

GENERAL NOTES

RESIDENTIAL SITES
The average size of residential sites is $\dots m^2$.
The minimum size of residential sites is $\dots m^2$.
Standard dimensions of residential sites are $\dots m \times \dots m$.
The minimum width of parhande accesses is 3m.
Slopes on parhande even are 3m:1m.

ROADS
Reserve widths of all internal streets are indicated on the plan.
Slopes on all class 5 streets are 5m:5m, and a class 4 streets are 10 x 10m.
Maximum slope on roads is \dots .
Minimum slope on roads is \dots .

CONTOURS
Contours are based on standards laid down in Regulation 21(2) of the Town Planning and Townships Ordinance (T4) 25 of 1965 as amended.

CO-ORDINATES
The Co-ordinate reference is based on WG 29 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
It is hereby certified that in accordance with section 144 of the national water act (Act 36 of 1998) that the flooding shown indicates the maximum level likely to be reached by floodwater on average once every 100 years.

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..... date
Firm.....

LAND USE TABLE

RIVERSIDE VIEW EXTENSION 9

ZONING	LAND USE	ERF NUMBERS	No. OF STANDS	AREA OF STANDS & PRIVATE STREETS	% OF AREA
RESIDENTIAL 1	DWELLING HOUSES		504	75,42	24,23
RESIDENTIAL 3	RESIDENTIAL 3 (20u/ha)	464 UNITS	11	23,22	7,46
	HIGHER DENSITY (80u/ha)	2782 UNITS	14	34,78	11,17
BUSINESS 1	BUSINESS		1	7,51	2,41
INSTITUTIONAL	PLACES OF INSTRUCTION, PLACES OF PUBLIC WORSHIP		1	12,43	3,99
SPECIAL	ELECTRICAL POWER STATION AND ELECTRICITY RETICULATION		1	1,00	0,32
PRIVATE OPEN SPACE	PRIVATE OPEN SPACE		44	115,16	37,00
SPECIAL	ACCESS CONTROL		5	0,15	0,05
STREETS	PRIVATE STREET			31,53	10,12
TOTAL			582	311,31	100,0%
LANDSCAPING STRIP				2,91	
LANDSCAPING ERVEN				8,62	

DAINFERN EXTENSION 21

ZONING	LAND USE	ERF NUMBERS	No. OF STANDS	AREA OF STANDS & PRIVATE STREETS	% OF AREA
RESIDENTIAL 1	DWELLING HOUSES		25	3,76	8,57
RESIDENTIAL 3	MEDIUM DENSITY (20u/ha)	55 UNITS	1	2,77	6,22
	HIGHER DENSITY (80u/ha)	653 UNITS	4	8,16	18,31
BUSINESS 1	BUSINESS		1	9,07	20,35
PRIVATE OPEN SPACE	PRIVATE OPEN SPACE		4	4,64	10,41
PRIVATE STREETS	PRIVATE STREETS			4,76	10,68
PROVINCIAL ROAD	PROVINCIAL ROAD			11,28	25,31
SPECIAL	ACCESS CONTROL		2	0,08	0,15
TOTAL			37	44,56	100,0%
LANDSCAPING STRIP				0,30	

