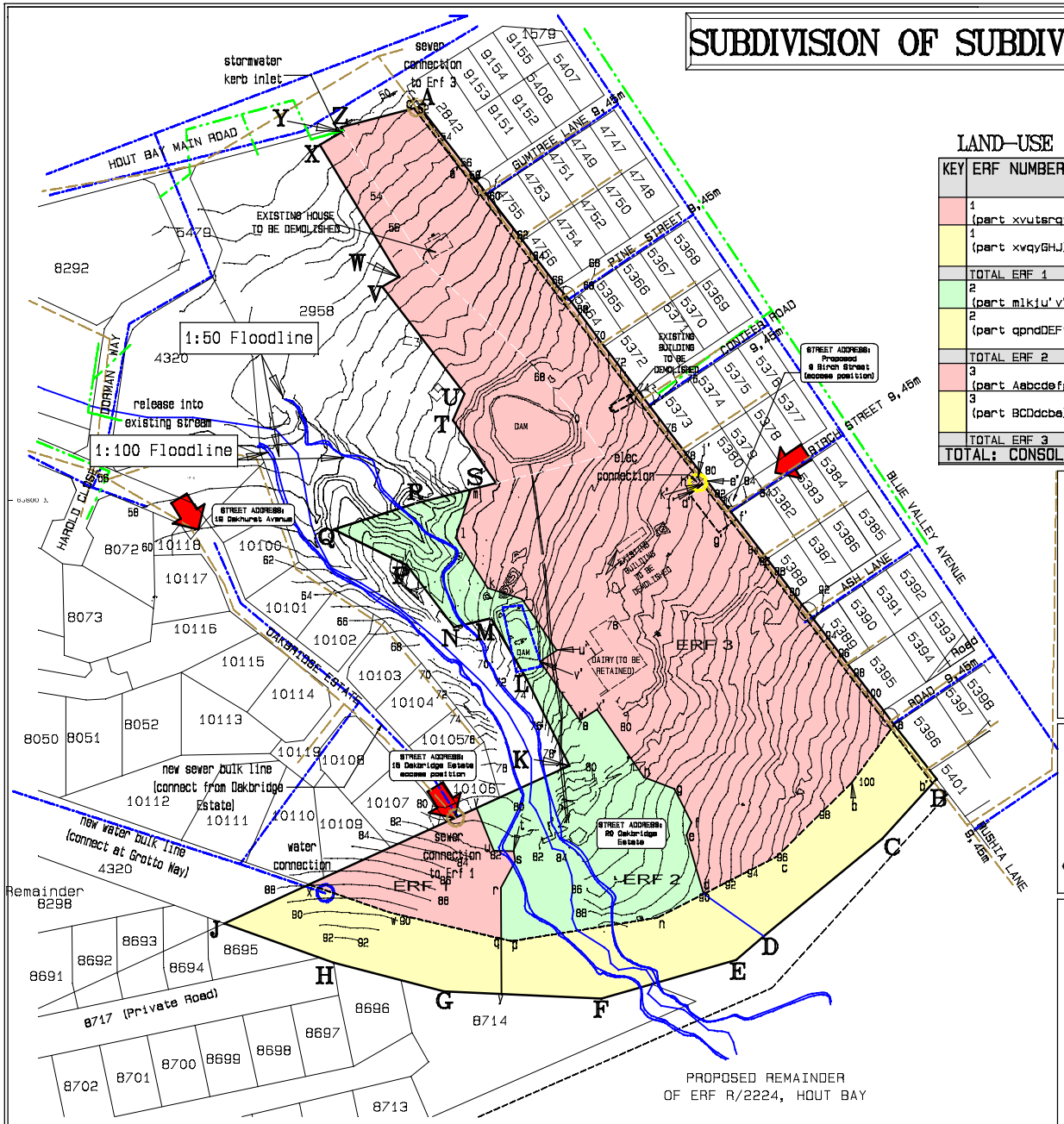
SUBDIVISION OF SUBDIVISIONAL AREA SKETCH–PLAN



