



Draft Layout 4 - Land Use Table

Land Use	Erven	Units	Unit Ratio	Area (Ha)	Percentage
Active Open Space	47	N/A	N/A	4,24	8,54%
Community Facility	1	N/A	N/A	0,20	0,41%
Creche	3	N/A	N/A	0,09	0,19%
Environmental Management Area	3	N/A	N/A	2,40	4,83%
Health Facility	1	N/A	N/A	0,53	1,07%
Mixed Use Development	1	60	2,00%	0,54	1,08%
Municipal	1	N/A	N/A	0,04	0,08%
Place of Worship	2	N/A	N/A	0,29	0,58%
Primary School	1	N/A	N/A	3,09	6,23%
Residential Free Standing	378	378	12,59%	7,60	15,32%
Residential Walk-Ups	2564	2564	85,41%	17,84	35,97%
Road Network	1	N/A	N/A	12,55	25,31%
Transportation Services	1	N/A	N/A	0,19	0,39%
Total	3004	3002	100,00%	49,59	100,00%

Residential BNG (63m²/Walkups)



Residential BNG (180m²)



Legend

- Project Area
- Channelled Valley Bottom Wetland
- Seep Wetland
- Surrounding Cadastral
- Stream
- 7m Stream Buffer
- 1m Contours
- Gullies
- 7m Seep Wetland Buffer

Notes:
 1. Mixed Use Residential Density at 112 units per Ha.
 2. Residential Free Standing minimum Erf Size = 180m²
 3. Residential Walkups minimum Erf Size = 63m².

MSUNDUZI LOCAL MUNICIPALITY

GLENWOOD

DRAFT DEVELOPMENT LAYOUT - 4

Scale: 1:4 000

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