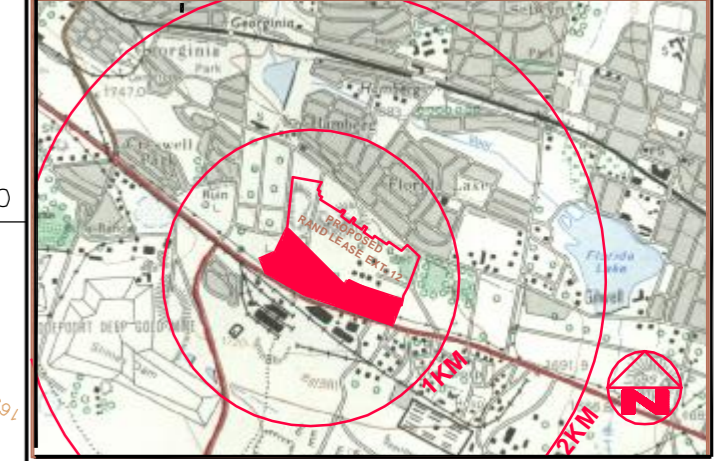


PROJECT
 PROPOSED LAND DEVELOPMENT AREA
RAND LEASES EXTENSION 14
 SITUATED ON THE REMAINING EXTENT OF
 PORTION 161 OF THE FARM
 VOGELSTRUISFONTEIN 231 I.Q.
 LOCAL AUTHORITY : CITY OF JOHANNESBURG METRO MUNICIPALITY
 DISTRICT : ROODEPOORT
 GEODETICAL SYSTEM : WG 27°

LOCALITY 0 600 1200 1800 2400 SCALE: 1:50 000



LAND USE

ZONING	LAND USE	ERF NUMBERS	No. OF STANDS	AREA OF STANDS & STREETS	% OF AREA
RESIDENTIAL 3	RESIDENTIAL 3		18	20,37	86,64
BUSINESS	BUSINESS		1	1,02	4,34
STREETS	PUBLIC STREETS			1,10	9,02
TOTAL			19	23,51	100%

GENERAL NOTES
 THE FIGURE ABCDEFGHIJKLM REPRESENTS OUTSIDE BOUNDARY OF THE PROPOSED TOWNSHIP RAND LEASES EXTENSION 14 BEING APPROXIMATELY 23,5060ha IN EXTENT.

- OUTSIDE BOUNDARY OF TOWNSHIP
- GEOTECHNICAL ZONES
- LINE OF NO ACCESS
- FARM PORTIONS
- [Hatched Box] UNRESTRICTED SUBJECT TO CIVIL GEOTECHNICAL INVESTIGATION
- [Red Hatched Box] RESTRICTED TO ONE STOREY AND PARKING

AMENDMENTS

No.	AMENDMENT	DATE	BY
1.	AMEND LAYOUT AND LAND USE TABLE	18/07/07	J.B.
2.	AMEND LAYOUT AND LAND USE TABLE	05/02/08	H.M.
3.	AMEND LAYOUT TO ACCOMMODATE PUBLIC OPEN SPACE OVER SERVITUDE	26.02.2008	H.M.
4.	AMEND LAYOUT INTO 2 ERVEN AND ADD GEOTECHNICAL ZONES	26.02.2008	H.M.

CLIENT
RAND LEASES PROPERTIES LIMITED

TOWN PLANNER: H. Mokwabe
 SCALE: **1:2 500**
 DRAWING No. **Rand14Lay D4/23.07.2008**
 LAYOUT PLAN STATUS: **DRAFT**

URBAN DYNAMICS
 TOWN & REGIONAL PLANNERS
 37 EMPIRE ROAD
 P.O. BOX 291803
 MELVILLE
 2109
 TEL: (+27 11) 482 4131
 TEL: (+27 11) 482 9959
 E-MAIL: hialelo@urbandynamics.co.za

PORTION 409
(A PTN OF PTN 5)

X +2 896 600
CRESWELL PARK TOWNSHIP

RAND LEASES EXTENSION 10

X +2 897 000

X +2 897 000

GENERAL NOTES
ROADS
 Reserve widths of all internal streets are indicated on the plan. Sploys on all Class 5 streets are 5m, and a class 4 streets are 10 x 10m.
 Maximum slope on roads is 1:100
 Minimum slope on roads is 1:100
CONTOURS
 Contours are based on standards laid down in Regulation 21(2) of the Town Planning and Township Ordinance (Tvo) 25 of 1965 as amended.
CO-ORDINATES
 The Co-ordinate reference is based on WG 27 system. Baseplan mapping was done by
 XAN SWART
 date

DIMENSION AND SIZES
 All dimensions shown on the plan are approximate, scaled in meters and subject to final survey.
FLOODWATER
 This is to certify that the 1:50 year floodline as shown on plan no. _____ is in accordance with the specifications as laid down by article 160a of the Water Act (Act 54 of 1956) as amended by article 18 of the Water Amendment Act (Act 73 of 1978) and Article 144 and 145 of the National Water Act (Act 36 of 1998).
CONSULTING ENGINEER
 date
GEOLOGICAL
 It is hereby certified that the layout of the township complies with the recommendations and requirements set out in the geotechnical report no. _____ dated
 Engineering Geologist
 Firm

POWERLINE SERVITUDE TO BE REGISTERED A 2979/1980

TRANSNET PIPELINE SERVITUDE 6m WIDE (K8045/1996s.) SG 2641/1996

GEOTECHNICAL REFERENCE

ZONE	DESCRIPTION
[Hatched Box]	UNRESTRICTED SUBJECT TO CIVIL GEOTECHNICAL INVESTIGATION
[Red Hatched Box]	RESTRICTED TO ONE (1) STOREY AND PARKING