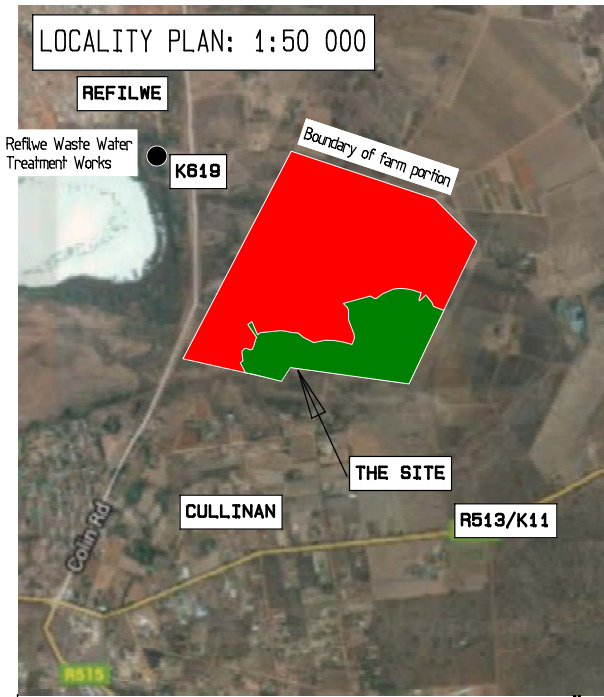


TOWNSHIP LAYOUT: PROPOSED CULLINAN EXTENSION 5

PROJEK / PROJECT:
 PROPOSED AMENDMENT OF APPROVED TOWNSHIP
 CULLINAN EXTENSION 5 ON A PART OF PORTION 86, FARM 475-JR



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.



NOTES
 1. REFWIWE WASTE WATER TREATMENT WORKS WITHIN 3km RADIUS OF THIS SITE
 2. NO AERODROME ZONES APPLICABLE

GENERAL NOTES
 1. Approximate areas and measurements shown only, subject to final survey.
 2. Original approved township boundary: ABCDEFGHJKLMNPRSTUVWXYZ-AA-AB-AC-AD-AE-AF-AG-AH-AJ-AK-AL-AM-AN-AP-AR-AS-AT-AU-AV-AW-AX-AY-AZ-BA-BB-BC-BD-BE-BF
 3. Title deed no: T011599/2006
 4. Minimum erf size: 198m²
 5. Maximum erf size: 25,9538ha
 6. Ruling size of erven:
 Residential 1: 251m²
 7. Total number of erven: 327
 8. Minimum street gradient: 0,005%
 9. Maximum street gradient: 0,016%
 10. Total length of the street: +- 2,2 km
 11. Line-of-no-access
 12. The township will only be proclaimed simultaneously with or subsequent to Cullinan Extension 2 to ensure access to the township to / from Provincial Road D25 (K169).

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

J PAUL VAN WYK
 URBAN ECONOMISTS & PLANNERS CC

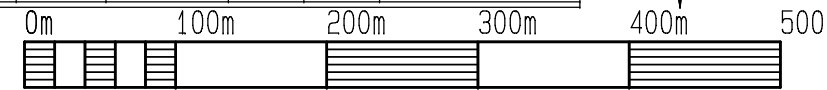
P.O. BOX 1522 HATFIELD 0028
 TEL : 012 996-0097 FAX : 012 996-0097
 TEL : 086 684-4263 FAX : 086 684-4263
 CELL : 082 893-7370 SEL : 082 893-7370

NHBC SITE CLASS DESCRIPTIONS:

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

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
[Color]	Bonded housing	1-273	273	273	1 du/200m ²	N/A	7,1355 17,1	Residential 1
[Color]	Gap housing (entry level)	274-323	50	50	1 du/180m ²	N/A	1,0620 2,6	Residential 1
[Color]	Park	324	1	n/a	n/a	N/A	0,2399 0,6	Public open space
[Color]	Agriculture, farm stall, public open space, municipal purposes, sports facilities	325-327	3	n/a	n/a	N/A	28,5706 68,7	Municipal
[Color]	Public road	-	-	-	-	-	4,5713 11,0	Proposed streets and widening
[Color]	TOTAL	-	327	323	-	-	41,5793 100,0	



DRAWN OLA **SCALE** 1:5000 (A3) **DATE** 2016/10/25 **CAD NO.** simeka 2-86 05 **FIGURE** 5

DESIGN ADA **CONTOUR INT.** 0,5m **PLAN NUMBER** CPD:CULLINAN X 05/01