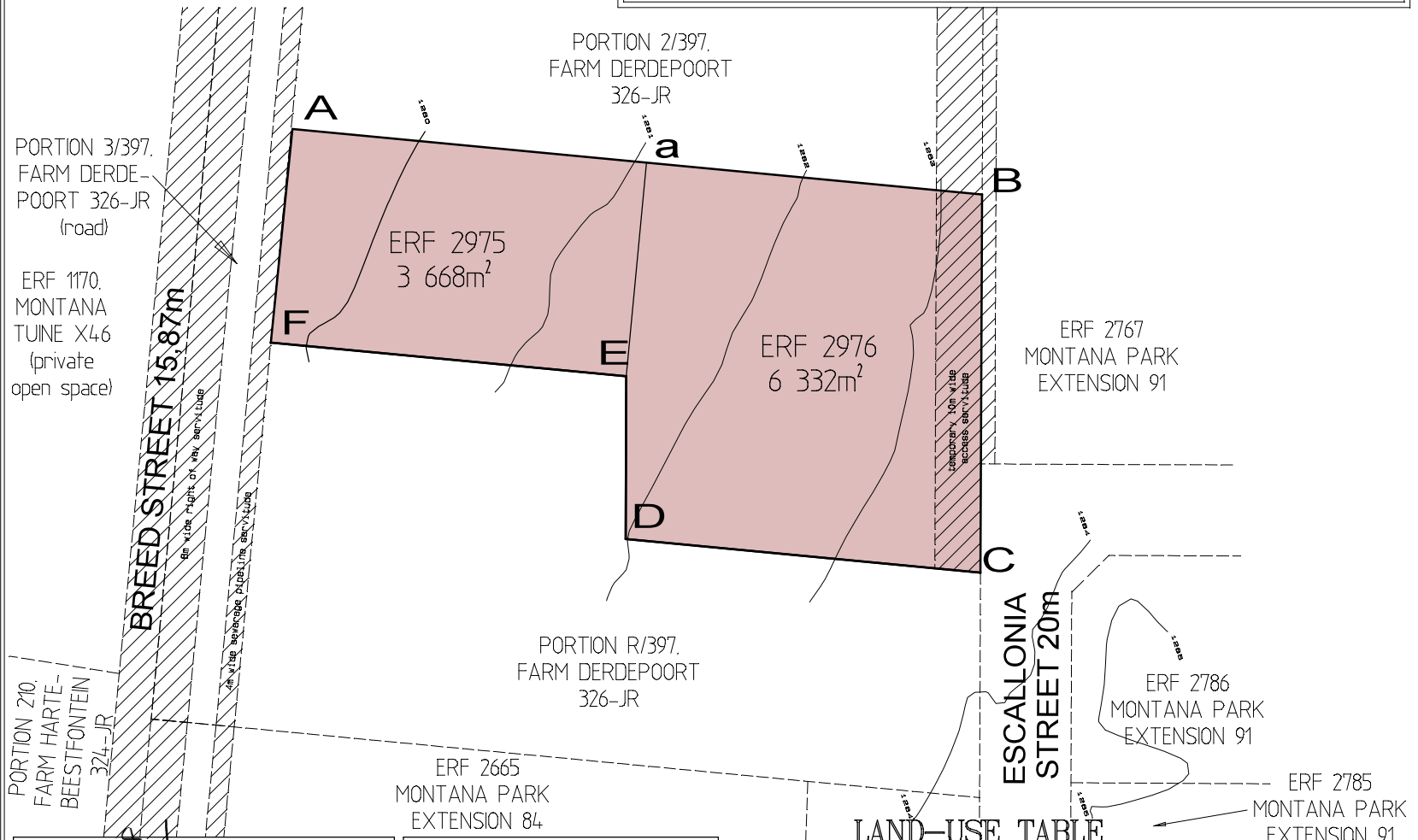
TOWNSHIP LAYOUT PLAN

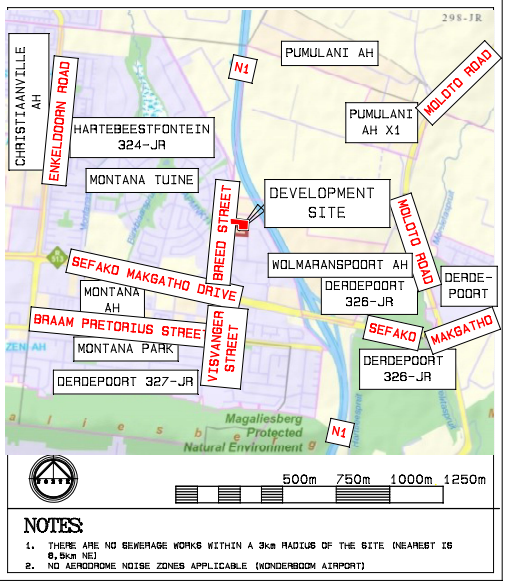
PROJECT:

PROPOSED TOWNSHIP ESTABLISHMENT ON A CERTAIN PART (APPROVED PORTION 1) OF PORTION 397 (TO BE KNOWN AS PORTION 739), FARM DERDEPOORT 326-JR

MONTANA PARK EXTENSION 133



LOCALITY MAP: 1:50 000



NOTES:

1. THERE ARE NO SEWERAGE WORKS WITHIN A 3km RADIUS OF THE SITE (NEAREST IS 6,5km NE)
2. NO AERODROME NOISE ZONES APPLICABLE (WONDERBOOM AIRPORT)

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

Applicant's signature

NOTES:

1. Approximate areas and measurements shown only, subject to final survey.
2. Township boundary: ABCDEF
3. Title deed number: T144895/2001
4. Minimum erf size: 3 668m²
5. Maximum erf size: 6 332m²
6. Ruling erf size: Not applicable
7. Figure AeEF represents proposed Erf 2975 and figure eBCDE represents proposed Erf 2976.
8. Minimum and maximum gradient of streets: Not applicable
9. Length of streets: Not applicable
10. Area of parks and open spaces: Not applicable
11. Access to erven shall be to the satisfaction of the Municipality
12. NHBRC ZONE: C2/H1
13. Proposed Erf 2975 shall be consolidated with proposed Erf 2976.

SERVITUDE NOTES:

