

PROJEK / PROJECT:

PROPOSED LAND DEVELOPMENT AREA:
PRIVATE RESIDENTIAL ESTATE ON
PORTION 337 OF THE FARM BOSCHKOP 369-JR

LOCALITY PLAN:



GENERAL NOTES:

- All distances in metres.
- All distances and areas are approximate, subject to final survey.
- Contour map supplied by Conradie Land Surveyors.

APPROVED

BY
GAUTENG DEVELOPMENT TRIBUNAL

ON _____ 2007.

SIGNATURE _____

DATE _____

LOCAL AUTHORITY: APPLICANT:

KUNENWI LOCAL MUNICIPALITY PO BOX 40 BROWKOPSPRUIT 1020	BLUE HORSEON PROPERTIES & PTY LTD c/o TRAPPOUS PTY LTD PO BOX 36257 MELBOPARK 0102
--	--

J PAUL VAN WYK
TOWN & REGIONAL PLANNERS
DEVELOPMENT ECONOMISTS

POSBOS 11522
HATFIELD 01028

P.O. BOX 11522
HATFIELD 01028

TEL : (012) 361 0217
FAX : (012) 361 2126

DRAWN SPW (da)	SCALE 1:500	DATE 2007/06/21	CAD NO. 0445.19	FIGURE 2
DESIGN J.P. van Wyk	CONTOUR INT. LDA/PTN/23/BKOP/02	PLAN NUMBER LDA/PTN/23/BKOP/02	REVISION 2	

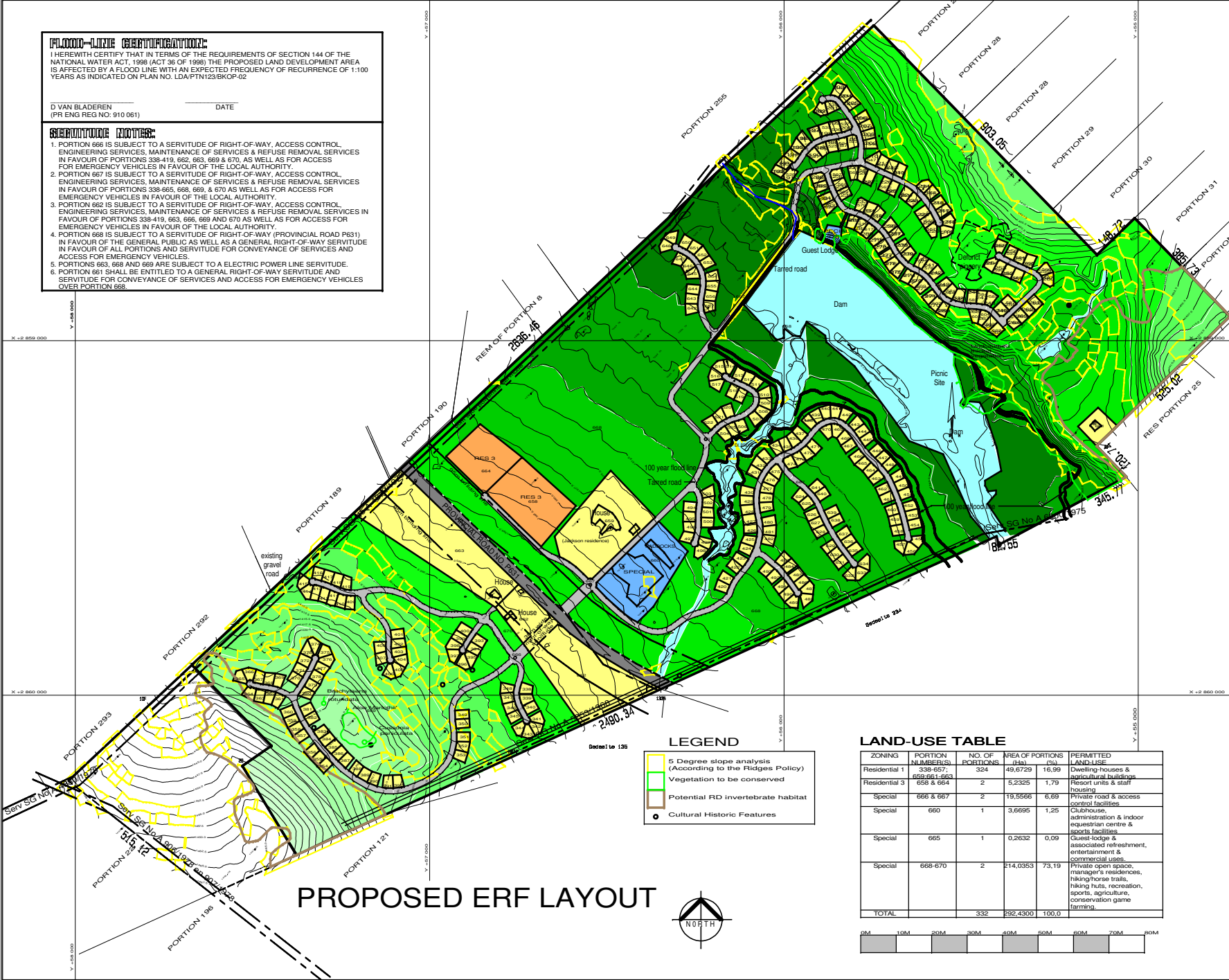
FLOOD-LIKE CERTIFICATION:

