



**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)
	20m Buffer
	Stormwater Ponds

<b>Gross Area</b>	: 437273,00 m <sup>2</sup> (43,73ha)
<b>Gross Residential Area (Single Dwellings)</b>	: 119261,89 m <sup>2</sup> (11,93ha)
<b>Gross Residential Density (Single Dwellings)</b>	: 16,14 units / ha
<b>Net Residential Density (Single Dwellings)</b>	: 59,18 units / ha
<b>Average Erf Size (Single Dwellings)</b>	: 168,93 m <sup>2</sup>

  

<b>Est. Residential Opportunities</b>	<b>No. UNITS</b>	<b>Area In m<sup>2</sup></b>
	706	119261,89 m <sup>2</sup>
	530	42762,56 m <sup>2</sup>
<b>Total</b>	<b>1236</b>	<b>162024,45 m<sup>2</sup></b>

Zoning	No. EVEN	Area In m <sup>2</sup>	% ALLO
Residential Zone IV	3	42762,56 m <sup>2</sup>	9,78 %
Residential Zone I (FBH)	536	84056,34 m <sup>2</sup>	19,22 %
Residential Zone I (Gap)	170	35205,54 m <sup>2</sup>	8,05 %
Business Zone I	1	11664,83 m <sup>2</sup>	2,67 %
Institutional Zone III	1	1194,13 m <sup>2</sup>	0,27 %
Institutional Zone I	1	28263,29 m <sup>2</sup>	6,46 %
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	10	154457,52 m <sup>2</sup>	35,32 %
Transport Zone II	-	75743,04 m <sup>2</sup>	17,33 %
<b>Total</b>	<b>725</b>	<b>437273,00 m<sup>2</sup></b>	<b>100,00%</b>

**Proposed Rezoning & Subdivision of Erf 11305 Walmer**  
(Nelson Mandela Bay Municipality)

**PREPARED BY:** METROPLAN  
TOWN AND REGIONAL PLANNERS  
P.O. Box 12313, Central, 6001 - 7 Upper Deans Street, Central, Port Elizabeth, 6001 - Tel: +27 (0)41 375-1843 Fax: +27 (0)41 375-1838 Email: planning@metroplan.co.za

**PROJECT LEADER:** 01/09/17  
FOR INTEREST: n. adendorpe  
DRAWN BY: k. pretsen 01/09/17  
DESIGNED BY: h. ndzomhane 01/09/17

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

**DRAWING TITLE:** Proposed Site Development Plan

**DRAWING NO.:** Wal/14022/option B

**REV. NO.:** 4

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