1. Erf 2 is subject to a temporary 10m wide access servitude in favour of Portion 2/397, farm Derdepoort 326-JR and Holding 1, Wolmaranspoort AH. Servitude is defunct and therefore can be cancelled.

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.

PR. ENG. Reg No: 930202 — DATE 23/11/2021

CONTOURS:

THE CONTOURS ADHERE TO THE REQUIREMENTS FOR TOWN-SHIP ESTABLISHMENT IN TERMS OF THE CITY OF TSHWANE LAND USE MANAGEMENT BYLAW, 2016

* CONTOURS OBTAINED FROM THE CITY OF TSHWANE GGIS 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.

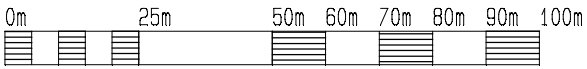
THE ENTIRE SITE IS ZONED AS NHBRC ZONE C2/H1 SUBJECT TO THE RECOMMENDATIONS LISTED IN THE REPORT

ENGINEERING GEOLOGIST (SIGNATURE) — DATE 2021/12/13

NAME AND SURNAME S.J. DU TOIT — REG. No. 900855/6

LAND-USE TABLE

KEY	ERF NUMBER	AREA m²	AREA (%)	LAND USE	ZONING
	2975	3 668	36,68	Scrap-yard, motor workshop, panelbeater, rebuilding and sale of vehicles, re-conditioning of engines and parts, trading in new and used vehicle parts and ancillary & subservient uses.	Special
	2976	6 332	63,32		
	TOTAL	10 000	100,0	-	-



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DRAWN		UOSM	UOSM	FIGURE
SCALE	DATE	CAD NO.		2
1:1000 (A3)	2020/10/23	TLP P1/397 DDP01		
DESIGN	CONTOUR INT.	PLAN NUMBER		
JPvW	1,0m	CPD/MONTANAPARK X 133/01		