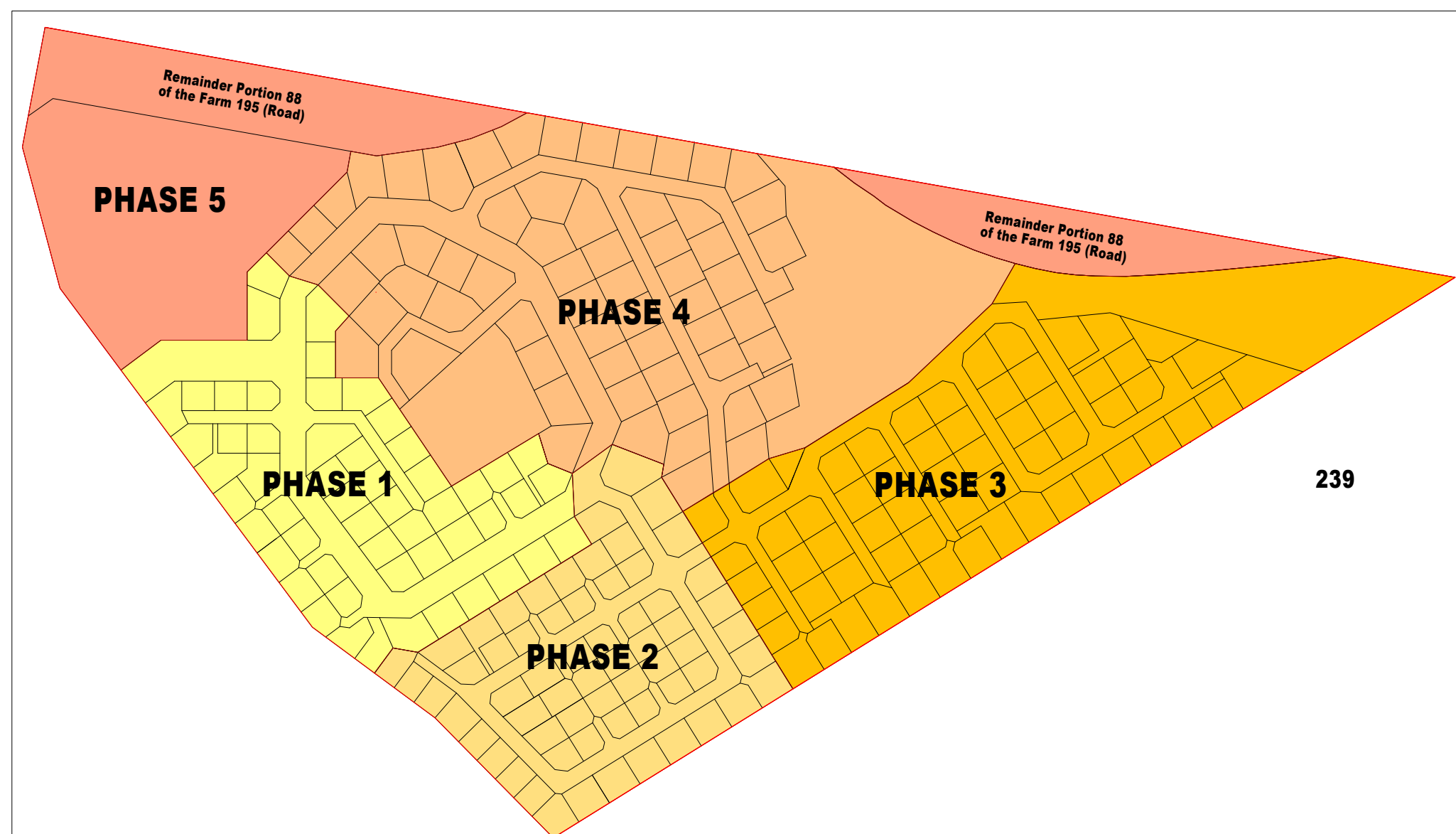


Note 1:
25 Metre Temporary Right of Way Servitude over Portion 21 of the Farm Kraaibosch 195

Note 2:
6 Metre Temporary Right of Way Servitude

195/370

FIGURE 1: PHASING PLAN



Legend	
Phase	Portion Nr
1	1 - 50, 212 - 214, 241, 244, 245
2	51 - 110, 237, 238, 245
3	111 - 170, 245
4	171 - 211, 215 - 236, 240, 245
5	239, 242 - 243

