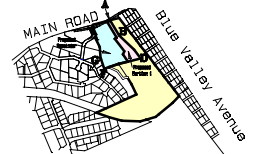


SUBDIVISION SKETCH-PLAN

PROJECT:
PROPOSED SUBDIVISION OF
ERF R/2958, HOUT BAY

LOCALITY MAP NOT TO SCALE



GENERAL NOTES

1. Approximate areas and measurements shown only, subject to final survey.
2. Property boundary: ABCDEFGHJKLM.
3. Title deed number: T45059/1982.
4. Proposed Portion 1: BCDEbcdefg.
5. Proposed Remainder: AgfedcbaEFGHJKLM.
6. Graphical representation of approx. position of:
 - a. Bulk water lines — — — — —
 - b. Bulk sewer lines - - - - -
 - c. Bulk stormwater lines — — — — —
 - d. Bulk electricity lines - - - - -

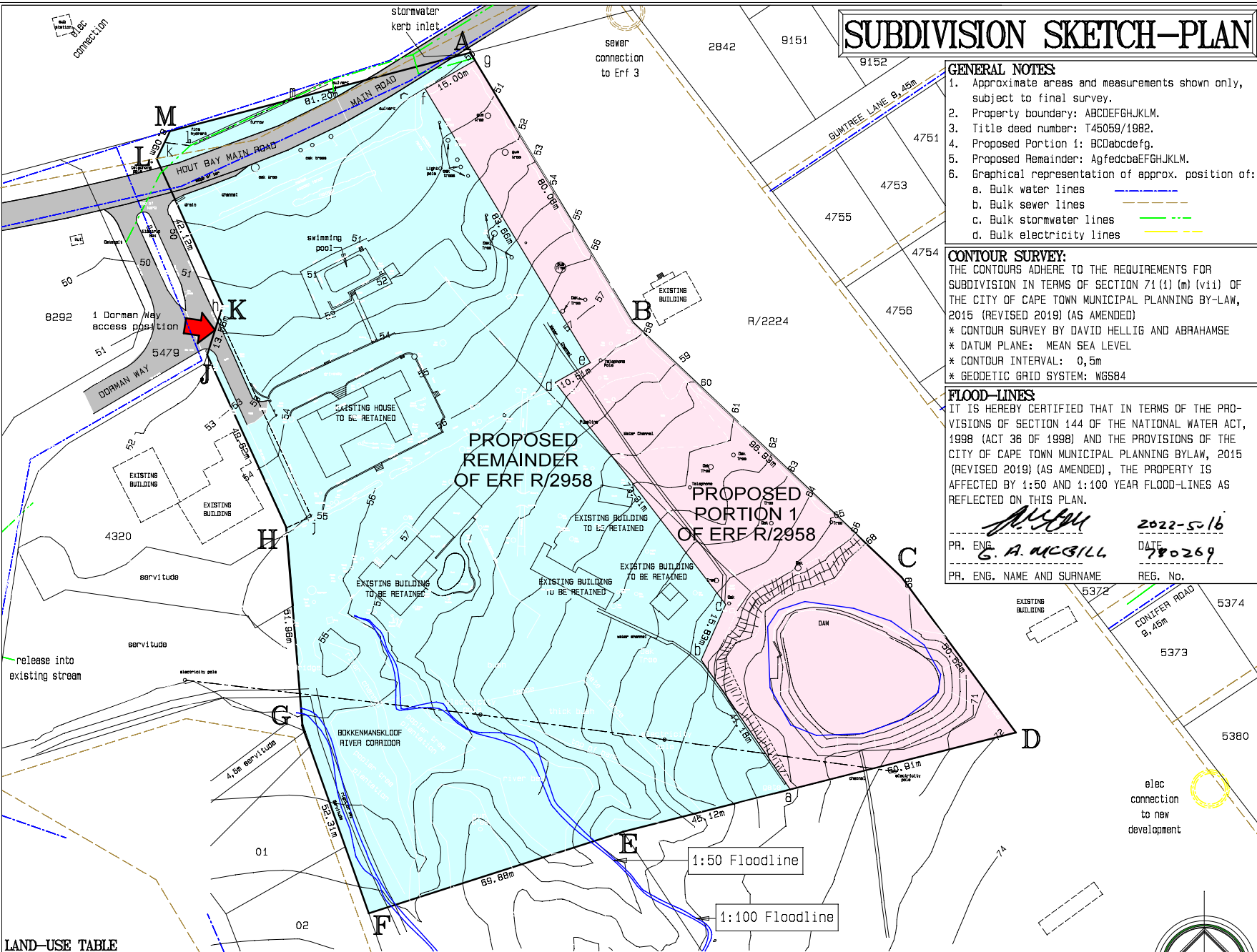
CONTOUR SURVEY:

THE CONTOURS ADHERE TO THE REQUIREMENTS FOR SUBDIVISION IN TERMS OF SECTION 71(1)(m) (vii) OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 (REVISED 2019) (AS AMENDED)
 * CONTOUR SURVEY BY DAVID HELLEG AND ABRAHAMSG
 * DATUM PLANE: MEAN SEA LEVEL
 * CONTOUR INTERVAL: 0,5m
 * GEODETIC 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.

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



LAND-USE TABLE

KEY	ERF NUMBER	AREA		CURRENT ZONING
	R/2958	(ha)	(%)	
	PROPOSED PORTION 1	0,6833	26,0	SINGLE RESIDENTIAL ZONING 1: CONVENTIONAL HOUSING (SR1); TRANSPORT ZONING 2: PUBLIC ROAD AND PUBLIC PARKING
	PROPOSED REMAINDER	1,9467	74,0	
	TOTAL	2,6290	100,0	

SERVITUDE NOTES:

1. FIGURE hJhJ DENOTES AN EXISTING 7m WIDE RIGHT OF WAY / ACCESS SERVITUDE OVER PROPOSED REMAINDER OF ERF 2958 IN FAVOUR OF ERF 4320 HOUT BAY.
2. FIGURE kIm DENOTES THE CENTRE LINE OF AN EXISTING PIPELINE SERVITUDE OVER PROPOSED REMAINDER OF ERF 2958 vide SG DIAGRAMS 4567/1953 & 8366/1970.

CONTROLLING AUTHORITY: CITY OF CAPE TOWN METROPOLITAN MUNICIPALITY PRIVATE BAG X 5 PLUMSTEAD 7801	APPLICANT: A S DORMAN P O BOX 26216 HOUT BAY 7872
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 **J PAUL VAN WYK**
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DRAWN UOSM	UOSM	FIGURE 3
SCALE 1:1 000 (A3)	DATE 2022-08-10	CAD No. h02958-sub2-04a
DESIGN J.P. van Wyk	CONTOUR INT. 0,5 metre	PLAN NUMBER R/2958 HBAY SUBDIV/01

