

LAYOUT PLAN FOR  
THE PROPOSED TOWNSHIP  
ERMELO EXTENSION 37  
SITUATED ON PORTION 50  
(A PORTION OF PORTION 3)  
NOOITGEDAGHT 268-IT

REFERENCES:

- EXISTING ADJACENT STANDS  
⊙-----⊙ URBAN DEVELOPMENT AREA  
----- NEW RESIDENTIAL LAYOUT

Notes:

- The figure A;B;C;D;E;F and A represents Portion 50 (a portion of Portion 3) of the farm Nooitgedacht 268-IT (25,9744ha in extent).
- The line X-Y-Z represents the centre line of an existing sewer line.
- Contour intervals are 1,0m compiled from aerial photography done during October 2006 in compliance with Regulation 18(j)(aa) of the Town-Planning and Townships Ordinance, 1986.
- Street reserve widths are 13m and 16m as indicated.
- Street splays are 5m X 5m, unless otherwise indicated.
- Areas and dimensions are approximate and subject to survey.
- Access to the township are is obtained through the existing street system of Cassim Park, Cassim Park Extension 2 and Road R39.
- Proposed Erven 10238 to 10241 and 10323 are to be used for dwelling units, overnight accommodation, tourism and recreation purposes.
- Ruling erf sizes for Residential 1 erven are 540m<sup>2</sup> to 600m<sup>2</sup>.
- Erven 10146 and 10147 are intended for high density residential development subject to a density of 30 dwelling units per hectare for Residential 2 uses, and subject to the standard conditions of the Ermelo Town Planning Scheme, 1982.

LAND USE TABLE

| NOTATION ON MAP | LAND USE          | NUMBER OF STANDS | STAND NUMBERS                | STAND AREA (ha) | % OF TOWNSHIP |
|-----------------|-------------------|------------------|------------------------------|-----------------|---------------|
|                 | RESIDENTIAL 1     | 171              | 10148 - 10237, 10242 - 10322 | 10,6809         | 41,12         |
|                 | RESIDENTIAL 2/3   | 2                | 10146, 10147                 | 2,8221          | 10,86         |
|                 | SPECIAL           | 5                | 10238 - 10241, 10323         | 3,3018          | 12,71         |
|                 | PUBLIC OPEN SPACE | 3                | 10324 - 10326                | 5,9601          | 22,95         |
|                 | PUBLIC STREETS    |                  |                              | 3,2095          | 12,36         |
| TOTAL PROPERTY: |                   | 181              |                              | 25,9744         | 100,00        |

| LAYOUT PLAN NUMBER | DATE    | AMENDMENT  |
|--------------------|---------|------------|
| SNG-DS-001/2       | 06/2010 | Proposal 3 |

IT IS HEREBY CERTIFIED IN TERMS OF SECTION 144 OF THE NATIONAL WATER ACT, 1998 (ACT 39 OF 1998), THAT THE TOWNSHIP IS AFFECTED / NOT AFFECTED BY A FLOOD LINE WITH AN OCCURRENCE OF 1:100 YEARS, AS INDICATED ON THE PLAN.

SIGNATURE: \_\_\_\_\_

NAME: \_\_\_\_\_

REGISTRATION NUMBER: \_\_\_\_\_

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