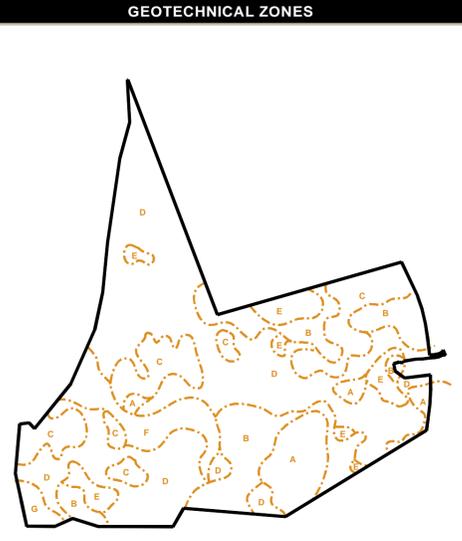
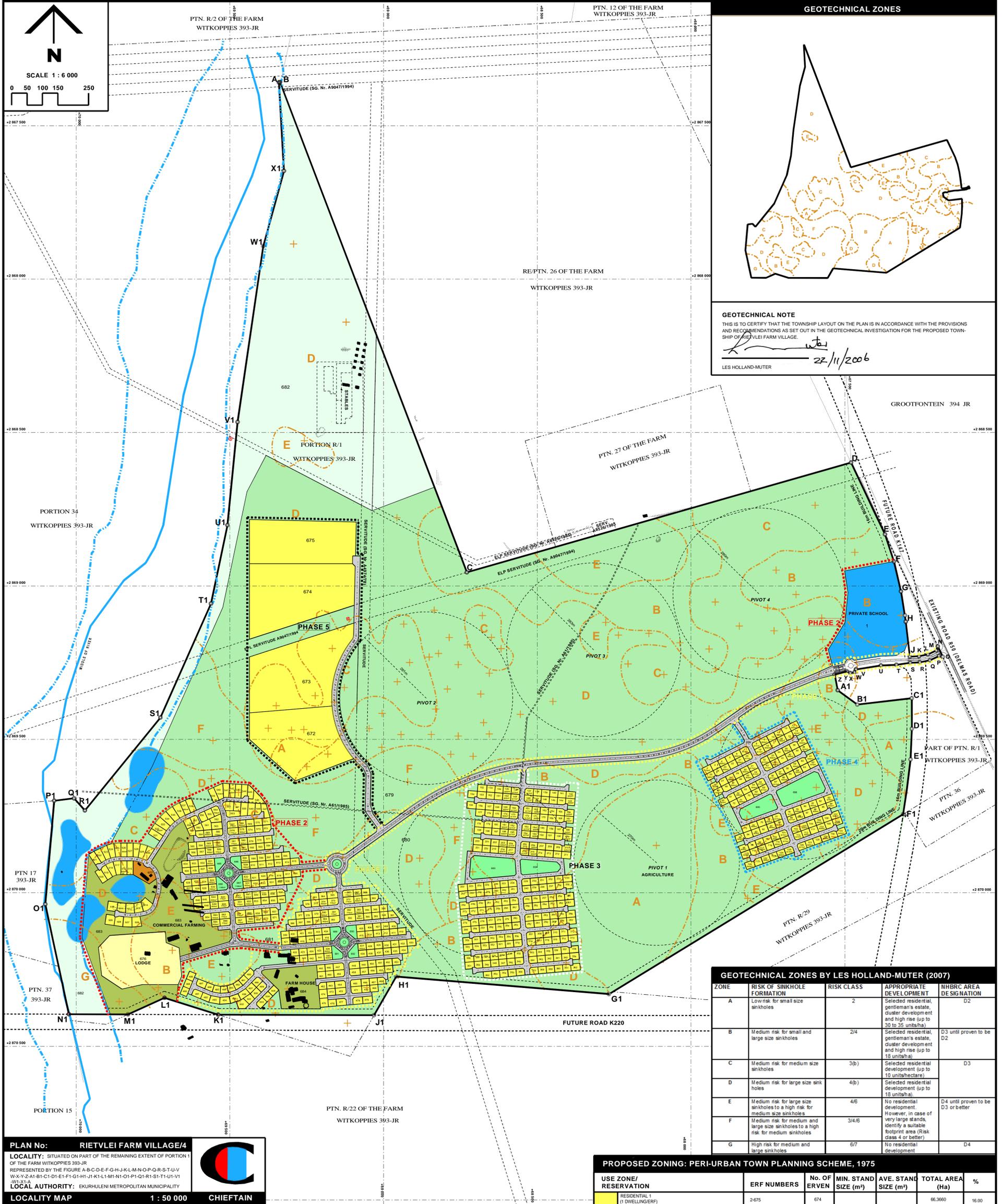
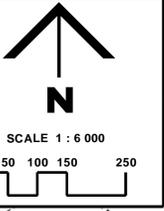


PROPOSED TOWNSHIP RIETVLEI FARM VILLAGE



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 OF RIETVLEI FARM VILLAGE.
 22/11/2006
 LES HOLLAND-MUTER

ZONE	RISK OF SINKHOLE FORMATION	RISK CLASS	APPROPRIATE DEVELOPMENT	NHBCR AREA DESIGNATION
A	Low risk for small size sinkholes	2	Selected residential, gentleman's estate, cluster development and high rise (up to 30 to 35 units/ha)	D2
B	Medium risk for small and large size sinkholes	2/4	Selected residential, gentleman's estate, cluster development and high rise (up to 18 units/ha)	D3 until proven to be D2
C	Medium risk for medium size sinkholes	3(b)	Selected residential development (up to 10 units/hectare)	D3
D	Medium risk for large size sinkholes	4(b)	Selected residential development (up to 18 units/ha)	D3
E	Medium risk for large size sinkholes to a high risk for medium size sinkholes	4/6	No residential development.	D4 until proven to be D3 or better
F	Medium risk for medium and large size sinkholes to a high risk for medium sinkholes	3/4/6	However, in case of very large stands, identify a suitable footprint area (Risk class 4 or better)	D4
G	High risk for medium and large sinkholes	6/7	No residential development	D4

