

# ERF 11410 KRAAIFONTEIN



134 Voortrekker Road

## PROPERTY DESCRIPTION:

ERF NUMBER	11410					
TOWNSHIP	Kraaifontein					
STREET ADDRESS	134 Voortrekker Road					
REGISTERED ERF EXTENT	1 388 m <sup>2</sup>					
ZONING DESCRIPTION	General Residential 2 (GR2)					
ZONING CONDITIONS	<p>Use restrictions applicable to property in this subzone:</p> <p>(a) Primary uses for GR2 zone subject to subsection (c) are dwelling house, second dwelling, group housing, boarding house, flats (it will accommodate flats of relatively low height and floor space), private road and open space.</p> <p>(b) Consent uses subject to subsection (c) are utility service, place of instruction, place of worship, institution, hospital, place of assembly, home occupation, shops, hotel, conference facility, guest house and rooftop base telecommunication station.</p> <p>(c) Notwithstanding the primary and consent uses specified in subsection (a) and (b), if the only vehicle access to the property is from an adjacent road reserve that is less than 9 m wide, no building is permitted other than a dwelling house or second dwelling.</p>					
	Development rules for flats, boarding houses and hotels:					
	Coverage		Floor factor	Max height	Street boundary	Common boundary
	60 %	833 m <sup>2</sup>	1	15m	4.5m	4.5m

## IMPROVEMENTS

Description	Storeys	Walls	Roof	Flooring	Condition	Area in m <sup>2</sup>
Offices and ancillary areas	Single	Plastered	Asbestos	Ceramic and vinyl tile / carpet	Average	380
Covered area	Single		Asbestos	Concrete	Average	24
Garages	Single	Prefabricated concrete	Concrete	Concrete	Average	28
Carport	Single			Tarmac	Average	46
On-site parking	Sufficient off street parking on tarmac surface in front of building					
<b>FEATURES</b>	<p><b>WALLS</b> Plastered brick exterior, plastered interior</p> <p><b>ROOF</b> Asbestos sheeting</p> <p><b>CEILINGS</b> Herculite</p> <p><b>WINDOWS</b> Steel and wooden frames with glass</p> <p><b>FLOORS</b> Ceramic and vinyl tiles, carpets</p> <p><b>LIGHTING</b> Florescent lights</p> <p><b>STRUCTURE</b> <b>Main building:</b> Waiting room Reception area 10 Offices Kitchen Scullery Storeroom Ablutions for staff, public and small children Activity room opening onto a covered stoep</p> <p><b>Outbuilding:</b> 2 Prefabricated single garages Carport</p> <p><b>BOUNDARY WALLS</b> Palisade fencing and precast walling</p> <p><b>SECURITY</b> Security gates, alarm system and electrified barbed wire on roof area facing Voortrekker Road</p>					
<b>ADDITIONAL ASPECTS</b>						
<b>TOTAL SELLING PRICE:</b>	<b>TBC</b>					

The property borders on two streets, of which the main entrance is on Voortrekker Road.

The rear of the property borders onto Second Avenue, vehicle access can be obtained from this street and the gate is kept locked for security purposes.

The parking area in front of the building has a tarmac surface. The property is enclosed with palisade fencing and precast walling. The building area facing Voortrekker Road has electrified barbed wire to the roof.

The property is situated on the periphery of Kraaifontein CBD and is surrounded by commercial/retail buildings as well as residential buildings along Voortrekker Road being used for business purposes.

Wallacedene informal settlement and Scottsdene, a lower income high density area are in close proximity.

It is set on a main road, with good accessibility and exposure. It is well located and easy to reach for the clients in need.

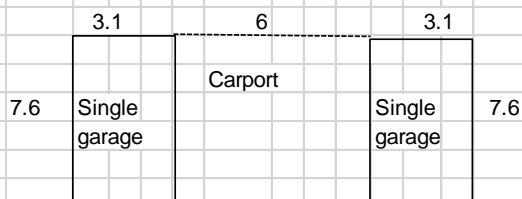
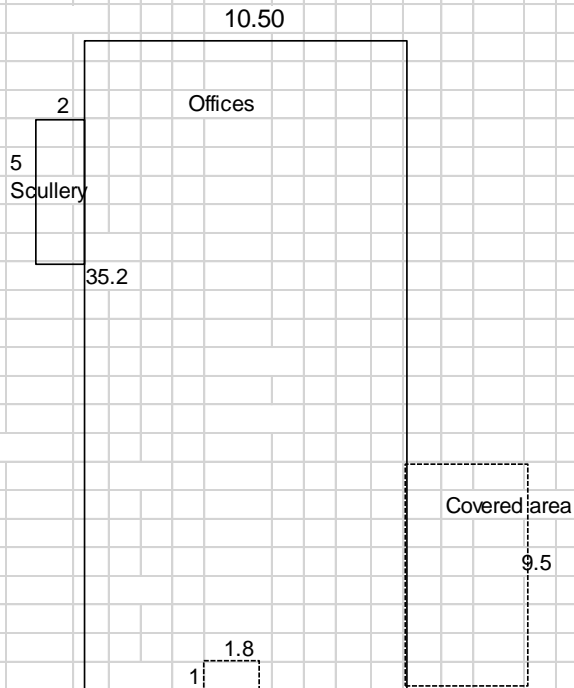
PHOTOS





