

## *Steyn City Properties*

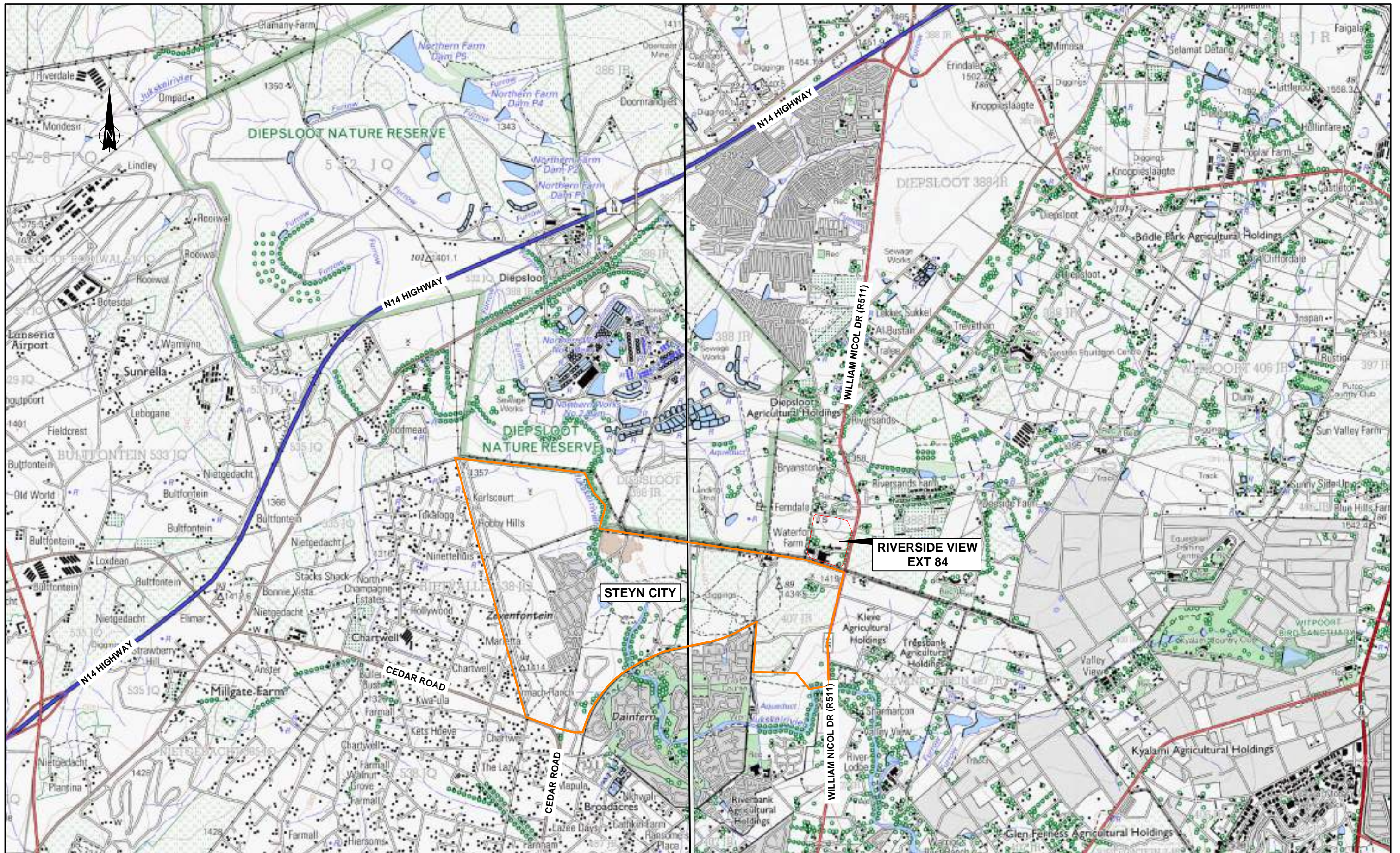
RIVERSIDE VIEW EXT 84

## **OUTLINE SCHEME REPORT**

## ANNEXURE A

### Locality



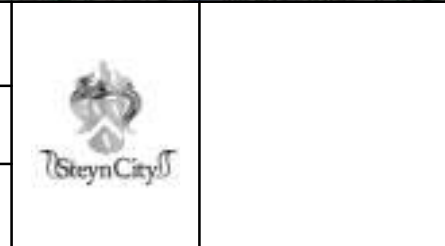



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SURVEYED	-
DESIGNED	
DRAWN	P Valentine
CHECKED	M McGarry
CO-ORDINATE SYSTEM	WC29
GEOTECHNICAL INVESTIGATION	-
SERVITUDES	-
APPROVED	M McGarry