DAINFERN EXTENSION 23

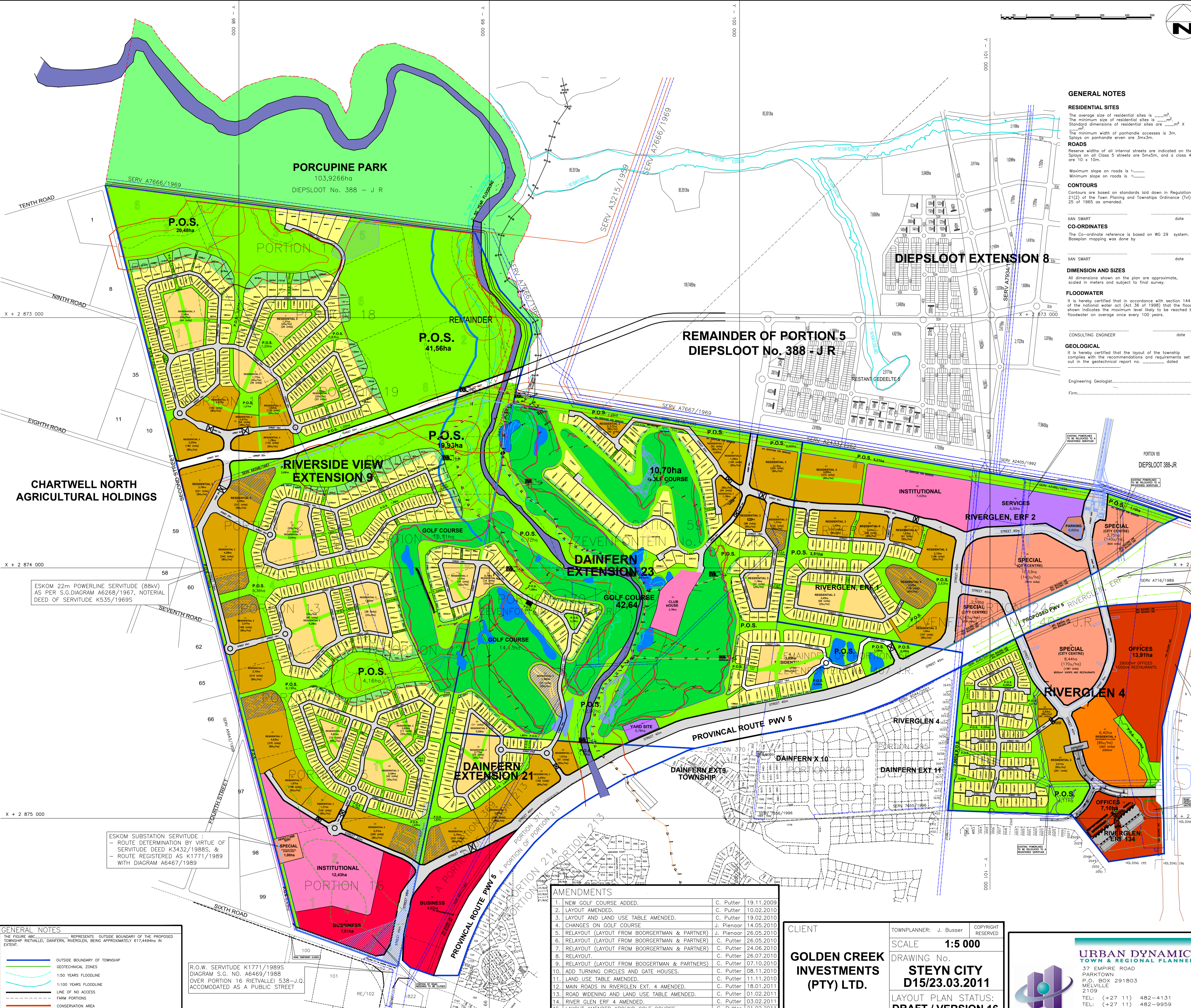
ZONING	LAND USE	ERF NUMBERS	No. OF STANDS	AREA OF STANDS & PRIVATE STREETS	% OF AREA
RESIDENTIAL 1	DWELLING HOUSES		128	26,10	14,54
RESIDENTIAL 3	MEDIUM DENSITY (20u/ha)	149 UNITS	4	6,84	3,81
	HIGHER DENSITY (80u/ha)	793 UNITS	7	9,91	5,52
CLUB HOUSE	CLUB HOUSE		1	1,45	0,81
YARD SITE	YARD SITE		1	0,76	0,42
PRIVATE OPEN SPACE	PRIVATE OPEN SPACE		19	28,60	19,67
	GOLF COURSE		4	74,19	37,59
PROVINCIAL ROAD	PROVINCIAL ROAD			11,07	6,17
PRIVATE STREETS	PRIVATE STREETS			16,15	11,39
SPECIAL	ACCESS CONTROL		5	0,15	0,08
TOTAL			164	179,51	100,0%
LANDSCAPING STRIP				0,67	
LANDSCAPING ERVEN				2,78	

RIVERGLEN ERF 1 AND 2

ZONING	LAND USE	ERF NUMBERS	No. OF STANDS	AREA OF STANDS & PRIVATE STREETS	% OF AREA
RESIDENTIAL 1	DWELLING HOUSES		65	8,62	10,35
RESIDENTIAL 3	MEDIUM DENSITY (20u/ha)	69 UNITS	1	3,45	4,14
RESIDENTIAL 3	HIGHER DENSITY (80u/ha)	1118 UNITS	7	14,85	17,83
SPECIAL	CITY CENTRE (140u/ha)	2577 UNITS	3	16,87	20,25
INSTITUTIONAL	PLACES OF INSTRUCTION, PLACES OF PUBLIC WORSHIP		1	7,43	8,92
SERVICES	SERVICES		1	6,30	7,56
PRIVATE OPEN SPACE	PRIVATE OPEN SPACE		7	12,89	15,47
PRIVATE STREETS	PRIVATE STREETS			12,57	15,14
SPECIAL	ACCESS CONTROL		1	0,03	0,04
PARKING	PARKING		1	0,62	0,04
TOTAL			87	83,30	100,0%
LANDSCAPING STRIP				0,76	

