PROPOSED TOWNSHIP : STRAWBERRY FARM EXT 1

LOCALITY : SITUATED ON :
A PART OF PORTION 3 (PORTION OF PORTION 2) OF THE FARM STERKFONTEIN 401-JR, PART OF PORTION 19 (A PORTION OF PORTION 2) OF THE FARM STERKFONTEIN 401-JR, PART OF THE REMAINING EXTENT OP PORTION 6 OF THE FARM STERKFONTEIN 401-JR, PORTION 38 & PORTION 39 OF THE FARM STERKFONTEIN 401-JR, AND A PART OF HOLDINGS 4, 5, 6, 7 & 8 GILLIEMEAD A.H.

REPRESENTED BY THE FIGURE A-B-C-D-E-F-G-H-J-K-L-M-N-P-Q-R-S-T-U-V-W-X-Y-Z-A1-B1-C1-D1-E1-F1-G1-H1-J1-K1-L1-M1-N1-P1-Q1-R1-S1-T1-U1-V1-W1-X1-Y1-Z1-A2-B2-C2-D2-E2-F2-G2-H2-J2-K2-L2-M2-N2-P2-Q2-R2-A

LOCAL AUTHORITY : KUNGWINI LOCAL MUNICIPALITY

FLOODLINE NOTE:
IT IS HEREBY CERTIFIED THAT THE PROPERTY SHOWN ON THIS DRAWING IS AFFECTED BY FLOODWATER UP TO THE 50 & 100 YEAR RECURRENCE INTERVAL EVENT DETERMINED IN ACCORDANCE WITH SECTION 144 OF THE NATIONAL WATER ACT (ACT 36 OF 1998)

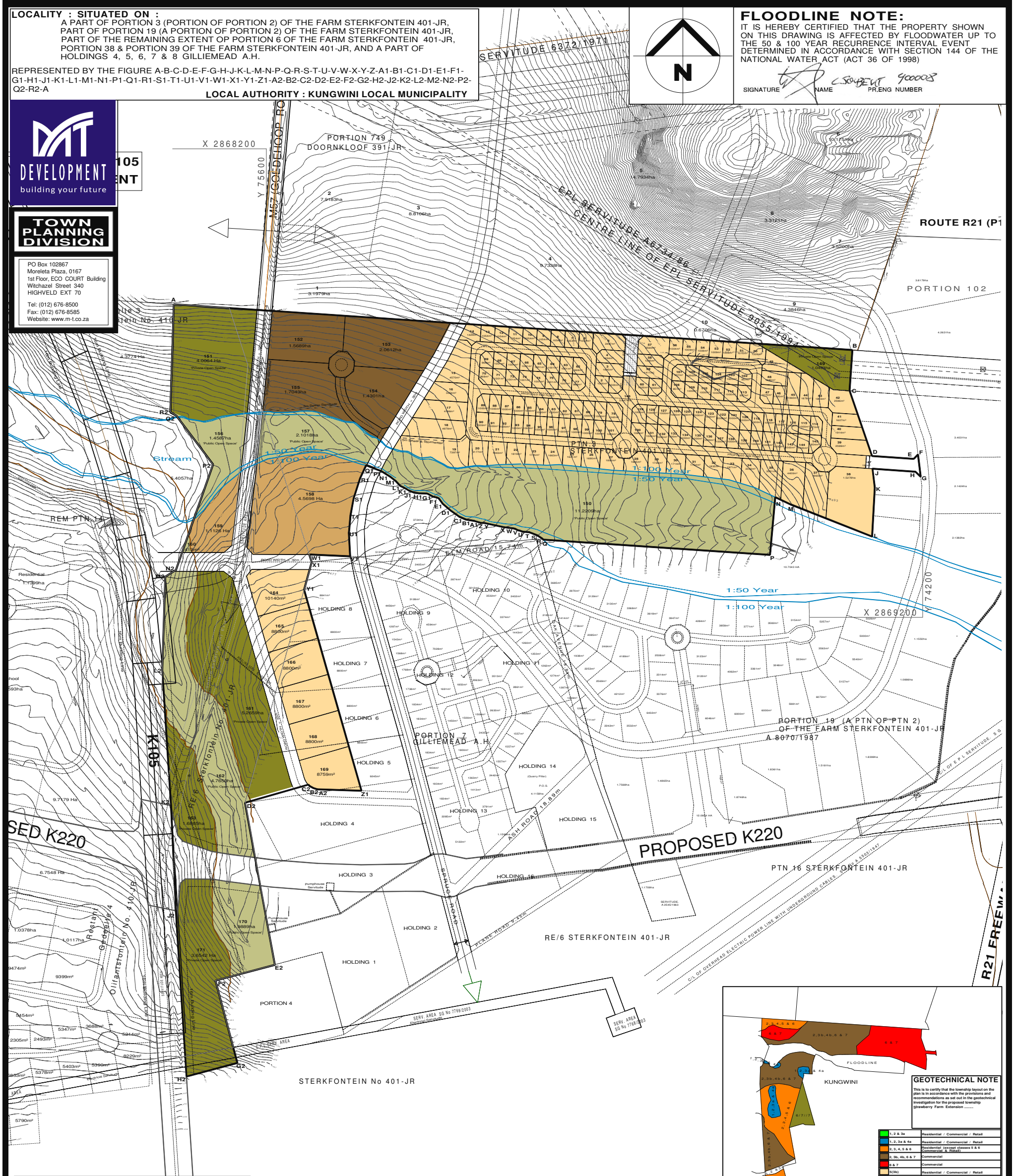
SIGNATURE NAME C SOUBENT PR.ENG NUMBER 900008