APPROVED ON BEHALF OF BIGEN AFRICA:	
NAME:	M. McGARRY
SIGNATURE:	
DATE:	

AMENDMENTS	APPROVED	DATE
<b>STEYN CITY PROPERTIES (PTY) LTD</b>  <b>STEYN CITY DEVELOPMENT</b>  <b>RIVERSIDE VIEW EXT 84</b> <b>LOCALITY PLAN</b>		



SCALE  
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FILE No.	

PRIVATE DRAWING No. 1459.10.AA.01.S013  
 VERSION: 1.0  
 APPROVED: M McGARRY  
 Pr. Eng. No.: 20150385  
 DATE:



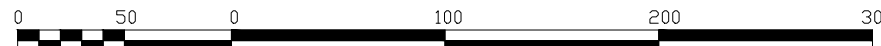
## *Steyn City Properties*

RIVERSIDE VIEW EXT 84

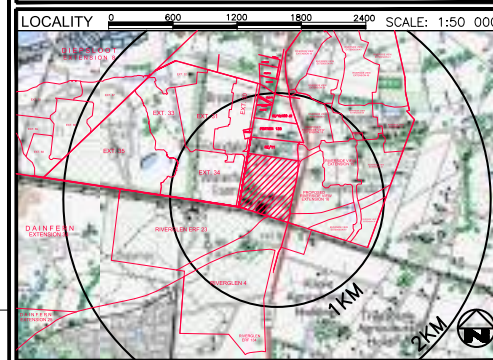
## **OUTLINE SCHEME REPORT**

### **ANNEXURE B**

### **Proposed Township Layout**



**PROJECT**  
 PROPOSED TOWNSHIP  
**RIVERSIDE VIEW EXTENSION 84**  
 SITUATED ON PORTION 124 AND 185 OF THE FARM DIEPSLOOT 388 JR.  
 LOCAL AUTHORITY : CITY OF JOHANNESBURG  
 DISTRICT : SANDTON  
 GEODETICAL SYSTEM : WG 29



**LAND USE TABLE**

ZONING	LAND USE	ERF NUMBERS	No. OF STANDS	AREA OF STANDS (STREETS)	% OF AREA
SPECIAL	SPECIAL FOR PLACE OF RESTRICTIONS, RESIDENTIAL BUILDINGS AND OFFICES INCLUDING ANCILLARY USES SUCH AS RESTAURANTS AND SHOPS.	1, 2	2	19,2355	65,72
SPECIAL	SPECIAL FOR GATE HOUSE	3	1	0,2906	1,00
P.O.S.	P.O.S.	5	1	5,1071	17,45
SPECIAL	SPECIAL FOR PRIVATE ROAD	4	1	0,9372	3,20
STREETS	WILLIAM NICOL ROAD			3,6990	12,63
<b>TOTAL</b>			<b>5</b>	<b>29,2694</b>	<b>100%</b>

**GENERAL NOTES**  
 THE FIGURE ABCDA REPRESENTS OUTSIDE BOUNDARY OF THE PROPOSED TOWNSHIP RIVERSIDE VIEW EXTENSION 84, 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
- RESTRICTED AREA (5,0465ha)

**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

**CLIENT:** STEYN CITY PROPERTIES PTY (Ltd)  
**TOWN PLANNER:** S. Kriek  
**SCALE:** 1:2 500  
**DRAWING REF:** Riverside84\_Lay D4/2018.01.22  
**CLIENT REF No:**  
**DRAWING STATUS:** DRAFT

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



ERVEN 1 AND 5 ARE SUBJECT TO GENERAL R.O.W. SERVITUDE I.F.O. ERF 2 UNTIL THE WATER USE LICENCE IS ALLOCATED AND ACCESS IS DETERMINED.

