	86m ²	280m ²
48	91m ²	304m ²
49	67m ²	280m ²
50	112m ²	326m ²
51	86m ²	280m ²
52	84m ²	337m ²



PHASE	No. of Units
1.1	7
1.2	6
1.3	6
TOTAL	19

PHASE	No. of Units
2.1	6
2.2	6
2.3	6
TOTAL	18

PHASE	No. of Units
3.1	7
3.2	8
TOTAL	15

TOTAL	52
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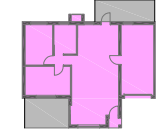
For the Calculation of the Water Augmentation Fee

UNITS	RANGE
8	UP TO 100m ²
20	101m ² - 120m ²
24	121m ² - 140m ²
TOTAL 52 Units	

- STAGE BOUNDARY
- PHASE BOUNDARY
- ROAD & DRIVEWAYS (BRICK PAVED)
- ENCLOSED PRIVATE USE AREAS (NOT PART OF EXCLUSIVE USE IN TERMS OF SECTIONAL TITLE)
- PUBLIC USE AREAS
- 10M DEVELOPMENT SETBACK LINE FROM 1:100 YEAR FLOODLINE
- BOARDWALK
- UNIT NUMBER

Type A1:

2 Bedrooms, 1 bathrooms
Single garage



No. Units: 8

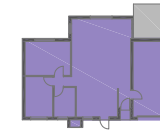
Area Schedule

House : 76m²
Covered Area : 1m²
Garage : 23m²

TOTAL : 100m²

Type B1:

2 Bedrooms, 1 bathrooms
Single garage



No. Units: 2

Area Schedule

House : 88m²
Covered Area : 1m²
Garage : 24m²

TOTAL : 113m²

Type C1:

2 Bedrooms, 1 bathrooms
Single garage



No. Units: 16

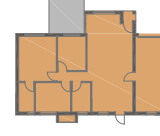
Area Schedule

House : 80m²
Covered Area : 5m²
Garage : 22m²

TOTAL : 107m²

Type D1:

3 Bedrooms, 2 bathrooms
Single garage



No. Units: 2

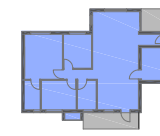
Area Schedule

House : 91m²
Covered Area : 1m²
Garage : 24m²

TOTAL : 116m²

Type E1:

3 Bedrooms, 2 bathrooms
Single garage



No. Units: 24

Area Schedule

House : 95m²
Covered Area : 5m²
Garage : 22m²

TOTAL : 122m²

Total No. of Units: 52

