



**Portion 7 of Farm 432 Kranshoek**

Farm Boundary : **25.8004 Ha**

Zoning	No. of Units	Area in m <sup>2</sup>	% Allo
General Residential Zone I	639	149356.00m <sup>2</sup>	57.89%
Business Zone III	1	4328.00m <sup>2</sup>	1.68%
Community Zone I	2	2175.00m <sup>2</sup>	0.84%
Community Zone II	2	4386.00m <sup>2</sup>	1.70%
Open Space Zone II	7	32055.00m <sup>2</sup>	12.42%
Utility Zone	1	236.00m <sup>2</sup>	0.09%
Transport Zone II	3	19180.00m <sup>2</sup>	7.43%
Transport Zone III	4	46288.00m <sup>2</sup>	17.94%
<b>TOTALS</b>	<b>659</b>	<b>258004.00m<sup>2</sup></b>	<b>100.00%</b>

**Portion 8 of Farm 432 Kranshoek**

Farm Boundary : **14.3879 Ha**

Zoning	No. of Units	Area in m <sup>2</sup>	% Allo
General Residential Zone I	168	45105.00m <sup>2</sup>	31.35%
Community Zone I	1	33653.00m <sup>2</sup>	23.39%
Open Space Zone I	1	17147.00m <sup>2</sup>	11.92%
Open Space Zone II	2	33304.00m <sup>2</sup>	23.15%
Transport Zone II	1	221.00m <sup>2</sup>	0.15%
Transport Zone III	2	14449.00m <sup>2</sup>	10.04%
<b>TOTALS</b>	<b>175</b>	<b>143879.00m<sup>2</sup></b>	<b>100.00%</b>

**Portion 9 of Farm 432 Kranshoek**

Farm Boundary : **25.9487 Ha**

Zoning	No. of Units	Area in m <sup>2</sup>	% Allo
Single Residential Zone I	456	87143.00m <sup>2</sup>	33.58%
General Residential Zone II	419 *	41920.00m <sup>2</sup>	16.15%
Business Zone I	1	13251.00m <sup>2</sup>	5.11%
Community Zone I	2	3041.00m <sup>2</sup>	1.17%
Community Zone II	2	1918.00m <sup>2</sup>	0.74%
Open Space Zone I	2	57278.00m <sup>2</sup>	22.07%
Open Space Zone II	4	5539.00m <sup>2</sup>	2.13%
Transport Zone II	5	19199.00m <sup>2</sup>	7.40%
Transport Zone III	4	30198.00m <sup>2</sup>	11.64%
<b>TOTALS</b>	<b>895</b>	<b>259487.00m<sup>2</sup></b>	<b>100.00%</b>

**Subject Area : 66.1370 Ha**

Zoning	Land Use	Potential No. of Units	Area in m <sup>2</sup>	% Allo
Single Residential Zone I - (S.R.Z.I)	Dwelling Houses	456	87143.00m <sup>2</sup>	13.18%
General Residential Zone I - (G.R.Z.I)	Group/Town Housing	807	194461.00m <sup>2</sup>	29.40%
General Residential Zone II - (G.R.Z.II)	Flats	419 *	41920.00m <sup>2</sup>	6.34%
Business Zone I - (B.Z.I)	Business Premises	1	13251.00m <sup>2</sup>	2.00%
Business Zone III - (B.Z.III)	Service Station (with Consent Uses)	1	4328.00m <sup>2</sup>	0.65%
Community Zone I - (C.Z.I)	Place of Instruction	5	38869.00m <sup>2</sup>	5.88%
Community Zone II - (C.Z.II)	Place of Worship	4	6304.00m <sup>2</sup>	0.95%
Open Space Zone I - (O.S.Z.I)	Public Open Space	3	74425.00m <sup>2</sup>	11.25%
Open Space Zone II - (O.S.Z.II)	Private Open Space	13	70898.00m <sup>2</sup>	10.72%
Utility Zone - (U.Z)	Utility Service	1	236.00m <sup>2</sup>	0.04%
Transport Zone II - (T.Z.II)	Public Road	9	38600.00m <sup>2</sup>	5.84%
Transport Zone III - (T.Z.III)	Private Road	10	90935.00m <sup>2</sup>	13.75%
<b>TOTALS</b>		<b>1729</b>	<b>661370.00m<sup>2</sup></b>	<b>100.00%</b>

**Proposed Framework Plan of Portion 7, Portion 8 & Portion 9 of Farm 432 Kranshoek**

client: **KRANS DEVELOPERS (PTY) LTD**

- NOTES:
- \* Social Housing (Rental) is calculated @ 100 Units/Ha.
  - Farm Portion Boundary
  - - - Phase Boundary
  - Edge of NO-GO Buffer
  - Retention Pond Areas

service provider  
  
 P.O. Box 12313, Centurion, 4006 - 7 Upper Dickens Street, Central, Port Elizabeth, 6001 - Tel: +27 (0)41 373-1843 Fax: +27 (0)41 373-1838 E-mail: pian@metroplan.co.za

drawn by: A. Human date: 05/12/2023 designed by: L.A. Del Monte date: 05/12/2023  
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 Tel: 041 373 1843 Fax: 041 373 1838 E-mail: pian@metroplan.co.za