NOTE: PHASING PLAN IS NOT DRAWN TO SCALE

TABLE 1: LAND USE TABLE

Portion Nr	Zoning Reference	Zoning	Area (ha)	% of Total
1 - 101, 104, 106, 108, 209 - 216		General Residential Zone II	4, 33	20
102, 103, 105, 107, 109 - 208, 217 - 238		Single Residential Zone I	7, 45	34
239		General Residential Zone II (Group housing @ 35 units per hectare)	2, 01	9
240 - 241		Open Space Zone II (Private Open Space)	2, 54	12
242 - 244		Transport Zone II (Public Road)	NA	NA (9)
245		Transport Zone III (Private Road)	3, 57	16
TOTAL			19.90	100

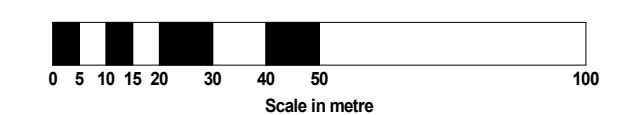
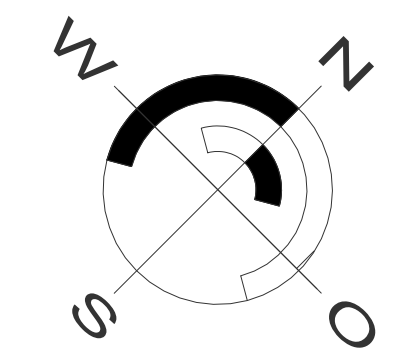
Note: All figures in Table 1 have been rounded of to the second decimal point

TABLE 2: SYMBOLS

Symbol	Description
	Existing buildings
	Fences
	Embankments
	Electricity poles
	Servitude Areas (Refer to plan notes)
	Contours (1 metre)

NOTES APPLICATION NOTES

- Application is made in terms of section 15 (2)(a) of the Land Use Planning By-Law for the George Municipality, 2015 to rezone Portion 88 of the Farm Kraaibosch 195 from Agricultural Zone I to a Subdivision Area consisting of Single Residential Zone I (± 7.45 hectare), General Residential Zone II (± 4.33 hectare), General Residential Zone II (± 2.01 hectare), Open Space Zone II (± 2.55 hectare), Transport Zone III (Private Road) (± 3.57 hectare) and Transport Zone II (Public Road) (±1.9 hectare) erven as indicated in Table 1 which will be developed at an average density of approximately 11 units per hectare.
- Application is made in terms of section 15 (2)(d) of the Land Use Planning By-Law for the George Municipality, 2015 to subdivide the Subdivision Area into the following erven:
 - 126 Single Residential Zone I erven (Portions 1 to 104 and 217 to 238);
 - 112 General Residential Zone II erven (Portions 105 to 208 and 209 to 216);
 - 1 General Residential Zone II erf (Portion 239);
 - 2 Open Space Zone II erven (Portions 240 and 241);
 - 3 Transport Zone II (Public Road) erven (Portions 242 to 244);
 - 1 Transport Zone III (Private road) erf (Portion 245).
- The development will be developed in five phases as indicated on Figure 1. The following time frames will be applicable to the four phases:
 - Phase 1: Date of approval plus 12 months
 - Phase 2: From month 12 to month 24
 - Phase 3: From month 24 to month 60
 - Phase 4: From month 36 onwards
 - Phase 5: From month 54 onwards



REVISION	DATE	DESCRIPTION	BY
WYSIGING	DATUM	BESKRYWING	DEUR

DESCRIPTION BESKRYWING

Proposed rezoning and subdivision: Portion 88 of the Farm Kraaibosch 195

TITLE TITEL

Rezoning and subdivision plan



SCALE 1: 1500 (A1) SKAAL

PLANNED BEPLAN	AA	PLAN No. PLAN Nr.	195/88 SDP
DRAWN GETEKEN	AA	REV No. WYSIG. Nr.	195/88GEO
DATE DATUM	February 2019	NAME NAAM	Subdivision Plan

ALL MEASUREMENTS APPROXIMATE
ALLE AFMETINGS BY BENADERING

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