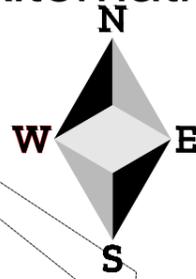
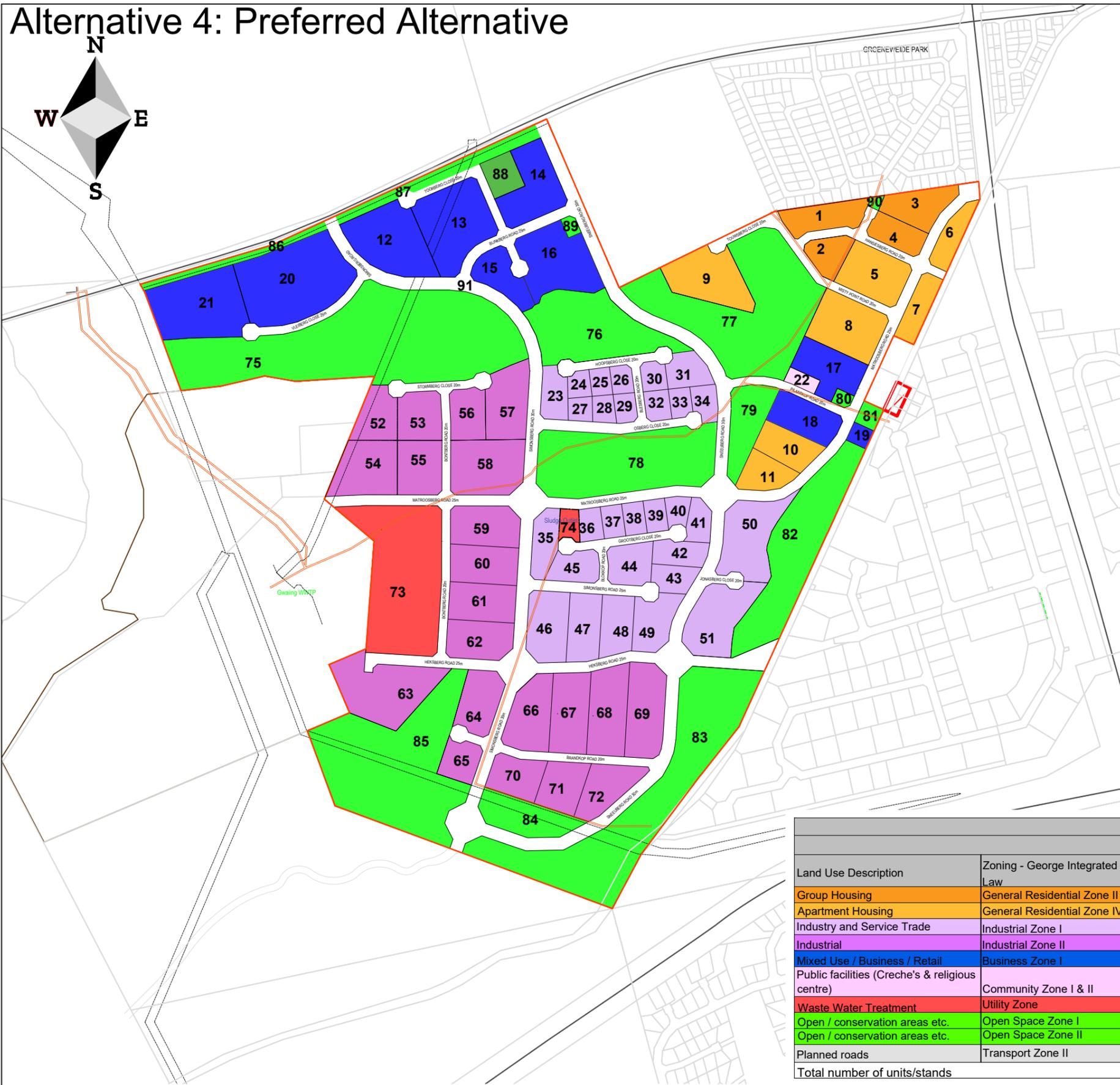


# Alternative 4: Preferred Alternative



Plot Date: 24/03/2025 2:42:59 am Office: ZADC1 Filename: C:\USERS\SYABULELA.NTUNTUNAWA\CTAR\0001004332-00 - DOCUMENTS\OPTION D\AU TOCAD\250320\_GWAYANG\_OPTION D FINAL.DWG

