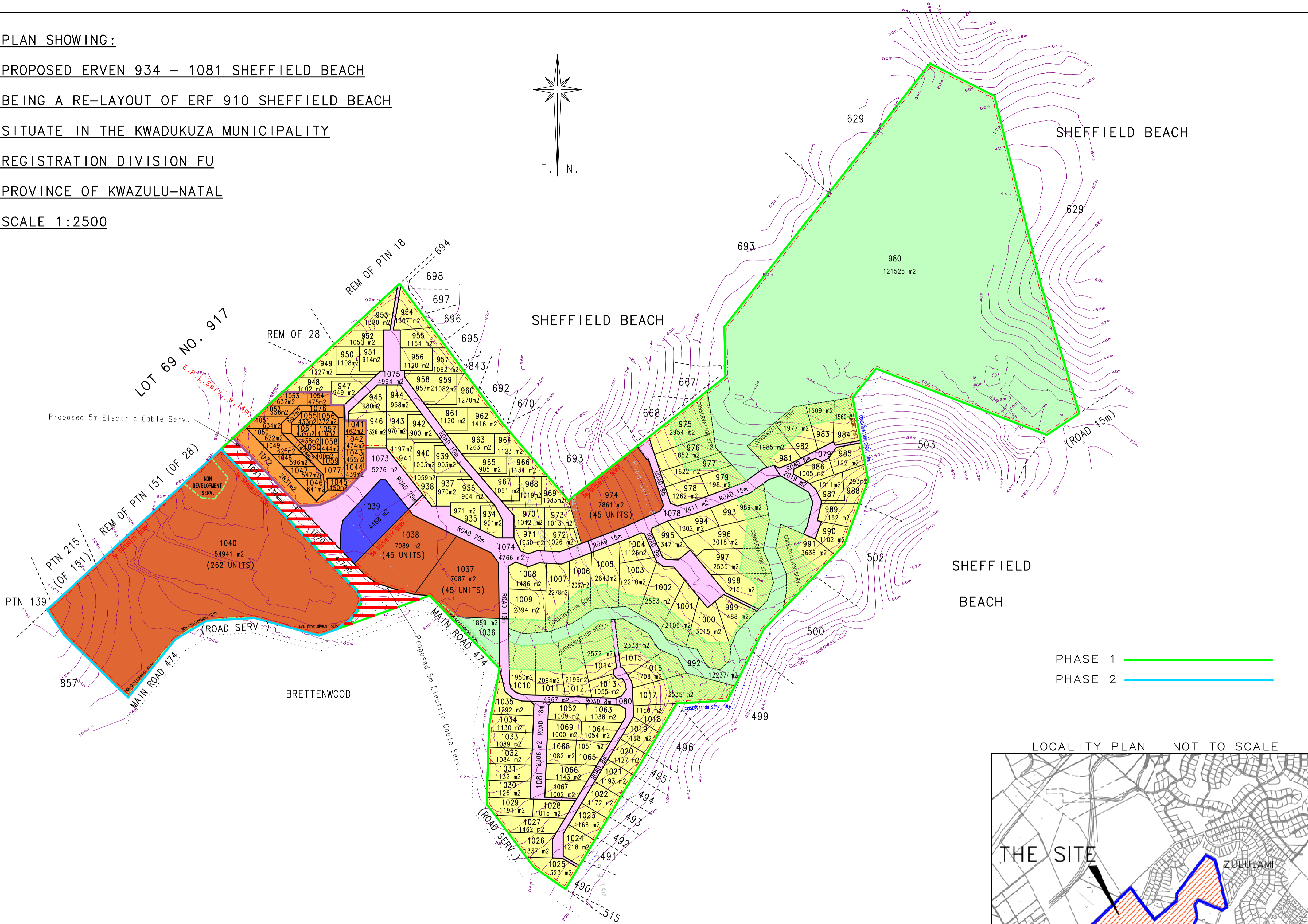
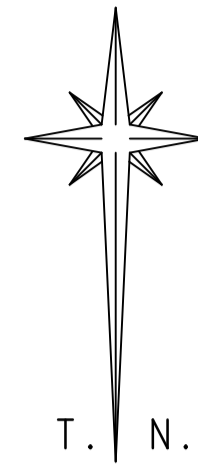
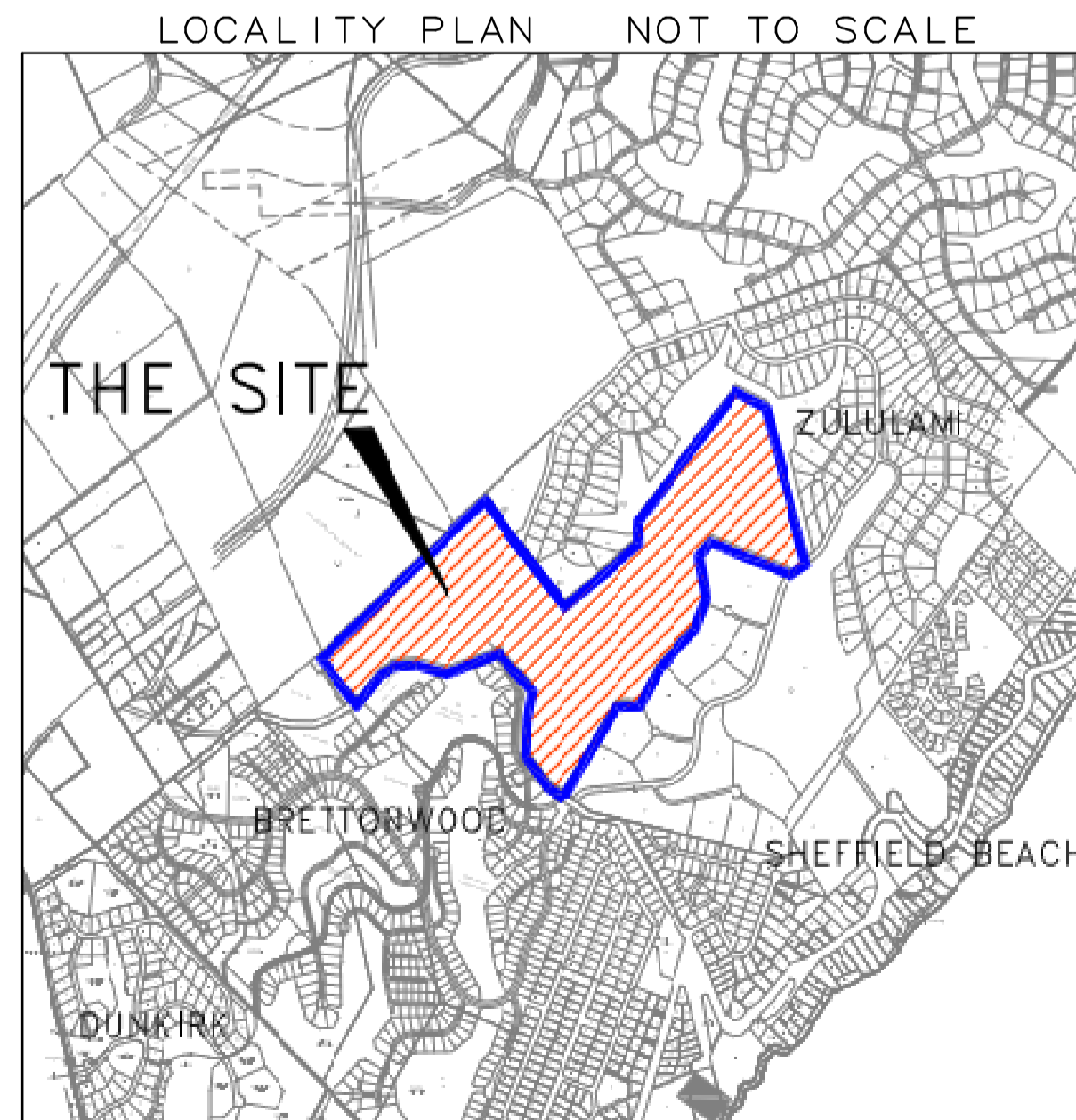


