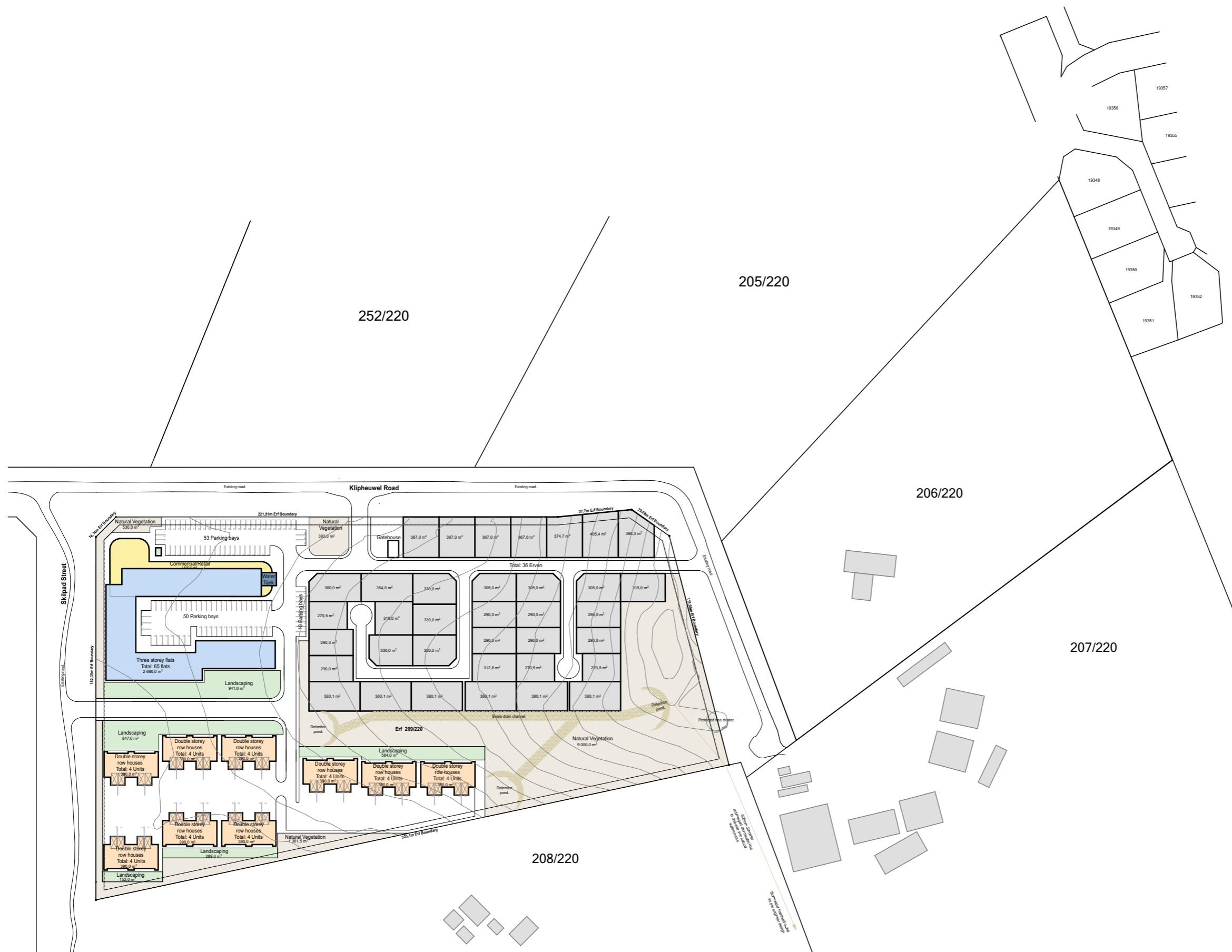


| Outeniquasig, Aalwyndal, Mossel Bay Erf 220/209, 4,83 hectares | | |
|---|--------------------|------------------------|
| Legend | | Area/Quantity |
| | Commercial/Retail | 1 630m ² |
| | Flats | 65 |
| | Row houses | 36 |
| | Erven | 36 |
| | Natural vegetation | 11 273,5m ² |
| | Landscaping | 2 813m ² |
| | Detention pond | 110m ² |
| | Swale drain | 850m ² |
| | Water storage | 50m ² |



| DEVELOPMENT DATA | | | |
|---|---|--|---|
| Erf / Portion | 209/220 | Site Area | 4.83 Hectare |
| Township | Aalwyndal | Title Deed No | - |
| Town Planning Scheme & Year | Mossel Bay Zoning Scheme By-Law 2021 | Amendment Scheme No | - |
| ZONING | Business Zone I (BZ), General Residential I (GRZI), General Residential II (GRZII), Transport Zone I, Transport Zone II, Open Space II. | Annexure | A - Engineering service report. B - Traffic impact study. C - Stormwater Management. D - Planning statement. |
| | PERMISSIBLE | ACTUAL | |
| F.S.R. (sqm) | Business Zone I (BZ), | 3 | TBC |
| COVERAGE (sqm) | Business Zone I (BZ), General Residential I (GRZI), General Residential II (GRZII), | 100% 60% 60% | TBC TBC TBC |
| HEIGHT | Business Zone I (BZ), General Residential I (GRZI), General Residential II (GRZII), | 12m 8m 8m | 3 STOREYS 2 STOREYS 2 STOREYS |
| DENSITY | General Residential I (GRZI), General Residential II (GRZII), | 35 Units/hectare. 60 Units/hectare. | TBC TBC |
| | REQUIRED | ENCROACH TO | |
| BUILDING LINES | Business Zone I (BZ), Street boundary Side & Rear General Residential I (GRZI), Public street boundary Internal street boundary Side & Rear along perimeter Side & Rear General Residential II (GRZII), Public street boundary Street boundary Side & Rear | 0m 0m 4m 2m 3m 1m 4m 2m 0m | N/A N/A N/A N/A 1m N/A N/A N/A |
| TOTAL G.L.A. (GENERAL LETTABLE AREA) | | AREA | |
| GROUND FLOOR COMMERCIAL CIRCULATION & ABLUSIONS | | - sqm | |
| G.L.A. (GROUND FLOOR) | | - sqm | |
| GROSS G.L.A. | | -sqm | |
| TOTAL G.B.A. (GENERAL BUILDING AREA) | | AREA | |
| TOTAL GROUND FLOOR | | - sqm | |
| TOTAL FIRST FLOOR | | - sqm | |
| GROSS G.B.A. | | - sqm | |
| | PARKING | QUANTITY | |
| REQUIRED FOR SHOP ± 1300 @ 4/100sqm | | 52 | |
| REQUIRED FOR DWELLING HOUSE (GRZI) 9 @ 2/DWELLING | | 18 | |
| REQUIRED FOR FLATS 65 @ 1,25/FLAT | | 81 | |
| TOTAL REQUIRED | | 151 | |
| TOTAL PROVIDED | | 131 | |

SITE PLAN scale 1:2 000



Date: Wednesday, 26 June 2024
 Scale:
 DrawingNo:
 RevisionNo:



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Outeniquasig