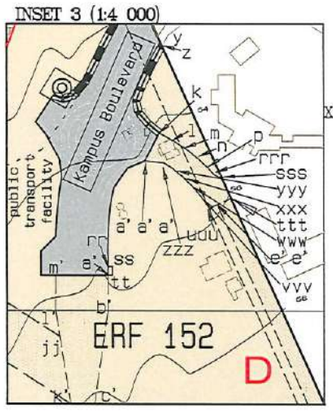
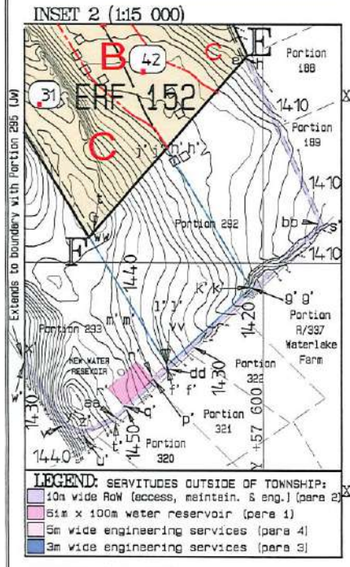
TOWNSHIP LAYOUT PLAN

INSET 3 (1:4 000)

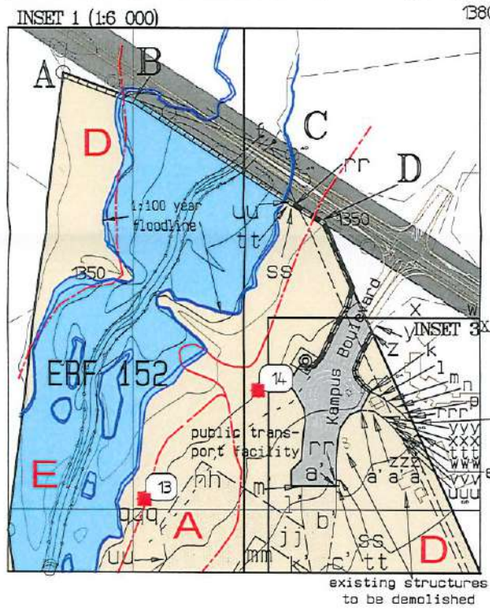


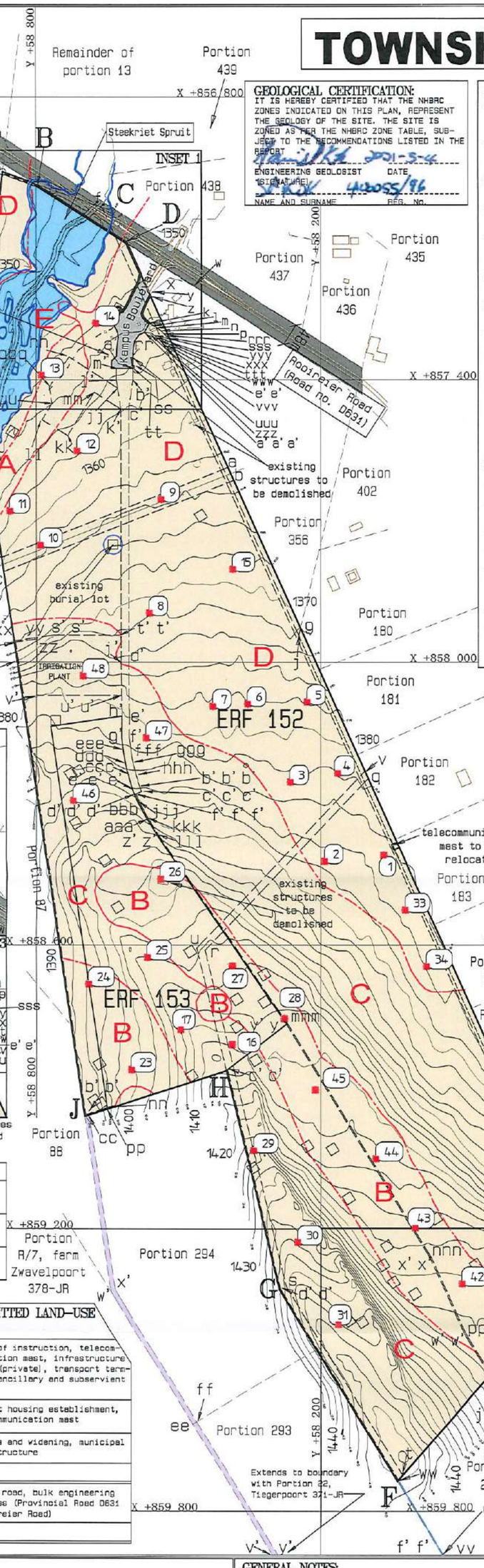
INSET 2 (1:15 000)



