

**LAND-USE TABLE**

KEY	ERF NUMBER	AREA		LAND-USE	ZONING
		ha	(%)		
	01 - 04	1,9943	21,25	OFFICES AND RESIDENTIAL BUILDING	SPECIAL
	05	0,4670	4,98	DRIVE-IN / TAKE-AWAY RESTUARANT	SPECIAL
	06 - 11	3,1071	33,10	MOTOR DEALERSHIPS AND MOTOR FIT-MENT CENTRE	SPECIAL
	12	1,6719	17,81	RETAIL CENTRE, SHOPS, RESTUARANTS	SPECIAL
	-	1,7506	18,65	PUBLIC ROAD	-
	TOTAL: TOWNSHIP	8,9909	95,79		
	-	0,3953	4,21	PUBLIC ROADS AND ROAD WIDENING	-
	TOTAL: PROPERTY	9,3862	100,0		

# TOWNSHIP LAYOUT PLAN

**CONTOURS**

I HEREWITH DECLARE / CERTIFY THAT THE CONTOUR SURVEY ADHERES TO THE REQUIREMENTS FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE ORDINANCE ON TOWNPLANNING AND TOWNSHIPS, 1986 (ORD 15 OF 1986)

**FLOOD-LINE**

I HEREWITH CERTIFY THAT THE PROPOSED TOWNSHIP IS NOT AFFECTED BY THE 1:50 AND 1:100 YEAR FLOOD-LINE IN TERMS OF THE PROVISIONS OF SECTION 144 OF THE WATER ACT, 1998 (ACT 36 OF 1998), AS INDICATED ON THIS PLAN.

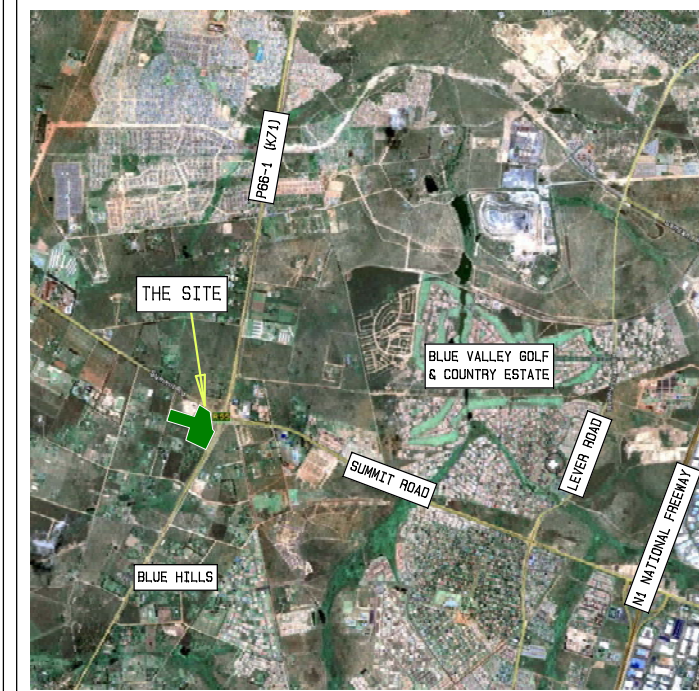
LAND-SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
**SERVITUDE NOTES:**  
 FIGURES abcd and eefg DENOTE ACCESS / RIGHT-OF-WAY SERVITUDES IN FAVOUR OF PUBLIC TRANSPORT (TAXIS) TO PROTECT THE EXISTING ACCESS ROAD-WAY OVER PROPOSED ERFEN 5-9. SERVITUDE TO BE FINALISED IN CONJUNCTION WITH PROJECT TRAFFIC ENGINEER.

PR. ENG. \_\_\_\_\_ DATE \_\_\_\_\_

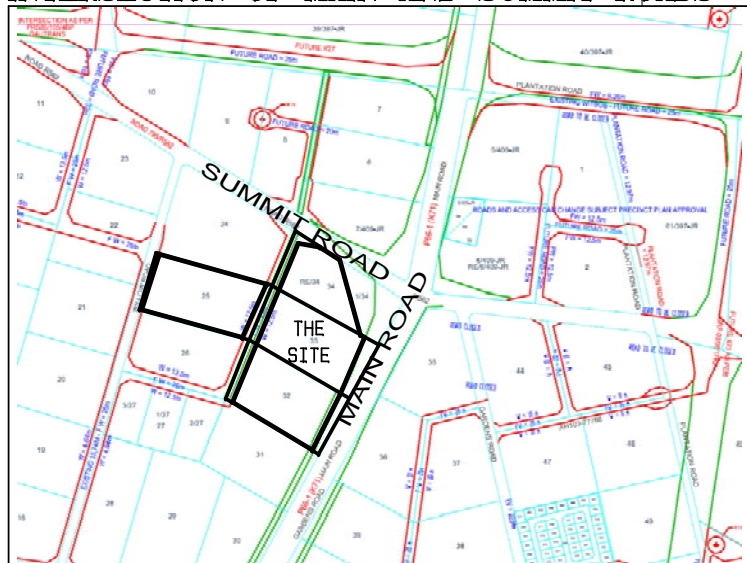
**PROJECT:**  
 PROPOSED TOWNSHIP ESTABLISHMENT ON  
 HOLDINGS 25, 32-34, BLUE HILLS AH

**PROPOSED BLUE HILLS EXTENSION 74**

LOCALITY MAP: (not to scale)



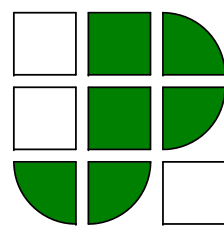
**INSET:**  
 INTERSECTION OF MAIN AND SUMMIT ROADS



- NOTES:**
1. Approximate areas & measurements shown only, subject to final survey.
  2. Township boundary: ABCDEFGHJK
  3. Title deed number: T19794/2005 & T58683/2005
  4. Minimum erf size: 0,4943 ha
  5. Maximum erf size: 1,6718 ha
  6. Minimum gradient of roads: 1:40
  7. Maximum gradient of roads: 1:19,3
  8. Total length of streets: 976,26m
  9. The township is affected by Administrator's Notices 123/1979 & 1555/1975.
  10. Contour survey provided by Brian Viljoen and Partners



<b>LOCAL AUTHORITY:</b>	<b>APPLICANT:</b>
CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY P.O. BOX 1019 JOHANNESBURG 2000	TAIWAN PROPERTY INVEST- MENT CC PO BOX 3070 JOHANNESBURG 2000



**J PAUL VAN WYK**

URBAN ECONOMISTS &  
PLANNERS CC

POSBUS 11522  
HATFIELD 0028

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

<b>DRAWN</b>	<b>OLA</b>	<b>OS</b>	<b>FIGURE</b>
<b>SCALE</b>	<b>DATE</b>	<b>CAD NO.</b>	<b>2</b>
1:2000 (A3)	2013-02-01	bluehills ah-layout05	
<b>DESIGN</b>	<b>CONTOUR INT.</b>	<b>PLAN NUMBER</b>	
J.P. van Wyk	0,5m	TOWNSHIP/BLUE HILLS x74/01	