I HEREWITH CERTIFY THAT IN TERMS OF THE REQUIREMENTS OF SECTION 144 OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998) THE PROPOSED LAND DEVELOPMENT AREA IS AFFECTED BY A FLOOD LINE WITH AN EXPECTED FREQUENCY OF RECURRENCE OF 1:100 YEARS AS INDICATED ON PLAN NO. LDA/PTN/23/BKOP/02

D VAN BLADEREN (PR ENG REG NO: 910 051) DATE _____

GENERAL NOTES:

- PORTION 666 IS SUBJECT TO A SERVITUDE OF RIGHT-OF-WAY, ACCESS CONTROL, ENGINEERING SERVICES, MAINTENANCE OF SERVICES & REFUSE REMOVAL SERVICES IN FAVOUR OF PORTIONS 338-419, 662, 663, 669 & 670, AS WELL AS FOR ACCESS FOR EMERGENCY VEHICLES IN FAVOUR OF THE LOCAL AUTHORITY.
- PORTION 667 IS SUBJECT TO A SERVITUDE OF RIGHT-OF-WAY, ACCESS CONTROL, ENGINEERING SERVICES, MAINTENANCE OF SERVICES & REFUSE REMOVAL SERVICES IN FAVOUR OF PORTIONS 338-665, 668, 669, & 670 AS WELL AS FOR ACCESS FOR EMERGENCY VEHICLES IN FAVOUR OF THE LOCAL AUTHORITY.
- PORTION 662 IS SUBJECT TO A SERVITUDE OF RIGHT-OF-WAY, ACCESS CONTROL, ENGINEERING SERVICES, MAINTENANCE OF SERVICES & REFUSE REMOVAL SERVICES IN FAVOUR OF PORTIONS 338-419, 663, 668, 669 AND 670 AS WELL AS FOR ACCESS FOR EMERGENCY VEHICLES IN FAVOUR OF THE LOCAL AUTHORITY.
- PORTION 668 IS SUBJECT TO A SERVITUDE OF RIGHT-OF-WAY (PROVINCIAL ROAD P631) IN FAVOUR OF THE GENERAL PUBLIC AS WELL AS A GENERAL RIGHT-OF-WAY SERVITUDE IN FAVOUR OF ALL PORTIONS AND SERVITUDE FOR CONVEYANCE OF SERVICES AND ACCESS FOR EMERGENCY VEHICLES.
- PORTIONS 663, 668 AND 669 ARE SUBJECT TO A ELECTRIC POWER LINE SERVITUDE.
- PORTION 661 SHALL BE ENTITLED TO A GENERAL RIGHT-OF-WAY SERVITUDE AND SERVITUDE FOR CONVEYANCE OF SERVICES AND ACCESS FOR EMERGENCY VEHICLES OVER PORTION 668.



LAND-USE TABLE

ZONING	PORTION NUMBER(S)	NO. OF PORTIONS	AREA OF PORTIONS (Ha)	PERMITTED LAND-USE	
Residential 1	338-657, 659/661-668	324	49,6729	16,99 (33)	Dwelling-houses & agricultural buildings
Residential 3	658 & 664	2	5,2325	1,79	Resort units & staff housing
Special	666 & 667	2	19,5566	6,69	Private road & access control facilities
Special	660	1	3,6695	1,25	Clubhouse, administration & indoor equestrian centre & sports facilities
Special	665	1	0,2632	0,09	Guest-ledge & associated refreshment, entertainment & commercial uses.
Special	668-670	2	214,0353	73,19	Private open space, manager's residences, hiking/horse trails, recreation, sports, agriculture, conservation game farming.
TOTAL		332	292,4300	100,0	



PROPOSED ERF LAYOUT