**GENERAL NOTES**

**RESIDENTIAL SITES**  
 The average size of residential sites is \_\_\_\_m<sup>2</sup>.  
 The minimum size of residential sites is \_\_\_\_m<sup>2</sup>.  
 Maximum slope on roads is \_\_\_\_.  
 Minimum slope on roads is \_\_\_\_.

**CONTOURS**  
 The contours on this plan are in accordance with the stipulations of Regulation 18(1)(a)(1) of the Town Planning and Townships Ordinance, Ord. 15 of 1988. The contours on this plan were obtained from \_\_\_\_\_ date \_\_\_\_\_

**CO-ORDINATES**  
 The Co-ordinate reference is based on WG 29 system. Base Plan mapping was done by \_\_\_\_\_ date \_\_\_\_\_

**CONSTRUCTING ENGINEER** \_\_\_\_\_ date \_\_\_\_\_

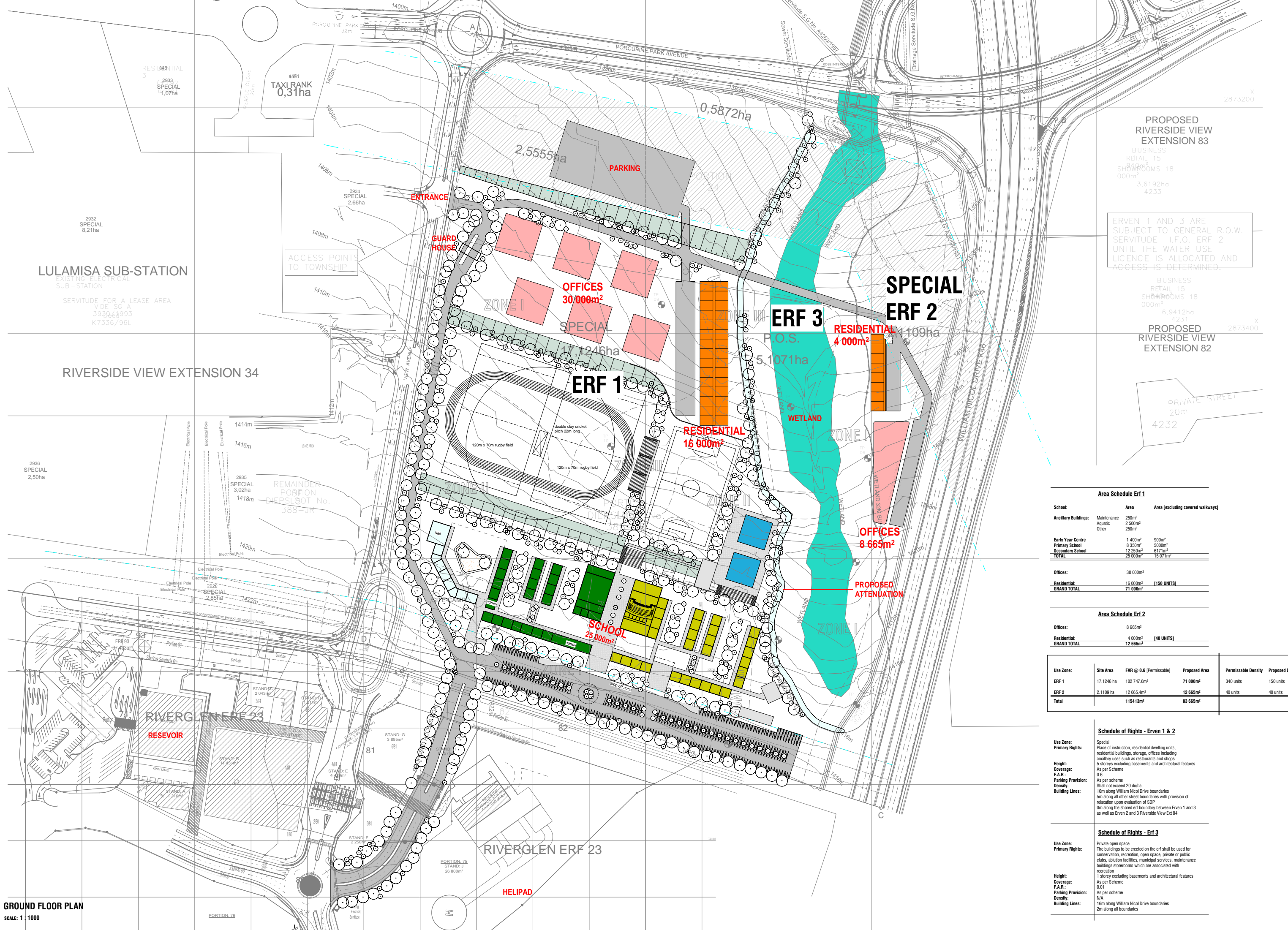
**GEOTECHNICAL**  
 It is hereby certified that the layout of the township complies with the recommendations and requirements set out in the geotechnical report no. \_\_\_\_\_ dated \_\_\_\_\_

