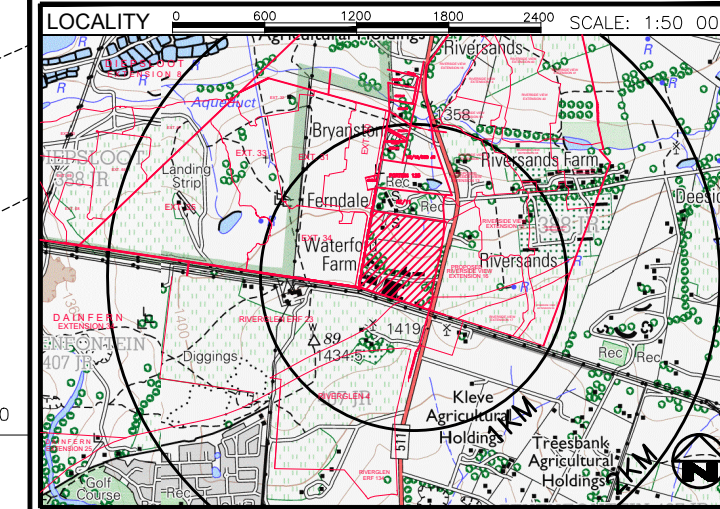


**PROPOSED TOWNSHIP**  
**RIVERSIDE VIEW EXTENSION 84**  
**PROPOSAL**

SITUATED ON PORTION 124 AND 185 OF THE FARM DIEPSLOOT 388 JR.  
 LOCAL AUTHORITY : CITY OF JOHANNESBURG  
 TOWN PLANNING SCHEME: PERI-URBAN TPS 1975  
 REGION: FOURWAYS  
 GEODETICAL SYSTEM : WG 29



**LAND USE TABLE**

ZONING PERI-URBAN TPS	PROPOSED LAND USE	ERF NUMBERS	No. OF STANDS	AREA OF STANDS	% OF AREA
SPECIAL	SPECIAL FOR PLACE OF INSTRUCTION, RESIDENTIAL DWELLING UNITS, RESIDENTIAL BUILDINGS, STORAGE OFFICES, INCLUDING ANCILLARY USES SUCH AS RESTAURANTS AND SHOPS	1, 2	2	19,2355	65,72
P.O.S.	P.O.S.	3	1	5,1071	17,45
STREETS	WILLIAM NICOL ROAD			3,6990	12,63
	STREET			1,2278	4,20
<b>TOTAL</b>			<b>3</b>	<b>29,2694</b>	<b>100%</b>

**GENERAL NOTES**

THE FIGURE ABCDA REPRESENTS OUTSIDE BOUNDARY OF THE PROPOSED TOWNSHIP RIVERSIDE VIEW EXTENSION 84 (PROPOSAL), BEING APPROXIMATELY 29,2694ha IN EXTENT.

- OUTSIDE BOUNDARY OF TOWNSHIP
- GEOTECHNICAL ZONES
- 1:50 YEARS FLOODLINE
- 1:100 YEARS FLOODLINE
- LINE OF NO ACCESS
- FARM PORTIONS
- 32m WETLAND BUFFER
- WETLAND
- PROPOSED NEW ESKOM OHL SERVITUDE
- ENCROACHMENT OF FUTURE PWV-5 ONTO PROPOSED TOWNSHIP
- TEST PITS 1 TO 5 = REPORT 1107
- TEST PITS 1 TO 10 = REPORT 1040