LEGEND: SERVITUDES OUTSIDE OF TOWNSHIP:
- 10m wide RoW (access, maintsin. & eng.) (para 2)
- 81m x 100m water reservoir (para 1)
- 5m wide engineering services (para 4)
- 3m wide engineering services (para 3)

INSET 1 (1:6 000)





GEOLOGICAL CERTIFICATION:

IT IS HEREBY CERTIFIED THAT THE NHBRC ZONES INDICATED ON THIS PLAN, REPRESENT THE GEOLOGY OF THE SITE. THE SITE IS ZONED AS PER THE NHBRC ZONE TABLE, SUBJECT TO THE RECOMMENDATIONS LISTED IN THE REPORT

ENGINEERING GEOLOGIST — DATE: 30-5-96

(SIGNATURE) — 410055/96

NAME AND SURNAME — REG. No.

SERVITUDE NOTES:

ERVEN IN THE TOWNSHIP SHALL BE SUBJECT TO THE FOLLOWING SERVITUDES:

1. FIGURE abcd REPRESENTS A 30m WIDE ELECTRICAL SERVICES SERVITUDE OVER ERF 152 IN FAVOUR OF ESKOM VIDE S.G. DIAGRAM NO. A4678/78 AND A4679/78.
2. FIGURE CEef REPRESENTS AN EXISTING 15m WIDE RIGHT-OF-WAY SERVITUDE OVER PORTIONS 267, 288, 289, 290 AND 291 IN FAVOUR OF THE GENERAL PUBLIC VIDE S.G. DIAGRAMS A3665/70, A3668/70, A3667/70, A3669/70, A3689/70 & A3690/70 TO BE CANCELLED.
3. FIGURE gEhj REPRESENTS A 10m WIDE RIGHT-OF-WAY SERVITUDE OVER ERF 152 IN FAVOUR OF THE GENERAL PUBLIC AND AN ENGINEERING SERVICES SERVITUDE IN FAVOUR OF THE MUNICIPALITY.
4. FIGURE klmnp rrr sss ttt uuu vvv www xxx yyy zzz a'a'e' REPRESENTS A RIGHT-OF-WAY AND ENGINEERING SERVICES SERVITUDE OVER ERF 152 IN FAVOUR OF PORTIONS 282, 283, 284 AND 358, FARM MOOIPLAATS 367-JR (REFER INSET 3).
5. FIGURE qrstFGHuv REPRESENTS AN EXISTING 15m WIDE RIGHT-OF-WAY SERVITUDE OVER PORTIONS 288, 289, 290 AND 291 IN FAVOUR OF THE GENERAL PUBLIC VIDE S.G. DIAGRAMS A3665/70, A3667/70, A3668/70, A3669/70 & A3690/70 TO BE CANCELLED.
6. FIGURE e'b'c'c'e'f' fff ggg nnn o'p'b' b' o'o'c' d'd' e'e'e' ccc ddd eee g'h'j'k'l'm' REPRESENTS A VARYING-WIDTH RIGHT-OF-WAY AND ENGINEERING SERVICES SERVITUDE OVER ERF 152 IN FAVOUR OF ERF 153.
7. FIGURE nn jj k' mm kk ll uu qqq REPRESENTS A PRIVATE INFRASTRUCTURE WORKS (SEWERAGE TREATMENT PLANT) AND SOLID WASTE RECYCLING SERVITUDE OVER ERF 152 IN FAVOUR OF ERF 153.
8. FIGURE a' rr ss tt REPRESENTS A 3m X 8m SERVITUDE FOR ELECTRICITY PURPOSES OVER ERF 152 IN FAVOUR OF THE MUNICIPALITY (REFER INSET 3).
9. FIGURES xx yy zz a'a' b'b' nn pp J; and c'c' d'd' ww FGH; and j'j' x'w' x'x' y'y' z'z' aaa bbb d'd'd' f'f'f' jjj kkk lll mmm nnn ppp h'h' REPRESENT 3m WIDE ENGINEERING SERVICES SERVITUDES OVER ERF 152 IN FAVOUR OF ERF 153.
10. FIGURE yy s's' t't' j' u'u' v'v' REPRESENTS AN IRRIGATION PLANT, RETENTION DAM AND ENGINEERING SERVICES SERVITUDE OVER ERF 152 IN FAVOUR OF ERF 153.
11. FIGURE ttt gj e'e' REPRESENTS A 10m WIDE RIGHT-OF-WAY AND ENGINEERING SERVICES SERVITUDE OVER ERF 152 IN FAVOUR OF PORTIONS 292, 293, AND 294, FARM MOOIPLAATS 367-JR.