Engineering Geologist: \_\_\_\_\_  
 Firm: \_\_\_\_\_

**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.

**FLOODWATER**  
 It is hereby certified that in accordance with section 144 of the national water act (Act 36 of 1998) the township is not affected by a 1:100 year floodline.





**PROPOSED RIVERSIDE VIEW EXTENSION 83**  
 BUSINESS RETAIL 15 SHOWROOMS 18 000m<sup>2</sup>  
 3,6192ha 4233

ERVEN 1 AND 3 ARE SUBJECT TO GENERAL R.O.W. SERVITUDE I.F.O. ERF 2 UNTIL THE WATER USE LICENCE IS ALLOCATED AND ACCESS IS DETERMINED.

BUSINESS RETAIL 15 SHOWROOMS 18 000m<sup>2</sup>  
 6,9412ha 4231

**PROPOSED RIVERSIDE VIEW EXTENSION 82**  
 2873400

PRIVATE STREET 20m 4232

**Area Schedule Erf 1**

School:	Area	Area (excluding covered walkways)
Ancillary Buildings:	Maintenance 250m <sup>2</sup> Aquatic 2 500m <sup>2</sup> Other 250m <sup>2</sup>	
Early Year Centre	1 400m <sup>2</sup>	900m <sup>2</sup>
Primary School	8 350m <sup>2</sup>	5000m <sup>2</sup>
Secondary School	12 250m <sup>2</sup>	6171m <sup>2</sup>
<b>TOTAL</b>	<b>25 000m<sup>2</sup></b>	<b>15 071m<sup>2</sup></b>

**Offices:** 30 000m<sup>2</sup>

**Residential:** 16 000m<sup>2</sup> (150 UNITS)

**GRAND TOTAL** 71 000m<sup>2</sup>

**Area Schedule Erf 2**

**Offices:** 8 665m<sup>2</sup>

**Residential:** 4 000m<sup>2</sup> (40 UNITS)

**GRAND TOTAL** 12 665m<sup>2</sup>

Use Zone:	Site Area	FAR @ 0.6 (Permissible)	Proposed Area	Permissible Density	Proposed Density
ERF 1	17.1246 ha	102 747.6m <sup>2</sup>	71 000m <sup>2</sup>	340 units	150 units
ERF 2	2.1109 ha	12 665.4m <sup>2</sup>	12 665m <sup>2</sup>	40 units	40 units
<b>Total</b>	<b>115413m<sup>2</sup></b>		<b>83 665m<sup>2</sup></b>		

**Schedule of Rights - Erven 1 & 2**

**Use Zone:** Special

**Primary Rights:** Place of instruction, residential dwelling units, residential buildings, storage, offices including ancillary uses such as restaurants and shops

**Height:** 5 storeys excluding basements and architectural features

**Coverage:** As per Scheme

**F.A.R.:** 0.6

**Parking Provision:** As per scheme

**Density:** Shall not exceed 20 du/ha

**Building Lines:** 16m along William Nicol Drive boundaries  
5m along all other street boundaries with provision of relaxation upon evaluation of SGP  
0m along the shared erf boundary between Erven 1 and 3 as well as Erven 2 and 3 Riverside View Ext 84

**Schedule of Rights - Erf 3**

**Use Zone:** Private open space

**Primary Rights:** The buildings to be erected on the erf shall be used for conservation, recreation, open space, private or public clubs, ablution facilities, municipal services, maintenance buildings storerooms which are associated with recreation

