

DEVELOPMENT PHASING PLAN

LAND-USE ACTIVITIES PER PHASE

PHASES	LAND-USE			TOTAL 'units'
	Dwelling-houses	Apartments	Care facility (units / rooms)	
A	15	20	34 rooms	69
B	2	24	-	26
C	8	-	-	8
D	-	16	-	16
E	-	16	-	16
F	4	-	-	4
TOTAL	29	76	34	139

PHASE 1 INCLUDES THE CLUBHOUSE FACILITY

PHASING TABLE

PHASES	OUTSIDE FIGURE	AREA	
		(ha)	(%)
A	g' n' s' t' u' v' w' x' y' z' d' e' f' g' aa bb	3,8574	50,32
B	j' k' l' m' n' p' q' r' s' t' u' v' w' x' y' z' d' e' f' g' aa bb	0,6719	8,76
C	cc dd ee ff gg hh ii jj kk ll mm nn oo pp	0,4990	6,51
D	ee ff gg hh ii jj kk ll mm nn oo pp	0,4428	5,78
E	z' y' x' w' v' u' t' s' r' q' p' o' n' m' l' k' j' i' h' g' f' e' d' c' b' a	0,4318	5,63
F	p' n' m' l' k' j' i' h' g' f' e' d' c' b' a	0,3995	5,21
Future High Level Road	BCDEFGHJ pp nn bb ee gg ff ee	1,3634	17,79
TOTAL: CONSOLIDATED ERF		7,6658	100,00

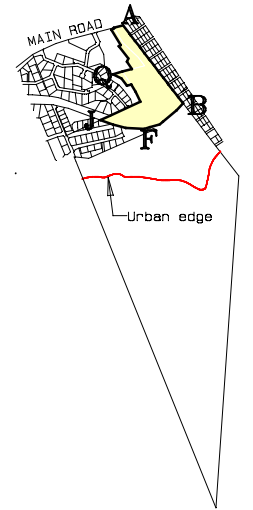
SERVITUDE NOTES

- FIGURE Aab DENOTES A RIGHT-OF-WAY SERVITUDE OVER PROPOSED ERF 3 IN FAVOUR OF ERF 2042, HOUT BAY vide SB No. 5489/1998 AFFECTING PROPOSED PHASE 3.
- FIGURE Abcs DENOTES A 3 METRE WIDE SERVITUDE OVER PROPOSED ERF 3 TO PROTECT THE EXISTING BULK SEWER LINE IN FAVOUR OF THE MUNICIPALITY.
- PROPOSED ERF 2 IS SUBJECT TO AN ACCESS/RECREATION/TRAVERSING SERVITUDE OVER ITS ENTIRETY (EXCLUDING THE FUTURE ALIGNMENT OF HIGH LEVEL ROAD) IN FAVOUR OF ERF R/R/2958, HOUT BAY.
- PROPOSED ERF 2 IS SUBJECT TO AN ACCESS AND MAINTENANCE SERVITUDE OVER ITS ENTIRETY (EXCLUDING THE FUTURE ALIGNMENT OF HIGH LEVEL ROAD) IN FAVOUR OF THE MUNICIPALITY.
- FIGURE cdef DENOTES AN ACCESS SERVITUDE TO BE REGISTERED AGAINST PROPOSED ERF 3 IN FAVOUR OF THE MUNICIPALITY FOR REFUSE REMOVAL, MAINTENANCE OF ELECTRICAL SUBSTATION AND RELATED INFRASTRUCTURE AND EMERGENCY VEHICLES.
- FIGURE ghjk DENOTES AN ELECTRICAL SERVICE SERVITUDE FOR AN ELECTRICAL SUBSTATION AND ASSOCIATED INFRASTRUCTURE TO BE REGISTERED AGAINST PROPOSED ERF 3 IN FAVOUR OF THE MUNICIPALITY.

GENERAL NOTES

- Approximate areas and measurements shown only, subject to final survey
- Consolidated property boundary: ABCDEFGHJKLMPQRSTUWXYZ.
- ErF 1 is denoted by figure GHJpp'n'm'l'k'j'i' (0,8565ha). ErF 2 is denoted by figure KLMNPQRvwxz'a'b'c'd'e'f'g' DEFR'j'k'l'm'n'o' (4,8147ha). ErF 3 is denoted by figure ABCDg'f'e'd'z'c'b'a'zyxwvUUVWXYZ (4,8978ha).
- Figure BCDEFGHJ pp nn bb ee gg ff ee denotes future High Level Road alignment.
- Title deed numbers: T27941/1982 for Erf R/2224, T263/2002 for Erf R/8343 and T45059/1982 for Erf R/2958.
- Phase A comprises of the entire proposed Erf 2 (open space erf). Phases B, C, D and E comprises of proposed Erf 3. Phase F comprises of the entire proposed Erf 1.
- For details on internal and external services and implementation / connectivity per phase, refer to applicable / associated engineering report and draft site plan.
- The applicant will take special care to mitigate the implementation of the phasing to ensure that with each subsequent phase being developed it will not impact on the previous already constructed and operational phase and/or the surrounding residential developments. Thus the implementation of the development proposal will be done sustainably and in collaboration with the environmental control officer (ECO).
- Since all 6 phases of the development project (and thus all three erven too) will belong to a single development company / land-owner, there is no need for servitudes to be registered against any phase or erf in the Oakhurst Lifestyle Estate in favour of the other phases or erven in same.

PROJECT:
PROPOSED SUBDIVISION OF CONSOLIDATED ERF COMPRISING PORTION 1 OF ERF R/2224, PORTION 1 OF ERF R/2958 AND REMAINDER OF ERF 8343, HOUT BAY



CONTROLLING AUTHORITY:	APPLICANT:
CITY OF CAPE TOWN METROPOLITAN MUNICIPALITY PRIVATE BAG X 5 PLUMSTEAD 7801	MESDAMES B I SCHER AND M DERMAN C/O SECOND FLOOR TANNERY PARK 21 BELMONT ROAD RONDEBOSCH CAPE TOWN

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DRAWN	UOSM	UOSM	FIGURE.
SCALE	DATE	CAD NO.	8
1:2500 (A3)	2022-08-24	PHASE-north24	
DESIGN	CONTOUR INT.	PLAN NUMBER	
J. P. van Wyk 1 metre		8293+2224+2958HD PHASE/01	