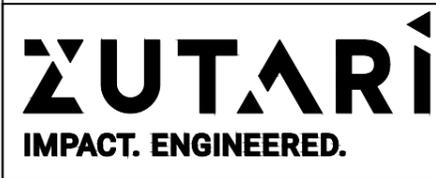


NOTATION	ERF NUMBER	ERF AREA sqm	ZONING (GEORGE INTEGRATED ZONING SCHEME)	NOTATION	ERF NUMBER	ERF AREA sqm	ZONING (GEORGE INTEGRATED ZONING SCHEME)
	1	11542 sqm	GENERAL RESIDENTIAL ZONE II GROUP HOUSING		47	11783 sqm	INDUSTRIAL ZONE I
	2	7515 sqm	GENERAL RESIDENTIAL ZONE II GROUP HOUSING		48	10281 sqm	INDUSTRIAL ZONE I
	3	11678 sqm	GENERAL RESIDENTIAL ZONE II GROUP HOUSING		49	11593 sqm	INDUSTRIAL ZONE I
	4	8164 sqm	GENERAL RESIDENTIAL ZONE II GROUP HOUSING		50	21592 sqm	INDUSTRIAL ZONE I
	5	16372 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT		51	20313 sqm	INDUSTRIAL ZONE I
	6	7600 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT		52	10624 sqm	INDUSTRIAL ZONE II
	7	8249 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT		53	11284 sqm	INDUSTRIAL ZONE II
	8	19860sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT		54	17706 sqm	INDUSTRIAL ZONE II
	9	20122 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT		55	12948 sqm	INDUSTRIAL ZONE II
	10	10621 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT		56	9617 sqm	INDUSTRIAL ZONE II
	11	8716 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT		57	16052 sqm	INDUSTRIAL ZONE II
	12	25103 sqm	BUSINESS ZONE 1		58	21173 sqm	INDUSTRIAL ZONE II
	13	27411 sqm	BUSINESS ZONE 1		59	14515 sqm	INDUSTRIAL ZONE II
	14	18839 sqm	BUSINESS ZONE 1		60	13623 sqm	INDUSTRIAL ZONE II
	15	10660 sqm	BUSINESS ZONE 1		61	13424 sqm	INDUSTRIAL ZONE II
	16	23893 sqm	BUSINESS ZONE 1		62	13148 sqm	INDUSTRIAL ZONE II
	17	14289 sqm	BUSINESS ZONE 1		63	27850 sqm	INDUSTRIAL ZONE II
	18	12839 sqm	BUSINESS ZONE 1		64	12607 sqm	INDUSTRIAL ZONE II
	19	2303 sqm	BUSINESS ZONE 1		65	7602 sqm	INDUSTRIAL ZONE II
	20	41165 sqm	BUSINESS ZONE 1		66	15785 sqm	INDUSTRIAL ZONE II
	21	30024 sqm	BUSINESS ZONE 1		67	16307 sqm	INDUSTRIAL ZONE II
	22	2662 sqm	COMMUNITY ZONE I & II		68	18083 sqm	INDUSTRIAL ZONE II
	23	7018 sqm	INDUSTRIAL ZONE I		69	18523 sqm	INDUSTRIAL ZONE II
	24	3116 sqm	INDUSTRIAL ZONE I		70	10894 sqm	INDUSTRIAL ZONE II
	25	3055 sqm	INDUSTRIAL ZONE I		71	11340 sqm	INDUSTRIAL ZONE II
	26	3226 sqm	INDUSTRIAL ZONE I		72	12610 sqm	INDUSTRIAL ZONE II
	27	3081 sqm	INDUSTRIAL ZONE I		73	59303 sqm	UTILITY ZONE
	28	3254 sqm	INDUSTRIAL ZONE I		74	3185 sqm	UTILITY ZONE
	29	3324 sqm	INDUSTRIAL ZONE I		75	125785 sqm	OPEN SPACE ZONE I
	30	3779 sqm	INDUSTRIAL ZONE I		76	39500 sqm	OPEN SPACE ZONE I
	31	7328 sqm	INDUSTRIAL ZONE I		77	75277 sqm	OPEN SPACE ZONE I
	32	4018 sqm	INDUSTRIAL ZONE I		78	58197 sqm	OPEN SPACE ZONE I
	33	3302 sqm	INDUSTRIAL ZONE I		79	15173 sqm	OPEN SPACE ZONE I
	34	4607 sqm	INDUSTRIAL ZONE I		80	1434 sqm	OPEN SPACE ZONE I
	35	8615 sqm	INDUSTRIAL ZONE I		81	2736 sqm	OPEN SPACE ZONE I
	36	4024 sqm	INDUSTRIAL ZONE I		82	48910 sqm	OPEN SPACE ZONE I
	37	3750 sqm	INDUSTRIAL ZONE I		83	88098 sqm	OPEN SPACE ZONE I
	38	3750 sqm	INDUSTRIAL ZONE I		84	16180 sqm	OPEN SPACE ZONE I
	39	3750 sqm	INDUSTRIAL ZONE I		85	81505 sqm	OPEN SPACE ZONE I
	40	3529 sqm	INDUSTRIAL ZONE I		86	7578 sqm	OPEN SPACE ZONE I
	41	5150 sqm	INDUSTRIAL ZONE I		87	13576 sqm	OPEN SPACE ZONE I
	42	7186 sqm	INDUSTRIAL ZONE I		88	6786 sqm	OPEN SPACE ZONE II
	43	6064 sqm	INDUSTRIAL ZONE I		89	1421 sqm	OPEN SPACE ZONE I
	44	9487 sqm	INDUSTRIAL ZONE I		90	816 sqm	OPEN SPACE ZONE I
	45	7751 sqm	INDUSTRIAL ZONE I		91	319202 sqm	TRANSPORT ZONE II
	46	15118 sqm	INDUSTRIAL ZONE I				

