

TOWNSHIP LAYOUT PLAN

GENERAL NOTES:

1. Approximate areas and measurements shown only, subject to final survey.
2. Township boundary: ABCDEFGHJKLMN
3. Title deed no: T62282/2003
4. Minimum erf size: 0,3671 ha
5. Maximum erf size: 0,9078 ha
6. Ruling erf size: N/A
7. Total number of erven: 6
8. Minimum street gradient: N/A
9. Maximum street gradient: N/A
10. Total length of the street: N/A
11. Area of streets: N/A
12. Area of streets as percentage of total area of township: N/A
13. Area of parks and open spaces: N/A
14. Access to all erven shall be to the satisfaction of the Municipality.
15. Line-of-no-access

FLOOD-LINE:

I HEREWITH CERTIFY THAT THE PROPOSED TOWNSHIP IS NOT AFFECTED BY ANY 1:20, 1:50 AND 1:100 YEAR FLOOD-LINES, 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 19 (1) (a) (xiv) OF THE TOWNPLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORD 15 OF 1986)

CONTOUR SURVEY:

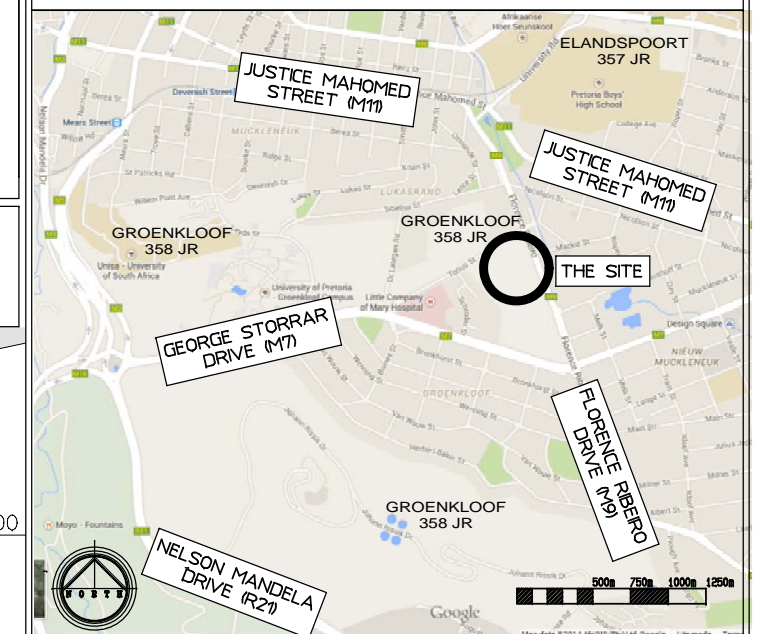
THE CONTOUR SURVEY ADHERES TO THE REQUIREMENTS FOR TOWNSHIP ESTABLISHMENT IN TERMS OF SECTION 138 OF THE ORDINANCE ON TOWNPLANNING AND TOWNSHIPS, 1986 (ORD 15 OF 1986).
 * CONTOURS SURVEYED BY BUCKLEY STRYDOM LAND SURVEYORS
 * DATUM PLANE: MEAN SEA LEVEL
 * CONTOUR INTERVALS: 1m
 * GEODETIC GRID SYSTEM: MGS 84

ERVEN 1 AND 2 TO BE CONSOLIDATED
 ERVEN 3 AND 4 TO BE CONSOLIDATED
 ERVEN 5 AND 6 TO BE CONSOLIDATED

PROJEK / PROJECT:

PROPOSED TOWNSHIP ESTABLISHMENT:
 A CERTAIN PART OF PORTION 117 OF THE FARM
 GROENKLOOF 358-JR
 (GROENKLOOF EXTENSION 13)

LOCALITY MAP: 1:50 000



NOTES:

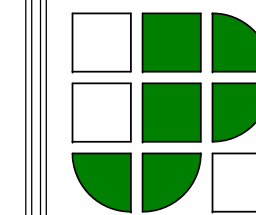
1. THERE ARE NO SEWERAGE WORKS WITHIN A 3km RADIUS OF THE SITE
2. NO AERODROME NOISE ZONES APPLICABLE

LOCAL AUTHORITY:

CITY OF TSHWANE METRO-POLITAN MUNICIPALITY
 P.O. BOX 3242
 PRETORIA
 0001

LEASSEE:

PRETORIA SPORTS UNION
 P O BOX 17165
 GROENKLOOF
 0027



URBAN ECONOMISTS &
 PLANNERS CC

POSBUS 11522
 HATFIELD 0028

TEL : (012) 996-0097
 FAKS : (086) 684-1263
 SEL : (082) 893-7370

P.O. BOX 11522
 HATFIELD 0028

TEL : (012) 996-0097
 FAX : (086) 684-1263
 CELL : (082) 893-7370

EMAIL: airtaxi@mweb.co.za

DRAWN

OLA

UOS

FIGURE

3

SCALE

1:2000 (A3)

DATE

2015/12/10

CAD NO.