LAND–USE TABLE

KEY	ERF NUMBER	AREA (ha)	AREA (%)	ZONING
	1 (part xvutsrqw)	0,3995	5,2	COMMUNITY ZONING 2: REGIONAL (CD2)
	1 (part xwqyGHJ)	0,4570	6,0	TRANSPORT ZONING 2: PUBLIC ROAD AND PUBLIC PARKING (TR2)
	TOTAL ERF 1	0,8565	11,2	
	2 (part mlkju'v'w'x'hgfednpqrstuvKLMNPQR)	1,3400	17,5	OPEN SPACE ZONING 3: SPECIAL OPEN SPACE (OS3)
	2 (part qpndDEFy)	0,4717	6,2	TRANSPORT ZONING 2: PUBLIC ROAD AND PUBLIC PARKING (TR2)
	TOTAL ERF 2	1,8117	23,6	
	3 (part Aabcdefghx'w'v'u'jklmSTUVWXYZ)	4,5613	59,5	COMMUNITY ZONING 2: REGIONAL (CD2)
	3 (part BCDdcba)	0,4363	5,7	TRANSPORT ZONING 2: PUBLIC ROAD AND PUBLIC PARKING (TR2)
	TOTAL ERF 3	4,9976	65,2	
	TOTAL: CONSOLIDATED ERF	7,6658	100,00	

SERVITUDE NOTES:

1. FIGURE Aza' DENOTES A RIGHT-OF-WAY SERVITUDE OVER PROPOSED ERF 3 IN FAVOUR OF ERF 2842, HOUT BAY vide SG 5489/1998.
2. FIGURE ABb'c' DENOTES A 3 METRE WIDE SERVITUDE OVER PROPOSED ERF 3 TO PROTECT THE EXISTING BULK SEWER LINE IN FAVOUR OF THE MUNICIPALITY.
3. 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.
4. 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.
5. FIGURE d'e'f'g' DENOTES AN ACCESS SERVITUDE TO BE REGISTERED AGAINST PROPOSED ERF 3 IN FAVOUR OF THE MUNCIPALITY FOR REFUSE REMOVAL, MAINTENANCE OF ELECTRICAL SUBSTATION AND RELATED INFRASTRUCTURE AND EMERGENCY VEHICLES.
6. FIGURE h'j'k'l' DENOTES AN ELECTRICAL SERVICE SERVITUDE FOR AN ELECTRICAL SUBSTATION AND ASSOCIATED INFRASTRUCTURE TO BE REGISTERED AGAINST PROPOSED ERF 3 IN FAVOUR OF THE MUNICIPALITY.

FLOOD–LINE:

I HEREWITH CERTIFY THAT THE PROPOSED SUBDIVISION IS AFFECTED BY THE 1:100 YEAR FLOOD-LINE IN TERMS OF THE PROVISIONS OF SECTION 144 OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998).

PR. ENG. — DATE: 2022-10-16

NAME AND SURNAME: G. A. MCBILL — REG. No.: 780269

GENERAL NOTES:

1. Approximate areas and measurements shown only, subject to final survey
2. Consolidated property boundary: ABCDEFGHJKLMNPQRSTUVWXYZ
3. Erf 1 is denoted by figure GHJvutsrq (0,8565ha).
   Erf 2 is denoted by figure DEFyrstuvKLMNPQRmlkju'v'w'x'hgfed (1,8117ha).
   Erf 3 is denoted by figure ABCDdefghx'w'v'u'jklmSTUVWXYZ (4,9976ha).
4. Figure aBCDEFGHJxwpncb denotes the alignment of future High Level Road.
5. Title deed numbers: T27941/1982 for Erf R/2224, T283/2002 for Erf R/8343 and T45059/1982 for Erf R/2958.
6. Erven 1 to 3 to be notarially tied
7. Graphical representation of approx. position of:
   a. Bulk water lines
   b. Bulk sewer lines
   c. Bulk stormwater lines
   d. Bulk electricity lines

0m 25m 50m 100m 120m 140m 160m

NORTH

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

LOCALITY MAP NOT TO SCALE

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

J PAUL VAN WYK
URBAN ECONOMISTS & PLANNERS CC

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DRAWN		UOSM	FIGURE.
UOSM			4
SCALE 1:2500 (A3)	DATE 2022-10-10	CAD NO. sub2-north09a	
DESIGN J.P. van Wyk	CONTOUR INT. 1 metre	PLAN NUMBER R/2224 HBAY SUBDIV/01	