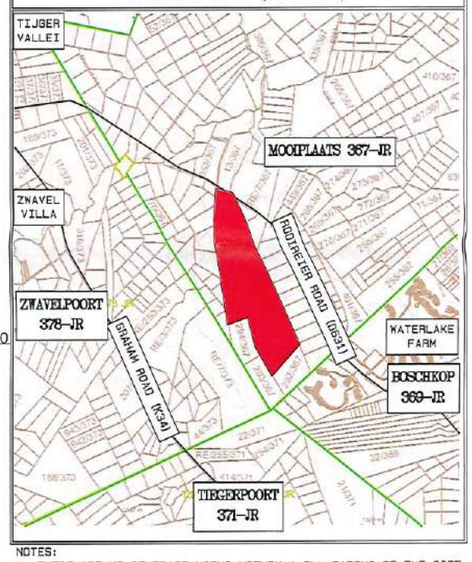
ERVEN 152 AND 153 IN THE TOWNSHIP SHALL BE ENTITLED TO THE FOLLOWING SERVITUDES:

1. A 81m X 100m PRIVATE WATER RESERVOIR SERVITUDE OVER PORTION 293, FARM MOOIPLAATS 367-JR DENOTED BY FIGURE n'p'q'r' (REFER INSET 2).
2. A 10m WIDE RIGHT-OF-WAY SERVITUDE FOR ACCESS, MAINTENANCE AND ENGINEERING SERVICES OVER PORTIONS 292, 293 AND 294, FARM MOOIPLAATS 367-JR DENOTED BY FIGURE Es't'u'v'w'J cc x'y'z' aa bb h (REFER INSET 2)
3. A 3m WIDE ENGINEERING SERVICES SERVITUDE OVER PORTION 292 DENOTED BY FIGURE vv ww F f'f' g'g' n'n' j'j' k'k' (REFER FIGURE 2)
4. A 5m WIDE ENGINEERING SERVICES SERVITUDE OVER PORTION 293 DENOTED BY FIGURE l'l' f'f' p' m'm'.
5. FIGURE Dwxyz REPRESENTS AN ACCESS / RIGHT-OF-WAY SERVITUDE OVER PORTION 356, FARM MOOIPLAATS 367-JR IN FAVOUR OF THE GENERAL PUBLIC, VIDE S.G. DIAGRAM 2215/2020.

OTHER SERVITUDES:

1. FIGURE E s' dd f'f' bb h DENOTES A 10m WIDE ACCESS / RIGHT-OF-WAY SERVITUDE OVER PORTION 292 IN FAVOUR OF PORTIONS 293 AND 294.
2. FIGURE f'f' dd t'u'v' aa ff y'z' aa DENOTES A 10m WIDE ACCESS / RIGHT-OF-WAY SERVITUDE OVER PORTION 293 IN FAVOUR OF PORTION 294.

LOCALITY PLAN (1:100 000)



NOTES:
1. THERE ARE NO SEWERAGE WORKS WITHIN A 3km RADIUS OF THE SITE
2. THERE IS NO AERODROME NOISE ZONE APPLICABLE

CONTOUR SURVEY:

THE CONTOUR SURVEY ADHERES TO THE REQUIREMENTS FOR TOWNSHIP ESTABLISHMENT IN TERMS OF SECTION 16(4) READ WITH SCHEDULE 8 OF THE CITY OF TSHWANE LAND USE MANAGEMENT BYLAW, 2016.

