

**PORTION 38 OF THE FARM  
GANSESVALLEI NO 444**

**SITE DEVELOPMENT PLAN**

**LEGEND:**

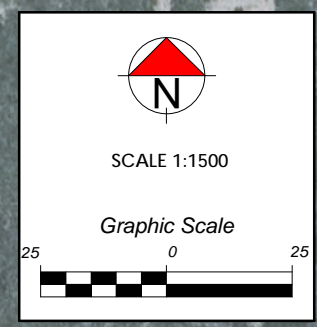
ZONING	QTY	HA	%
Residential Zone II (Group housing)	1	3.17	36.9
Open Space Zone III (Nature reserve)	1	5.41	63.1
Medium Sensitivity Area			
High Sensitivity Area			
Very High Sensitivity Area			
<b>TOTAL</b>	<b>2</b>	<b>8.58</b>	<b>100</b>


- NOTES**
- For erf data, refer SG6687/1948
  - Sizes & dimensions are approximate and subject to final survey
  - 1m contour intervals based on Contour Plan from SJM Surveys dated October 2008
  - (12) x Sectional Title Group Housing Units (655m<sup>2</sup> each)
  - 3m Perimeter Building Lines proposed
  - (2) x Garage bays / unit  
(6) x Visitor parking bays
  - Density (max 20u/ha) = 1.399 u/ha
  - Communal Open Space (min 80m<sup>2</sup>/unit) = > 7 ha
  - Internal Road Width = 5m

<b>DRAWN:</b>	HL	<b>CHECKED:</b>	MV
<b>PLAN NO:</b>	Pr22/11/F444Ptn38/SDP08		
<b>PLAN DATE:</b>	11 Dec 2023		
<b>STORED:</b>	z:\drawings\App\Pr2211-F444Ptn38/SDP08.dwg		

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**MUNICIPAL STAMP**





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