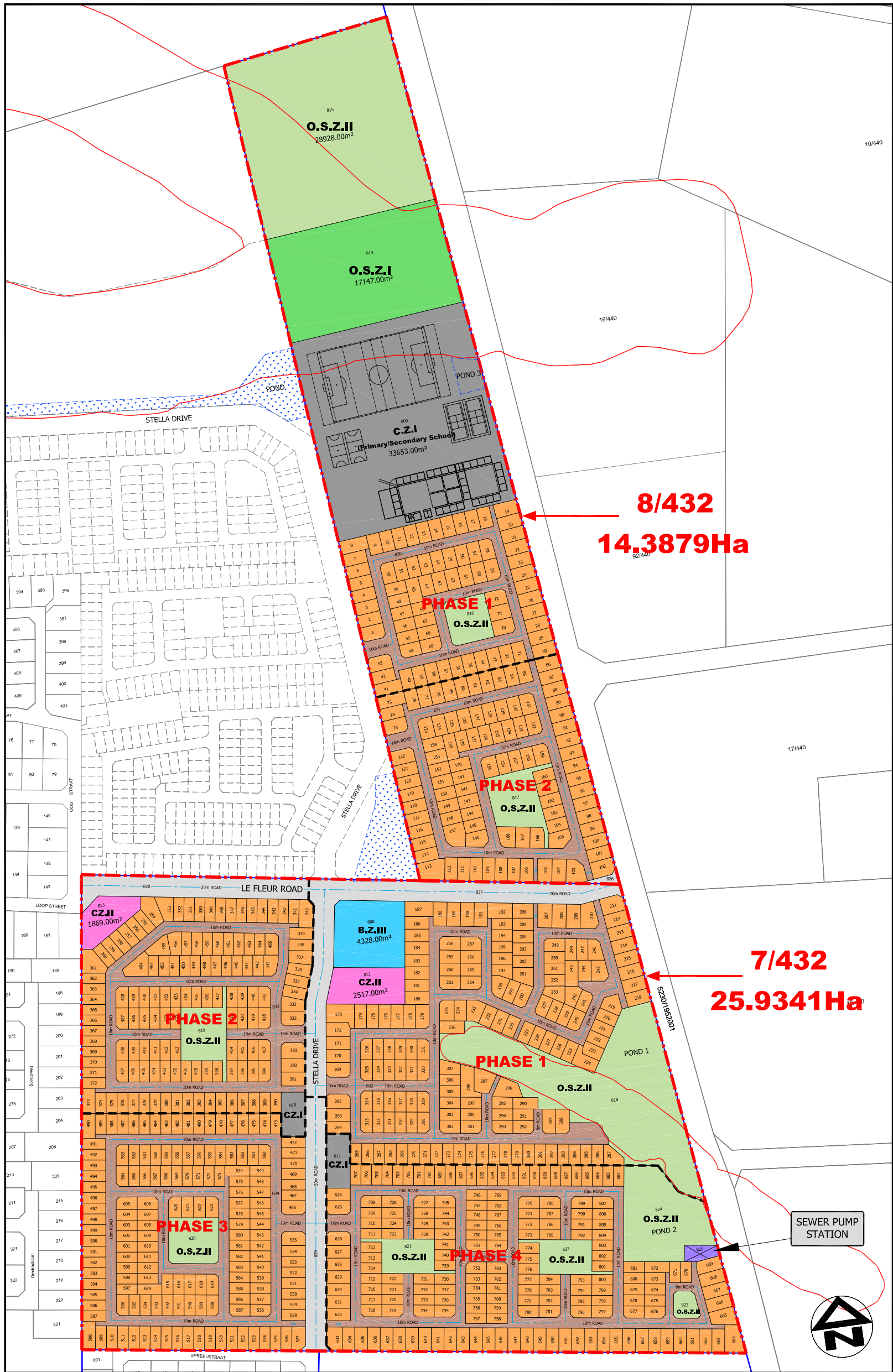


Proposed Subdivision & Rezoning of Portion 7 & Portion 8 of the Farm Kranshoek No. 432, Knysna Road



PORTION 7 PHASING

PHASE 1 (G.P - 03)	No.Units	Area in m ²	% Allo
General Residential Zone I	163	41574.00m ²	45.75%
Business Zone III	1	4328.00m ²	4.76%
Community Zone II	1	2517.00m ²	2.77%
Open Space Zone II	1	18823.00m ²	20.72%
Transport Zone II	1	9809.00m ²	10.79%
Transport Zone III	1	13818.00m ²	15.21%
Total	168	90869.00m²	100.00%

