

Entabeni Prices of freehold stands

Plot	Land Size	Land Description Erf Number	Price (VAT Included)
3	1 510	21227	1 650 000.00
4	1 587	21228 Sold	
5	1 587	21229	1 750 000.00
6	1 587	21230 Sold	
7	1 587	21231	1 900 000.00
8	1 587	21232	1 900 000.00
9	1 715	21233	1 950 000.00
10	1 496	21235	2 000 000.00
11	1 629	21236	2 000 000.00
12	1 639	21237	2 000 000.00
13	1 521	21238	2 000 000.00
14	2132	21239 Sold	
15	1 961	21240 Sold	
16	2 125	21241	3 000 000.00
17	1 772	21242 Sold	
18	1 764	21243 Sold	
19	1 673	21245 sold	
20	1 650	21246	3 000 000.00
21	1 673	21247	3 000 000.00
22	1 662	21248 Sold	
23	2 187	21250	2 750 000.00
24	2 162	21251	2 750 000.00
25	2 667	21252	2 750 000.00
26	2 207	21253	2 750 000.00
27	2 362	21254 Sold	
28	1 889	21257 Sold	
29	1 888	21258	2 500 000.00
30	1 885	21259	2 500 000.00

LEGEND						
Zoning	Land Use	Erf No	QTY	HA	%	
Agriculture Zone II	Small Holding	20295, 1 & 50	3	4,4406	12,04	
Single Residential Zone I	Single Residential	3-31	29	5,3564	15,55	
General Residential Zone	Group Housing	2-32	2	3,4938	10,14	
Open Space Zone II	Private Open Space	34-44	13	4,1848	12,15	
Open Space Zone III	Nature Conservation Area	Perm. 8, 54	2	14,0570	40,55	
Transport Zone III	Private Roads	47-53 & 55	8	2,9114	9,57	
 Existing Temporary Servitude Road  Butterfly Conservation Area  Proposed new Right of Way Servitude						
TOTAL			57	34,4440	100	

- NOTES**
- For erf data, refer SG19/13/2010 & SG1040/2015
 - Sizes and dimensions are approximate and subject to final survey.
 - Erf 20295: Consent Use for Guest Lodge
 - Erf 2: 10x25m tiny homes
 - Erf 31: Existing Workers' Accommodation
 - Erf 32: 9 x 140m² & 27x110m² & 4 x 10m² group housing units
 - Erf 37: HOA Office
 - Erf 38: Tool Shed, Workshop & Workers Accommodation
 - Erf 43: Consent Use - Restaurant (deli / coffee shop): Urban Agriculture; Environmental Facilities; Tourist Facilities
 - Erf 45: Outdoor grassed Amphitheatre
 - Erf 20295 & Erf 1 & Erf 2 to be notariately filed
 - The line abcdaf represents an existing temporary right of way servitude
 - The line gh represents a new 3m services servitude
 - The line lmn represents a new 2.4m services servitude
 - The line of represents a re-aligned temporary right of way servitude.

It is hereby certified that the subdivision development plan (Plan no. 4015 & 20295) has been approved in terms of Sections 60 and 15(2) of the Municipality By-law on Spatial Planning and Land Use Management (2021).

File Reference: 4015 & 20295 12/10/2022
 Authorised Official: P. H. S.M.
 Signature: P. H. S.M.
 Delegation No: P.36
 Date: 7/10/2022

PLAN 5

LAYOUT PLAN

KNYSNA ERVEN 4015 & 20295
(Entabeni)

It is hereby certified that the subdivision plan (Plan No. 4015 & 20295) has been approved in terms of Sections 60 & 15(2) of the Municipality By-law on Municipal Land Use Planning (21 September 2021).

File Reference: 4015 & 20295 12/10/2022
 Authorised Official: P. H. S.M.
 Signature: P. H. S.M.
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 Date: 7/10/2022

DRAWN: MV CHECKED: MV
 PLAN NO: P16/2021/4015/50/10
 PLAN DATE: 12 August 2022
 STORED: z:\drawings\App-P16/2021/4015/50/10.org

COPY RIGHT:
 This Plan may not be copied or extended without the written consent of MM Vreken

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