

LOCATION PLAN

scale 1 : 10000



ZWARTE JONGERSFONTEIN No. 489
Remainder Portion 101



ZONING: Agricultural ZONE II
LAND USE : SMALL HOLDING
CONSENT USE : TOURISM

OCCUPATION TYPE
1 Bed Guest Pod
2x Parking per Pod
COLLECTIVE COVERED AREA: 360m²

TOTAL AREAS

Farm 489/101 61,08 Ha
Total of Study Area 1,83 Ha

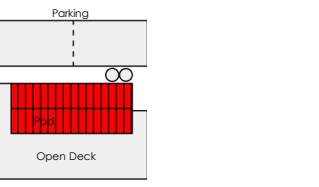
TYPICAL POD

Enclosed Space 26m²
Deck 34m²
Landscaping (Avg. per Pod) 55m²

Height (FFL to Ridge) 3 600mm

TOTAL BUILT AREA 60m²

Parking 18m²



TOTAL PODS

Enclosed Space (x06) 156m²
Deck (x06) 204m²

TOTAL BUILT AREA 360m²

Parking (6x 18m²) 108m²

ROAD LENGTHS

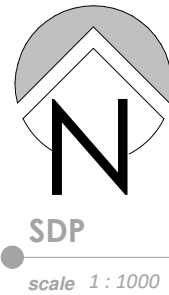
Main Road 179.16m
Road 01 55.52m
Road 1.01 17.44m
Road 02 39.31m
Road 2.01 9.51m
Road 03 36.72m
Service Road 44.25m

TOTAL 381,91m

ROAD AREAS

Internal Roads 1 128,54m²
Service Road 167.75m²

TOTAL 1 296.29m²



5 Lofty Nel St, Voorbaai, Mossel Bay
072 138 3451

ZWARTE JONGERSFONTEIN ERF 489
REMAINDER OF PORTION 101 PROPOSED SDP LAYOUT
Dwg No. 24-02-068_489 000 SP03

SITE DEVELOPMENT PLAN SP03

2025.06.03