MT DEVELOPMENT
building your future

TOWN PLANNING DIVISION

PO Box 102867
Moreleta Plaza, 0167
1st Floor, ECO COURT Building
Witchazel Street 340
HIGHVELD EXT 70

Tel: (012) 676-8500
Fax: (012) 676-8585
Website: www.m-t.co.za



PLAN NO : SBFX1
DATE: 28 SEPTEMBER 2010
REF: T/PLANS/RIETVLEI/ALL/CONCEPTS/SBFX1

SCALE 1 : 4 000 (A1)
0 100 200 300 400

LAND USE

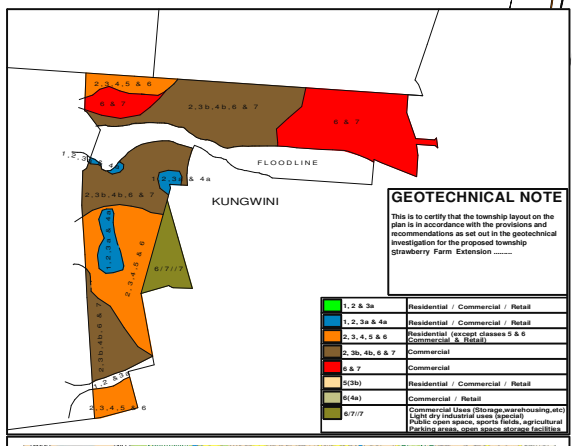
ZONING	ERF NUMBERS	TOT. NR OF ERVEN	TOTAL AREA (HA)	%
INDUSTRIAL 2	1 - 145, 164 - 169	151	27.1620	30.15
BUSINESS 3	152,153,154,155	4	6.7645	7.51
BUSINESS 1	158,159	2	5.6824	6.31
PRIVATE OPEN SPACE	149,151,161,163,171	5	9.2723	10.29
PUBLIC OPEN SPACE	150,156,157,160,162,170	6	21.5766	23.95
'SPECIAL' for access control	146, 147	2	0.0380	0.04
'SPECIAL' for access	148	1	5.6474	6.27
'PUBLIC ROAD'			13.9494	15.48
TOTAL		171	90.0926	100.00

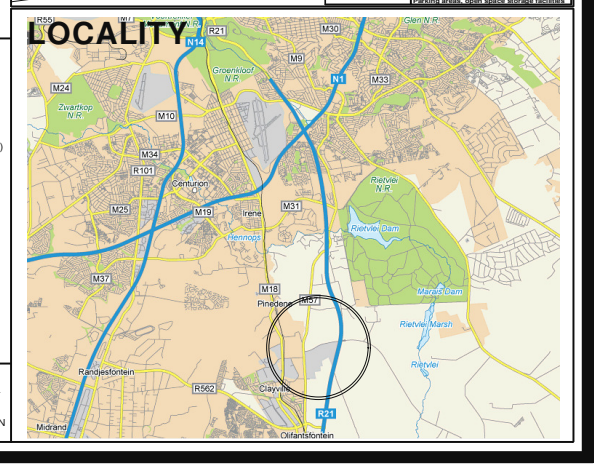
SERVITUDE NOTES:

EXISTING SERVITUDES
1. ERF 149 IS SUBJECT TO AN ELECTRICAL SERVITUDE VIDE SG. No. K9055/1994
2. ERF 161 IS SUBJECT TO A PIPELINE SERVITUDE VIDE SG. No. K1199/1958S
3. ERVEN 163, 170 & 171 ARE SUBJECT TO A SERVITUDE (AQUEDUCT) VIDE SG No. K2331/2000S
4. FIGURE 'a-b-c-d-e-f-g-h-j' REPRESENTS A RIGHT-OF-WAY SERVITUDE OVER ERF 161, 162 & 163 TO BE CANCELLED ONCE THE K105 IS CONSTRUCTED
5. ERF 171 IS SUBJECT TO AN ELECTRICAL SERVITUDE VIDE SG. No. 7769/2003

PROPOSED SERVITUDES
1. ERF 19 IS SUBJECT TO A PROPOSED 5M SEWER & STORMWATER SERVITUDE
2. ERF 155 IS SUBJECT TO A PROPOSED 3M SEWER SERVITUDE

GENERAL NOTE
ALL DIMENSIONS AND AREAS APPROXIMATE AND SUBJECT TO FINAL SURVEY
CO-ORDINATE SYSTEM: WGS 29°.
THE CONTOURS ARE IN ACCORDANCE WITH REGULATION 21 (2) OF THE TOWN PLANNING & TOWNSHIPS ORDINANCE, 1986.



GEOTECHNICAL NOTE
This is to certify that the township layout on the plan is in accordance with the provisions and recommendations as set out in the geotechnical investigation for the proposed township Strawberry Farm Extension .....

1, 2 & 3a	Residential / Commercial / Retail
1, 2, 3a & 4a	Residential / Commercial / Retail
2, 3, 4, 5 & 6	Residential (except classes 5 & 6 Commercial & Retail)
2, 3b, 4b, 6 & 7	Commercial
6 & 7	Commercial
5(3b)	Residential / Commercial / Retail
5(4a)	Commercial / Retail
6/7//7	Commercial Uses (Storage,warehousing,etc) Public open space, sports fields, agricultural Public open space, open fields, agricultural Parking areas, open space storage facilities