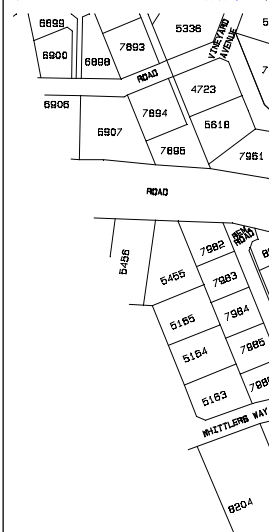
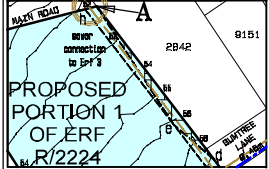


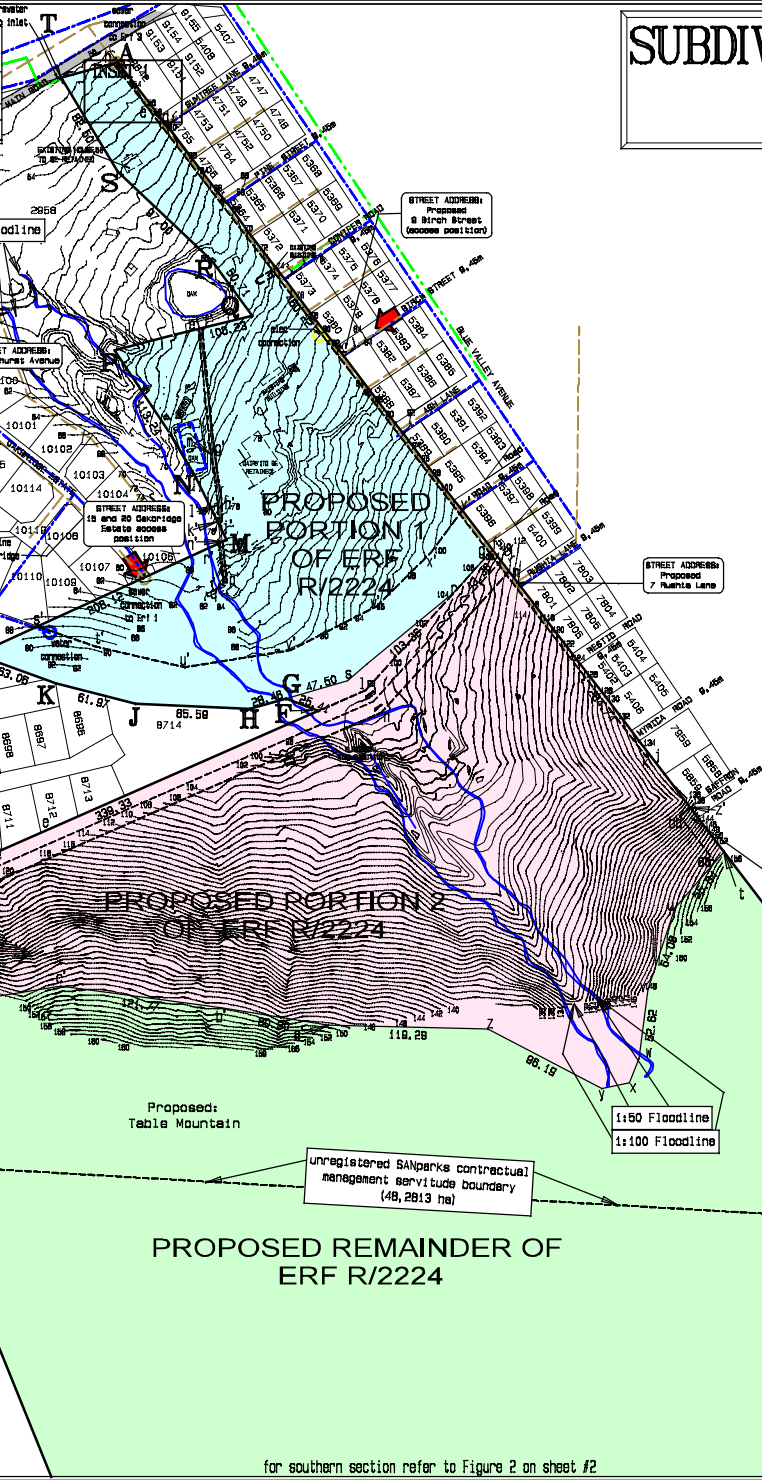
LAND-USE TABLE			
KEY	ERF NUMBER R/2224	AREA	CURRENT ZONING
		(ha)	(%)
	PROPOSED PORTION 1	8,7836	8,7
	PROPOSED PORTION 2	13,0319	16,7
	PROPOSED REMAINDER	58,1370	74,6
	TOTAL	77,9524	100,0

INSET 1 (1:1 500)



