



colour	proposed zoning	proposed land use	unit numbering	number of units	area (±ha)	percentage
yellow	single residential 1 (SR1)	single residential (retirement)	1 - 167	167	5,1	6,8
orange	single residential 1 (SR1)	single residential	168 - 272	105	8,8	11,8
light blue	general residential 2 (GR2)	apartments (retirement)	273	1	1,6	2,1
dark blue	general residential 2 (GR2)	apartments	274	1	1,4	1,9
light green	general business 1 (GB1)	as defined in the MPBL	275	1	2,8	3,8
medium green	single residential 1 (SR1)	private open space	276 - 289	14	13,4	18,0
dark green	open space 1 (OS1)	environmental conservation use	290	1	20,8	27,9
light brown	single residential 1 (SR1)	private road	291 - 306	16	4,8	6,4
medium brown	transport zone 2 (TR2)	public road	307	1	0,6	0,8
dark brown	transport zone 2 (TR2)	footpath	308	1	0,8	1,1
grey	n/a	development (approved rights)	n/a	n/a	14,4	19,3
total				307	74,5	100,0

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- key**
- 1:50 (blue) & 1:100 (red) year flood lines
 - proposed 15m firebreak
 - proposed pedestrian link
 - property boundaries: farm 1529 & erf 5112
 - area to be incorporated into ecological corridor
 - proposed realignment and downgrading of minor road no 5 to a "footpath"
 - 30m wetland buffer zone
 - 15m wetland buffer zone

notes

amendments

date	figure

project

IMHOFF'S GIFT
 proposed consolidation, rezoning and subdivision of the remainder of cape farm 1529 & erf 5112 kommetjie

drawing

conceptual development plan
 (preferred layout)

client

red cliff property (pty) ltd

noting sheets

ahng-23 & ahng-24	figure	1529/01/01
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authority

cape town municipality	file	ca1529
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scale

1 : 4000 (A3)	date	february 2021
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