RIVERGLEN ERF 4

ZONING	LAND USE	ERF NUMBERS	No. OF STANDS	AREA OF STANDS & PRIVATE STREETS	% OF AREA
RESIDENTIAL 1	DWELLING HOUSES		102	12,26	17,33
SPECIAL	CITY CENTRE (170u/ha)	1385 UNITS & 8000m ² Shops & Restaurants	1	8,44	11,93
RESIDENTIAL 4	RETIREMENT VILLAGE (85u/ha)	269 UNITS & 2000m ²	1	6,40	9,05
OFFICES	OFFICES	29000m ² + 24000m ² 1000m ² Restaurants	2	17,14	29,70
RESIDENTIAL 3	RESIDENTIAL 3		1	3,14	4,44
PRIVATE OPEN SPACE	PRIVATE OPEN SPACE		13	9,74	13,77
PRIVATE STREETS	PRIVATE STREETS			9,47	13,38
SPECIAL	ACCESS CONTROL		2	0,28	0,40
TOTAL			124	70,74	100,0%



AMENDMENTS

No.	Description	Author	Date
1.	NEW GOLF COURSE ADDED.	C. Putter	19.11.2009
2.	LAYOUT AMENDED.	C. Putter	10.02.2010
3.	LAYOUT AND LAND USE TABLE AMENDED.	C. Putter	19.02.2010
4.	CHANGES ON GOLF COURSE	J. Pienaar	14.05.2010
5.	RELAYOUT (LAYOUT FROM BOOGERTMAN & PARTNER)	J. Pienaar	26.05.2010
6.	RELAYOUT (LAYOUT FROM BOOGERTMAN & PARTNER)	C. Putter	26.05.2010
7.	RELAYOUT (LAYOUT FROM BOOGERTMAN & PARTNER)	C. Putter	24.06.2010
8.	RELAYOUT.	C. Putter	26.07.2010
9.	RELAYOUT (LAYOUT FROM BOOGERTMAN & PARTNER)	C. Putter	07.10.2010
10.	ADD TURNING CIRCLES AND GATE HOUSES.	C. Putter	08.11.2010
11.	LAND USE TABLE AMENDED.	C. Putter	11.11.2010
12.	MAIN ROADS IN RIVERGLEN EXT. 4 AMENDED.	C. Putter	01.01.2011
13.	ROAD WIDENING AND LAND USE TABLE AMENDED.	C. Putter	01.02.2011
14.	RIVER GLEN ERF 4 AMENDED.	C. Putter	03.02.2011
15.	LAYOUT AMENDED AROUND GOLF COURSE.	C. Putter	21.02.2011
16.	CONSERVATION AREAS AMENDED TO PUBLIC OPEN SPACE.	C. Putter	22.03.2011

CLIENT
GOLDEN CREEK INVESTMENTS (PTY) LTD.

TOWNPLANNER: J. Bussler
SCALE: 1:5 000
DRAWING No. **STEYN CITY D15/23.03.2011**
LAYOUT PLAN STATUS: **DRAFT / VERSION 16**

URBAN DYNAMICS
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GENERAL NOTES

THE FIGURE ABC REPRESENTS OUTSIDE BOUNDARY OF THE PROPOSED TOWNSHIP (RIETVALLEI, DAINFERN, RIVERGLEN, BEING APPROXIMATELY 617,4684ha IN EXTENT).

- OUTSIDE BOUNDARY OF TOWNSHIP
- GEOTECHNICAL ZONES
- 1:50 YEARS FLOODLINE
- 1:100 YEARS FLOODLINE
- LINE OF NO ACCESS
- FARM PORTIONS
- CONSERVATION AREA

R.O.W. SERVITUDE K1771/1989S
DIAGRAM S.G. NO. A6469/1998
OVER PORTION 16 RIETVALLEI 538-J,Q,
ACCOMMODATED AS A PUBLIC STREET

ESKOM 22m POWERLINE SERVITUDE (88kV)
AS PER S.G. DIAGRAM A6268/1967, NOTERIAL
DEED OF SERVITUDE K535/1969S

ESKOM SUBSTATION SERVITUDE :
- ROUTE DETERMINATION BY VIRTUE OF
SERVITUDE DEED K3432/1988S, &
- ROUTE REGISTERED AS K1771/1989
WITH DIAGRAM A6467/1989