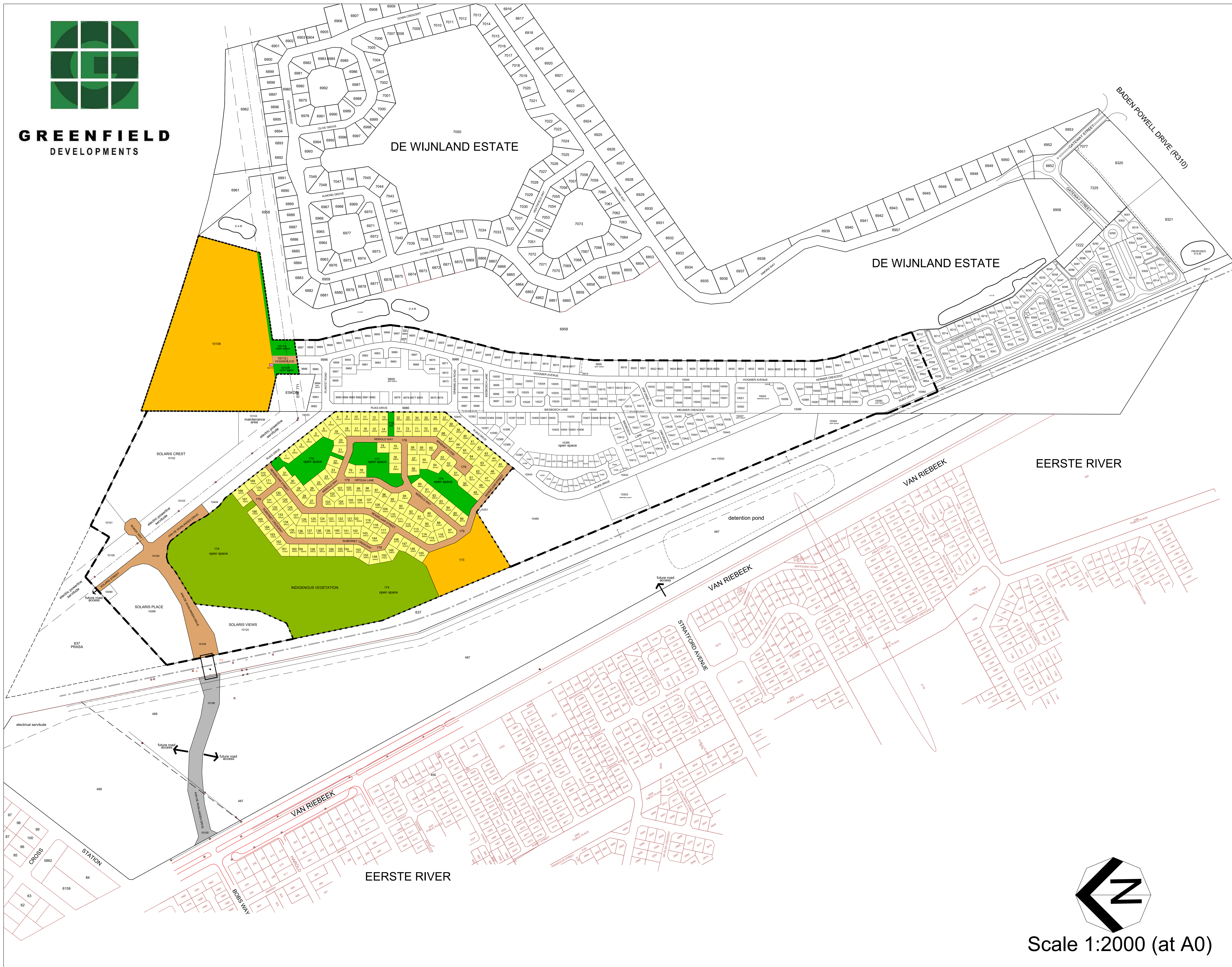


GREENFIELD DEVELOPMENTS



AMENDED DEVELOPMENT OF THE AAN DE WIJNLANDEN RESIDENTIAL AREA EERSTE RIVIER CITY OF CAPE TOWN

Phase 2 Legend

COLOR CODE	ZONING	ERP NUMBERS	No. of erven	No. of units	AREA (ha)	% of AREA
Yellow	General Residential Sub 2 (GR2) - Group Housing	10108	1	220	4.40	93
Green	Open Space Zoning 3 (OS3) - Open Space	10109	2		0.24	5
Pink	Utility Zoning (UT) - Substations	10110	1		0.01	1
Orange	Open Space Zoning 3 (OS3) - Private Road	10112	1		0.05	1
TOTAL			5	220	4,71	100

