

# PROPOSED QUEENSWOOD EXTENSION 15

**PROJECT:**  
**PROPOSED TOWNSHIP ESTABLISHMENT**  
**ON PORTION 70, FARM**  
**KOEDOESPOORT 325-JR**

LOCALITY PLAN (1:50 000):



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

**GENERAL NOTES:**

1. Approximate areas and measurements shown only, subject to final survey.
2. Township boundary: EDFK
3. Title deed no: T573/2015
4. Minimum erf size: 830 sqm
5. Maximum erf size: 883 sqm
6. Ruling erf sizes: N/A
7. Total number of erven: 2
8. Minimum street gradient: N/A
9. Maximum street gradient: N/A
10. Total length of the street: Zero
11. Erven 1 and 2 to be consolidated

**SERVITUDE NOTE:**

1. Access/Right-of-way and engineering services: Since Portion 70, Farm Koedoespoort 325-JR is notarially tied to Erf 5/1342, Queenswood Extension 3 and Erf 330, Colbyn vide Notarial Deeds of servitude No 188/1953 and K2458/19995 and due to these properties all being registered in name of the same owners, access/right-of-way and engineering services servitudes over Erven 5/1342, Queenswood Extension 3 and 330, Colbyn will not be required or possible.

The future consolidated erf comprising proposed Erven 1 and 2 in the township will similarly be notarially tied to Erf 5/1342, Queenswood Extension 3 and Erf 330, Colbyn and will therefore not be severable to be dealt with individually.

**2. Emergency vehicles:**

A servitude of access/right-of-way shall be registered over Erf 5/1342, Queenswood Extension 3 and Erf 330, Colbyn in favour of the municipality for emergency vehicles for the benefit of proposed Erven 1 and 2 in the township.

**CONTOUR SURVEY:**

THE CONTOUR SURVEY ADHERES TO THE REQUIREMENT IN TERMS OF SECTION 136 OF THE ORDINANCE ON TOWNSHIPING AND TOWNSHIPS, 1986 (ORD 15 OF 1986).  
 \* CONTOURS SURVEYED BY CONRADIE LAND SURVEYORS  
 \* DATUM PLANE: MEAN SEA LEVEL  
 \* CONTOUR INTERVALS: 0,5metres  
 \* GEODETIC GRID SYSTEM: WGS 28

**FLOOD-LINE CERTIFICATE:**

I HEREBY CERTIFY THAT THE PROPOSED TOWNSHIP IS NOT AFFECTED BY ANY 1:20, 1:50 AND 1:100 YEAR FLOODLINES, IN TERMS OF THE PROVISIONS OF SECTION 144 OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998) AS WELL AS THE PROVISIONS OF REGULATION 18 (1) (a) (xiv) OF THE TOWNSHIPING AND TOWNSHIPS ORDINANCE, 1986 (ORD 15 OF 1986)

