

APPENDIX B – LAYOUT PLANS

Appendix B1 – Master Layout Plan



BEETHOVEN AVE

GLENDORE ROAD

MILKWOOD'S SOCIAL HOUSING
ERF 14637

PROPOSED VICTORIA GARDENS SOCIAL HOUSING
ERF 14638

VACANT LAND
ERF 10501

VACANT LAND
ERF 5023

REMAINDER OF
ERF 1953

ERF 11305

9 350 Panels of 4500W each
Giving a total connected value of 45 1500W

ONLY ONE ENTRANCE ACCESS ROAD FROM GLENDORE ROAD - POSITION UNDER NEGOTIATION WITH OWNERS OF ERF



SDP - Master Site Plan
Scale: 1 : 1500

SITE NO.	AREA	AREA HA	NUMBER OF UNITS	UNITS PER HA	ZONING PROPOSED	COMMENTS
1	18525.6	3.85			Business Zone 1	Retail
2	478.81	0.46			Business Zone 1	Office / Retail and storage
3	2895.61	0.28			Business Zone 1	Medical and offices
4	2595.05	0.28			Community Zone 1	Crèche / Montessori (under) 5 years
5	2672.11	0.27			Business Zone 1	Economic and industrial sectors where in technological innovation is a driver. Computer hardware repair / Enterprise start-ups
6	1234.84	0.18			Business Zone 1	Workshops with shop fronts, small manufacturers and places of business
7	1454.42	0.15			Business Zone 1	Workshops with shop fronts, small manufacturers and places of business
SUBTOTAL AREA						

SITE NO.	AREA	AREA HA	NUMBER OF UNITS	UNITS PER HA	ZONING PROPOSED	COMMENTS
POS 1	2145.04	0.21			Open Space Zone 2	Enhance Public Art and Landscaping
POS 2	9094.42	0.91			Open Space Zone 2	Development Private park
POS 3	39951.37	4.00			Open Space Zone 2	Private linear areas, walking and bike trails, walking paths, skate park and inclusive play / sensory play / climbing walls / covered play structures / shaded Learning Space / inter-generational play equipment and multiple play zones
POS 4	13221.12	1.33			Open Space Zone 2	Weekend recreation, walking and bike trails, outdoor games, inter-generational play equipment and multiple play zones
POS 5	26885.39	2.69			Open Space Zone 2 & Person Business Zone 1	Park and wetland attenuation and including sewer pump station
SUBTOTAL AREA						

SITE NO.	AREA	AREA HA	NUMBER OF UNITS	UNITS PER HA ACHIEVED	PROPOSED UNITS PER HA FOR APPLICATION	ZONING PROPOSED	COMMENTS
8 & 9	2735.6	0.27				Special Purpose (off-street)	Common gate house entrance with security - one lane in and one lane out
8	4055.21	4.05	358	77 units/ha	80 units/ha	Business Zone 1	Sliding gate with keypad entrance - one lane in and one lane out
9	14074.53	1.41	120	88 units/ha	90 units/ha	General Residential Zone 2	Sliding gate with keypad entrance - one lane in and one lane out
10	15721.34	1.57	128	82 units/ha	85 units/ha	General Residential Zone 2	Sliding gate with keypad entrance - one lane in and one lane out
11	11231.71	1.12	96	85 units/ha	85 units/ha	General Residential Zone 2	Sliding gate with keypad entrance - one lane in and one lane out
12	7655.13	0.77	48	62 units/ha	75 units/ha	Business Zone 1	Sliding gate with keypad entrance - one lane in and one lane out
13	10455.17	1.05	96	91 units/ha	120 units/ha	General Residential Zone 2	Sliding gate with keypad entrance - one lane in and one lane out
14	52293.47	5.23	390	75 units/ha	80 units/ha	Business Zone 1	Sliding gate with keypad entrance - one lane in and one lane out
16	69331.97	6.93	752	115 units/ha	120 units/ha	General Residential Zone 2	Sliding gate with keypad entrance - one lane in and one lane out
17 & 18	1187.98	0.12				Special Purpose	Common gate house entrance with security - one lane in and one lane out
17	21863.39	2.19	168	77 units/ha	80 units/ha	General Residential Zone 2	Sliding gate with keypad entrance - one lane in and one lane out
18	24824.01	2.48	120	51 units/ha	60 units/ha	General Residential Zone 2	Sliding gate with keypad entrance - one lane in and one lane out
19	34057.56	3.41	216	64 units/ha	70 units/ha	General Residential Zone 2	Sliding gate with keypad entrance - one lane in and one lane out
20	17245.96	1.72	148	88 units/ha	90 units/ha	General Residential Zone 2	Sliding gate with keypad entrance - one lane in and one lane out
21	15713.91	1.57	120	77 units/ha	80 units/ha	General Residential Zone 2	Sliding gate with keypad entrance - one lane in and one lane out
SUBTOTAL AREA							