PLAN SHOWING:

PROPOSED ERVEN 934 – 1081 SHEFFIELD BEACH
BEING A RE-LAYOUT OF ERF 910 SHEFFIELD BEACH
SITUATE IN THE KWADUKUZA MUNICIPALITY
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU-NATAL
SCALE 1:2500



PHASE 1 ———
 PHASE 2 ———



LAND USE:	(Dwelling Units) TOTAL	AREA
■ MINI-SUB FREEHOLD RESIDENTIAL ERVEN	21	1,5718 ha
■ RESIDENTIAL BUILDING & MEDIUM DENSITY HOUSING	397	7,6978 ha
■ SINGLE RESIDENTIAL ERVEN	107	15,3299 ha
■ PRIVATE ROAD PROPERTY OF H.O.A.		3,3174 ha
■ CONSERVATION AREA PROPERTY OF H.O.A.		13,3866 ha
■ OFFICE AND SOCIAL FACILITIES		0,4488 ha
■ FUTURE MUNICIPAL ROAD		0,7119 ha
		42,4642 ha

ZONING:

■ ROMD (Group Housing)
■ ROHD (General Residential)
■ RODE (Special Residential)
■ PRIVATE ROADS
■ CONSERVATION
■ MULTI PURPOSE OFFICE AND RETAIL (Limited Commercial)
■ FUTURE ROAD RESERVATION (To be transferred to the Municipality)

USAGE : RESIDENTIAL
 OWNER : CROSS ATLANTIC PROPERTIES 65 PTY LTD
 DEED : T4451/2007
 DIAGRAM : S.G. No. 1976/2007
 EXTENT : 42,4642 ha

- NOTES:**
- 1.) Areas and dimensions are approximate and subject to amendment on final survey.
 - 2.) Approved General Plan S.G. No. 2627/2010 will be withdrawn.
 - 3.) Revision 2.
 - 4.) ■ represents Non-Development Green Belt.
 - 5.) An Electric Cable Servitude 5 metres wide to be registered over Erven 1070 and 1071.
 - 6.) Contour interval is 2m.
 - 7.) **MINIMUM FRONTAGE REQUIREMENTS**
 Except for erven zoned "Group Housing"/"ROMD", the minimum frontage for all lots shall be 18 metres and the width of the access way for a "hatchet-shaped" lot shall be a minimum of 4 metres throughout its length. Where a lot is of an irregular shape or occurs in a cul-de-sac or change of road direction, the frontage on the street may, with the authority of the Municipality, be less than 18 metres.

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 Ballito Ballito, 4420
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 J.A. NELSON
 B.Sc (Survey) Pr.L.(S.A.)
 Member of the Institute of Professional Land Surveyors

Our ref: S1449B
 Date: June 2015 (REVISED APRIL 2016)