

**SPATIAL BUDGET**

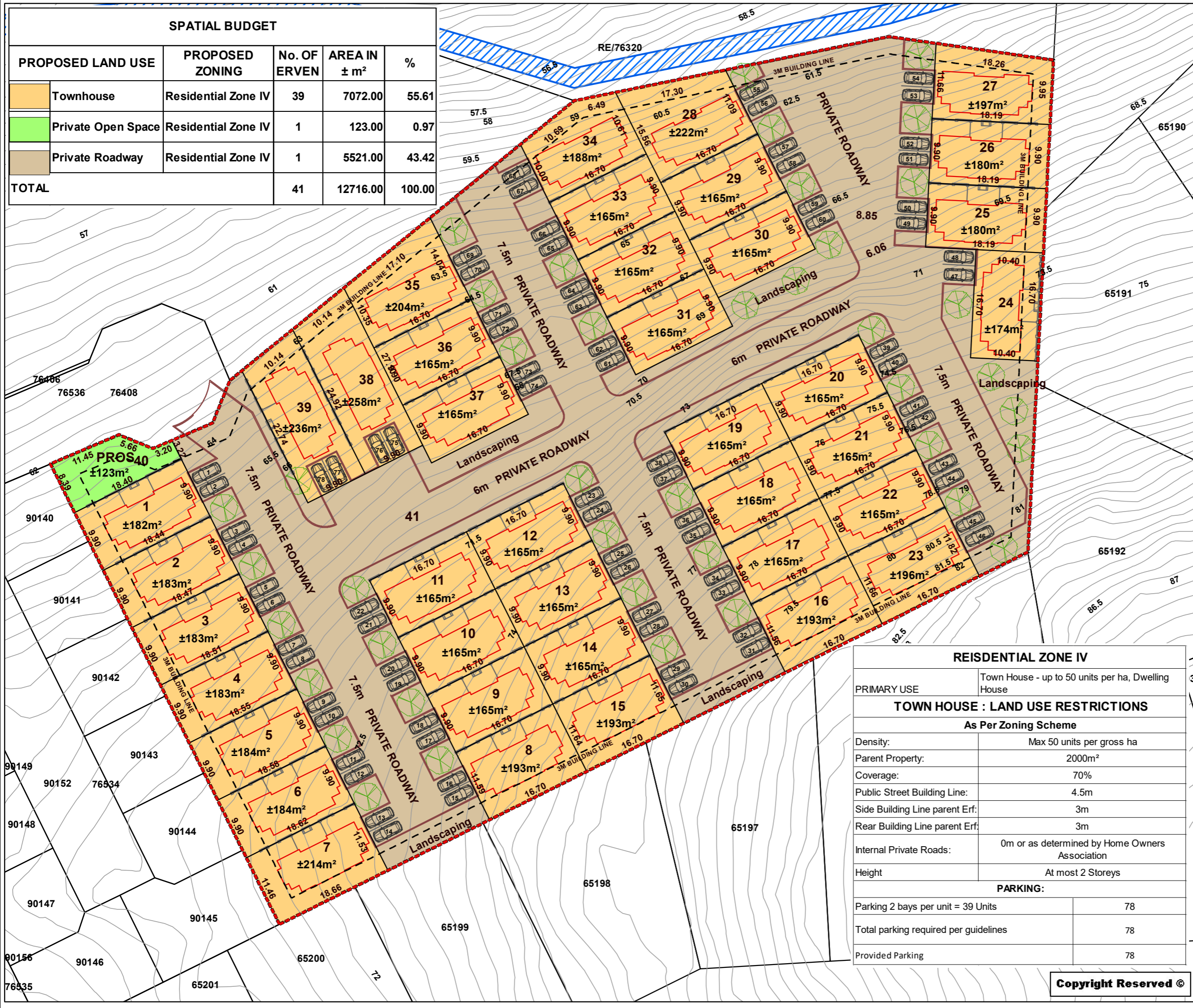
PROPOSED LAND USE	PROPOSED ZONING	No. OF ERVEN	AREA IN ± m <sup>2</sup>	%
Townhouse	Residential Zone IV	39	7072.00	55.61
Private Open Space	Residential Zone IV	1	123.00	0.97
Private Roadway	Residential Zone IV	1	5521.00	43.42
<b>TOTAL</b>		<b>41</b>	<b>12716.00</b>	<b>100.00</b>

**CONSOLIDATION AND SUBDIVISION OF ERF 76532 AND ERF 76533, EAST LONDON**

**PROPOSED SITE PLAN**  
Plan 2042 A/3

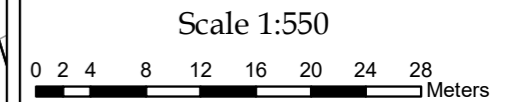
**Legend**

- PORTION A (1.2716ha)
- 3m Building line
- Proposed Subdivision
- Cars
- Kerbing
- Details
- Trees
- Proposed Units
- 50cm Contours
- Sewer Servitude
- Cadastrals



**RESIDENTIAL ZONE IV**

PRIMARY USE	Town House - up to 50 units per ha, Dwelling House
<b>TOWN HOUSE : LAND USE RESTRICTIONS</b>	
<b>As Per Zoning Scheme</b>	
Density:	Max 50 units per gross ha
Parent Property:	2000m <sup>2</sup>
Coverage:	70%
Public Street Building Line:	4.5m
Side Building Line parent Erf:	3m
Rear Building Line parent Erf:	3m
Internal Private Roads:	0m or as determined by Home Owners Association
Height	At most 2 Storeys
<b>PARKING:</b>	
Parking 2 bays per unit = 39 Units	78
Total parking required per guidelines	78
Provided Parking	78



Date: May 2022  
Project No.: 2042  
Project Ref.:D:\2042 Con and Sub of Erven 76532 and 76533 (Redline Group)\Av Projects\Plan 2042 A\_3 Site Plan.mxd

PRODUCED FOR: **REDLINE GROUP**

PRODUCED BY: **setplan**

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