



**Legend / key notes**

	Subject Site
	Residential I (Free Basic Housing)
	Residential I (Gap Housing)
	Residential IV (±124units/ha)
	Business Zone I
	Institutional Zone III
	Institutional Zone I
	Authority Zone
	Special Zone
	Open Space Zone I

	Open Space Zone II (Protected Forestry)
	Stormwater Ponds

  

Gross Area	: 437273,00 m <sup>2</sup> (43,73ha)
Gross Residential Area	: 207132,33 m <sup>2</sup> (20,71ha)
Gross Residential Density	: 36,66 units / ha
Net Residential Density	: 77,40 units / ha
Average Erf Size	: 129,21 m <sup>2</sup>

  

<b>Est. Residential Opportunities</b>	
	Single Dwellings
	High Density Residential
<b>Total</b>	<b>1603</b>

Zoning	No. ERFEN	Area In m <sup>2</sup>	% ALLO
Residential Zone IV	3	5967,00 m <sup>2</sup>	13,51 %
Residential Zone I (FBH)	619	95788,77 m <sup>2</sup>	21,91 %
Residential Zone I (Gap)	252	52276,56 m <sup>2</sup>	11,95 %
Business Zone I	1	12336,26 m <sup>2</sup>	2,82 %
Institutional Zone III	1	1194,13 m <sup>2</sup>	0,27 %
Institutional Zone I	1	25568,40 m <sup>2</sup>	5,85 %
Authority Zone	1	2342,43 m <sup>2</sup>	0,54 %
Special Zone	2	1583,32 m <sup>2</sup>	0,36 %
Open Space Zone I	17	99160,82 m <sup>2</sup>	22,68 %
Transport Zone II	-	87955,31 m <sup>2</sup>	20,11 %
<b>Total</b>	<b>897</b>	<b>437273,00 m<sup>2</sup></b>	<b>100,00%</b>

**REVISIONS & AMENDMENTS**

No.	DESCRIPTION	DATE	REVISION
1			
2			
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**PROJECT**  
**Proposed Rezoning & Subdivision of Erf 11305 Walmer**  
 (Nelson Mandela Bay Municipality)

**PREPARED BY:**  
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**PROJECT LEADER:** 02/09/14  
**DESIGNED BY:** 02/09/14  
**DATE:** 02/09/14

**CLIENT:**  
 nelson mandela bay  
 PORT ELIZABETH | UITENHAGE | DESPATCH

**DRAWING TITLE:**  
**Proposed Subdivisional Plan**

**SCALE:** 1 : 2 500 on A2

**DRAWING NO.:** Wal/14022/Option A  
**REV. NO.:** 3