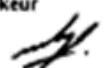
# Sketch

## Erf 11410 Kraaifontein known as Child Welfare Kraaifontein



De Haan & Ward  
Land Surveyors - Landmeters

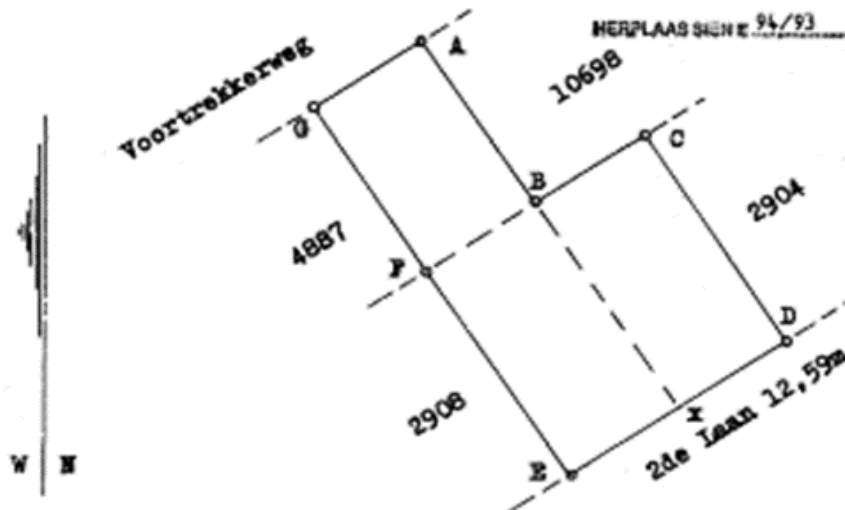
KANTOORAFSKRIF

SYE	Meter	-RIGTINGS- -HOEKE	KOORDINATE		L.G. No.
			Y	X	
AB	25,13	A 90 05 40			1640-88  Goedgekeur  Landmeter-generaal 1988.03.23
BC	15,74	B 269 55 30			
CD	31,49	C 90 00 00			
DE	31,49	D 90 00 00			
EF	31,49	E 90 00 00			
FG	25,13	F 180 02 40			
GA	15,74	G 89 56 10			

Bakens: A, B, C, D, E, F, G : 12mm Ronde ysterpen.

BAKENS L.D.

HERPLAAS SIEK 94/93



- (1) Die figuur ABFG stel voor Erf 4888 Kraaifontein Kaart Nr. 6656/66 Transportakte 1967. 313 .15577
- (2) Die figuur BODx stel voor Erf 3768 Kraaifontein Kaart Nr. 5479/56 Transportakte 1983. 454 .22681
- (3) Die figuur BxEP stel voor Erf 3769 Kraaifontein Kaart Nr. 5477/56 Transportakte 1983. 454 .22681

Skaal: 1: 750

Die figuur A B C D E F G

stel voor 1388 vierkante meter

grond, synde

Erf 11410 Kraaifontein, wat (1) - (3) hierbo bevat

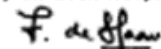
geleë in die Munisipaliteit van Kraaifontein

Administratiewe Distrik

Saangestel  
Opgemêet in  
deur my

Paarl  
Maart 1988

Provinsie Kaap die Goeie Hoop.

  
Landmeter

Hierdie kaart is geheg aan  
No. T 11835/41  
gedateer  
t.e.v.

Die oorspronklike kaart is  
soos bo aangedui  
No. -geheg aan  
-Transport/Grondbrief-  
No.

Liber No. 3/11433/31  
M.S. No. Saangestel  
Komp. BHST-4122(7084)

Registrateur van Aktes

**B**  
**C** **S**