



Situated on Portion 3 and on a Portion of the Remainder of the Farm Fort 646 JR, approximately 155.61 ha in extent, under the jurisdiction of the Tshwane Municipality, an authorised local authority in terms of the provisions of the Town Planning and Townships Ordinance 15 of 1986.

Town Planning Scheme:
Application for Township Establishment in terms of Section 96(1) of the Town Planning and Townships Ordinance 15 of 1986.

Zoning	Notation	No. Of Even	Density	Area in ha	Average size in m ²	% Of Township
Residential 1		272	n/a	14.81	544.5	10%
Residential 2		6	40 units/ha	4.60	7666.7	3%
Residential 3		28	80 units/ha	34.56	12342.9	22%
Special		11	n/a	59.73	54300.0	38%
Open Space		11	n/a	22.13	20118.2	14%
Municipal		2	n/a	0.25	1250.0	0%
Streets		2	n/a	19.53	-	13%
Total		332		155.61		100%

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| 1 | All erf sizes are approximate pending final survey. |
| 2 | Lines of no access are as indicated on the layout plan.  |
| 3 | All road reserves are as indicated on the layout plan. Road reserves are 13m, 16m and 20m, unless indicated otherwise. |
| 4 | Road plays are 5m or as indicated on the plan. |
| 5 | All building lines are 5m along any boundary with a public street, and 2m along any boundary with a private road. All other building lines will be 2m except where the local authority approve its relaxation. Building lines for properties adjoining 20m roads will be 5m. |
| 6 | All development will be subject to a further geo-technical assessment as required by the NHBRC where applicable. |
| 7 | The minimum street frontage of any erf will be 5m. |
| 8 | The proposed township boundary is indicated as follows on the layout plan.  |
| 9 | All erf numbers are temporary, and subject to final numbering by the office of the Gauteng Surveyor General. |
| 10 | Total length of street: 12 203.5m. |
| 11 | Maximum slope of streets: 4.26% |
| 12 | Minimum slope of street: 0.69%. |

With reference to Section 144 of the National Water Act (Act no. 36 of 1998) it is hereby certified that the proposed development, as indicated on this drawing, is affected by flood lines representing the maximum flood level likely to be reached by flood water in the event of a flood with a recurrence interval of 100 years.

750074
J.D Booyens Prof. Reg. Number Date _____
SCIP Eng Group

Interval: 0.5 m
Date AHSL: Sea level
Provided by: City of Tshwane:
Contours conform to the standards laid down in
the Regulations in terms of Section 138 of
Ordinance 15/1986, dated 10 June 1987
(Administrators Notice 858)

PLAN NO: 211711(4)

Date: _____

**PLAN MEDEWERKERS
PLAN ASSOCIATES**

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