SITE NO.	AREA	AREA HA	NUMBER OF UNITS	UNITS PER HA	ZONING PROPOSED	COMMENTS
22	10742.19	1.07			Business Zone 1	
23	1612.28	0.16			Business Zone 1	
24	1325.07	0.13			Business Zone 1	
15	61487.17	6.15			Business Zone 1 - Special Purpose Infrastructure	Solar Farm
25	6823.03	0.68			Special Purpose Infrastructure	Ready / other
SUBTOTAL AREA						
Site Total			2806			TOTAL UNITS

SITE NO.	AREA	AREA HA	NUMBER OF UNITS	% OF TOTAL	COMMENTS
Site 17	14153.54	1.42		13.9%	
POS 1-5	61297.24	6.13		14.8%	
Site 9-21	144788.54	14.47	2806	56.31%	
Site 22, 23, 24, 25	7954.45	7.95		12.28%	
Site 25	6823.03	0.68		11.20%	Ready / pavements and green areas
TOTAL SITE AREA				61600.71	ERF area according to site diagrams

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1. CONTRACTOR TO KEEP A FULL SET OF DRAWINGS ON SITE.
2. CONTRACTOR IS RESPONSIBLE FOR CORRECT SETTING OUT OF BUILDINGS ON SITE WITH REFERENCE TO THE SURVEY DATA AND BUILDING LINES.
3. CONTRACTOR TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE.
4. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ON FACE.
5. LARGE SCALE DETAILS TO BE USED WHERE DIMENSIONS ARE NOT GIVEN.
6. THE CONTRACTOR IS TO BE KEEN TO CO-OPERATE WITH ANY RELEVANT CIVIL, STRUCTURAL OR OTHER CONSULTANTS.
7. ANY DIMENSIONS OR COORDINATES ARE TO BE REPORTED IMMEDIATELY FOR CORRECTION BEFORE WORK IS COMMENCED.
8. CONTRACTOR IS TO IDENTIFY AND EXPOSE, WHERE RELEVANT, ALL INFORMATION SERVICES ON THE SITE.
9. CONTRACTOR TO BE IN CONFORMANCE WITH THE CONTRACTOR'S SPECIFICATION, THIS DRAWING OR RELEVANT SAAS SPEC.

SIGNATURES:
OWNER: _____
ARCHITECT: _____

Rev Num	Rev Date	Revision Description
13	20230814	Revisions made on per Traffic Engineer

