

973

1/57

HOLDING R/57

TOWNSHIP LAYOUT PLAN

ERF 972
RVR X 63

971

JOCHEM STREET

BULK MUNICIPAL 200mm DIAMETER WATER PIPELINE
BULK MUNICIPAL 1050mm DIAMETER STORMWATER PIPELINE

805 780 781 782

LAND-USE TABLE

KEY	ERF NUMBER	AREA		LAND USE	ZONING
		m ²	(%)		
	1	10 020	49,5	Dwelling units	Residential 2
	2	10 020	49,5	Dwelling units	Residential 2
	-	195	1,0	Road widening	Road
	TOTAL	20 235	100,0	-	-

779 784 783

Existing buildings
(to be demolished)

CONTOURS:
THE CONTOURS ADHERE TO THE REQUIREMENTS FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE CITY OF TSHWANE LAND USE MANAGEMENT BYLAW, 2016
* CONTOURS SURVEYED & PREPARED BY FJ LODOCK LAND SURVEYORS
* DATUM PLANE: MEAN SEA LEVEL
* CONTOUR INTERVAL: 0,5m
* GEODETIC GRID SYSTEM: NGS 84

RIETVALLEIRAND EXT 55

FLOOD-LINE:
IT IS HEREBY CERTIFIED THAT IN TERMS OF THE PROVISIONS OF SECTION 144 OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998), THE AREA TAKEN UP BY THE PROPOSED TOWNSHIP DEPICTED ON THIS PLAN IS NOT AFFECTED BY ANY 1:50 OR 1:100 YEAR FLOODLINES.

Wentzel
PR. ENG. 950052 DATE 05/10/2016
Reg No.

789 786

HOLDING 71
WATERKLOOF A.H.

788 787

KORT STREET

804

797

ERF 1
10 020m²

ERF 2
10 020m²

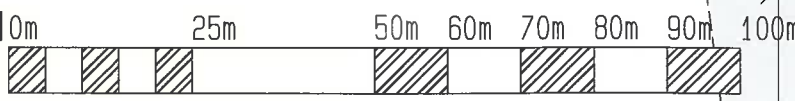
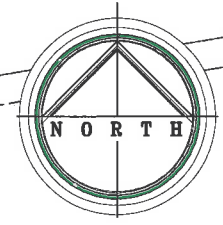
792

798

799

800

D R/22 FARM RIETVALLEIRAND
377-JR



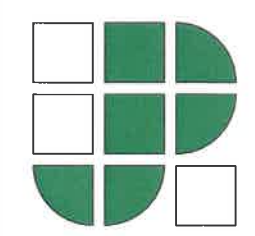
PROJECT:
PROPOSED TOWNSHIP ESTABLISHMENT ON
HOLDING 72, WATERKLOOF A.H.
PROPOSED RIETVALLEIRAND EXTENSION 80

LOCALITY MAP: 1:25 000



NOTES:
1. THERE ARE NO SEWERAGE WORKS WITHIN A 3km RADIUS OF THE SITE
2. NO AERODROME NOISE ZONES APPLICABLE

LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY PO BOX 14.013 LYTTELTON 014-0	APPLICANT: MARCADET PROPERTY DEVELOPMENT CC
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J PAUL VAN WYK

URBAN ECONOMISTS &
PLANNERS CC

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HATFIELD 0028

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SEL : (082) 893-7370

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NOTES:

- Approximate areas and measurements shown only, subject to final survey.
- Township boundary: ABCD
- Title deed number: T76418/2016
- Minimum erf size: 10 020m²
- Maximum erf size: 10 020m² he
- Ruling erf size: Not applicable
- Erven 1 and 2 to be consolidated
- Figure Ddca represents proposed Erf 1 and figure Cdbc represents proposed Erf 2
- Minimum and maximum gradient of streets: Not applicable
- Length of streets: Not applicable
- Area of parks and open spaces: Not applicable
- Access to erven shall be to the satisfaction of the Municipality
- NHRC ZONE: To be confirmed

SERVITUDE NOTES:

- Figure CDbf represents a new 4m wide stormwater and sewer servitude to be registered in favour of the Municipality, vide SS Diagram No 3268/2016

DRAWN SA	SCALE 1:1000 (A3)	DATE 2016/10/05	CAD NO. Tship-Wtrklf-02	FIGURE 2
DESIGN JPvW	CONTOUR INT. 0,5m	PLAN NUMBER CPD/RVR X 80/01		

Applicant's signature

794

X 2860200

X 2860200

Y 73000

Y 73000