Phase 4 Legend

COLOR CODE	ZONING	ERP NUMBERS	No. of erven	No. of units	AREA (ha)	% of AREA
Yellow	General Residential Subzone 1 (GR1) - Group Housing	1-172	172	172	5.41	38
Orange	General Residential Subzone 2 (GR2) - Flats + Townhouses	173	1	80	0.95	6
Green	Open Space Zoning 1 (OS1) - Open Space	174	1		5.14	36
Light Green	Open Space Zoning 3 (OS3) - Open Space	175-178	4		1.04	8
Orange	Open Space Zoning 3 (OS3) - Private Road	179	1		1.59	12
TOTAL			179	252	14,13	100

Phases 1, 3 and 5 Legends - approved

ZONING	ERP NUMBERS	No. of erven
General Residential Subzone 1 (GR1) - Group Housing	9882,9883,9885-9897,9900-9917,9919-9954,9956-9965,9983,9985-10048,10050-10052,10055-10068,10355-10366,10368-10369,10400-10424,10426-10432,10434-10436,10438-10442	280
General Residential Sub 2 (GR2) - Flats + Townhouses	10098, 10102, 10124, re 10352, 10480	5
Community Zoning 1 (CO1) Place of Assembly/Instruction	10101	1
Open Space Zoning 3 (OS3) - Open Space	9884, 9899, 9955, 10053, 10090, 10091, 10100, 10103, 10399, 10354, 10437	11
Open Space Zoning 3 (OS3) - Private Road	9886,10049,10088,10104,10425,10433,10443,10444	8
Utility Zoning (UT) - Substations	10053, 10353	2
Utility Zoning (UT) - Substations	9898, 9918, 10054, 10099, 10351, 10367	6

Legend for 644 + 644/1

COLOR CODE	ZONING	ERP NUMBERS	No. of erven	AREA (ha)	% of AREA
Light Green	Agriculture	Re. 487, Re. 488	2	23.09	65
Orange	Transport Zoning 2 (TR2) - Public Road	10105, 10106	2	0.66	3
TOTAL			4	23,75	100

Notes :

- Phase 2 Development boundary
- Phase 4 Development boundary
- Aan de Wijnlanden Development boundary

Servitude Note :
Right of way servitude over all private roads in favour of the City of Cape Town to access all storm water detention ponds and solid waste removal purposes.

NO.	DATE	REVISION	DRAWN	CHECKED
1	Nov 16	Initials corrected, residential and rural changes, plan no. changed to 10108	re	re
2	Nov 16	General residential sub zone 2 from erf 685) altered to group housing, sub + open space used use area on farm 643 become private road from underground	re	re
3	Dec 14	Open space amendments after discussion with SPAD	re	re
4	June 15	Various layout amendments after SPAD comments	re	re
5	Sept 17	SPAD on erf 685, of number changes, Community zoning on farm 644/1 after meeting with City of Cape Town officials	re	re
6	27th	Updated subdivision plan to erf 462 - subdivision into 2 portions	re	re
7	19th	Updated subdivision plan and notes	re	re
8	20th	Final 462 amended from Public Road to Private Road	re	re
9	20th	Colour hatching removed from Phases 1 and 5, tables amended	re	re
10	20th	Tables amended to show proposed and existing developments	re	re
11	Aug 2022	Minor adjustments to several areas in Phase 4 and the inclusion of erf 169 for General Residential purposes - Environmental Administration 142/2021/0002	re	re

	SIGNATURE	DATE
DESIGNED/DRAWN	re	August 2016
CHECKED	re	August 2016
APPROVED	re	August 2016
AMENDED	re	29th November 2021
AMENDED	re	7th February 2022

PLAN NO. : TP. AdeW 02/2016 (7 Feb 2022) rev 1

CLIENT : Greenfield Developments

TITLE : Subdivision and Zoning Plan

Town Planning :



Urban Design: **rtj consulting**
(2004/053906/23)
technical town planner (reg no. B182/2011)
prof. architectural technologist (reg no. T1134)
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Scale 1:2000 (at A0)