**REVISIONS**

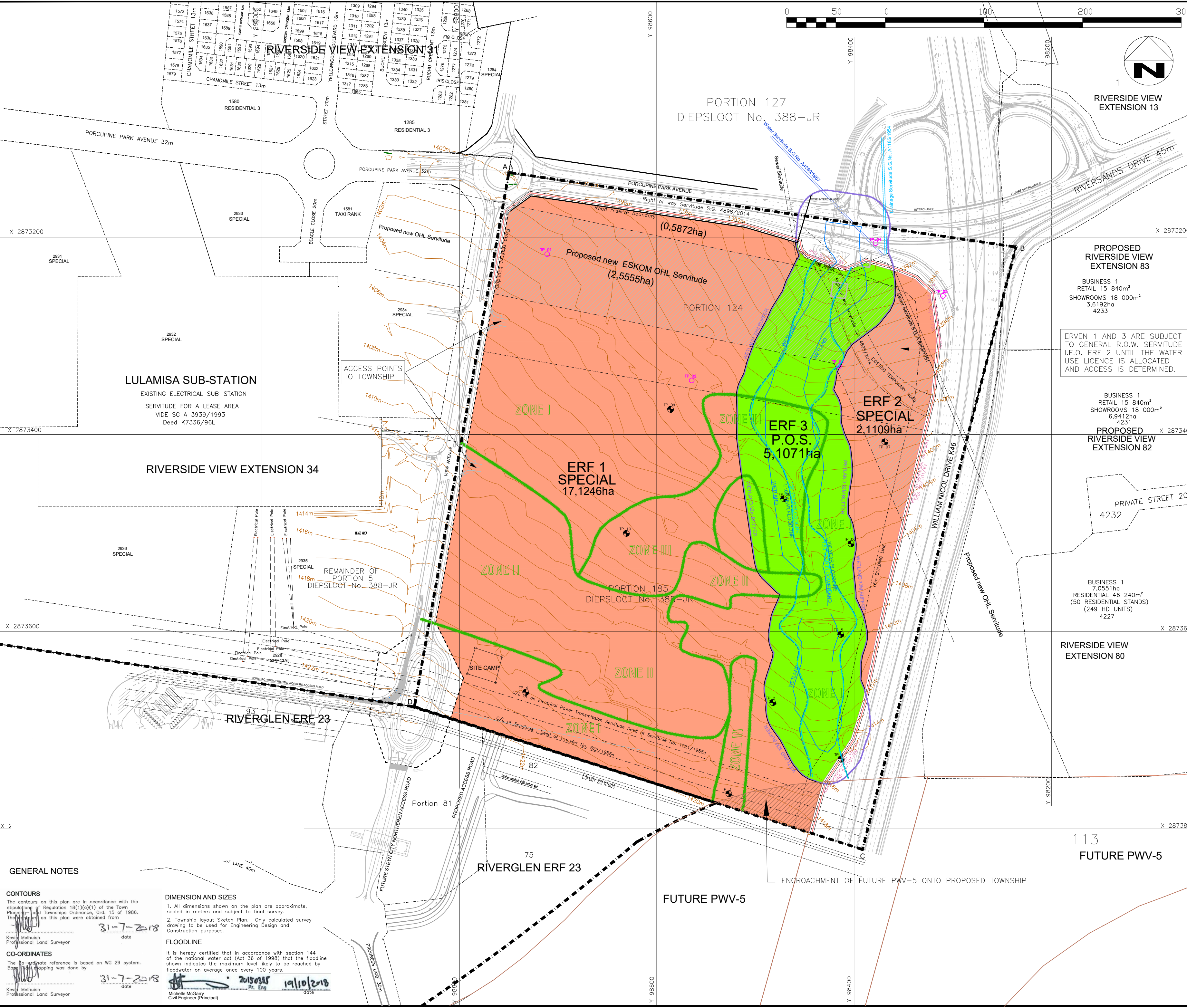
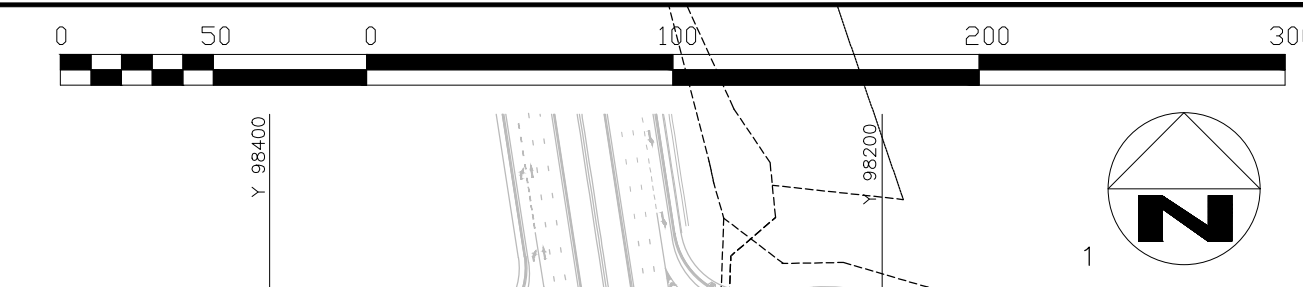
	D: DRAFT	C: CIRCULATED	A: APPROVED
D1	ADD WETLAND AND WETLAND 32m BUFFER LINES.	C. Mason	21.04.2017
D2	PROPOSED POWERLINE SERVITUDE ADDED.	C. Mason	2017.05.11
D3	AMEND UNDETERMINED ERF TO SPECIAL.	C. Mason	2017.09.13
D4	AMEND PART SPECIAL ERF 1 TO SPECIAL AND P.O.S.	C. Mason	2018.01.22
D5	GEOLOGICAL ZONES TRACE FROM PENDO PLAN.	C. Mason	2018.06.06
D6	AMEND PRIVATE STREET TO STREET.	C. Mason	2018.08.15
D7	AMENDED THE CONDITIONS OF "SPECIAL" IN LAND USE TABLE.	J. Pienaar	2018.08.28
D8	AMENDED ROAD.	N. Lekhele	2018.09.13
D9	ADDED 1:50 & 1:100 YEAR FLOODLINE and AMENDED FLOODLINE NOTE ACCORDINGLY.	J. Pienaar	2018.10.22
D10	ENCROACHMENT OF FUTURE PWV-5	N. Lekhele	2019.09.29

