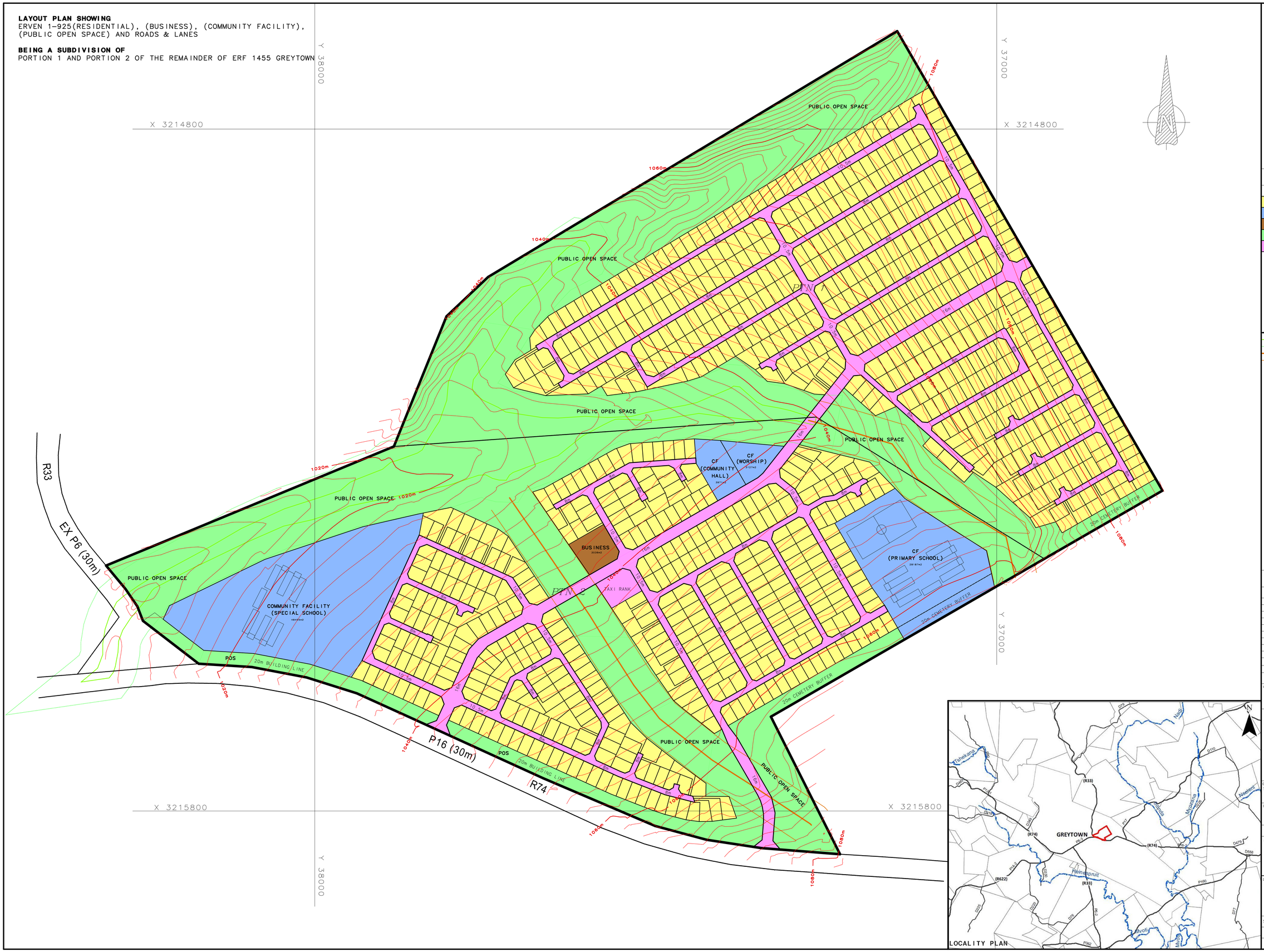
LAYOUT PLAN SHOWING
ERVEN 1–925(RESIDENTIAL), (BUSINESS), (COMMUNITY FACILITY), (PUBLIC OPEN SPACE) AND ROADS & LANES

BEING A SUBDIVISION OF
PORTION 1 AND PORTION 2 OF THE REMAINDER OF ERF 1455 GREYTOWN



PROPOSED LAND USE TABLE

	NO. OF	AREA (Ha)	%
RESIDENTIAL	925	41.3955	46.0
COMMUNITY FACILITY	4	8.3769	9.3
BUSINESS (B)	1	0.3036	0.3
PUBLIC OPEN SPACE	4	30.6271	34.0
ROADS		9.3799	10.4
TOTAL	934	90.0830	100

NETT DENSITY = 22 ERVEN/Ha
GROSS DENSITY = 10 ERVEN/Ha
AVERAGE SITE SIZE = 448m2
MINIMUM SITE SIZE = 400m2

PROJECT BOUNDARY
WETLAND
32m WETLAND BUFFER
VALLEY LINE
32m VALLEY LINE BUFFER

REVISION

REV	AMENDMENTS	INITIAL	DATE

SCALE ON REDUCED DRAWING

CLIENT
LWAZI PROJECT MANAGEMENT

PREPARED BY
terraplan Associates (KZN)
Town and Regional Planning and Urban Development Consultants
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CONSULTANT DWG. NO. TA 460/1.1
DATE 30/04/2021
DESIGNED DN
DRAWN DN
CHECKED HJN
TOPOGRAPHICAL DATA :

PROJECT
GREYTOWN EXT 14

DRAWING TITLE
LAYOUT PLAN

SCALE : 1: 2500
REVISION

SHEET 1 OF 1 SHEET