The Orange dashed line represents a 3m wide servitude along the existing sewer line over ERF 1, 2, 8, 18, 34, 35, 45, 46, 58, 73, 74, 77, 78, 79, 80, 81, 84, 90 and 91

The Black dashed line represents a 20m wide existing electrical servitude line over ERF 7, 11, 16, 19, 23, 27, 32, 36, 41, 42, 47, 53, 55, 61, 68, 72, 76, 82, 88 and 93

Land Use Description	Zoning - George Integrated Zoning Scheme By-Law	Units	Stands	Density	Stand Size (average)	Area (ha)	FAR	GLA (m2)	% of total area	% of units
Group Housing	General Residential Zone II Group Housing	136	4	35	285	3.89	na	na	2%	6.9%
Apartment Housing	General Residential Zone IV Flats/Apartments	1832	7	200	1.3	9.16	1.0	91536	5%	93.1%
Industry and Service Trade	Industrial Zone I	na	29	na	0.8	20.28	0.8	162277	11%	na
Industrial	Industrial Zone II	na	21	na	1.5	30.57	0.8	244572	17%	na
Mixed Use / Business / Retail	Business Zone 1	na	11	na	4	20.65	1.5	309786	11.4%	na
Public facilities (Creche's & religious centre)	Community Zone I & II	na	1	na	0.27	0.27	1.0	2662	0%	na
Waste Water Treatment	Utility Zone	na	2	na	na	6.25	na	na	3.4%	na
Open / conservation areas etc.	Open Space Zone I	na	15	na	na	57.62	na	na	31.8%	na
Open / conservation areas etc.	Open Space Zone II	na	1	na	1.0	0.68	na	na	0.4%	na
Planned roads	Transport Zone II	na	1	na	na	31.92	na	na	17.6%	na
<b>Total number of units/stands</b>		<b>1968</b>	<b>92</b>			<b>181.3</b>			<b>100%</b>	<b>100%</b>



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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
A	13-02-2025		R Shroder
B	14-02-2025		R Shroder
C	25-02-2025		R Shroder
D	19-03-2025		

SCALE	AS SHOWN
SIZE	A3
DRAWN	A Florence-Brander
DESIGNED	A Florence-Brander
REVIEWED	R Schroder

