

# LAYOUT PLAN

PROPOSED DEVELOPMENT ON  
LOT 266 & A PORTION OF  
REMAINDER OF LOT 21,  
RIVERSDALE SETTLEMENT,  
HESSEQUA MUNICIPALITY,  
WESTERN CAPE PROVINCE

## LEGEND

ZONING	NO. OF STANDS	ERF NO.	AREA (ha)	% OF AREA
Agricultural Zone II	27	1-27	27.5	48.8
Single Residential Zone I	159	32-190	10.4	18.4
General Residential Zone II	3	29-31	10.4	18.4
Business Zone III	1	191	0.7	1.2
Transport Zone II	7	196-202	3.8	6.7
Transport Zone III	1	195	1.9	3.4
Utility Zone	1	28	0.2	0.4
Open Space Zone I	3	192-194	1.5	2.7
TOTAL	202		56.4	100

## PROFESSIONAL TEAM

CONSULTANT	NAME	COMPANY	CONTACT
Civil Engineer	G Pepler	Hessequa Consulting Engineers	083 447 9297
Electrical Engineer	J de Villiers	CMB	082 331 4740
Survey Technician	A la Cock	La Cock Surveying	083 656 5464
Land Surveyor	C de Jager	CDJ Land Surveyors	076 735 4613
Geotechnical Engineer	E van der Walt	Terra Geotechnical	082 073 8566
Environmental Consultant	R Kapp	Kapp Environmental Consultants	082 675 5233
VIA Consultant	FC Holm	FC Holm Architects	044 874 1606
HIA Consultant	J Orton	ASHA Consulting	083 272 3225
Traffic Engineer	F van Aardt	Urban Engineering	082 923 6171
Town Planner	M Coetzee	PLANSERV	082 923 6171

PROJECT NO.: 217

PLAN NO.: 217/P4 (PREF)

SCALE: 1 : 5 000

DATE: 13/09/2024

### DISCLAIMER:

THIS DRAWING ENJOYS COPYRIGHT PROTECTION WHICH VESTS IN PLANSERV (PTY) LTD, UNLESS OTHERWISE AGREED IN WRITING. IT MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WHATSOEVER TO ANY PERSON WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT HOLDER.

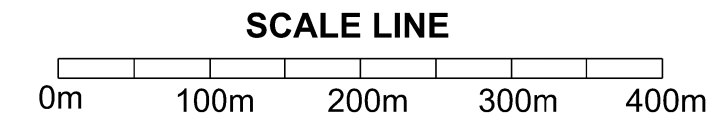


PLANSERV (PTY) LTD  
Reg. No. 2013/191660/07

p: PO Box 64 Riversdale 6670  
e: madie@planserv.co.za  
w: www.planserv.co.za  
c: 082 923 6171

### CLIENT

BELLADONNA (PTY) LTD  
[REG. NO. 1965/003575/07]



### GENERAL NOTES

- All dimensions and areas are approximate and subject to final survey by a Professional Land Surveyor.
- All cadastral dimensions to be confirmed by a Professional Land Surveyor prior to any detail designs being constructed.
- Detail contour survey to be done prior to Engineering design and implementation.
- All calculations are to be confirmed.
- All contours are based on 0.5 metre intervals. Contours were surveyed by A. la Cock in December 2021.
- The average size of the Single Residential Zone I erven is between 600 m<sup>2</sup> to 850 m<sup>2</sup>.