










SWELLENDAM RAILTON

Subdivision Plan

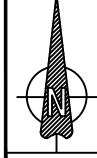
-  Area for Densification (± 15.82ha)
950 residential erven
-  Urban Edge
-  Attenuation Dams
-  Phasing Lines
-  Contour Lines (0.5m intervals)

HOUSING TOPOLOGY:

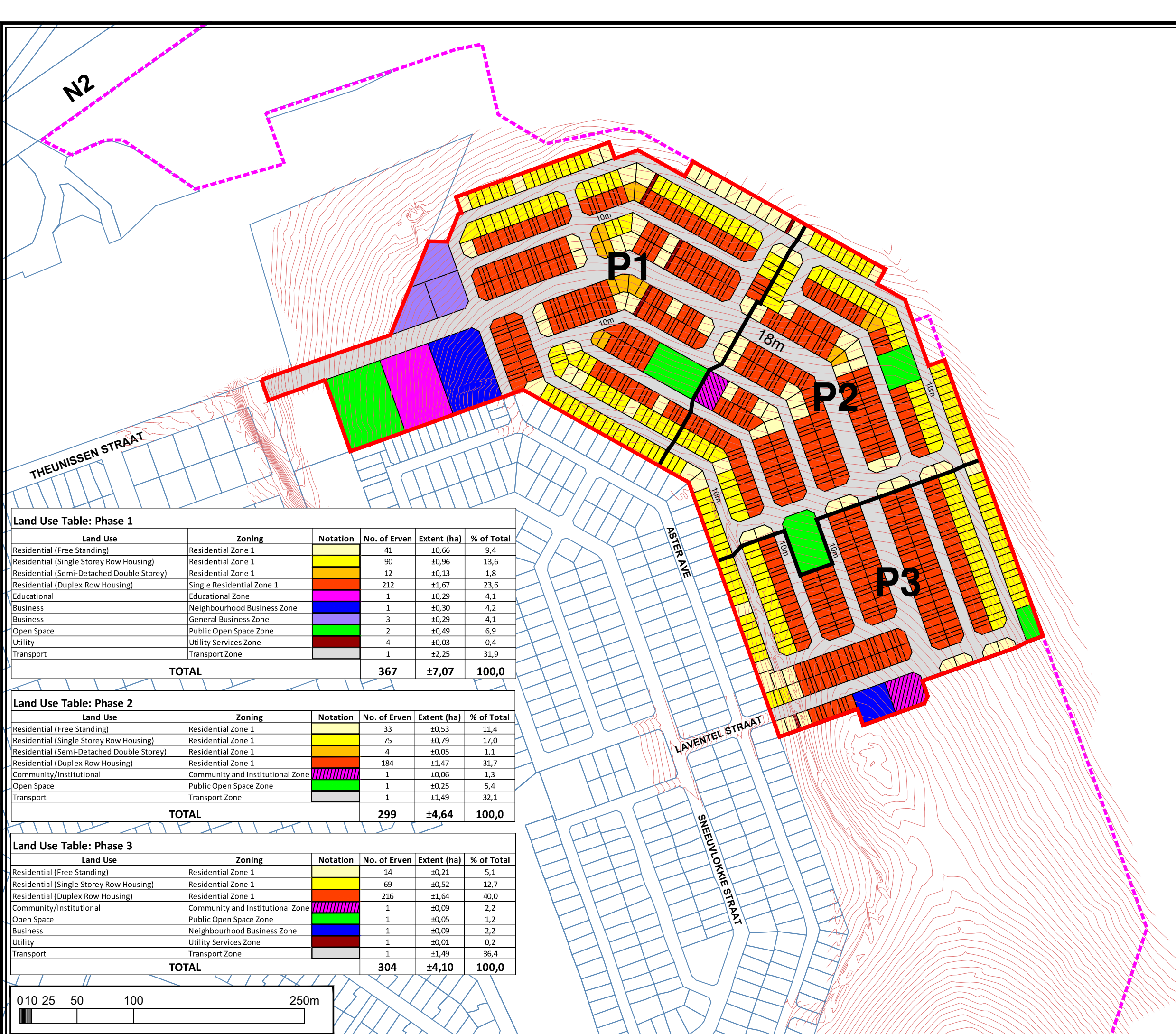
-  Free Standing - Single Storey (10m x 15m)
-  Row of three connected - Single Storey (7.25m / 5.50m / 7.25m)
-  Semi-Detached Duplex (7.0m x 7.0m)
-  Row of four connected - Double Storey (6.40m / 3.60m / 3.60m / 6.40m)

PLEASE NOTE:
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.











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	DATE	11 Dec 2020	COPYRIGHT RESERVED	CLIENT
	See Linescale			
	PLAN NO.	5		








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







Land Use Table: Phase 1

Land Use	Zoning	Notation	No. of Erven	Extent (ha)	% of Total
Residential (Free Standing)	Residential Zone 1		41	±0,66	9,4
Residential (Single Storey Row Housing)	Residential Zone 1		90	±0,96	13,6
Residential (Semi-Detached Double Storey)	Residential Zone 1		12	±0,13	1,8
Residential (Duplex Row Housing)	Single Residential Zone 1		212	±1,67	23,6
Educational	Educational Zone		1	±0,29	4,1
Business	Neighbourhood Business Zone		1	±0,30	4,2
Business	General Business Zone		3	±0,29	4,1
Open Space	Public Open Space Zone		2	±0,49	6,9
Utility	Utility Services Zone		4	±0,03	0,4
Transport	Transport Zone		1	±2,25	31,9
TOTAL			367	±7,07	100,0

Land Use Table: Phase 2

Land Use	Zoning	Notation	No. of Erven	Extent (ha)	% of Total
Residential (Free Standing)	Residential Zone 1		33	±0,53	11,4
Residential (Single Storey Row Housing)	Residential Zone 1		75	±0,79	17,0
Residential (Semi-Detached Double Storey)	Residential Zone 1		4	±0,05	1,1
Residential (Duplex Row Housing)	Residential Zone 1		184	±1,47	31,7
Community/Institutional	Community and Institutional Zone		1	±0,06	1,3
Open Space	Public Open Space Zone		1	±0,25	5,4
Transport	Transport Zone		1	±1,49	32,1
TOTAL			299	±4,64	100,0

Land Use Table: Phase 3

Land Use	Zoning	Notation	No. of Erven	Extent (ha)	% of Total
Residential (Free Standing)	Residential Zone 1		14	±0,21	5,1
Residential (Single Storey Row Housing)	Residential Zone 1		69	±0,52	12,7
Residential (Duplex Row Housing)	Residential Zone 1		216	±1,64	40,0
Community/Institutional	Community and Institutional Zone		1	±0,09	2,2
Open Space	Public Open Space Zone		1	±0,05	1,2
Business	Neighbourhood Business Zone		1	±0,09	2,2
Utility	Utility Services Zone		1	±0,01	0,2
Transport	Transport Zone		1	±1,49	36,4
TOTAL			304	±4,10	100,0