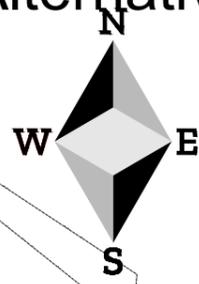
PRELIMINARY  
NOT FOR CONSTRUCTION

APPROVED

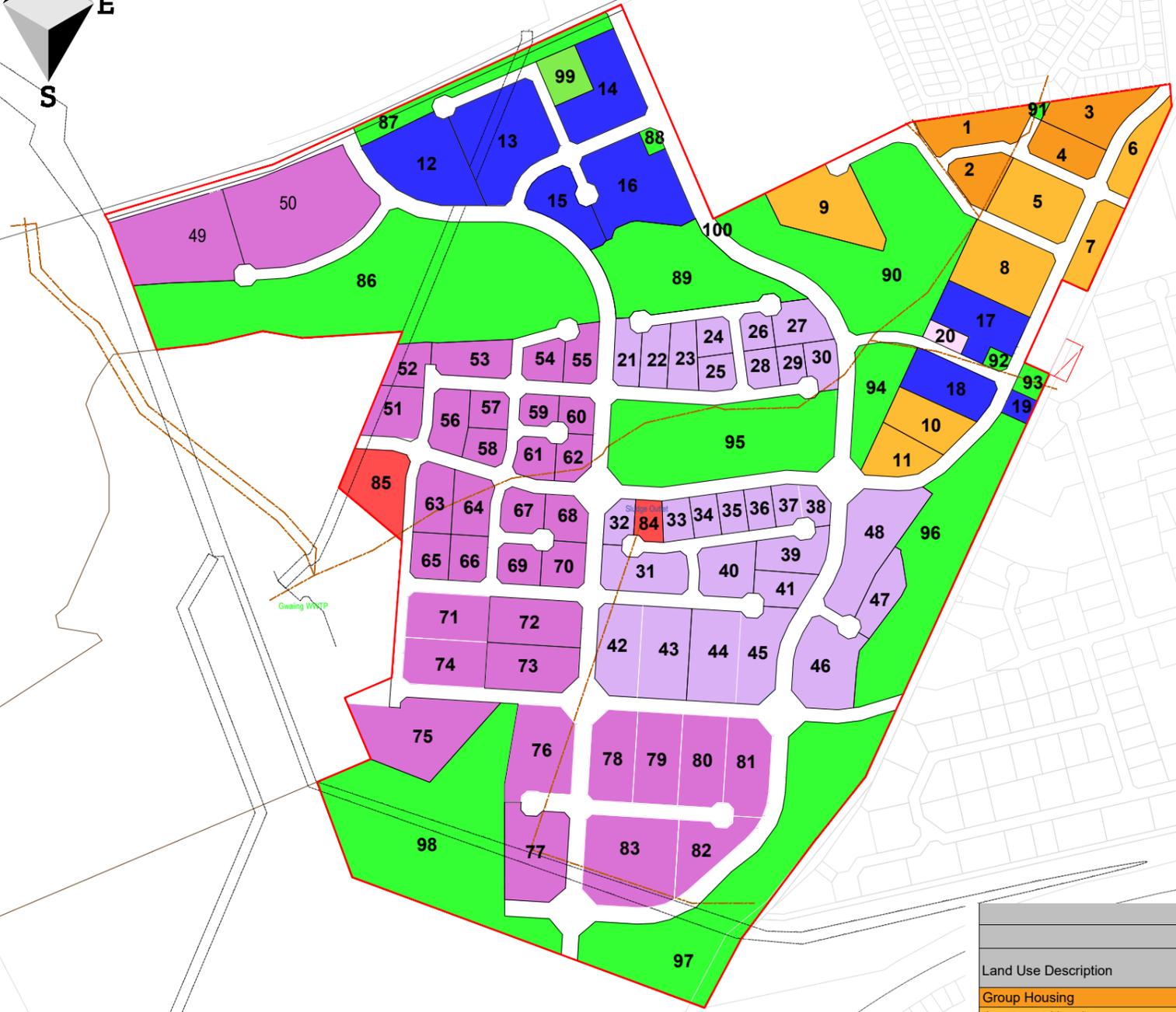
DATE

PROJECT	Gwayang Industrial Development	
TITLE	Sub-divisonal Layout and Zoning	
DRAWING No.	PROJECT No.	WBS
1004332	0000	DRG
TYPE	DISC	NUMBER
UD		000
REV		C

# Alternative 5: Less Preferred Alternative



Office: ZADC1 Plot Date: 17/14/2025 9:41:50 am Filename: C:\USERS\SYABULELA.NTUNTWAN\AUTARIR0001004332-00 - DOCUMENTS\05 DELL502 DRAWINGS\FRANS ROADS LAYOUT DECEMBER 2024\2025\417\_GWAYANG\_FRANS\_OPTION.DWG

