



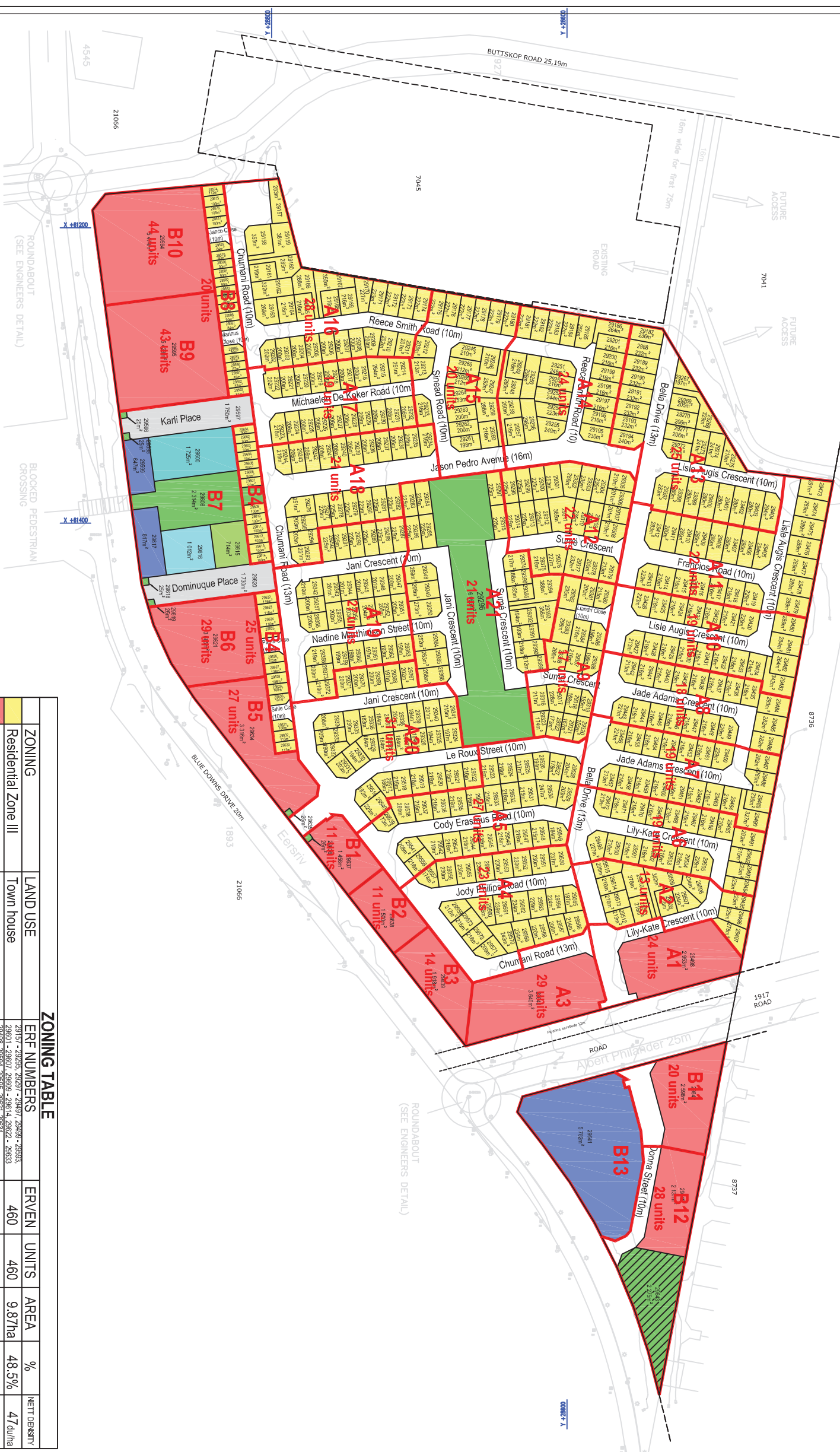
# Annexure A



## BELLADONNA

ESTATE

000627 X  
Y +41200  
Y +41400  
Y +41600  
Y +41800  
000627 X



ZONING	LAND USE	ERF NUMBERS	ERVEN	UNITS	AREA	%	NETT DENSITY
Residential Zone III	Town house	29157 - 29225, 29297 - 29497, 29499 - 29583	460	460	9.87ha	48.5%	47/du/ha
Residential Zone IV	Flats	29481 - 29497, 29499 - 29814, 29822 - 29833	11	280	3.41ha	16.8%	82/du/ha
Business Zone I	Business premises	29499, 29817, 29941	3		0.72ha	3.5%	
Institutional Zone I	Creche	29816	1		0.10ha	0.5%	
Institutional Zone I	Place of worship	29266, 29596, 29598, 29608, 29818, 29819	1		0.17ha	0.8%	
Open Space Zone I	Public Open Space	29815	1		0.85ha	4.2%	
Open Space Zone II	Private Open Space	29843	1		0.07ha	0.3%	
Open Space Zone I	Detention	29843	1		0.23ha	1.1%	
Transport Zone III	Public Parking	29587, 29620	2		0.35ha	1.7%	
Transport Zone II	Public Road				4.57ha	22.5%	
<b>TOTAL</b>			<b>488</b>	<b>740</b>	<b>20.34ha</b>	<b>100.0%</b>	<b>56/du/ha</b>

### NOTES:

1. Co-ordinate system: Wg19.
2. Main figure data derived from latest Surveyor General data (September 2009) and are subject to minor changes when cadastral survey is done.
3. All dimensions are shown in meters and are provisional (to be verified by cadastral survey).
4. Layout based on Urban Studio Plan named BD 1 Revision 9 - 10 February 2010.



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URBAN STUDIO



**TITLE:**  
PROPOSED SUBDIVISION  
AND REZONING OF ERVEN  
17974 & 17975, BLUE DOWNS

**SCALE** 1:3000 @ A3

**PROJECT DETAILS:**  
PROJECT NAME: Blue Downs 1  
PROJECT NR: 2009 317  
MUNICIPALITY: City of Cape Town  
ADMINISTRATION: Khayelitsha

**PLAN DETAILS:**  
PLAN NR: BlueDowns1\_2009317.02.04  
DATE: 8 July 2010  
DRAWN BY: AR  
CHECKED BY: AL



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