

# TOWNSHIP LAYOUT PLAN

PORTION 74.1  
FARM DERDE-  
POORT 326-JR  
(road)

ERF 1170,  
MONTANA  
TUINE X46  
(private  
open space)

PORTION 739,  
FARM DERDEPOORT  
326-JR

ERF 2767  
MONTANA PARK  
EXTENSION 91

ERF 2965  
6 826m<sup>2</sup>

ERF 2966  
3 932m<sup>2</sup>

ERF 2786  
MONTANA PARK  
EXTENSION 91

ERF 2665  
MONTANA PARK  
EXTENSION 84

ERF 2626  
MONTANA PARK  
EXTENSION 84

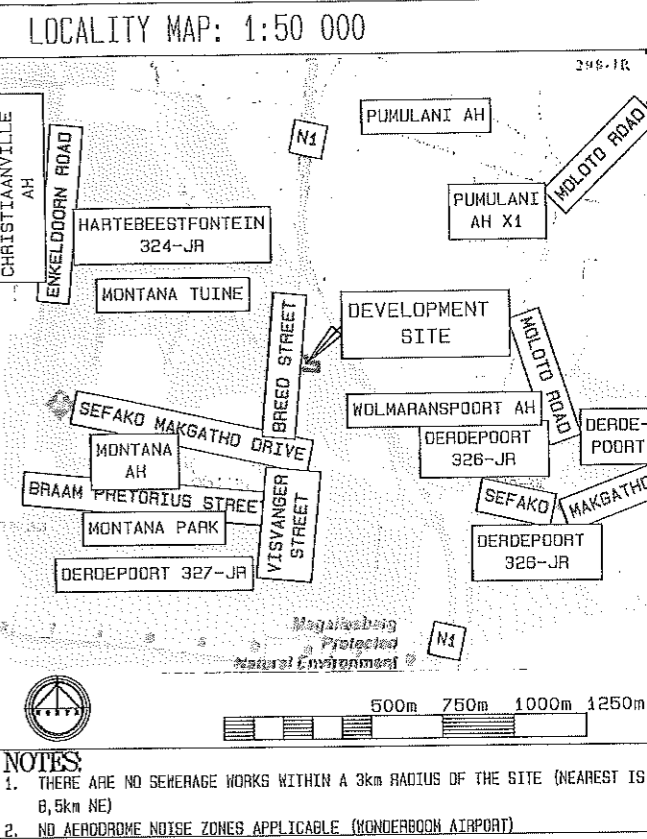
ERF 2785  
MONTANA PARK  
EXTENSION 91

PORTION 210,  
FARM HARTE-  
BEESTFONTEIN  
324-JR

BREED STREET 15,87m

ESCALLONIA STREET 20m

**PROJECT:**  
PROPOSED TOWNSHIP ESTABLISHMENT ON  
A CERTAIN PART (APPROVED REMAINDER)  
OF PORTION 397, FARM DERDEPOORT 326-JR  
MONTANA PARK EXTENSION 132



LOCAL AUTHORITY:	APPLICANT:
CITY OF TSHWANE METROPOLITAN MUNICIPALITY P O BOX 3242 PRETORIA 0001	BLUE DOT PROPERTIES 403 (PTY) LTD P O BOX 102017 MORELETA PLAZA 0002

## LAND-USE TABLE

KEY	ERF NUMBER	AREA		LAND USE	ZONING
		m <sup>2</sup>	(%)		
	2965	6 826	63,4	Scrap-yard, motor work-shop, panelbeater, re-building and sale of vehicles, reconditioning of engines and parts, trading in new and used vehicle parts and ancillary & subservient uses.	Special
	2966	3 932	36,6		
	TOTAL	10 758	100,0		

**FLOOD-LINE**  
IT IS HEREBY CERTIFIED THAT IN TERMS OF THE PROVISIONS OF SECTION 144 OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998), THE AREA TAKEN UP BY THE PROPOSED TOWNSHIP DEPICTED ON THIS PLAN IS NOT AFFECTED BY ANY 1:50 OR 1:100 YEAR FLOOD-LINES.

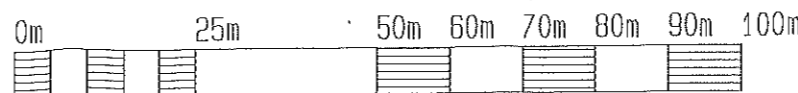
G.F.J. RAS *[Signature]* 21/10/2020  
PR. ENG: 20140322 DATE  
Reg No: \_\_\_\_\_

**CONTOURS**  
THE CONTOURS ADHERE TO THE REQUIREMENTS FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE CITY OF TSHWANE LAND USE MANAGEMENT BYLAW, 2018

\* CONTOURS OBTAINED FROM THE CITY OF TSHWANE CGIS WEBSITE  
\* DATUM PLANE: MEAN SEA LEVEL  
\* CONTOUR INTERVAL: 1m  
\* GEODETIC GRID SYSTEM: WGS 84

**GEOLOGY:**  
IT IS HEREBY CERTIFIED THAT THE NHBRC ZONES INDICATED ON THIS PLAN, REPRESENT THE GEOLOGY OF THE SITE. THE ENTIRE SITE IS ZONED AS NHBRC ZONE C2/H1 SUBJECT TO THE RECOMMENDATIONS LISTED IN THE REPORT

*[Signature]* 2020-11-09  
ENGINEERING GEOLOGIST DATE  
*[Signature]* 400055/96  
SIGNATURE REG. No.



*[Signature]*

Applicant's signature

- NOTES:**
- Approximate areas and measurements shown only, subject to final survey.
  - Township boundary: ABCDEF
  - Title deed number: T144085/2001
  - Minimum erf size: 3 932m<sup>2</sup>
  - Maximum erf size: 6 826m<sup>2</sup>
  - Ruling erf size: Not applicable
  - Figure ABCDEF represents proposed Erf 2965 and figure CDEF represents proposed Erf 2966.
  - Minimum and maximum gradient of streets: Not applicable
  - Length of streets: Not applicable
  - Area of parks and open spaces: Not applicable
  - Access to erven shall be to the satisfaction of the Municipality
  - NHBRC ZONE: C2/H1 (entire site)
  - Proposed Erf 2965 shall be consolidated with proposed Erf 2966 (consolidated erf to be known as Erf 2967).

SERVITUDE NOTES:

**J PAUL VAN WYK**  
URBAN ECONOMISTS &  
PLANNERS CC  
POSBUS 11522  
HATFIELD 0028  
TEL : (012) 996-0097  
FAXS : (086) 684-1263  
SEL : (082) 893-7370

DRAWN	UOSM	UOSM	FIGURE
SCALE	DATE	CAD NO.	2
1:1000 (A3)	2020-11-09	TLP P397 DDP02	
DESIGN	CONTOUR INT	PLAN NUMBER	
JPvN	1,0m	CPD/MTPX132/01	