SERVITUDE NOTES

- FIGURE deflmnpq DENOTES A 20 METRE WIDE PIPELINE SERVITUDE OVER PROPOSED PORTION 2 OF ERF R/2224 IN FAVOUR OF THE MUNICIPALITY vide SG No. 2555/1989.
- FIGURE ade DENOTES A RIGHT-OF-WAY SERVITUDE OVER PROPOSED PORTION 1 OF ERF R/2224 IN FAVOUR OF ERF 2842, HOUT BAY vide SG 5489/1998.
- FIGURES e'f'g'h'j'k'l'm' and n'p'q'r' DENOTE THE ALIGNMENT OF A 3 METRE WIDE SERVITUDE OVER PROPOSED PORTION 1 OF ERF R/2224 IN FAVOUR OF ERF R/2958, HOUT BAY FOR THE RIGHT TO CONVEY WATER PUMPED FROM THE BOKKENSMAKLOOF RIVER.
- FIGURE Afgh DENOTES A 3 METRE WIDE SERVITUDE OVER PROPOSED PORTION 1 OF ERF R/2224 TO PROTECT THE EXISTING BULK SEWER LINE IN FAVOUR OF THE MUNICIPALITY.
- FIGURE fjkq DENOTES A 3 METRE WIDE SERVITUDE OVER PROPOSED PORTION 2 OF ERF R/2224 TO PROTECT THE EXISTING BULK SEWER LINE IN FAVOUR OF THE MUNICIPALITY.
- FIGURE z't aa bb DENOTES A PROPOSED 10 METRE WIDE RIGHT-OF-WAY SERVITUDE OVER PROPOSED PORTION 2 IN FAVOUR OF THE MUNICIPALITY FOR EMERGENCY SERVICES (NOTABLY FIRE BRIGADE).



SUBDIVISION SKETCH-PLAN

sheet #1

GENERAL NOTES

- Approximate areas and measurements shown only, subject to final survey.
- Property boundary: ABCDEFHGJKLMNPQRST.
- Title deed number: T27941/1982.
- Proposed Portion 1: AfrsHJKLMNPQRST.
- Proposed Portion 2: ftuvwxzya' b' c' d' DEFGsr.
- Proposed Remainder: d' c' b' a' zyxwvutBC.
- Figure s' t' u' v' w' x' y' frsGHJKL denotes the alignment of the future High Level Road over proposed Portion 1 of Erf R/2224.

CONTOUR SURVEY:
 THE CONTOURS ADHERE TO THE REQUIREMENTS FOR SUBDIVISION IN TERMS OF SECTION 71 (1) (m) OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 (REVISED 2019) (AS AMENDED)
 * CONTOUR SURVEY BY DAVID HELBIG AND ABRAHAMSE
 * DATUM PLANE: MEAN SEA LEVEL
 * CONTOUR INTERVAL: 1,0m
 * GEDDETC GRID SYSTEM: WGS84

FLOOD-LINES
 IT IS HEREBY CERTIFIED THAT IN TERMS OF THE PROVISIONS OF SECTION 144 OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998) AND THE PROVISIONS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BYLAW, 2015 (REVISED 2019) (AS AMENDED), THE PROPERTY IS AFFECTED BY 1:50 AND 1:100 YEAR FLOOD-LINES AS REFLECTED ON THIS PLAN.

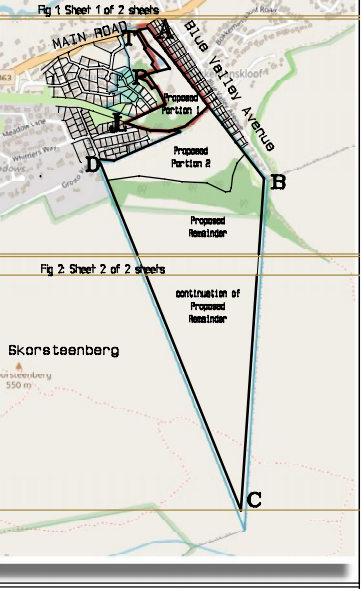
PR. ENG. *A. McBill* 2022-5-16
 G. A. MCBILL DATE 780269
 PR. ENG. NAME AND SURNAME REG. No.

EXISTING SERVICES:
 Graphical representation of approx. position of:
 a. Bulk water lines
 b. Bulk sewer lines
 c. Bulk stormwater lines
 d. Bulk electricity lines



PROJECT:
 PROPOSED SUBDIVISION OF
 ERF R/2224, HOUT BAY

LOCALITY MAP NOT TO SCALE



CONTROLLING AUTHORITY: CITY OF CAPE TOWN METROPOLITAN MUNICIPALITY PRIVATE BAG X 5 PLUMSTEAD 7801	APPLICANT: MESDAMES B I SCHER AND M DERMAN C/O SECOND FLOOR TANNERY PARK 21 BELMONT ROAD RONDEBOSCH CAPE TOWN
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J PAUL VAN WYK
 URBAN ECONOMISTS
 & PLANNERS CC

POSBUS 11522
 HATFIELD 0028
 TEL : (012) 996-0097
 FAKS : (086) 684-1263
 SEL : (082) 893-7370
 ePOS: airtax@mweb.co.za

P.O. BOX 11522
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 TEL : (012) 996-0097
 FAX : (086) 684-1263
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DRAWN UOSM	UOSM	FIGURE 1
SCALE 1:4 000 (A3)	DATE 2022-10-11	CAD NO. R/2224-sub3-074
DESIGN J.P. van Wyk	CONTOUR INT. 1 metre	PLAN NUMBER R/2224 HBAY SUBDIV/01

for southern section refer to Figure 2 on sheet #2