

# MARKETING PLAN

ERF SIZES: AS PER PROVISIONAL GENERAL PLAN

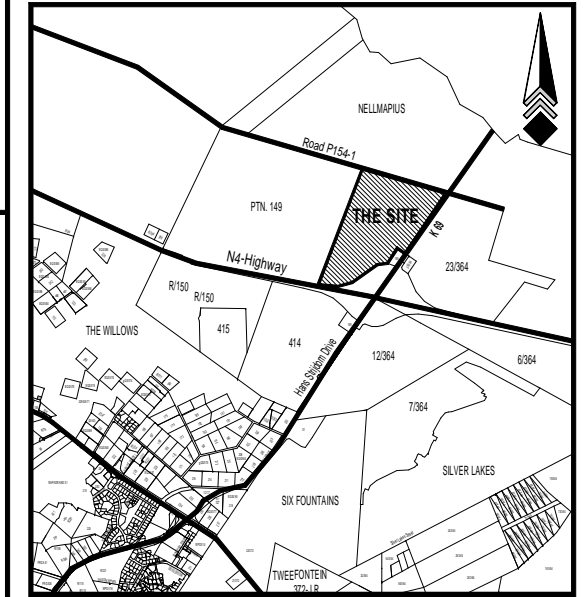
DEVELOPED BY:



WONINGS (PTY) LTD Reg. No. 99/01441/07

## PROPOSED TOWNSHIP WILLOW PARK MANOR X65

SITUATED ON PORTION 645 (a portion of Portion 4)  
OF THE FARM THE WILLOWS 340-J.R.



LOCALITY PLAN 1 : 30 000

### REFERENCE:

USES	ERF NO.	AMOUNT	AREA (ha)	%
Special for Industrial, Commercial & Similar Uses	438 - 561	124	46,3361ha	74,4%
Special for Existing Cemetery Site	562	1	0,0422ha	0,1%
Special for Access Control & Essential Services, Etc.	563 & 564	2	0,6647ha	1,1%
Special for Private Open Space, Storm Water Runoff Control & Management	565 - 568	4	5,2921ha	8,5%
Special for Private Street Purposes	569 & 570	2	7,4595ha	11,9%
Public Street			2,4921ha	4,0%
<b>TOTAL</b>		<b>133</b>	<b>62,2867ha</b>	<b>100%</b>

Min. Gradient of Streets: 1 : 51

Max. Gradient of Streets: 1 : 12

Total Length of Streets: ±4 243m

Date: JULY 2008 Last Amendment: JULY 2008

### NOTES:

- The figure A-W-A denotes the township boundary.
- All areas, dimensions & measurements are approximate.
- The line denotes a line of no access.
- The line of no access in respect of Erven 478 to 480 and Erven 507 to 510 is to ensure appropriate site distances along the Class 4 Road (Mokwa Street).
- Public streetnames: Provisional subject to procedures and approval.
- The hatched figures denote proposed servitudes for Stormwater Runoff Control & Management.

LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PLAN NUMBER: CPD WILLOW PARK MANOR X65/6 (D0072/6)

P.O. Box 36558  
Menlo Park  
0102

77 Kariba Street  
Lynnwood Glen  
Tel: (012) 348-8798 / 348-8815  
Fax: (012) 348-8817

**FERERO PLANNERS J.d.P. cc**  
TOWN & REGIONAL PLANNERS  
STADS- & STREEKBEPLANNERS  
Reg. No. CK 2000 / 026464 / 23

SCALE: 1 : 3 000 DATE: JULY 2008

PORTION 149  
THE WILLOWS 340-J.R.

ERF 4243  
Nellmapius Extension 4

PORTION 398

Savannah Country Estate Extension 2

Savannah Country Estate Extension 3

Savannah Country Estate Extension 4

PORTION 33  
THE WILLOWS 340-J.R.

### CONTOURS:

The contours on this plan are in accordance with Regulation 18 (1) (a) (1) of the Town Planning- and Townships Ordinance, Ord. 15 of 1986. The contours on this plan were obtained from Conradie Land Surveyors Inc.

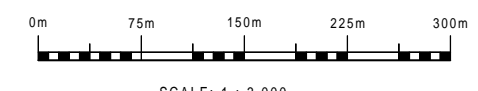
### FLOOD LINE:

I, the undersigned hereby certifies that in terms of Section 144 of the National Water Act, 1998 (Act 36 of 1998), the township is affected by a 1 : 20, 1 : 50 and 1 : 100 year flood.

P.J. Badenhorst (PR. Ing.)

### NOTE:

- The open drainage system running from the road culvert under the offramp, over the property is not a "water course" in terms of the water act.  
  
The 1:50 year flood lines indicated are due to development and the flows will be accommodated in future development of Willow Park Manor X65.  
  
Both 1:50 and 1:100 year flood lines do not take attenuation at the N4 highway and offramp culverts into account.
- Erven 566, 567 and 568 represent the improved flood line which has been designed to accommodate the 1 : 50 year flood.



SCALE: 1 : 3 000

**SECURITY TOWNSHIP**  
**ERVEN EXCLUDED FROM SECURITY AREA:**  
**ERVEN 442, 485 TO 492 AND 500 TO 506**