



- Notes:**
- A) **Conveyancing**
    - 1) A Certificate of Registered Title in respect of Erf 13480 Paarl is to be registered in the Deeds Office i.f.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.f.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 - 158	158	3,0452ha	23.30	Single Residential
159 - 492	371	2,6114ha	19.99	Row Houses / Duplexes
493 - 495	3	2858m²	2.19	Mixed Use
496 - 497	2	6427m²	4.92	Community Facilities
498, 499	2	3,3943ha	25.97	Public Road
		3,0872ha	23.63	Open Space
<b>Total</b>	<b>536</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 (39 bays)  
 PA - denotes play areas (3 trim parks)

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

**dh&a**  
 david hellig & abrahamse  
 professional land surveyors  
 258 Main Street  
 PAARL 7646

Telephone : 021-8724086    web site : www.dhale.co.za  
 email : david@dhale.co.za

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

Scale	1 / 1000 @A0
Date	March 2020
File No	P3587/17
Plan No	3 REV1