



**PLAN 2**

**KNYSNA  
ERF 12403**

**PREFERRED ALTERNATIVE**

**LEGEND**

ZONING:	QTY	AREA (ha)	%
General Residential Zone III	1	0,6884	3.55
General Residential Zone V	1	0,5112	2.63
Business Zone I	5	2,6227	13.51
Business Zone II & Place of Assembly	1	1,4286	7.36
Open Space Zone II	2	0,9579	4.94
Open Space Zone III	1	11,7198	60.39
Transport Zone III	1	1,1616	5.99
Transport Zone II	1	0,3167	1.63
<b>TOTAL</b>	<b>13</b>	<b>19,4069</b>	<b>100</b>

**NOTES**

- Sizes and dimensions are approximate and subject to final survey.
- For Property details, refer to SG 8205/1996.
- 7,7 ha (40%) of site developed, 60% remain undeveloped.
- 2x servitudes for a WWTW to be created on the Aquatic Centre property (Erf 4).
- the 2,26m above MSL is regarded as the 1:100yr Flood Line - indicated in brown dotted line

DRAWN:	MV	CHECKED:	MV
PLAN NO:	Pr1153kny12403sdp08		
PLAN DATE:	December 2020		
STORED:	z:\drawings\App\Pr1153kny12403SDP08.dwg		

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APPROVED IN TERMS OF SECTION 23(1) OF THE KNYSNA MUNICIPALITY'S BY-LAW ON MUNICIPAL PLANNING AS PUBLISHED IN P.N. 7565/2016 ON 12 FEBRUARY 2016

MUNICIPAL MANAGER \_\_\_\_\_  
DATE: \_\_\_\_\_

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