AENDORFF ARCHITECTS
PROFESSIONAL ARCHITECT
GILLIAN LORRANE AENDORFF
SACAP No: 5629
SAIA No: SAIA 103414

Arlington Development
Glendore Road

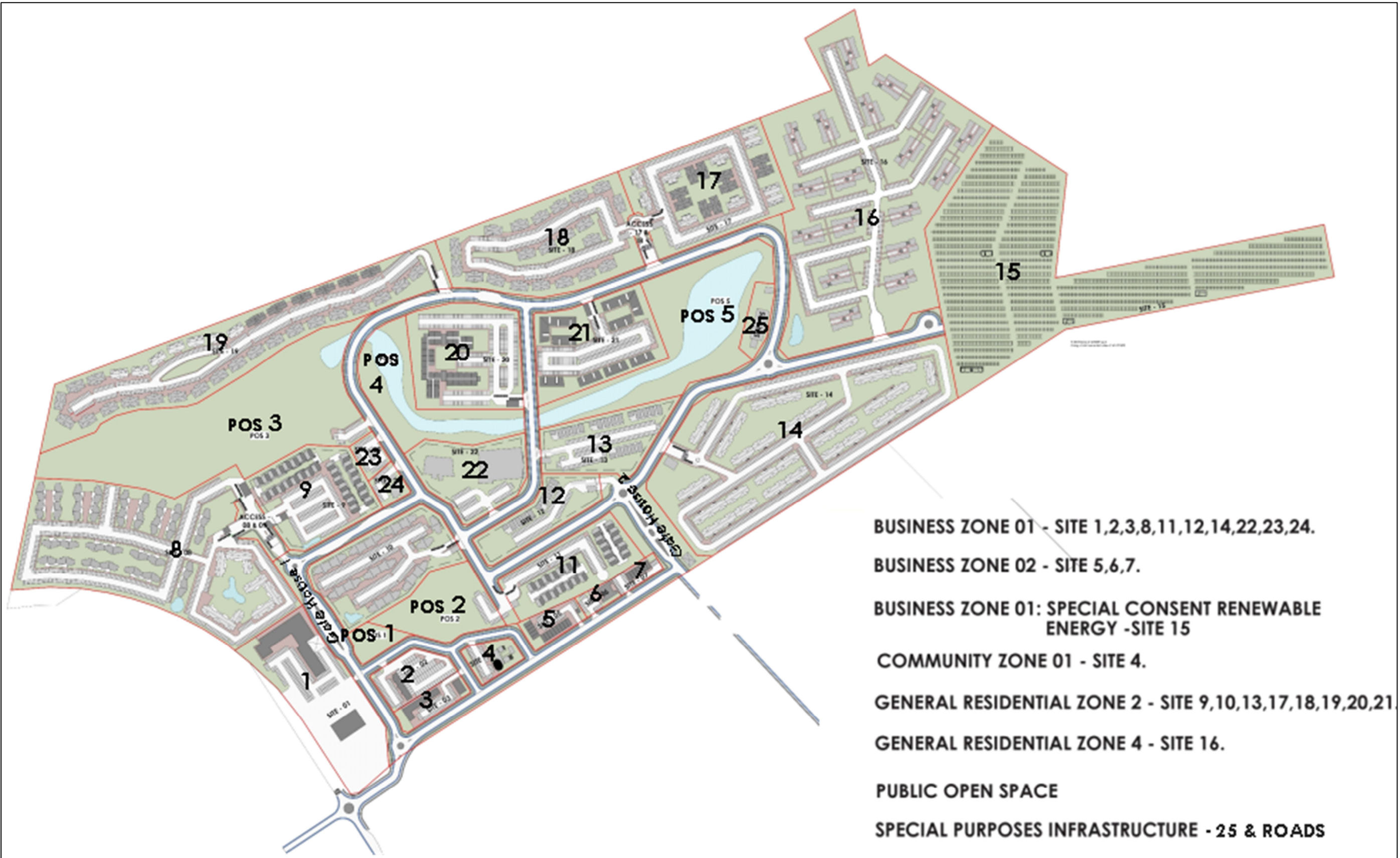
AFROSTRUCTURES (Pty) Ltd

DRAWING DESCRIPTION:
SDP Masterplan

FOR INFORMATION

DATE	SCALE	DATE
15	1 : 1500	09/15/22
CHECKED: GA	SHEET: A0	JOB NO: 944
DWG NO: SKP1.00	REV: 13	

Appendix B2 – Development Zoning Analysis



Appendix B3 – Proposed PV Layout

ERF 11305

**BUS 1 - SPECIAL PURPOSES INFRASTRUCTURE -
SOLAR FARM
5.7 ha**

9 366 Panels of ±550W each
Giving a total connected value of ±5 151kW

Moved Boundary 15m

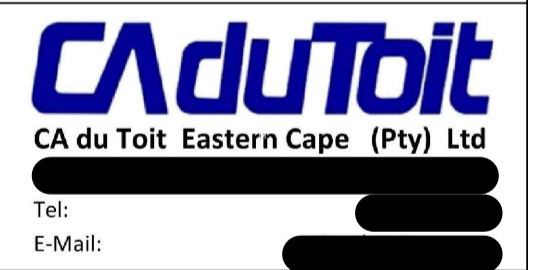
Moved Boundary 15m

5 MW GROUND MOUNT PV SYSTEM
Scale: 1:750

REV	DATE	DESCRIPTION
A	2023/02/27	ISSUED FOR DISCUSSION.
B	2023/05/04	UPDATED LAYOUT
C	2023/06/23	UPDATED FOR SMW OF PANELS

NOTE:
ALL MEASUREMENTS TO BE CHECKED ON SITE.
IF IN DOUBT, ASK.
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PRINCIPAL AGENT/ARCHITECT:



PROJECT:
ARLINGTON DEVELOPMENT
GLENDORE ROAD, GQEBERHA

DRAWING:
ELECTRICAL INSTALLATION
PROPOSED P.V. SYSTEM LAYOUT

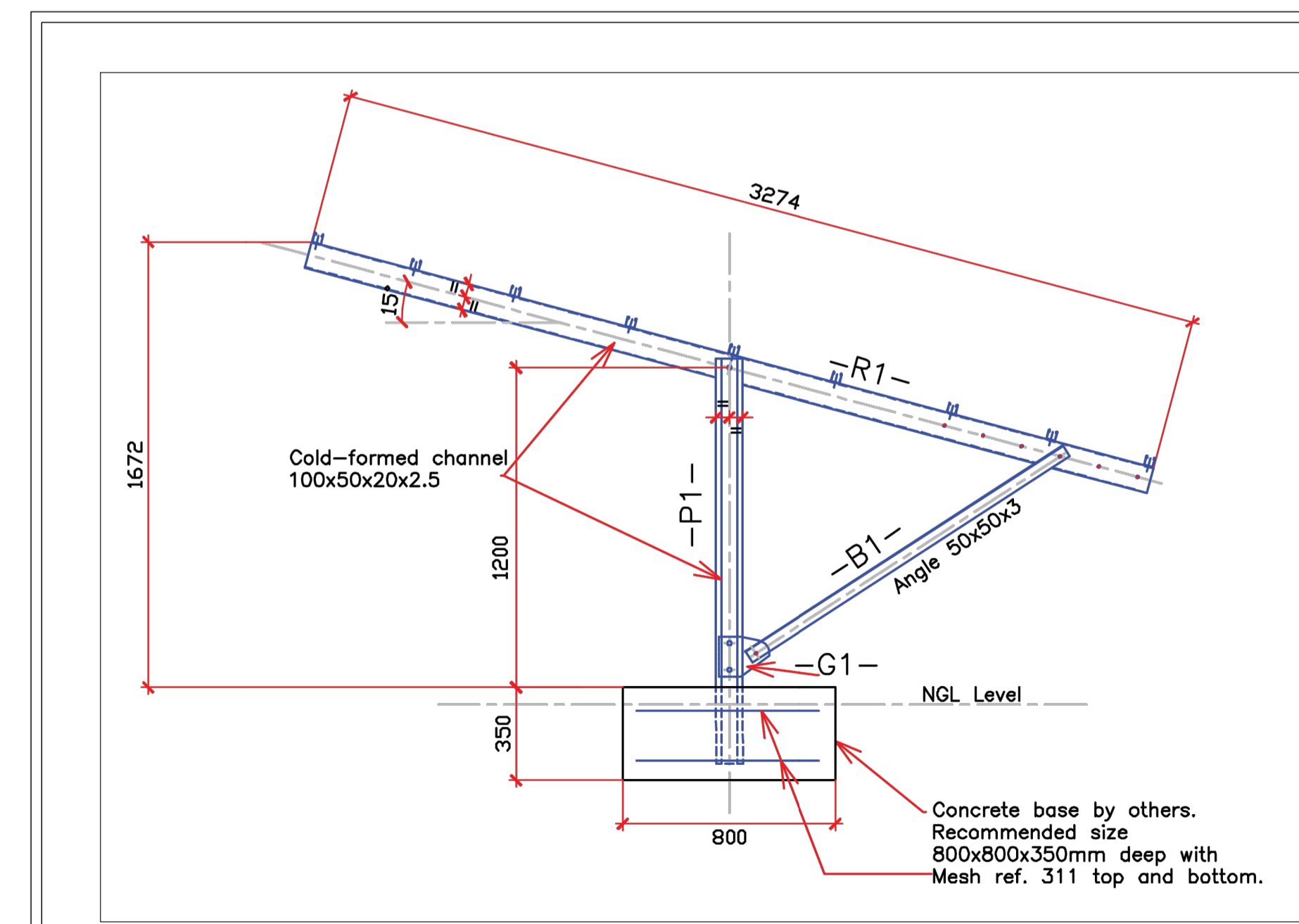
SCALE:	DATE:
	Jan 2023
DRAWN:	DESIGNED:
L. BRIGHT	L. BRIGHT
APPROVED:	VERIFIED:
P. STRYDOM	

ISSUED FOR:
DISCUSSION

CONSULTANTS JOB REFERENCE NUMBER: P7978

P7978E01-001

SHEET NO: 1 of 1 REV. NO: C



TYPICAL MOUNTING BRACKET SYSTEM
Scale: 1:20