PR. ENG. DATE

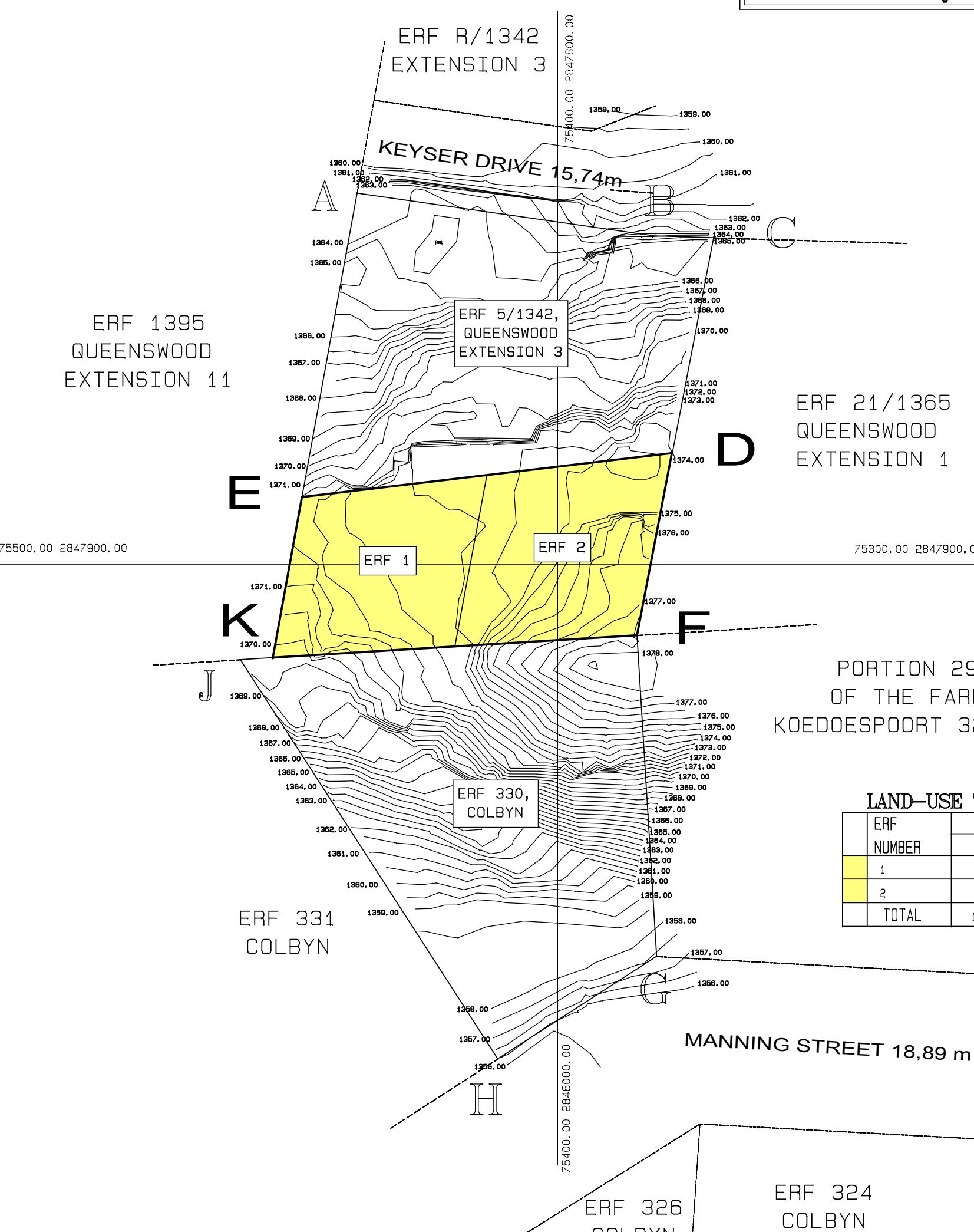
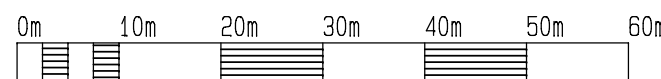
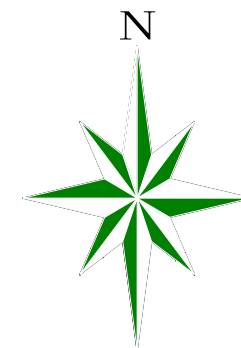
**NHBC ZONING:**

THE ENTIRE SITE IS ZONED NHBC ZONE P (FILL, PERCHED WATER TABLE) - R-C-S; WHERE  
 \* R = QUARTZITE OUTCROPS  
 \* P = FILL (LESS THAN 0,2MM IN PLACES)  
 \* C-S = COLLAPSE/SETTLEMENT

PORTION 29  
 OF THE FARM  
 KOEDOESPOORT 325-JR

**LAND-USE TABLE:**

ERF NUMBER	AREA		ZONING	LAND-USE
	(sqm)	(%)		
1	830	48,5	RESIDENTIAL 2	CLUSTER HOUSING
2	882	51,5	RESIDENTIAL 2	CLUSTER HOUSING
TOTAL	1712	100,0		

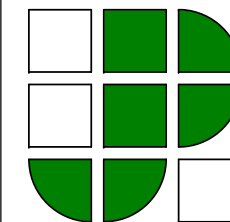


LOCAL AUTHORITY:

CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
 PO BOX 3242  
 PRETORIA  
 0001

APPLICANT:

SKILPADRIF ONTWIKKELINGS  
 C/O MR PIET VAN HEERDEN  
 POSTNET SUITE 49  
 PRIVATE BAG X9  
 QUEENSWOOD  
 0121



J PAUL VAN WYK

URBAN ECONOMISTS &  
 PLANNERS CC

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DRAWN

DdP

UOS

FIGURE

3

SCALE

1:750 (A3)

DATE

17/09/2015

CAD NO.

Ptn70, Rev05

DESIGN  
 J.P. van Wyk

CONTOUR INT.  
 0,5metres

PLAN NUMBER  
 CPD/QUEENSWOOD X15/01