



A PORTION OF
PORTION 2 OF THE FARM
STRANDFONTEIN Nr.712

PROPOSED REZONING
& SUBDIVISION
PLAN 4

Skaal
Scale 1:7 500

Notes:

Nano Water Filtration Plant

PLAN Town and Regional Planners
Stads- en Streeksopplanners

SPRONK & ASSOCIATES INC.
LAND SURVEYORS

SUMMARY OF PROPOSED LAND USES

Type of Development	Erven	Number	Zoning	Land Use	Average Erf Size	Area (m ²)	%
Single Residential, Group Housing & Town Housing Opportunities	1 to 118, A1 to A113, B1 to B84, C1 to C126 & D1 to D32	472	Single Residential Zone, Group House Zone, Town House Zone	Single Residential, Group Housing & Town Housing Units	419	197728	52.2%
Public & Private Open Space	120 to 125, A114 to A123, B82 to B85, C128 to C139 & D33 to D38	45	Public Open Space Zone & Private Open Space Zone	Public & Private Open Space		98480	26.0%
Public Roads	119, A124, B86, C140, C141 & D37	6	Road Zone	Public & Private Roads		74542	10.7%
Institutional	128	1	Institutional Zone	Institutional		2417	0.8%
Business	127	1	Local Business Zone	Shop		5783	1.5%
TOTAL		624				378061	100.0%

Type of Development	Erven	Number	Zoning	Land Use	Average Erf Size	Area (m ²)	%
Single Residential	1 to 118	118	Single Residential Zone	Single Residential	623	73481	43.20%
	119	1	Road Zone	Public Road		26122	16.50%
	120 to 125	6	Public Open Space Zone	Public Open Space		60003	35.33%
	128	1	Institutional Zone	Institutional		2417	1.42%
	127	1	Local Business Zone	Shop		5783	3.41%
		127				169816	100.00%

Town House & Group House Cluster A

Erven	Number	Zoning	Land Use	Average Erf Size	Area (m ²)	%
A1 to A78	78	Group House Zone	Group Housing	410	32373	44.8%
A80 to A113	34	Town House Zone	Town Housing	314	10879	14.7%
A114 to A123	10	Private Open Space Zone	Private Open Space		12235	17.7%
A124	1	Road Zone	Private Road		18854	23.0%
	123				72831	100.0%

Town House & Group House Cluster B

Erven	Number	Zoning	Land Use	Average Erf Size	Area (m ²)	%
B1 to B84	84	Group House Zone	Group Housing	387	25381	46%
B85 to B88	4	Town House Zone	Town Housing	310	8203	11%
B89 to B94	6	Private Open Space Zone	Private Open Space		9489	15%
B95	1	Private Open Space Zone	Club House / Recreational		4582	8%
B96	1	Road Zone	Private Road		11097	20%
	96				66710	100%

Town House & Group House Cluster C

Erven	Number	Zoning	Land Use	Average Erf Size	Area (m ²)	%
C89 to C121	32	Group House Zone	Group Housing	296	27547	42.2%
C122 to C138	16	Private Open Space Zone	Private Open Space		12829	18.7%
C139 to C141	3	Private Open Space Zone	Private Open Space		10242	15.4%
C142 to C144	2	Road Zone	Private Road		14845	22.7%
	53				65463	100.0%

Town House & Group House Cluster D

Erven	Number	Zoning	Land Use	Average Erf Size	Area (m ²)	%
D1 to D32	32	Town House Zone	Group Housing	289	9256	59.2%
D33 to D38	6	Private Open Space Zone	Private Open Space		2578	18.5%
D39	1	Road Zone	Private Road		3795	24.3%
	39				15629	100.0%

1:1000000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

1:1000000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

1:1000000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

1:1000000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000