rugby117grnk1f twnshp10

DESIGN

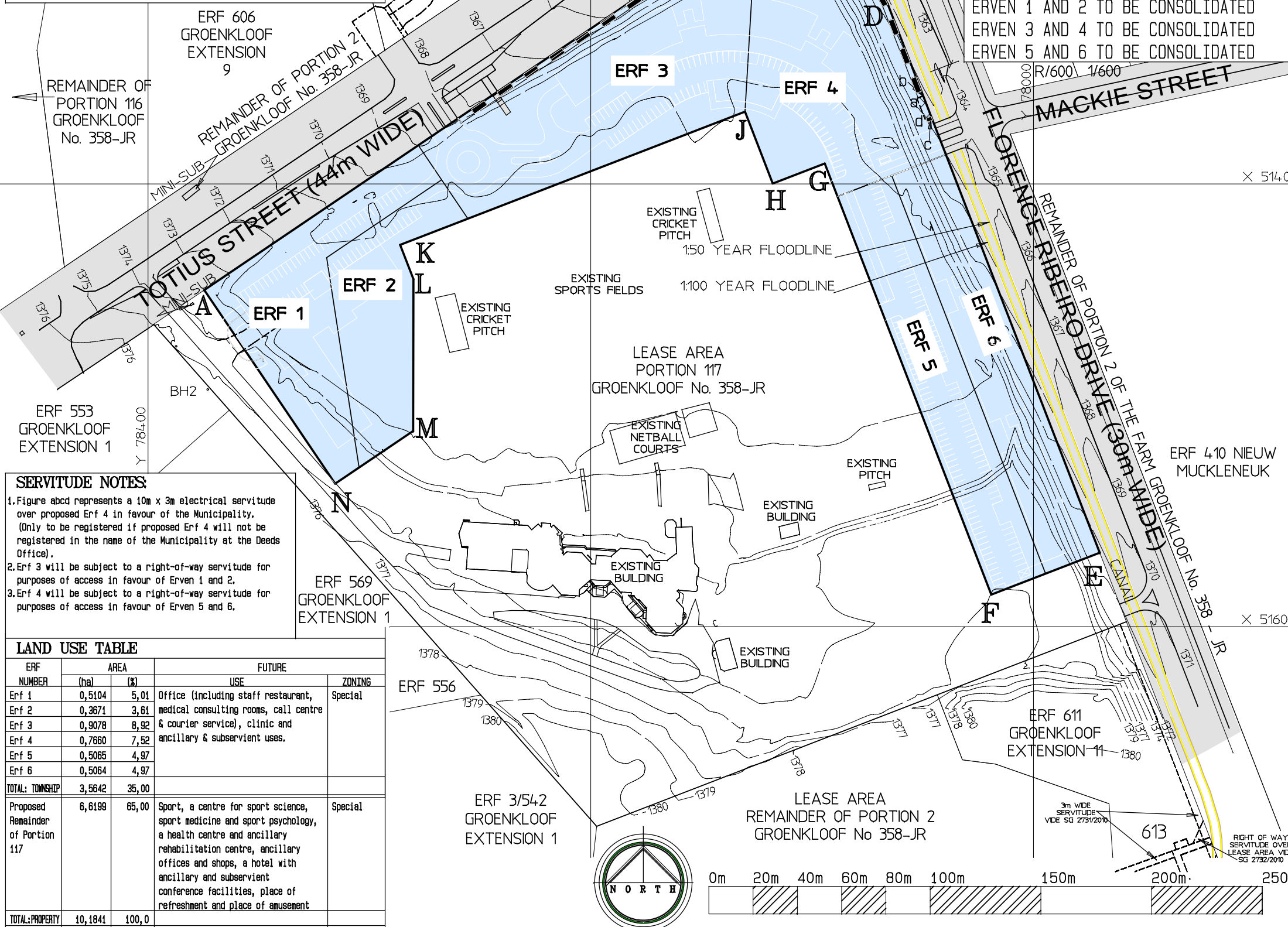
J.P. van Wyk

CONTOUR INT.

1.0m

PLAN NUMBER

CPD/GROENKLOOFX13/01



SERVITUDE NOTES:

1. Figure abcd represents a 10m x 3m electrical servitude over proposed Erf 4 in favour of the Municipality. (Only to be registered if proposed Erf 4 will not be registered in the name of the Municipality at the Deeds Office).
2. Erf 3 will be subject to a right-of-way servitude for purposes of access in favour of Erven 1 and 2.
3. Erf 4 will be subject to a right-of-way servitude for purposes of access in favour of Erven 5 and 6.

LAND USE TABLE

ERF NUMBER	AREA		USE	ZONING
	(ha)	(%)		
Erf 1	0,5104	5,01	Office (including staff restaurant, medical consulting rooms, call centre & courier service), clinic and ancillary & subservient uses.	Special
Erf 2	0,3671	3,61		
Erf 3	0,9078	8,92		
Erf 4	0,7660	7,52		
Erf 5	0,5085	4,97		
Erf 6	0,5064	4,97		
TOTAL: TOWNSHIP	3,5642	35,00		
Proposed Remainder of Portion 117	6,6199	65,00	Sport, a centre for sport science, sport medicine and sport psychology, a health centre and ancillary rehabilitation centre, ancillary offices and shops, a hotel with ancillary and subservient conference facilities, place of refreshment and place of amusement	Special
TOTAL: PROPERTY	10,1841	100,0		