Average Residential Erf Size: 255.05m²

PHASE 2 (G.P - 04)	No.Units	Area in m ²	% Allo
General Residential Zone I	134	30623.00m ²	61.74%
Community Zone I	1	979.00m ²	1.97%
Community Zone II	1	1869.00m ²	3.77%
Open Space Zone II	1	2372.00m ²	4.78%
Transport Zone II	1	4487.00m ²	9.05%
Transport Zone III	1	9273.00m ²	18.69%
Total	139	49603.00m²	100.00%

Average Residential Erf Size: 228.53m²

PHASE 3 (G.P - 05)	No.Units	Area in m ²	% Allo
General Residential Zone I	158	35079.00m ²	66.37%
Open Space Zone II	1	2088.00m ²	3.95%
Transport Zone II	1	4884.00m ²	9.24%
Transport Zone III	1	10804.00m ²	20.44%
Total	161	52855.00m²	100.00%

Average Residential Erf Size: 221.89m²

PHASE 4 (G.P - 06)	No.Units	Area in m ²	% Allo
General Residential Zone I	184	41624.00m ²	63.05%
Community Zone I	1	1196.00m ²	1.81%
Open Space Zone II	4	10235.00m ²	15.50%
Utility Zone	1	452.00m ²	0.69%
Transport Zone III	1	12507.00m ²	18.95%
Total	191	66014.00m²	100.00%

Average Residential Erf Size: 226.22m²

Grand Total of Portion 7	No.Units	Area in m ²	% Allo
	659	259341.00m ²	100.00%

PORTION 8 PHASING

PHASE 1 (G.P - 01)	No.Units	Area in m ²	% Allo
General Residential Zone I	72	18972.00m ²	17.77%
Community Zone I	1	33653.00m ²	31.51%
Open Space Zone I	1	17147.00m ²	16.06%
Open Space Zone II	2	30680.00m ²	28.73%
Transport Zone III	1	6331.00m ²	5.93%
Total	77	106783.00m²	100.00%

Average Residential Erf Size: 263.50m²

PHASE 2 (G.P - 02)	No.Units	Area in m ²	% Allo
General Residential Zone I	96	26133.00m ²	70.45%
Open Space Zone II	1	2624.00m ²	7.07%
Transport Zone II	1	221.00m ²	0.60%
Transport Zone III	1	8118.00m ²	21.88%
Total	99	37096.00m²	100.00%

Average Residential Erf Size: 272.22m²

Grand Total of Portion 8	No.Units	Area in m ²	% Allo
	176	143879.00m ²	100.00%

NOTES:

- SEPARATE G.P'S TO BE DONE FOR EACH OF THE 6 PHASES.

- Phasing Boundary
- Edge of NO-GO Buffer

client

KRANS DEVELOPMENT (PTY) LTD

service provider



P.O. Box 12313, Centrahil, 6006 - 7 Upper Dickens Street, Centrahil, Gqeberha, 6001 - Tel: +27 (0)41 373-1843 Email: plan@mpln.co.za

drawn by	date	designed by	scale
A. Human	27/06/2024	L.A. Del Monte	1:4 000 on A3

drawing number	revision
23010_PLE	7

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PORTION 7 & PORTION 8

Subject Site

: 40.1883 Ha

Zoning	Land Use	Portion No.	No. of Units	Area in m ²	% Allo
General Residential Zone I - (G.R.Z.I)	Group/Town Housing	1 - 807	807	194005.00m ²	48.11%
Business Zone III - (B.Z.III)	Service Station (with Consent Uses)	808	1	4328.00m ²	1.07%
Community Zone I - (C.Z.I)	Place of Instruction	809 - 811	3	35828.00m ²	8.89%
Community Zone II - (C.Z.II)	Place of Worship	812 & 813	2	4386.00m ²	1.09%
Open Space Zone I - (O.S.Z.I)	Public Open Space	814	1	17147.00m ²	4.25%
Open Space Zone II - (O.S.Z.II)	Private Open Space	815 - 824	10	66822.00m ²	16.57%
Utility Zone - (U.Z)	Utility Service	825	1	452.00m ²	0.11%
Transport Zone II - (T.Z.II)	Public Road	826 - 829	4	19401.00m ²	4.81%
Transport Zone III - (T.Z.III)	Private Road	830 - 835	6	60851.00m ²	15.10%
TOTALS			835	403220.00m²	100.00%

Other

Total Area in Ha: 40.1883 Ha
Total Single Residential Zone I Area in Ha: 19.4005 Ha
Average Erf Size Single Residential Zone I: 240.40m²
Gross Residential Density Single Residential Zone I: 20.08 Units/ha
Nett Residential Density Single Residential Zone I: 41.60 Units/ha