**CLIENT:**  
**STEYN CITY PROPERTIES PTY (Ltd)**

**TOWN PLANNER:**  
 S. KRIEK Pr. PLN: A/734/1993  
 SCALE: 1:2 500  
**DRAWING REF:**  
**Riverside84\_Lay D10/2019.05.29**  
**DRAWING STATUS:**  
**DRAFT**

**URBAN DYNAMICS**

ATHOLL TOWERS  
 129 PATRICIA ROAD, 4th FLOOR  
 SANDOWN, SANDTON  
 2031  
 P.O. BOX 291803  
 MELVILLE  
 2109  
 TEL: (+27 11) 482-4131  
 FAX: (+27 11) 482-9959  
 E-MAIL: selma@urbandynamics.co.za



**GENERAL NOTES**

**CONTOURS**  
 The contours on this plan are in accordance with the stipulations of Regulation 18(1)(a)(1) of the Town Planning - for Townships Ordinance, Ord. 15 of 1986. The contours on this plan were obtained from:

31-7-2018 date  
 Kevill Melhuish Professional Land Surveyor

**CO-ORDINATES**  
 The Co-ordinate reference is based on WG 29 system. Boundary mapping was done by:

31-7-2018 date  
 Kevill Melhuish Professional Land Surveyor

**DIMENSION AND SIZES**  
 1. All dimensions shown on the plan are approximate, scaled in meters and subject to final survey.  
 2. Township layout Sketch Plan. Only calculated survey drawing to be used for Engineering Design and Construction purposes.

**FLOODLINE**  
 It is hereby certified that in accordance with section 144 of the national water act (Act 36 of 1998) that the floodline shown indicates the maximum level likely to be reached by floodwater on average once every 100 years.

19/10/2018 date  
 Michelle McCarry Civil Engineer (Principal)