



PHASE	No.Units	Area in m ²	% Allo
PHASE 1			
Residential Zone IV	419 *	41898.00m ²	38.53%
Business Zone I	1	13224.00m ²	12.16%
Open Space Zone I	-	51632.00m ²	47.49%
Transport Zone II	-	1980.00m ²	1.82%
Total	421	108734.00m²	100.00%
PHASE 2			
Residential Zone I	98	19270.00m ²	66.55%
Open Space Zone II	1	998.00m ²	3.45%
Transport Zone I	1	6411.00m ²	22.14%
Transport Zone II	-	2278.00m ²	7.86%
Total	100	28957.00m²	100.00%
PHASE 3			
Residential Zone I	96	18645.00m ²	60.47%
Institutional Zone II	1	843.00m ²	2.74%
Open Space Zone I	1	895.00m ²	2.91%
Transport Zone I	1	6457.00m ²	20.94%
Transport Zone II	-	3997.00m ²	12.94%
Total	99	30837.00m²	100.00%
PHASE 4			
Residential Zone I	104	20008.00m ²	58.35%
Institutional Zone I	1	1020.00m ²	2.98%
Open Space Zone II	1	1331.00m ²	3.89%
Transport Zone I	1	6781.00m ²	19.78%
Transport Zone II	-	5150.00m ²	15.00%
Total	107	34290.00m²	100.00%
PHASE 5			
Residential Zone I	159	30975.00m ²	54.66%
Institutional Zone I	1	2017.00m ²	3.56%
Institutional Zone II	1	1071.00m ²	1.89%
Open Space Zone I	1	5632.00m ²	9.94%
Open Space Zone II	1	1878.00m ²	3.31%
Transport Zone I	1	10159.00m ²	17.92%
Transport Zone II	-	4937.00m ²	8.72%
Total	164	56669.00m²	100.00%

legend / key notes

--- Subject Site

: 259487.00m²

Zoning	Land Use	Portion No.	No. of Units	Area in m ²	% Allo
Residential Zone I	Dwelling House	1 - 457	457	88898.00m ²	34.26%
Residential Zone IV	Residential Building, Flats	458	419 *	41898.00m ²	16.15%
Business Zone I	Business Premises, Shops, Shopping Centre	459	1	13224.00m ²	5.09%
Institutional Zone I	Place of Instruction, Crèche, Pre-School	460 & 461	2	3037.00m ²	1.17%
Institutional Zone II	House of Worship	462 & 463	2	1914.00m ²	0.74%
Open Space Zone I	Public Open Space, Public Parks	464 & 465	2	57264.00m ²	22.06%
Open Space Zone II	Private Open Space, Private Parks	466 - 469	4	5102.00m ²	1.96%
Transport Zone I	Transport Usage, Private Road	470 - 473	4	29808.00m ²	11.48%
Transport Zone II	Public Road	-	-	18342.00m ²	7.09%
TOTALS			891	259487.00m²	100.00%

Proposed Subdivision & Rezoning of Portion 9 of the Farm Kranshoek No. 432, Knysna Road

drawing title

client: STATUS HOMES PROPERTY DEVELOPERS (PTY) LTD

service provider: METROPLAN TOWN AND REGIONAL PLANNERS

drawing number: 17008_Kra

revision: 5

scale: 1:2 500 on A3

date: 01/09/2020

designed by: L.A. Del Monte

drawn by: A. Human

limits of liability & disclaimer of warranty

separate G.P.S to be done for each of the 5 phases. (PHASE 1 - PHASE 5)

social housing (rental) is calculated @ 100 Units/Ha.

Other

Total Area in Ha: 25.95 Ha

Total Residential Zone I Area in Ha: 8.88 Ha

Total Residential Zone I & Residential Zone IV Area in Ha: 13.07 Ha

Average Erf Size Residential Zone I: 194.00 m²

Gross Residential Density Residential Zone I: 17.81 Units/Ha

Nett Residential Density Residential Zone I: 100.00 Units/Ha

Gross Residential Density Residential Zone I & Residential Zone IV: 33.76 Units/Ha

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