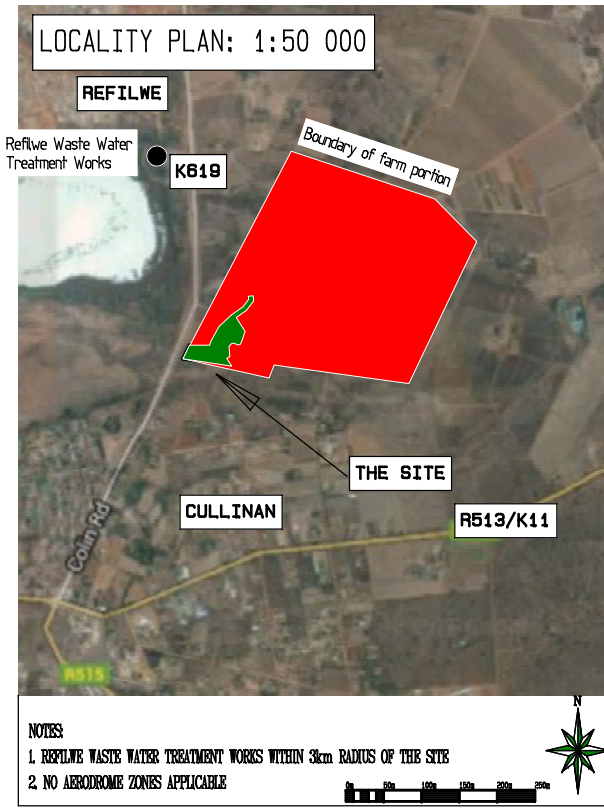


TOWNSHIP LAYOUT: PROPOSED CULLINAN EXTENSION 7

PROJEK / PROJECT:
 PROPOSED AMENDMENT OF APPROVED TOWNSHIP
 CULLINAN EXTENSION 7 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.

PR. ENG. NAME AND SURNAME: *J Paul van Wyk*
 DATE: 2016/10/26
 REG. No. 20060194

- GENERAL NOTES**
- Approximate areas and measurements shown only, subject to final survey.
 - Original approved township boundary: ABCDEFGHJKLMNPQRSTUWXYZ
 - Title deed no: T011599/2006
 - Minimum erf size: 1,1845ha
 - Maximum erf size: 3,1288ha
 - Total number of erven: 2
 - Minimum street gradient: 0,001%
 - Maximum street gradient: 0,018%
 - Total length of the street: +- 0,5 km
 - Line-of-no-access
 - The township shall be proclaimed simultaneously with or subsequent to Cullinan Extension 2 to ensure access to / from the township from / to Provincial Road D25 (K169).

