



SINGLE RESIDENTIAL ZONE I
Dwelling house with second dwelling

Erf dimensions	17.5m x 17.5m	
Erf size	306.25m ²	
	Zoning regulations	Departure requirements
Dwelling house		
Coverage	65%	None
Height	8m	None
Building lines	Street: 5m	Street: 1.5m
	Side: 4.5m	Side: 1.5m
	Rear: 4.5m	Rear: 1.5m
Second dwelling		
Floor area	65%	None
Height	4.5m	None

GENERAL RESIDENTIAL ZONE II
Town houses

Townhouse - Single garage		
Erf dimensions	8m x 20m	
Erf size	160m ²	
Townhouse - Double garage		
Erf dimensions	10.5m x 20m	
Erf size	210m ²	
	Zoning regulations	Departure requirements
Coverage	60%	None
Floor factor	Max 1	None
Height	8m	None
Building lines	Street: 3m	Street: 1.5m
	Side: 1.5m	Side: 0m
	Rear: 1.5m	None

GENERAL RESIDENTIAL ZONE III
Flats

	Zoning regulations	Departure requirements
Erf area	Min. 1500m ²	7m ²
Coverage	60%	None
Floor factor	Max 1	None
Height	8m	None
Building lines	Street: 5m	Street: 1.5m
	Side: 4.5m	Side: 1.5m
	Rear: 4.5m	Rear: 1.5m
Open space	10%	To recognise general open space off site

COPYRIGHT: **KOPIEREG:**
This drawing is the copyright of DELplan Urban & Regional Planning. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a Professional Land Surveyor. Any discrepancies should please be reported to DELPlan immediately.
Die kopiereg van hierdie tekening behoort aan DELplan Stads- & Streekbeplanning. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n Professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

PROJECT: Proposed rezoning & subdivision for Similan
PROJEK:

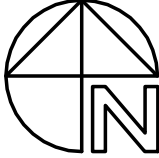
DESCRIPTION: Erf 19741, Mossel Bay
BESKRYWING:

TITLE: Zoning plan
TITEL:

NOTES: **NOTAS:**

ERF TYPOLOGY SCHEDULE - Phase 1		
Zone name	Area	Quantity
Flats	14,040.36m ²	156
Single Residential	27,339.36m ²	88
Townhouse	63,499.18m ²	365
TOTAL		609

ERF TYPOLOGY SCHEDULE - Phase 2		
Zone name	Area	Quantity
Flats	12,042.00m ²	132
Townhouse	3,218.83m ²	20
TOTAL		152

A3 Scale:  1:5000

Tel: 044 873 4566 • Email: planning@delplan.co.za
www.delplan.co.za



URBAN & REGIONAL PLANNERS

DESIGNED: DV
DESIGNED: DV
DRAWN: MV
GETEKEN: MV

FILE PATH: 1319/MOS/23/Tek/SKF/2024
PLAN NO: OuteniquaView1

DATE: SEPTEMBER 2024
DATUM:

PLAN NAME: ANNEXURE
PLAN NAAM: