



- Notes:**
- A) **Conveyancing**
    - 1) A Certificate of Registered Title in respect of Erf 13480 Paarl is to be registered in the Deeds Office i.o the Drakenstein Municipality.
    - 2) A Certificate of Registered Title in respect of Erf 20728 Paarl is to be registered in the Deeds Office i.o the Drakenstein Municipality.
    - 3) A Certificate of Consolidated Title in respect of Erf 21128 Paarl Consolidation of Erven 20728 and 21127 Paarl is to be registered in the Deeds Office in favour of the Drakenstein Municipality.
  - B) **Development Proposal**
    - 4) Erven 13480 and 21128 Paarl are to be Consolidated to form a land unit measuring 13,0666ha in extent, which represents the outside figure of the development site.
    - 5) The consolidated land unit is to be rezoned to subdivisional area and subdivided as follows :

Table					
Ptn No	No of Units	Extent	%	Land Use	
1 - 165	165	2,7786ha	21,26	Single Residential	
166 - 536	371	2,6214ha	21,59	Row Houses / Duplexes	
537 - 539 541 - 542	5	2336m <sup>2</sup>	1,79	Mixed Use Commercial and Residential	
540, 543, 544	3	5278m <sup>2</sup>	4,04	Community Facilities	
545 - 564	20	3,1909ha	24,42	Public Open Space	
565	1	3,5143ha	26,90	Public Road	
<b>Total</b>	<b>565</b>	<b>13,0666ha</b>	<b>100,00</b>		

6) Typical residential erf dimensions :  
 Free standing : 15 x 11m  
 Row housing : 15 x 5m

**Legend**  
 P - denotes on-street parking (116 bays)  
 PA - denotes play areas (8 trim-parks)  
 - denotes reciprocal servitude road

Ref.: 1) Co-ordinate System WGS 84  
 2) S. G. Noting 1572

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project  
**PLAN OF SUBDIVISION**  
**PAARL EAST HOUSING PROJECT**  
 Erven 13480 and 21128 Paarl

Scale    1 / 1000 @A0  
 Date    July 2018  
 File No    P3587/17  
 Plan No    3