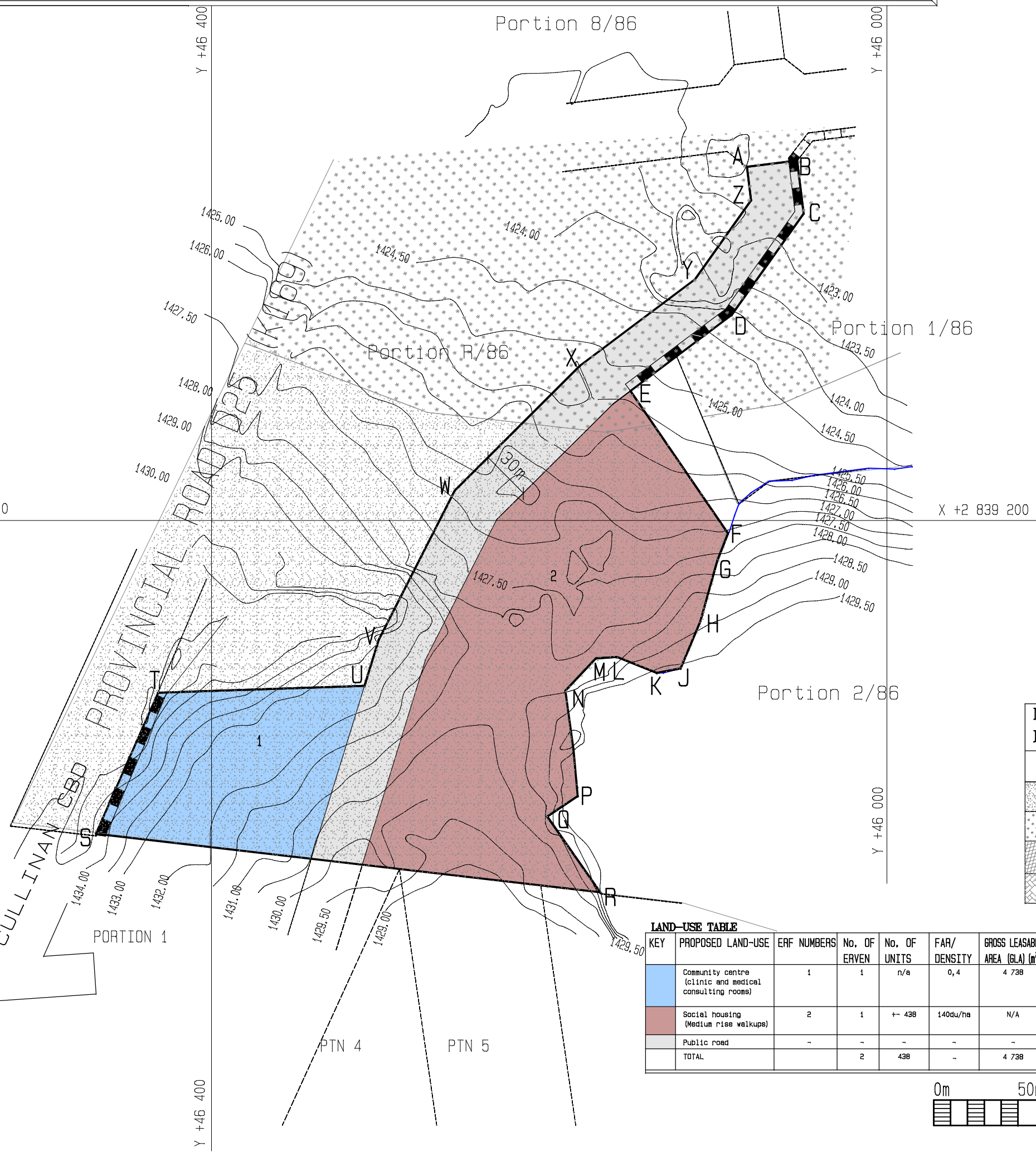
APPLICANT'S SIGNATURE
 J PAUL VAN WYK PR. PLN (A089/1985) DATE

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 : 086 684-4263
 CELL : 082 893-7370

POSBUS 1522 HATFIELD 0028
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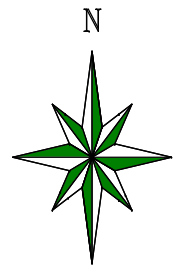


NHBRC SITE CLASS DESCRIPTIONS:

SOIL ZONE	NHBRC 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	FAR/DENSITY	GROSS LEASABLE AREA (GLA) (m ²)	AREA		ZONING
							(ha)	(%)	
[Blue]	Community centre (clinic and medical consulting rooms)	1	1	n/a	0,4	4 738	1,1845	20,3	Special
[Red]	Social housing (Medium rise walkups)	2	1	+- 438	140du/ha	N/A	3,1288	53,6	Residential 5
[Grey]	Public road	-	-	-	-	-	1,5206	26,1	Proposed streets and widening
	TOTAL		2	438	-	4 738	5,8339	100,0	



DRAWN	OLA	OLA	FIGURE
SCALE	DATE	CAD NO.	5
1:2500 (A3)	2016/10/26	simeka 4-86 05	
DESIGN	CONTOUR INT.	PLAN NUMBER	
ADA	0,5m	TWN: CULLINAN X 07/01	