**Height:** 1 storey excluding basements and architectural features

**Coverage:** As per Scheme

**F.A.R.:** 0.01

**Parking Provision:** As per scheme

**Density:** N/A

**Building Lines:** 16m along William Nicol Drive boundaries  
2m along all boundaries

**GROUND FLOOR PLAN**  
 SCALE: 1 : 1000



## *Steyn City Properties*

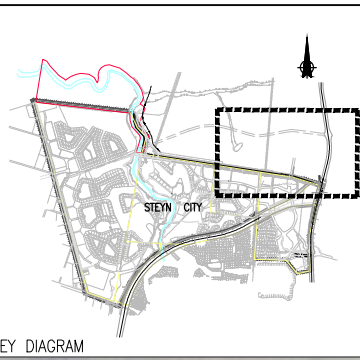
RIVERSIDE VIEW EXT 84

## **OUTLINE SCHEME REPORT**

## ANNEXURE C

## Water Scheme Layouts





LEGEND:

- LOW-LYING AREA (DAINFERN RESERVOIR SUPPLY ZONE)
- HIGH-LYING AREA (DIEPSLOOT RESERVOIR SUPPLY ZONE)

  
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DRAWN	P Valentine	M. MCGARRY
CHECKED	M McGarry	SIGNATURE:
CO-ORDINATE SYSTEM	WG 29	DATE:
GEOTECHNICAL INVESTIGATION	-	
SERVITUDES	-	
APPROVED	FJ VILJOEN	

AMENDMENTS	APPROVED	DATE

STEYN CITY PROPERTIES (PTY) LTD  
 STEYN CITY DEVELOPMENT  
 STEYN CITY  
 WATER SUPPLY ZONES WHEN DIEPSLOOT RESERVOIR & BULK PIPELINE COMPLETE



  
 Johannesburg Roads Agency  
 Private Bag X 70, Braamfontein, Johannesburg, 2017  
 Gauteng, South Africa  
 TEL: 011-407-6487  
 FAX: 011-339-1607

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GEOTECHNICAL INVESTIGATION	-	
SERVITUDES	-	
APPROVED	FJ VILJOEN	

AMENDMENTS	APPROVED	DATE

**STEYN CITY PROPERTIES (PTY) LTD**

STEYN CITY DEVELOPMENT

STEYN CITY  
 RIVERSIDE VIEW EXT 84  
 WATER LAYOUT PLAN

**Johannesburg Roads Agency**  
 Private Bag X 70, Braamfontein, Johannesburg, 2017  
 Gauteng, South Africa  
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SCALE  
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VERSION: 1.0  
 APPROVED: M MCGARRY  
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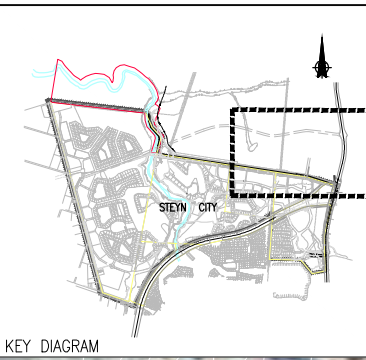
RIVERSIDE VIEW EXT 84

## **OUTLINE SCHEME REPORT**

### ANNEXURE D

### Sanitation Scheme Layouts





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CHECKED	M McGarry	SIGNATURE:
CO-ORDINATE SYSTEM	WG 29	DATE:
GEOTECHNICAL INVESTIGATION	-	
SERVITUDES	-	
APPROVED	FJ VILJOEN	

AMENDMENTS	APPROVED	DATE

**STEYN CITY PROPERTIES (PTY) LTD**

STEYN CITY DEVELOPMENT

STEYN CITY  
 RIVERSIDE VIEW EXT 84  
 SEWER LAYOUT PLAN



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 Johannesburg Roads Agency

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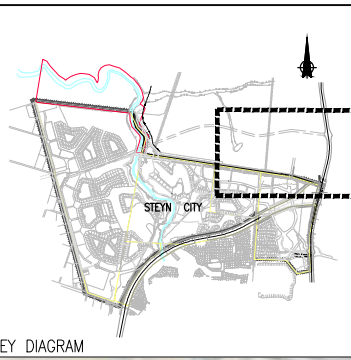
RIVERSIDE VIEW EXT 84

