

TOWNSHIP LAYOUT: PROPOSED CULLINAN EXTENSION 2

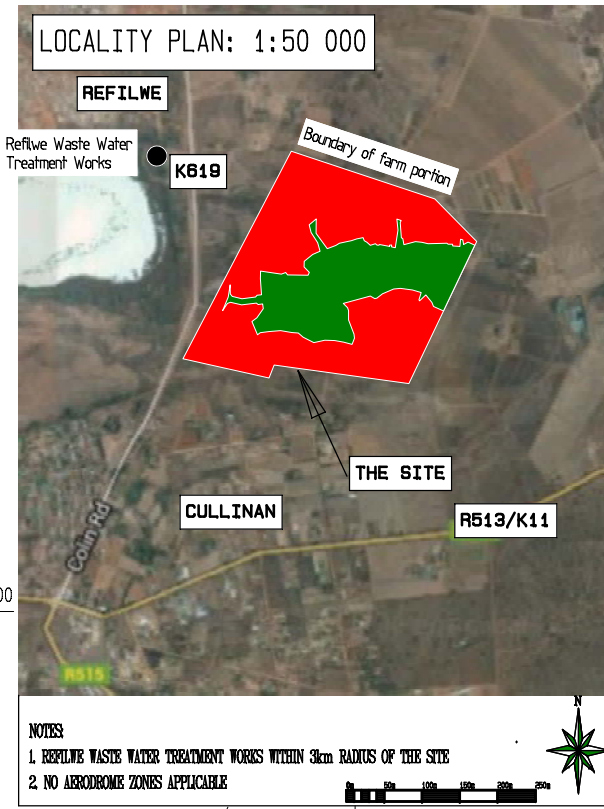
PROJEK / PROJECT:

PROPOSED AMENDMENT OF APPROVED TOWNSHIP

CULLINAN EXTENSION 2 ON A PART OF PORTION 86, FARM 475-JR

APPLICABLE NHBRC SITE CLASS DESCRIPTIONS

SOIL ZONE	NHBRC SITE CLASS
	P (Perched water table) - R-C1/C2-S1/S2
	P (Perched water table) - C1-S1-H2
	P (Perched water table) - C2-S2
	P (Steep slopes, wetlands, floodlines)



CONTOUR SURVEY:

THE CONTOUR SURVEY ADHERES TO THE REQUIREMENTS FOR TOWNSHIP ESTABLISHMENT IN TERMS OF REGULATION 18(1) (a) (1) OF THE ORDINANCE ON TOWNPLANNING AND TOWNSHIPS, 1986 (ORD 15 OF 1986) AND SECTION 4(b) READ WITH SCHEDULE 6 AND F/5 OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016.

- * CONTOURS SURVEYED BY PHOTOGRAMMENSURA
- * DATUM PLANE: AVERAGE MEAN SEA LEVEL (AMSL)
- * CONTOUR INTERVALS: 0,5m
- * GEODETIC GRID SYSTEM: WG 29

FLOOD LINE CERTIFICATE

IN TERMS OF SECTION 144 OF THE NATIONAL WATER ACT (ACT NO. 36 OF 1998), THE PROVISIONS OF REGULATION 18(1) (a) (xvi) OF THE TOWNPLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORD 15 OF 1986) AND SECTION 4(b) READ WITH SCHEDULE 6 AND F/5 OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016, IT IS HEREBY CERTIFIED THAT THE LINES INDICATED ON THIS PLAN, REPRESENT THE MAXIMUM LEVELS THAT FLOODS WILL REACH WITH AVERAGE RECURRENCE INTERVALS OF 100 YEARS AND 50 YEARS.

PR. ENG. NAME AND SURNAME: *J Paul van Wyk* DATE: 2016/10/25
 PR. ENG. NAME AND SURNAME: *Fred Gerson* REG. NO.: 20060194

GENERAL NOTES:

- Approximate areas and measurements shown only, subject to final survey.
- Township boundary: ABCDEFGHJKLMNPQRSTUWXYZ-AA-AB-AC-AD-AE-AF-AG-AH-AJ-AK-AL-AM-AN-AP-AQ-AR-AS-AT-AU-AV-AW-AX-AY-AZ-BA-BB-BC-BD-BE-BF-BG-BH-BJ-BK-BL-BM-BN-BP-BQ-BR-BS-BT-BU-BV-BW-BX-BY-BZ-CA-CB-CC-CD-CE-CF-CG-CH-CJ-CK-CL-CN-CO-CP-CQ-CR-CS-CT-CU-CV-CW-CX-CY-CZ-DA-DB-DC-DD-DE-DF-DG-DH-DJ-DK-DL-DM-DN-DO-DP-DQ-DR-DS-DT-DU
- Title deed no: T011599/2006
- Minimum erf size: 189m²
- Maximum erf size: 34,9637ha
- Ruling size of erven: Residential 1: 273m² Residential 5: 2,8315ha
- Total number of erven: 179
- Minimum street gradient: 0,006%
- Maximum street gradient: 0,010%
- Total length of the street: +- 2,2km
- Line-of-no-access

APPLICANT'S SIGNATURE

J PAUL VAN WYK PR. PLN (A089/1985) DATE: _____

CONTROLLING AUTHORITY APPLICANT

CITY OF TSHWANE METROPOLITAN MUNICIPALITY P.O. BOX 3242 PRETORIA 0001	BLUE MOONLIGHT PROPERTIES 175 PTY LTD P.O. BOX 738 FAERE GLEN 0043
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J PAUL VAN WYK
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LAND-USE TABLE

KEY	PROPOSED LAND-USE	ERF NUMBERS	No. OF ERVEN	No. OF UNITS	FSR/ DENSITY	GROSS LEASABLE AREA (GLA) (m ²)	AREA (ha) (%)	ZONING
	Bonded housing	1-142	142	142	1 du/200m ²	N/A	3,9439 6,9	Residential 1
	Gap housing (entry level)	143-172	30	30	1 du/180m ²	N/A	0,7516 1,3	Residential 1
	Social housing (Medium rise walkups)	173-176	4	+- 1 585	140du/ha	N/A	11,3260 19,9	Residential 5
	Community facility	177	1	n/a	0,3	1 222	0,4075 0,7	Institutional
	Park	178	1	n/a	n/a	N/A	0,1892 0,3	Public open space
	Agriculture, farm stall, public open space, municipal purposes, sports facilities	179	1	n/a	n/a	N/A	34,9637 61,5	Municipal
	Public road	-	-	-	-	-	5,3210 8,4	Proposed streets and widening
TOTAL			179	1 757		1 222	56,9029 100,0	



DRAWN	OLA	OLA	FIGURE
SCALE	DATE	CAD NO.	5
1:5000 (A3)	2016/10/25	simeka 1-86 06	
DESIGN	CONTOUR INT.	PLAN NUMBER	
ADA	0,5m	CPD: CULLINAN X 02/01	