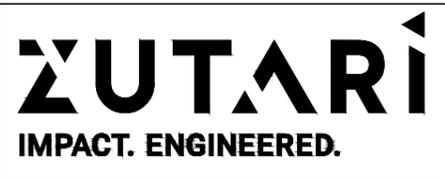


NOTATION	ERF NUM	ERF AREA sqm	ZONING (GEORGE INTEGRATED ZONING SCHEME)	NOTATION	ERF NUM	ERF AREA sqm	ZONING (GEORGE INTEGRATED ZONING SCHEME)
1	11640 sqm	GENERAL RESIDENTIAL ZONE II GROUP HOUSING	51	8810 sqm	INDUSTRIAL ZONE II		
2	7515 sqm	GENERAL RESIDENTIAL ZONE II GROUP HOUSING	52	5595 sqm	INDUSTRIAL ZONE II		
3	12075 sqm	GENERAL RESIDENTIAL ZONE II GROUP HOUSING	53	9163 sqm	INDUSTRIAL ZONE II		
4	8238 sqm	GENERAL RESIDENTIAL ZONE II GROUP HOUSING	54	5273 sqm	INDUSTRIAL ZONE II		
5	16372 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT	55	5877 sqm	INDUSTRIAL ZONE II		
6	7947 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT	56	7467 sqm	INDUSTRIAL ZONE II		
7	8249 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT	57	4749 sqm	INDUSTRIAL ZONE II		
8	19860 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT	58	4675 sqm	INDUSTRIAL ZONE II		
9	20122 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT	59	3838 sqm	INDUSTRIAL ZONE II		
10	10621 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT	60	4014 sqm	INDUSTRIAL ZONE II		
11	8716 sqm	GENERAL RESIDENTIAL ZONE IV FLATS/APARTMENT	61	5259 sqm	INDUSTRIAL ZONE II		
12	23192 sqm	BUSINESS ZONE 1	62	4945 sqm	INDUSTRIAL ZONE II		
13	27468 sqm	BUSINESS ZONE 1	63	8471 sqm	INDUSTRIAL ZONE II		
14	18839 sqm	BUSINESS ZONE 1	64	7642 sqm	INDUSTRIAL ZONE II		
15	10579 sqm	BUSINESS ZONE 1	65	5784 sqm	INDUSTRIAL ZONE II		
16	23893 sqm	BUSINESS ZONE 1	66	5651 sqm	INDUSTRIAL ZONE II		
17	14289 sqm	BUSINESS ZONE 1	67	5849 sqm	INDUSTRIAL ZONE II		
18	12839 sqm	BUSINESS ZONE 1	68	5903 sqm	INDUSTRIAL ZONE II		
19	2303 sqm	BUSINESS ZONE 1	69	5598 sqm	INDUSTRIAL ZONE II		
20	2645 sqm	COMMUNITY ZONE I & II	70	6218 sqm	INDUSTRIAL ZONE II		
21	5388 sqm	INDUSTRIAL ZONE I	71	12430 sqm	INDUSTRIAL ZONE II		
22	5664 sqm	INDUSTRIAL ZONE I	72	14080 sqm	INDUSTRIAL ZONE II		
23	6399 sqm	INDUSTRIAL ZONE I	73	13713 sqm	INDUSTRIAL ZONE II		
24	4162 sqm	INDUSTRIAL ZONE I	74	12494 sqm	INDUSTRIAL ZONE II		
25	4308 sqm	INDUSTRIAL ZONE I	75	27848 sqm	INDUSTRIAL ZONE II		
26	3734 sqm	INDUSTRIAL ZONE I	76	18839 sqm	INDUSTRIAL ZONE II		
27	6978 sqm	INDUSTRIAL ZONE I	77	18461 sqm	INDUSTRIAL ZONE II		
28	4077 sqm	INDUSTRIAL ZONE I	78	13285 sqm	INDUSTRIAL ZONE II		
29	3409 sqm	INDUSTRIAL ZONE I	79	13757 sqm	INDUSTRIAL ZONE II		
30	4837 sqm	INDUSTRIAL ZONE I	80	13607 sqm	INDUSTRIAL ZONE II		
31	11 456 sqm	INDUSTRIAL ZONE I	81	13791 sqm	INDUSTRIAL ZONE II		
32	3897 sqm	INDUSTRIAL ZONE I	82	11665 sqm	INDUSTRIAL ZONE II		
33	4022 sqm	INDUSTRIAL ZONE I	83	26993 sqm	INDUSTRIAL ZONE II		
34	3750 sqm	INDUSTRIAL ZONE I	84	3695 sqm	UTILITY ZONE		
35	3750 sqm	INDUSTRIAL ZONE I	85	13398 sqm	UTILITY ZONE		
36	3750 sqm	INDUSTRIAL ZONE I	86	128101 sqm	OPEN SPACE ZONE I		
37	3559 sqm	INDUSTRIAL ZONE I	87	15406 sqm	OPEN SPACE ZONE I		
38	3293 sqm	INDUSTRIAL ZONE I	88	1421 sqm	OPEN SPACE ZONE I		
39	8414 sqm	INDUSTRIAL ZONE I	89	39572 sqm	OPEN SPACE ZONE I		
40	9487 sqm	INDUSTRIAL ZONE I	90	75216 sqm	OPEN SPACE ZONE I		
41	6064 sqm	INDUSTRIAL ZONE I	91	729 sqm	OPEN SPACE ZONE I		
42	12802 sqm	INDUSTRIAL ZONE I	92	1434 sqm	OPEN SPACE ZONE I		
43	14965 sqm	INDUSTRIAL ZONE I	93	2736 sqm	OPEN SPACE ZONE I		
44	15049 sqm	INDUSTRIAL ZONE I	94	15173 sqm	OPEN SPACE ZONE I		
45	12589 sqm	INDUSTRIAL ZONE I	95	58223 sqm	OPEN SPACE ZONE I		
46	16717 sqm	INDUSTRIAL ZONE I	96	53299 sqm	OPEN SPACE ZONE I		
47	7587 sqm	INDUSTRIAL ZONE I	97	78328 sqm	OPEN SPACE ZONE I		
48	21416 sqm	INDUSTRIAL ZONE I	98	88963 sqm	OPEN SPACE ZONE I		
49	29918 sqm	INDUSTRIAL ZONE II	99	6787 sqm	OPEN SPACE ZONE II		
50	41185 sqm	INDUSTRIAL ZONE II	100	348644 sqm	TRANSPORT ZONE II		

