



130 MAIN ROAD PAULSHOF



**CALLING ALL DEVELOPERS AND INVESTORS
DON'T MISS OUT ON AN A RARE OPPORTUNITY
ACT NOW!!!**

KHUMBO

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PROPERTY INFORMATION

Property Description

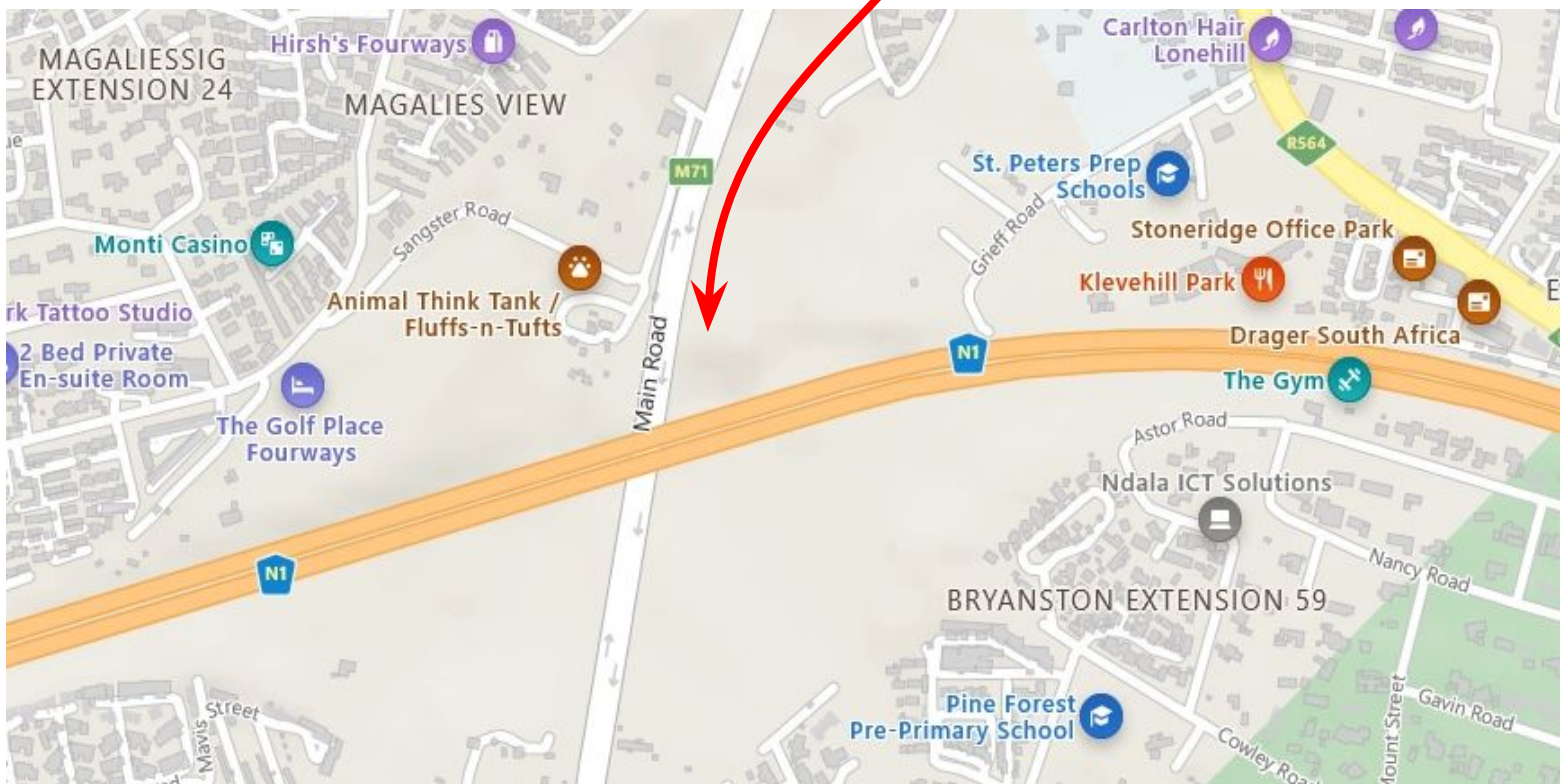
ADDRESS:	130 Main road Paulshof.
ERF NO'S:	1098/1099
TOWNSHIP:	Paulshof.
CURRENT USE:	Vacant land.
ERF SIZE:	13 465m ² .
ZONING:	Agricultural.
AUTHORITY:	City of Johannesburg metropolitan municipality.