PLAN No: RIETVLEI FARM VILLAGE/4
LOCALITY: SITUATED ON PART OF THE REMAINING EXTENT OF PORTION 1 OF THE FARM WITKOPPIES 393-JR REPRESENTED BY THE FIGURE A-B-C-D-E-F-G-H-I-K-L-M-N-O-P-Q-R-S-T-U-V W-X-Y-Z-A1-B1-C1-D1-E1-F1-G1-H1-J1-K1-L1-M1-N1-O1-P1-Q1-R1-S1-T1-U1-V1 3993/2/4
LOCAL AUTHORITY: EKURHULENI METROPOLITAN MUNICIPALITY
LOCALITY MAP 1 : 50 000



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FLOOD LINE CERTIFICATION:
 I HEREBY CERTIFY THAT IN TERMS OF THE REQUIREMENTS OF SECTION 144 OF THE WATER ACT, 1956 (ACT 36 OF 1956), THAT THE TOWNSHIP IS AFFECTED BY A FLOODLINE/S WITH AN EXPECTED FREQUENCY OF 1:50 AND/OR 1:100 YEAR AS INDICATED ON THIS TOWNSHIP LAYOUT PLAN.
 P. LINDOQUE Pr Eng (Reg No 960086)

GENERAL NOTES:
 1. ALL DIMENSIONS AND AREAS ARE APPROXIMATE PENDING FINAL SURVEY CONTOURS. SUPPLIED BY KOEUS PIENAR LAND SURVEYORS 0.5m INTERVALS DATUM: SEA LEVEL
 2. THE CONTOURS ARE IN ACCORDANCE WITH REGULATION 18(1) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986.
 3. --- IS A GEOTECHNICAL ZONE LINE

SERVITUDE NOTES:
 1. ALL PRIVATE OPEN SPACE ERVEN ARE SUBJECT TO A GENERAL SERVITUDE FOR R.O.W. AND SERVICES IN FAVOUR OF THE MUNICIPALITY.
 2. ERF 678 IS SUBJECT TO A GENERAL R.O.W. AND SERVICES SERVITUDE IN FAVOUR OF ERVEN 2-677 AND 679-686 AND THE MUNICIPALITY.
 3. ERVEN 678, 679, 680, 682 ARE SUBJECT TO A WATER PIPE-LINE SERVITUDE IN FAVOUR OF RANDWATER VIA S.G. DIAGRAM A.4974/1978
 4. ERVEN 678, 679 AND 682 ARE SUBJECT TO ELECTRICAL SERVITUDES IN FAVOUR OF ESKOM VIA DIAGRAM NO'S A.5047/1994 AND A8525/1985
 5. ERVEN 538, 539, 546, 678, 679, 680 AND 682 IS SUBJECT TO A GAS AND ELECTRIC SERVITUDE IN FAVOUR OF GASKOR VIA DIAGRAM SG NO.A 61/1985

PROPOSED ZONING: PERI-URBAN TOWN PLANNING SCHEME, 1975

USE ZONE/RESERVATION	ERF NUMBERS	No. OF ERVEN	MIN. STAND SIZE (m ²)	AVE. STAND SIZE (m ²)	TOTAL AREA (Ha)	%
RESIDENTIAL 1 (1 DWELLING/ERF)	2-675	674			66,3660	16.00
SPECIAL FOR EDUCATIONAL FACILITIES, PLACES OF INSTRUCTION AND SPORT & RECREATIONAL FACILITIES	1	1	N/A	N/A	6,0049	1.45
SPECIAL FOR ACCESS AND ACCESS CONTROL	678	1	N/A	N/A	23,9925	5.78
SPECIAL FOR AGRICULTURAL AND COMMERCIAL FARMING ACTIVITIES, EQUESTRIAN CENTRE, HORSE STABLES, VETERINARY CLINIC, PRIVATE OPEN SPACE, SPORT AND RECREATIONAL FACILITIES, RESERVOR, SEWERAGE PACKAGE PLANT AND 10 DWELLING HOUSES AS WELL AS OFFICES ANCILLARY AND RELATED TO THE ABOVE-MENTIONED USES	679, 680 AND 681	3	N/A	N/A	238,7399	57.56
SPECIAL FOR AGRICULTURAL AND COMMERCIAL FARMING ACTIVITIES, VETERINARY CLINIC AND OFFICES ANCILLARY AND RELATED TO THE ABOVE-MENTIONED USES	677	1	N/A	N/A	3413	0.08
SPECIAL FOR AGRICULTURAL AND COMMERCIAL FARMING ACTIVITIES AND 2 DWELLING UNITS	683 AND 684	2	N/A	N/A	12,5328	3.02
SPECIAL FOR LODGE / GUEST HOUSE WITH A MAXIMUM OF 16 GUEST ROOMS AND ONE DWELLING HOUSE SPECIAL FOR CLUB HOUSE, OFFICES AND SPORT & RECREATIONAL FACILITIES	676	1	N/A	N/A	4,0708	0.98
SPECIAL FOR NATURE CONSERVATION AREA AND PRIVATE CEMETARY	682	1	N/A	N/A	57,7991	13.93
SPECIAL FOR PRIVATE OPEN SPACE	685-696	12	N/A	N/A	4,0061	0.97
STREETS		N/A	N/A	N/A	0,9262	0.22
TOTAL		696	N/A	N/A	414,7796	100.00