

DIAGRAM 6: PROPOSED SITE DEVELOPMENT PLAN

ERF 5008 SEDGEFIELD



AREA SCHEDULE	
ERF	SIZE
REMAINDER OF ERF 5008: PROPOSED ZONING - BUSINESS ZONE I	
Existing Buidlings	±650 m²
New Buildings	±800 m²
TOTAL BUSINESS FLOOR AREA	±1450 m²
Parking = 1 Bay/25 m²	58 Parking Bays
PORTION A: PROPOSED ZONING - GENERAL RESIDENTIAL ZONE I & OPEN SPACE ZONE II	
16 Group Housing Erven	±257 m² (Average Erf Size)
TOTAL AREA OF RESIDENTIAL ERVEN	4103 m²
Density	24 Units/ha
AVERAGE FLOOR AREA/UNIT	±220 m²
Open Space II	±2650 m²
PORTION B: PROPOSED ZONING - BUSINESS ZONE I (WITH CONSENT FOR WAREHOUSE)	
53 Storage Units	±18 m² (Coverage Per Unit)
Office Space	±100 m²
PARKING = 2 Bays/100 m²	25 Parking Bays
TOTAL FLOOR AREA OF WAREHOUSING	±1075 m²
PROPOSED SUBDIVISION	
ERF	SIZE
PORTION A	±6755 m²
PORTION B	±2433 m²
RE/5008	±4125 m²
TOTAL	±13 313 m²
NOTES: 1. Figures ABCDEFGHIJK represent the Erf 5008 being ±13 313m² in extent to be subdivided into Portion A, Portion B and a Remainder. 2. Figures ABCDElcb represents the Remainder of Erf 5008 being ±4125 m² in extent. 3. Figures abcdMNOPJKe represents Portion A being ±6755 m² in extent. 4. Figures LFGHIPONMdc Portion B being ±2433 m² in extent. 5. Figures abcd represents an 8.7m wide Private Access Servitude proposed over Portion A in favour of Portion B. Sizes and dimensions are approximate and subject to final survey. COPY RIGHT: This plan must not be copied or amended without the written consent from Planning Space.	
ERF 5008 SEDGEFIELD	
DRW. NR.: SDP-E5008-SED	
KNYSNA MUNICIPAL AREA	
DATE: 23 SEPTEMBER 2025	