

RE/214

Portion 1

19.85 ha

1364
(9.74 ha)

1360
(3.95 ha)

1368
(6.16 ha)

**Knysna
Forensic Pathology Lab**

Property Detail:

Erf: 1364,1360 AND 1368
 Allotment: Knysna
 Suburb: Knysna
 Address: Main Road (N2)

Legend:

- Study Area
- - - Existing Cadastral line
- - - Building Lines
- Community Zone III

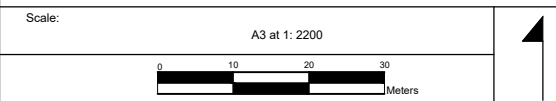
Figure ABCDE represents the consolidation of erven 5033 & 6923

Knysna FPL
 Line AB = 68.28 m Line FG = 344.75m Line LM = 33.16 m
 Line BC = 105.01 m Line GH = 75.58 m Line MN = 177.85 m
 Line CD = 163.19 m Line HJ = 28.58 m Line NO = 103.99 m
 Line DE = 165.87m Line JK = 23.92 m Line OP = 193.89 m
 Line EF = 211.59m Line KL = 13.93 m Line PA = 80.97 m

COMMUNITY ZONE III	
NEWLY CONSOLIDATED PORTION	
SITE AREA (19.85HA)	PERMITTED
COVERAGE (%)	60%
COVERAGE (HA)	11.91HA
FLOOR FACTOR	1.2
FLOOR SPACE @ 1.2	23.82 ha
HEIGHT	8.5M
BUILDING LINES	STREET 5M
	COMMON 5M
PARKINGS REQUIREMENTS	1 bay per bed 4 bays/ consulting room



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Title: PROPOSED CONSOLIDATION PLAN
FIGURE 8

Project: KNYSNA FPL

Client: AFROTEQ ADVISORY PTY LTD

Project Nr. 14.033 Drawing Nr. 14.033_01 Date: 17 February 2023

