



PROJECT
PROPOSED TOWNSHIPS
GOURDAND EXT'S. 4 - 11
 SITUATED ON
 PTN'S. OF REM. OF PTN'S. 1 & 5 AND
 PTN. 404
 OF THE FARM ROODEPOORT 237 J.Q



LAND USE TABLE

LAND USE	NO. OF STANDS	AREA HA	%
RESIDENTIAL 1- BONDED	1039	27,99	13,49
RESIDENTIAL 1- CREDIT LINKED	1664	30,05	14,46
RESIDENTIAL 2- CLUSTER ERVEN	4	3,17	1,53
RESIDENTIAL 3	14	32,13	15,49
BUSINESS	4	7,92	3,82
INDUSTRIAL 1	11	7,12	3,43
EDUCATION	3	9,88	4,76
CHURCH	8	2,12	1,02
CRECHE	6	2,77	1,34
CEMETERY	1	2,60	1,25
SPECIAL	4	15,85	7,64
HOSPITAL	1	3,00	1,43
PUBLIC OPEN SPACE	64	17,81	8,58
STREET		44,24	21,34
TOTAL	2763	207,43 ha	100%

NOTES

LEGEND

- TOWNSHIP BOUNDARY
- PROPOSED ROADS & SW
- FINE DUNE
- 50m BUFFER ZONE
- 100m BUFFER ZONE
- ROADSIDE STRIP
- UNDERMINING OUTCROPS/DEPTH
- EXTENDING

SERVITUDES

SERVITUDES AFFECTING REPORT 1:

- 1801/2010
- 1802/2011
- 304/2011
- 1974/1984 - ELECTRICAL POWERLINE SERVITUDE
- 2115/2000 - SAND WATER BOUND SERVITUDE
- 4764/1985 - ELECTRICAL POWERLINE SERVITUDE
- 4765/1985 - TELEPHONE CABLE SERVITUDE
- 4218/1985 - ELECTRICAL POWER LINE SERVITUDE
- 1982/2010 - ELECTRICAL POWERLINE SERVITUDE

SERVITUDES AFFECTING REPORT 2:

- 7783/1984
- 2384/1985 - ELECTRICAL POWERLINE SERVITUDE
- 5743/2009 - ELECTRICAL POWERLINE SERVITUDE
- 1802/2010
- 1802/2011
- 3845/1988 - ELECTRICAL POWERLINE SERVITUDE
- 3214/2010

UNDERMINING I

UNDERMINING AS COMPILED BY AFRICA EXPOSED CONSULTING ENGINEERS GEOLOGISTS REPORT No. 1-410 DATE: NOVEMBER 2012

- THE PROJECT AREA WAS DETERMINED BY DATA AND THE PROJECT AREA WAS DETERMINED BY DATA
- THE PROJECT AREA WAS DETERMINED BY DATA BY A SURVEYOR

GEOLOGY I

GEOLOGY AS COMPILED BY AFRICA EXPOSED CONSULTING ENGINEERS GEOLOGISTS REPORT No. 1-011 DATE: APRIL 2011

- 2009 1A2 AREA UNDERMINED BY COLLAPSE SERVITUDE WITHIN 1.5m THICK AND < 2.5m DEPTH. MOVEMENT PREDICTED
- 2009 1B1 AREA UNDERMINED BY COLLAPSE SERVITUDE WITHIN 1.5m DEPTH. MOVEMENT PREDICTED AND SERVICED WITHIN 1.5% OF SURFACE FOUNDATION. NORMAL STRIP FOOTINGS OR SLAB ON THE GROUND
- 2009 1A20 AREA UNDERMINED BY COLLAPSE SERVITUDE WITHIN 1.5m THICK AND 2.5 TO 15m DEPTH. MOVEMENT PREDICTED
- 2009 1A21 AREA UNDERMINED BY COLLAPSE SERVITUDE WITHIN 1.5m THICK AND 2.5 TO 15m DEPTH. MOVEMENT PREDICTED AND SERVICED WITHIN 1.5% OF SURFACE FOUNDATION. NORMAL STRIP FOOTINGS OR SLAB ON THE GROUND
- 2009 1B1 AREA UNDERMINED BY COLLAPSE SERVITUDE WITHIN 1.5 TO 15m DEPTH. MOVEMENT PREDICTED
- 2009 1B1 AREA SUBJECT TO FLOODING

SPECIAL TO INCLUDE

DEVELOPMENT POTENTIAL OF TOWNSHIP

RESIDENTIAL POTENTIAL:	BUSINESS POTENTIAL:
* BONDED ERVEN - 1039 ERVEN * AREA OF 0.65 - 20m x 125m = 209m	AREA - 7,7 HA FAR @ 0.6 - 45 200 m ² FLOOR AREA
* CREDIT LINKED ERVEN - 1664 ERVEN * AREA OF 0.65 - 15m x 12m = 100m	EMPLOYMENT NODE POTENTIAL:
* CLUSTER ERVEN AREA - 3,17 HA DENSITY - 40 / UNITS / HA POT. NO OF UNITS - 126 ERVEN	AREA - 7 HA FAR @ 0.6 - 45 000 m ² FLOOR AREA
* HIGH DENSITY AREA - 32,13 HA DENSITY - 540 / UNITS / HA POT. NO OF UNITS - 7711 UNITS	HOSPITAL AREA - 3,0 HA FAR @ 0.6 - 30 400 m ² FLOOR AREA
TOTAL RES. POTENTIAL: 10400 UNITS	

CLIENT
DINO PROPERTIES (Pty) Ltd

DESIGNED	HT	APPROVED	SCALE
BRANN	CST	DATE	FEB 2013

DRAWING No. T 26002 / 1

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