

PROPOSED SUBDIVISION PLAN

Erf 23731 Mossel Bay

TECHICAL INFORMATION

PORTIONS	ZONING	USE	HATCHING	AREA(m ²)	%
1-69	General Residential I	Group Housing	[Orange Hatch]	2 6334.00	38.39
73-99, Rem. Erf 23731	General Residential II	Town Houses	[Light Orange Hatch]	5380.00	7.84
70 - 72	General Residential III	Flats	[Light Green Hatch]	6213.00	9.06
100 - 112	Open Space Zone II	Private Open Space	[Green Hatch]	1 1831.00	17.25
113	Transport Zone III	Private Road	[Grey Hatch]	1 5922.00	23.21
114	Open Space Zone III	Conservation	[Yellow-Green Hatch]	2916.00	4.25
TOTAL				6 8596.00	100.00

GENERAL NOTES

- All dimensions are approximate and subject to a detailed site survey and Local Authority input.
- The Copyright of this drawing, including the design and details shown herein, is reserved by First Plan.

AMENDMENTS

REV	DESCRIPTION	BY	DATE
1	Portion 114 Open Space III	CT	08/25
2	Conservancy Tanks	CT	11/25

CLIENT:

Balu Trust

PLAN NO | FP/0525/1144

DATE | July 2025



A3 = Scale 1:1500



+27 (21) 930-7183 | info@firstplan.co.za | www.firstplan.co.za



ERF 21239
(170/220)

ERF 21240
(171/220)

ERF 23730

ERF 21249
(181/220)

ERF 21251
(183/220)