



**Notes :**

- 1) The Remainder of Erf 37119 Kraaifontein is to be rezoned from Agriculture Zone to Subdivisional Area.
- 2) The Remainder of Erf 37119 Kraaifontein is to be subdivided into 2 phases:
  - a) Phase F 8,2209ha
  - b) Phase G 9,9127ha
- 3) Phases F and G are to be developed as individual phases and subdivided with their individual zonings and land uses as tabulated below

**Table 1: Subdivisions of Phase F**

Ptn No	No of Units	Extent	%	Zoning	Land Use
1 - 49 54B	50	6,0419ha	73,50	Mixed Use Zone 1(MU1)	Industrial
50 - 53 72	5	124m <sup>2</sup>	0,15	Utility Zone (UT)	Electrical Substation
73	1	1,7388ha	21,15	Open Space Zone 3(OS3)	Private Road
74	1	0,4278ha	5,20	Transport Zone 2 (TR2)	Public Road
<b>Total</b>	<b>57</b>	<b>8,2209ha</b>	<b>100,00</b>		

**Table 2: Subdivisions of Phase G**

Ptn No	No of Units	Extent	%	Zoning	Land Use
54A - 55	2	2,6729ha	26,96	General Residential Subzone 2(GR2)	Flats
56	1	0,9001ha	9,08	General Residential Subzone 1(GR1)	Group House (Duplex)
58 - 63	6	4,2062ha	42,43	General Residential Subzone 1(GR1)	Group House
64 - 66	3	86m <sup>2</sup>	0,09	Utility Zone (UT)	Electrical Substation
70	1	1,3224ha	13,34	Open Space Zone 3(OS3)	Private Open Space
71	1	8025m <sup>2</sup>	8,10	Open Space Zone 3(OS3)	Private Road
<b>Total</b>	<b>14</b>	<b>9,9127ha</b>	<b>100,00</b>		

**Servitude Notes :**

Portions 71 & 73 in their entirety are subject to a servitude right of way i.f.o the City of Cape Town.

Ref : 1) Co-ordinate System WGS 84  
2) S. G. Noting M1359, M1401, M1222, M1316

**dh&a**  
david hellig & abrahamse  
professional land surveyors  
258 Main Street  
PAARL 7646

Telephone : 021-8724086  
web site : www.dhale.co.za  
email : david@dhale.co.za

project **PLAN OF SUBDIVISION**  
**Remainder of Erf 37119 Kraaifontein**

Scale	1 / 1500 @ A1
Date	Nov. 2014 - April 2017
File No	P3496/14(A3)
Plan No	Sub2 Rev 20