



project
**Proposed Subdivision of
Erf 325 Theescombe**
(Nelson Mandela Bay)

legend / key notes

Subject Site		: 174386.00m ²		
Zoning	Erven	Area in m ²	% Allo	
Residential 1	125	87013.00 m ²	49.89%	
Residential 2	1	15916.00 m ²	9.13%	
Public Open Space	4	43584.00 m ²	25.00%	
Transportation 1	-	27873.00 m ²	15.98%	
Total		130	174386.00 m ²	100.00 %

other:		
Total Area in Ha:	17.43 Ha	
Total Residential 1 Area in Ha:	8.70 Ha	
Total Residential 2 Area in Ha:	1.59 Ha	
Gross Residential Density:	7.17 Units/Ha	
Nett Residential Density:	14.36 Units/Ha	
Average Erf Size:	696.00 m ²	
INDIGENOUS VEGETATION - Moderate Sensitivity		
INDIGENOUS VEGETATION - High Sensitivity		
NO GO AREAS		

notes
1. P.O.S requirements 125 - 2 x 72 = 8856 m²

drawn by	date	designed by	date
A. Human	14/03/14	L. Del Monte	14/03/14

scale
1 : 2 500

client
Scribante Construction (Pty)Ltd

service provider

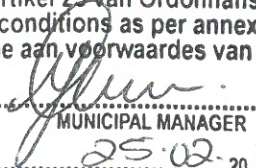
**METROPLAN**
TOWN AND REGIONAL PLANNERS

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drawing title
**Proposed Subdivision of
Erf 325 Theescombe**

drawing number	revision no.
6072_The - 08	4

This sub-division has been approved by the Council
Hierdie onderverdeling is deur die Raad goedgekeur
In terms of Section 25 of Ordinance No: 15 of 1985
kragtens Artikel 25 van Ordonnansie 15 van 1985
subject to conditions as per annexure
onderworpe aan voorwaardes van aanhangsel


MUNICIPAL MANAGER
25.02.2016

