

Plot Date: 11/7/2024 4:08:42 pm Office: ZAD01 Filename: C:\USERS\WILLEM.G.DAVELZUTARI\MB USP - DOCUMENTS\TOWNPLANNING\DRAWINGS\SINETHEMBA 2023\SINETHEMBA LAYOUT PLAN 2024_FINAL CALCULATED DRAFT_V7.DWG



LAYOUT PLAN
FOR
SINETHEMBA/SEWENDELAAN
PHASE 1
LOCATED ON THE REMAINDER OF
PTN. 249 OF THE FARM
VYF-BRAKKE-FONTEIN No. 220
KWANONQABA, REGISTRATION
DIVISION MOSSEL BAY RD

Key:

- Township boundary (Phase 1)
- Stormwater servitudes
- Surface contours

LAND USE TABLE					
Notation	Use Zone	Land Use	Erf nos	Number of erven	Area (ha)
	Single Residential Zone II	Residential	1-194	194	1.6230ha
	Open Space Zone II	Private Open Space	195-202	8	0.0480ha
	Transport Zone II	Public Street	203	1	1.0259ha
TOTAL:				203	2.6971ha

FLOODLINE DETERMINATION:
I/we hereby certify that in accordance with the Water Act, 1998, the area is not affected by the floods with an expected recurrence interval of 1:100 years.

Date: _____ Signed: _____ (Pr Eng) Registr. No. _____

SCALE: 1:1000

DISCLAIMER

IF CONSTRUCTION DRAWINGS ARE ISSUED UNSIGNED, THE MASTER WITH THE ORIGINAL SIGNATURE OF APPROVAL WILL BE HELD AT THE ZUTARI OFFICE OF THE APPROVER

REV	DATE	REVISION DETAILS	APPROVED
0	27/03/2023	First draft (with 100m² residential erven)	R Schroder
1	4/04/2023	second draft (with 80m² residential erven)	R Schroder
2	08/12/2023	Final draft	R Schroder
3	08/02/2024	Phase 1 Review	R Schroder
4	20/03/2024	Final calculated draft	R Schroder
5	2024/07/11	Pre consultation amendments	R Schroder

SCALE	1:1000	SIZE	A3
DRAWN	WG Davel	APPROVED	
DESIGNED	WG Davel	DATE	July 2024
REVIEWED	R Schroder		

PRELIMINARY
NOT FOR CONSTRUCTION

R Schroder

PROJECT	MOSSEL BAY UISP Pre consultation amendments
TITLE	SINETHEMBA / SEWENDELAAN LAYOUT PLAN - PHASE 1
DRAWING No.	PROJECT No. 113408 WBS 0000 TYPE DRG DISC NUMBER SIN / SEWE REV 5