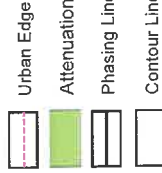


SWELLENDAM RAILTON

Subdivision Plan

Area for Densification
(± 15.82ha)
950 residential erven



HOUSING TOPOLOGY:



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

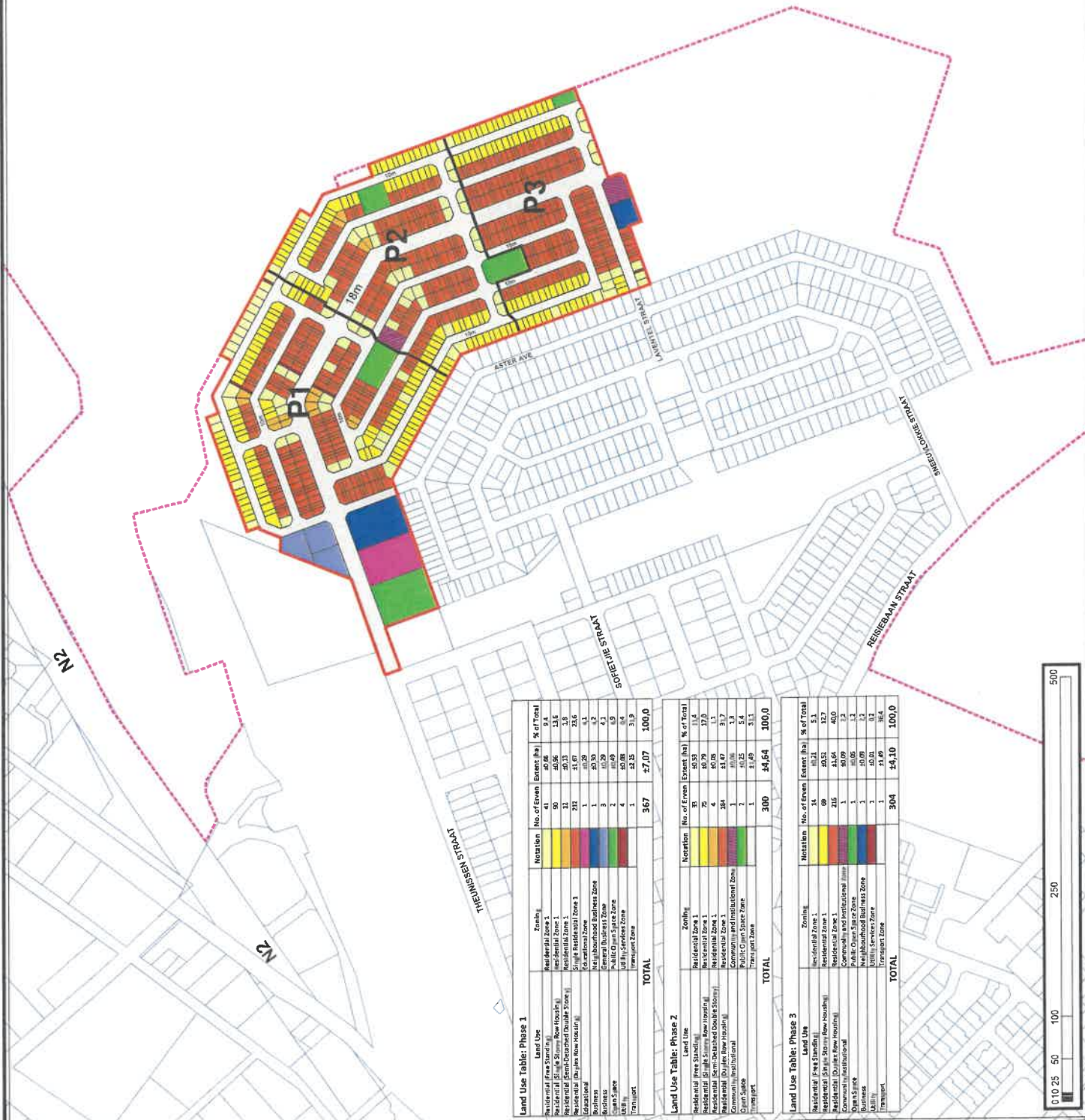
INDENTITY

URBAN DYNAMICS MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, WITH REGARD TO THE ACCURACY OF THE DATA AND INFORMATION PROVIDED HEREIN. THE DATA REMAINS THE SOLE PROPERTY OF THE CLIENT AND MAY ONLY BE USED FOR THE PURPOSES OF A PROJECT WITH THE EXPRESS WRITTEN APPROVAL OF THE CLIENT.

DATE	11 Dec 2020
See Linescale	
PLAN NO.	1
CLIENT	



FILE NAME
TEL: (021) 545 1545
FAX: (021) 545 1546
WWW.URBANDYNAMICS.CO.za
URBAN DYNAMICS WESTERN CAPE INC REG ID: 1900942071



Land Use Table: Phase 1

Land Use	Zoning	Notation	No. of Erven	Extent (ha)	% of Total
Residential (Free Standing)	Residential Zone 1		41	50.08	9.4
Residential (Single Storey Row Housing)	Residential Zone 1		50	50.86	13.5
Residential (Semi-Detached Double Storey)	Residential Zone 1		32	50.13	1.8
Residential (Double Row Housing)	Residential Zone 1		212	51.69	25.8
Residential (Public Open Space Zone)	Residential Zone 1		1	50.30	4.2
Residential (Neighbourhood Business Zone)	Residential Zone 1		3	50.59	4.1
Public Open Space Zone	Public Open Space Zone		2	50.49	6.9
Public Open Space Zone	Public Open Space Zone		4	50.08	1.4
Public Open Space Zone	Public Open Space Zone		1	50.45	3.1
Transport	Transport Zone		1	50.45	3.1
TOTAL			367	57.07	100.0

Land Use Table: Phase 2

Land Use	Zoning	Notation	No. of Erven	Extent (ha)	% of Total
Residential (Free Standing)	Residential Zone 1		35	50.59	13.4
Residential (Single Storey Row Housing)	Residential Zone 1		4	50.05	1.3
Residential (Semi-Detached Double Storey)	Residential Zone 1		4	50.05	1.3
Residential (Double Row Housing)	Residential Zone 1		154	51.47	9.7
Common Use and Institutional	Common Use and Institutional Zone		1	50.06	1.3
Public Open Space Zone	Public Open Space Zone		2	50.25	5.4
Transport	Transport Zone		1	50.49	5.5
TOTAL			300	54.64	100.0

Land Use Table: Phase 3

Land Use	Zoning	Notation	No. of Erven	Extent (ha)	% of Total
Residential (Free Standing)	Residential Zone 1		34	50.21	5.1
Residential (Single Storey Row Housing)	Residential Zone 1		20	50.24	4.0
Residential (Semi-Detached Double Storey)	Residential Zone 1		20	50.24	4.0
Residential (Double Row Housing)	Residential Zone 1		1	50.09	1.3
Public Open Space Zone	Public Open Space Zone		1	50.05	1.3
Neighbourhood Business Zone	Neighbourhood Business Zone		1	50.09	1.3
Public Open Space Zone	Public Open Space Zone		1	50.09	1.3
Transport	Transport Zone		1	50.49	5.4
TOTAL			304	54.10	100.0

