

# PROPOSED TOWNSHIP

## MOSTYN PARK EXT 13

SITUATED ON PORTIONS 115 & 118  
OF THE FARM  
ZANDSPRUIT 191 - IQ

CLIENT

Group 1 Developments for  
Lorcom 198 (Pty) Ltd

Remainder of Portion 64  
Zandspruit No 191-IQ



LAND USE					
LAND USE	NOTATION	ERF No.	NO OF STANDS	AREA (ha)	% OF TOTAL
INDUSTRIAL ( 3 000 m <sup>2</sup> )	[Red Box]	18 - 22	5	1.66	12.90
INDUSTRIAL ( 5 000 m <sup>2</sup> )	[Orange Box]	1 - 17	17	7.77	60.39
OPEN SPACE	[Green Box]	23 - 25	3	2.05	15.93
STREET				1.38	10.73
TOTAL			25	12.8660	100

### NOTES

**GEOTECHNICAL ASPECTS**  
As shown on plan and described in report

NUMBER:  
TITLE:

Compiled by: \_\_\_\_\_ Date: \_\_\_\_\_

**FLOOD LINE NOTES**  
It is certified that the project area is affected by floodwaters as per specification laid down by Art. 169 of the water Act,(Act 54 of 1956) as amended by Act 73 of 1978, as indicated.

**CONTOURS**  
The contour survey is in accordance with the standards laid down by the regulations relating to township establishment and land use.

CONTOURS SURVEY BY: \_\_\_\_\_  
SURVEYING AND MAPPING DATE: \_\_\_\_\_

Pr. Eng. \_\_\_\_\_ Date \_\_\_\_\_

PLAN centre  
town PLANners  
98 Peter Mokaba Avenue, Potchefstroom  
Tel: 018 292 9100 Fax: 018 292 0202  
P.O. Box 21156, Noordring 0122  
www.plancentre.co.za

DESIGN: LJB / JJB / MDJ	APPROVED: J J BOTHA	SCALE: 1 : 2 500
DRAWN: LJB	DATE: FEB 2010	PLAN NO: T004

AMENDMENTS			
DESCRIPTION	DATE	DESCRIPTION	DATE

ANALYSIS	
AVERAGE STREET FRONTAGE	
RULING AREA OF ERVEN	