* CONTOURS FROM DELTA PLAN ON BEHALF OF IZASI SURVEYS
* DATUM PLANE: AVERAGE MEAN SEA LEVEL (AMSL)
* CONTOUR INTERVALS: 2m
* GEODETIC GRID SYSTEM: WGS 84/29

APPLICANT'S SIGNATURE

J P VAN WYK (PR. PLN) — 04/05/2021 — DATE

INSET 2

N

NHBRC GEOLOGICAL ZONING:

ZONE	NHBRC CLASS	ZONE	NHBRC CLASS
A	H3/P (Perched water table)	D	H2/P (Perched water table)
B	H2-H3/P (Perched water table)	E	P (Flood line)
C	H2-H3/R/P (Perched water table, steep slopes)		

LAND-USE TABLE

ZONING	ERF No.	No. OF ERVEN	AREA OF ERVEN (Ha)	(%)	PERMITTED LAND-USE
Special	152	1	132,6434	86,2	Place of instruction, telecommunication mast, infrastructure works (private), transport terminus, ancillary and subservient uses
Special	153	1	19,9015	13,0	Student housing establishment, telecommunication mast
Proposed streets and widening	-	-	0,8158	0,5	Streets and widening, municipal infrastructure
TOTAL TOWNSHIP	-	2	153,3607	99,7	
Proposed streets and widening	-	-	0,4985	0,3	Public road, bulk engineering services (Provincial Road D631 - Rooireier Road)
TOTAL		2	153,8572	100,0	

J PAUL VAN WYK
URBAN ECONOMISTS AND PLANNERS CC

POSBUS 11522 HATFIELD 0028
P.O. BOX 11522 HATFIELD 0028
TEL : (012) 996-0097
FAKS : (086) 684-1263
SEL : (082) 893-7370
EPOS: airtaxi@mweb.co.za
TEL : (012) 996-0097
FAX : (086) 684-1263
CELL : (082) 893-7370
EMAIL: airtaxi@mweb.co.za

LOCAL AUTHORITY:

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
P.O. BOX 3242
PRETORIA
0001

APPLICANT:

PLATINUM MILE INVESTMENTS 542 (PTY) LTD
P.O. BOX 608
LA MONTAGNE
0184

PROJECT:

PROPOSED TOWNSHIP ESTABLISHMENT ON A CERTAIN PART OF PROPOSED CONSOLIDATED PORTION 756 (COMPRISING OF CERTAIN PORTIONS OF PORTIONS 287 AND 296 AND PORTIONS 288-291 AND 295) OF THE FARM MOOIPLAATS 367-JR.

ZWAVELPOORT EXTENSION 15

GENERAL NOTES:

1. Approximate areas and measurements shown only, subject to final survey.
2. Property boundaries: ABCDEFGHJK. Township boundaries: ABDEFGHJK.
3. BCD represents a part of the reserve/alignment of Rooireier Road excluded from the township.
4. Title deed no: T60886/2004.
5. Minimum & maximum erf size: 19,9015ha & 132,6434 ha respectively. Ruling erf size: not applicable.
6. Figure ABCDEFGH y'y'z'z' aaabbbd'd'e'e'e' ccdddd eeeg'h'g'g'g' ppJK represents proposed Erf 152 & figure ppq'g'g'h'g' eeeddcccc'e'e'd'd' dbbbaaez'z' y'y'H represents proposed Erf 153.
7. Minimum and maximum gradient of roads: 1:69 & 1:54 respectively. Total length of streets: 136,5m.
8. Line of no access:

DRAWN	UOSM
DESIGN	UOSM
New Urban	DATE 2021-06-23
SCALE 1:9 000 (A3)	CONTOUR INT. 2m
CAD NO. mooiplaatsCAMPUS-layout21	FIGURE 4
PLAN NUMBER CPD/9/1/1-ZPTX15/01	

FLOOD LINE CERTIFICATE:

IN TERMS OF SECTION 144 OF THE NATIONAL WATER ACT (ACT NO. 36 OF 1998) AND THE PROVISIONS OF SECTION 16(4) READ WITH SCHEDULE 8 OF THE CITY OF TSHWANE LAND USE MANAGEMENT BYLAW, 2016, IT IS HEREBY CERTIFIED THAT THE PROPERTY IS AFFECTED BY THE MAXIMUM LEVELS THAT FLOODS WILL REACH WITH AVERAGE RECURRENCE INTERVALS OF 50 YEARS AND 100 YEARS, AS SHOWN ON THIS PLAN.

20183200110 — 4/5/2021

PR. ENG. R.D HIRST — DATE

PR. ENG. NAME AND SURNAME — REG. No.