The Orange dashed line represents a 3m wide servitude along the existing sewer line over ERF 2, 8, 18, 30, 31, 42, 61, 62, 63, 64, 76, 77, 81, 82, 83, 85, 90, 91, 92, 93, 94, 95, 97, and 100

The Black dashed line represents a 20m wide existing electrical servitude line over ERF 12, 13, 51, 52, 77, 83, 85, 87, 97, 98, and 100

Gwayang Development - George										
Projected Land Use										
Land Use Description	Zoning - George Integrated Zoning Scheme By-Law	Units	Stands	Density	Stand Size (average)	Area (ha)	FAR	GLA (m2)	% of total area	% of units
Group Housing	General Residential Zone II Group Housing	136	4	35	285	3.95	na	na	2%	70%
Apartment Housing	General Residential Zone IV Flats/Apartments	1832	7	200	1.3	9.19	1.0	91887	5%	93.0%
Industry and Service Trade	Industrial Zone I	na	28	na	0.8	21.15	0.8	169213	12%	na
Industrial	Industrial Zone II	na	35	na	1.5	40.28	0.8	322279	22%	na
Mixed Use / Business / Retail	Business Zone I	na	9	na	4	13.34	1.5	200101	7.4%	na
Public facilities (Creche's & religious centre)	Community Zone I & II	na	1	na	0.27	0.26	1.0	2645	0%	na
Waste Water Treatment	Utility Zone	na	2	na	na	1.71	na	na	0.9%	na
Open / conservation areas etc.	Open Space Zone I	na	13	na	na	55.86	na	na	30.8%	na
Open / conservation areas etc.	Open Space Zone II	na	1	na	1.0	0.68	na	na	0.4%	na
Planned roads	Transport Zone II	na	1	na	na	34.86	na	na	19.2%	na
Total number of units/stands		1976	103			181.3			100%	100%



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REV	DATE	REVISION DETAILS	APPROVED
A	13-02-2025		R Shroder
B	14-02-2025		R Shroder
C	25-02-2025		R Shroder
D	19-03-2025		

SCALE	AS SHOWN	SIZE	A3
DRAWN	A Florence-Brander		
DESIGNED	A Florence-Brander		
REVIEWED	R Schroder		

PRELIMINARY	NOT FOR CONSTRUCTION
APPROVED	DATE

PROJECT	Gwayang Industrial Development					
TITLE	Sub-divisonal Layout and Zoning					
DRAWING No.	PROJECT No.	WBS	TYPE	DISC	NUMBER	REV
1004332	-	0000	-	DRG	-	UD - 000 - C