

GREENFIELD DEVELOPMENTS



PROPOSED DEVELOPMENT of ERF 6851 and FARMS 643, 644 and 644/1 EERSTE RIVIER CITY OF CAPE TOWN

LEGEND for ERF 6851

COLOR CODE	ZONING	ERF NO. NUMBERS	No. of lots	AREA (ha)	% of AREA			
Yellow	General Residential Sub zoning 1 (GR1) - Group Housing	1 - 198	198	198	6,58			
Orange	General Residential Sub zoning 2 (GR2) - Group Housing + Townhouses	199	1	220	4,40			
Green	Open Space Zoning 3 (OS3) - Open Space	200 - 205	6	1,24	9			
Light Blue	Utility Zoning (UT) - Detention Pond	206	1	0,23	1			
Pink	Utility Zoning (UT) - Substations	207 - 210	4	0,01	1			
Brown	Open Space Zoning 3 (OS3) - Private Road	211	1	2,67	17			
TOTAL					211	418	15,23	100

LEGEND for FARM 643

COLOR CODE	ZONING	ERF NO. NUMBERS	No. of lots	AREA (ha)	% of AREA			
Yellow	General Residential Sub zoning 1 (GR1) - Group Housing	212 - 461	250	250	7,38			
Orange	General Residential Sub zoning 2 (GR2) - Flats + Townhouses	462	1	297	3,71			
Orange	General Residential Sub zoning 2 (GR2) - Flats + Townhouses	463 - 465	3	449	4,49			
Red	Community Zoning 1 (CO1) - Place of Assembly / Instruction	466	1	0,22	1			
Green	Open Space Zoning 1 (OS1) - Environmental Conservation	467	1	6,08	20			
Green	Open Space Zoning 3 (OS3) - Open Space	468 - 476	9	4,08	13			
Light Blue	Utility Zoning (UT) - Detention Pond	477	1	0,35	1			
Brown	Open Space Zoning 3 (OS3) - Private Road	478 - 480	3	3,32	11			
Pink	Utility Zoning (UT) - Substations	481 - 485	5	0,05	1			
Grey	Transport Zoning 2 (TR2) - Public Road	486	1	0,97	3			
TOTAL					275	996	30,65	100

LEGEND for FARM 644 + 644/1

COLOR CODE	ZONING	ERF NO. NUMBERS	No. of lots	AREA (ha)	% of AREA		
Blue	Mixed Use Zoning Sub zoning 1 (MU1) - Residential, Institutional Spot, Maintenance Facilities	487	1	15,47	65		
Red	Community Zoning 1 (CO1) - Place of Instruction	488	1	(4,14)	32		
Green	Open Space Zoning 1 (OS1) - Conservation (wetland)			(3,48)			
Grey	Transport Zoning 2 (TR2) - Public Road	489	1	0,66	3		
TOTAL					3	23,75	100

GRAND TOTAL FOR ALL AREAS

486	1414	69,63	100
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- Notes :**
- Development boundary of Rem erf 6851
 - Development boundary of Farm 643
 - - - Development boundary of Farm 644 + 644/1
 - All contours by Geomatics SA (0,5m intervals)

Servitude Note :
Right of way servitude over all private roads in favour of the City of Cape Town to access all storm water detention ponds and solid waste removal purposes.

AMENDMENTS

NO.	DATE	REVISION	DRAWN	CHECKED
1	Nov 14	Initials corrected, additional lot and change in no. of changed to group housing	rs	rs
2	Nov 14	Added new area on farm 643 allowed to join on and commonly owned	rs	rs
3	Nov 14	Added new area on farm 643 becomes private road from subsection	rs	rs
4	Nov 14	Open space amendments also discussed with SPTD	rs	rs
5	Jan 17	Various layout amendments after SPTD comments	rs	rs
6	Sept 17	Added on erf 6851, and number change. Community zoning on farm 643 after meeting with City of Cape Town officials	rs	rs

	MONTH/YEAR	DATE
DESIGNED	rs	August 2016
DRAWN	rs	August 2016
CHECKED	rs	August 2016
APPROVED	rs	August 2016

PLAN NO.: TP. AdeW 02/2016 (August)

CLIENT: Greenfield Developments

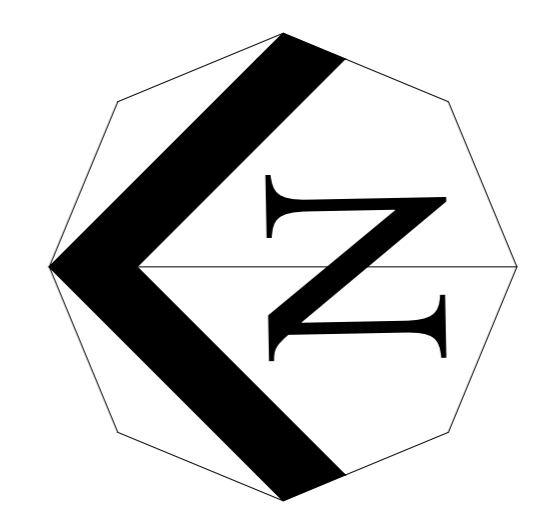
TITLE: Subdivision and Zoning Plan

Town Planning :



Urban Design:

rtj consulting
(2004 053906/23)
technical town planner (reg no. B/8162/2011)
prof. architectural technologist (reg no. T111284)
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Scale 1:2000 (at A0)