## **OUTLINE SCHEME REPORT**

### **ANNEXURE E**

### **Road Scheme Layouts**





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GEOTECHNICAL INVESTIGATION	-	
SERVITUDES	-	
APPROVED	FJ VILJOEN	

AMENDMENTS	APPROVED	DATE

STEYN CITY PROPERTIES (PTY) LTD

STEYN CITY DEVELOPMENT

STEYN CITY  
 RIVERSIDE VIEW EXT 84  
 ROADS LAYOUT PLAN

**Johannesburg Roads Agency**  
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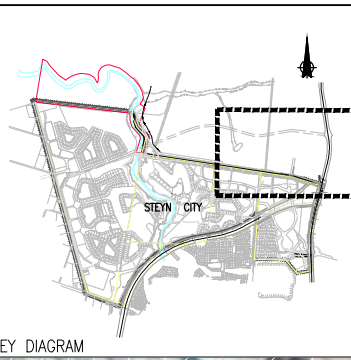
RIVERSIDE VIEW EXT 84

## **OUTLINE SCHEME REPORT**

### ANNEXURE F

### Stormwater Scheme Layouts





RIVERSIDE VIEW DEVELOPMENT

STEYN CITY DEVELOPMENT

RIVERSIDE VIEW EXT 84

x3 EXISTING CULVERTS

WELAND AREA

AREA: 1  
261577m<sup>2</sup>

AREA: 4  
35964m<sup>2</sup>

AREA: 2  
61162m<sup>2</sup>

AREA: 3  
110361m<sup>2</sup>

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VERSION: 1.0  
APPROVED: M. MCGARRY  
Pr. Eng. No.: 20150385  
DATE:

SURVEYED	-	APPROVED ON BEHALF OF BIGEN AFRICA:	
DESIGNED	M McGarry	NAME:	M. MCGARRY
DRAWN	P Valentine	SIGNATURE:	
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CO-ORDINATE SYSTEM	WG 29		
GEOTECHNICAL INVESTIGATION	-		
SERVITUDES	-		
APPROVED	FJ VILJOEN		

AMENDMENTS	APPROVED	DATE

STEYN CITY PROPERTIES (PTY) LTD

STEYN CITY DEVELOPMENT

STEYN CITY  
RIVERSIDE VIEW EXT 84  
STORMWATER CATCHMENT LAYOUT



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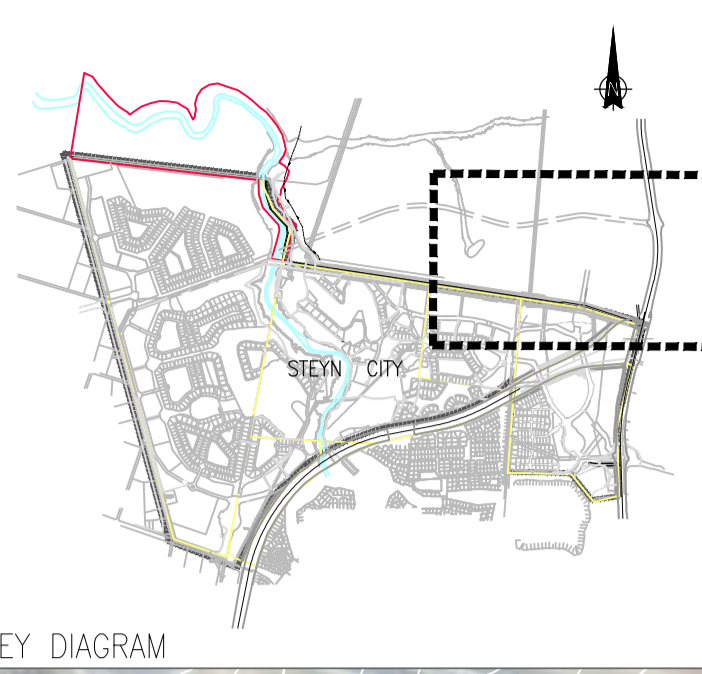
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STEYN CITY PROPERTIES (PTY) LTD

STEYN CITY DEVELOPMENT

STEYN CITY  
RIVERSIDE VIEW EXT 84  
STORMWATER LAYOUT PLAN

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