Locality Information

Paulshof is a suburb of Johannesburg, South Africa. Paulshof is bounded by the Western Bypass on the South, Leeuwkop Estate on the North, Sunninghill on the East and Lone Hill on the West. It is a small residential suburb with some commercial and educational activities.

Road access to the property is good and has easy access with various major and secondary routes permeating the area which includes the N1 freeway less than 5km from the subject property.

PROPERTY LOCATION



ZONING

 a world class African city	ZONING INFORMATION NOTE PAD
REQUESTED BY:	
LAND USE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018	
NAME OF APPLICANT:	
ERF / HOLDING / FARM PORTION: 119/2-IR (42827 m ²)	
TOWNSHIP NAME / HOLDING NAME / FARM NAME: RIETFontein 2-IR	
STREET NAME AND NUMBER:	
ZONING INFORMATION	
USE ZONE: AGRICULTURAL	
HEIGHT ZONE: A (REFER TO ATTACHED TABLE 4)	
FLOOR AREA RATIO:	REFER TO ATTACHED TABLE 6
COVERAGE:	REFER TO ATTACHED TABLE 5
DENSITY:	1 dwelling unit per N/A m ²
BUILDING LINE: REFER TO ATTACHED TABLE 7	
PARKING: REFER TO ATTACHED TABLE 8	
AMENDMENT SCHEME APPLICABLE: N/A	
SERVED BY: 	DATE: 26/10/2022

SG DIAGRAM

MAIN FIGURE			
DATA		CO-ORDINATES	
Station	Bearing	System: WGS 84	X Y metres
HA	325.75	280 46 00	A -103 112.08 +80 184.96
HB	36.20	17 29 10	B -103 333.24 +80 236.29
HC	36.15	57 58 40	C -103 322.36 +80 288.82
HD	80.21	87 58 50	D -103 287.55 +80 354.84
HE	105.81	90 02 00	E -103 207.29 +80 387.75
HA	83.74	201 08 30	F -103 081.86 +80 262.24

CO-ORDINATES

System: WGS 84 X Y metres
Constants: +0.00 +2 900 000.00

REFERENCE MARKS	
RM1	-103 111.08 +80 184.96
RM2	-103 080.86 +80 283.24

CO-ORDINATES

System: WGS 84 X Y metres
Constants: +0.00 +2 900 000.00

TRIGONOMETRICAL BEACONS	
△ 188	-103 180.25 +79 818.85
△ 187	-104 227.27 +80 180.15
△ 189	-104 227.27 +80 180.15

AREAS

Portion	Square metres
1088	7502
1089	5802

DESCRIPTION OF BEACONS

- A 9m standard
- B 800mm iron peg
- C.D.S.F. 12mm iron peg
- 30 other beacons see
- 12mm iron peg

REFERENCE MARKS

- RM1, RM2 12mm iron peg in concrete below ground level

NOTES

- RM1 is 1.00 metre from station A on direction 102 46 00
- RM2 is 1.00 metre from station F on direction 92 02 00



GENERAL PLAN
OF THE TOWNSHIP OF
PAULSHOF EXTENSION 66
COMPRISING 2 ERYEN NUMBERED 1088 AND 1089
SITUATED ON PORTION 570
OF THE FARM RIETfontein No. 2 - 1 R.
VOR GAUPEL S.O. No. 1982/1987 DEED OF TRANSFER IN
PROVINCE OF GAUTENG
SCALE 1 : 750

SG No. 13923/2007
Approved
[Signature]
for Surveyor General

LPI TORRES

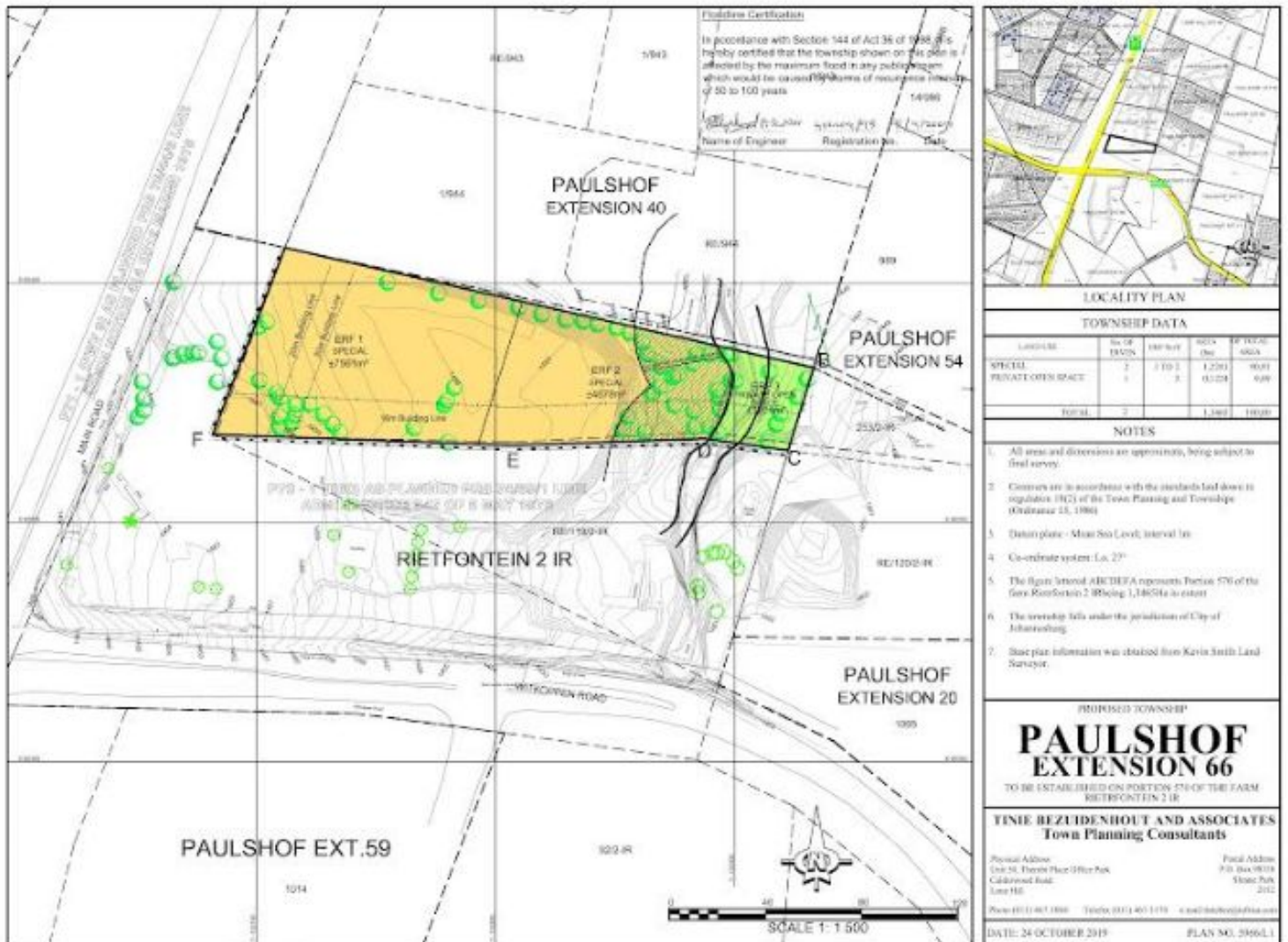
Surveyed in November 2007
By me

[Signature]
S.P. SMITH FLS 0885 - D
Professional land valuer



FILE No. 139
S.R. No. 5429/2007
COMP. RNA-1322
DREDS. PRETORIA

LOCALITY MAP



PICTURES

