

TOWNSHIP LAYOUT: PROPOSED CULLINAN EXTENSION 8

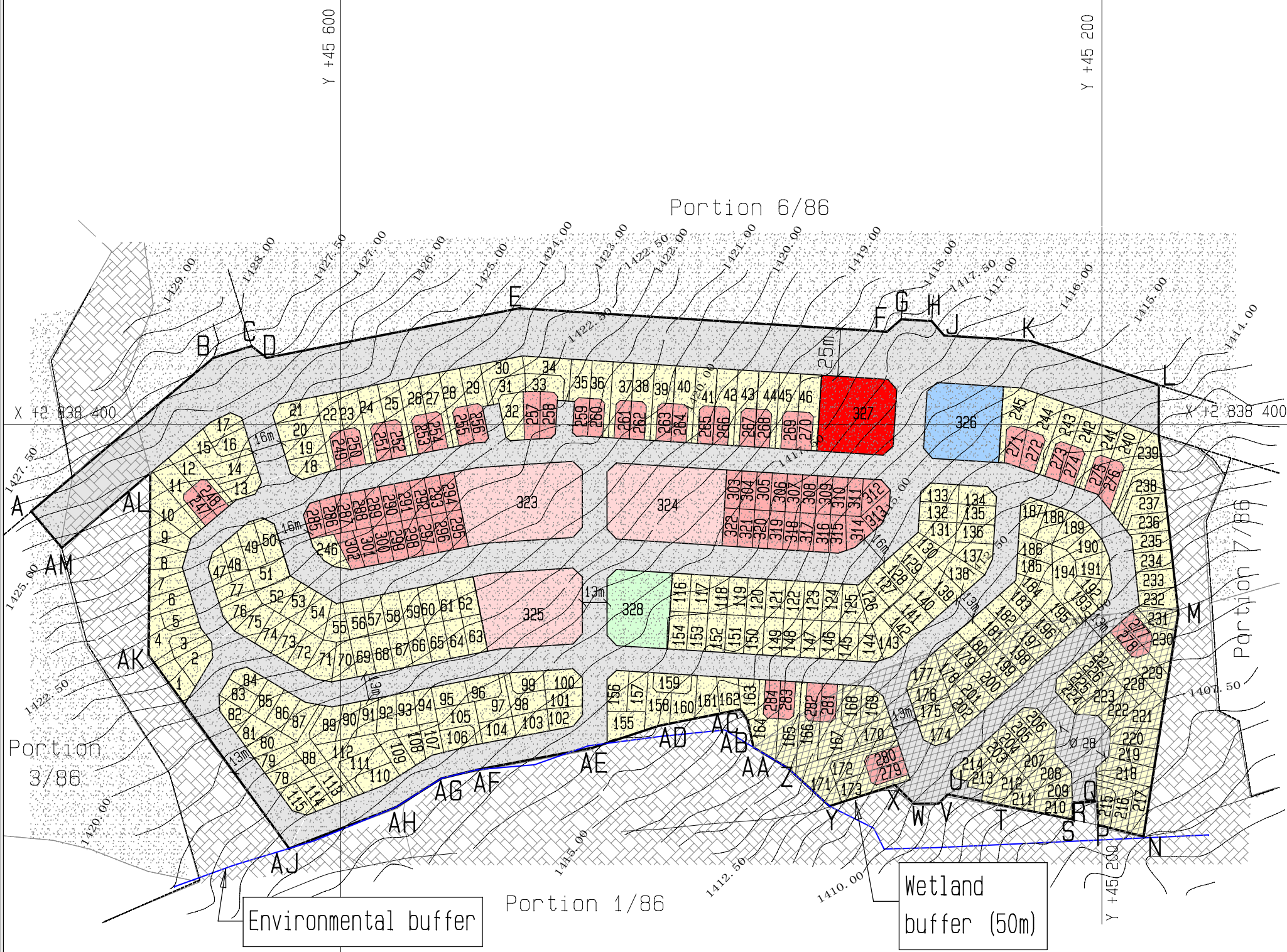
PROJEK / PROJECT:
 PROPOSED AMENDMENT OF APPROVED TOWNSHIP
 CULLINAN EXTENSION 8 ON A PART OF PORTION 86, FARM 475-JR



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. REFILWE 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: ABCDEFGHJKLMNQRSTUWXYZ-AA-AB-AC-AD-AE-AF-AG-AH-AJ-AK-AL-AM
 3. Title deed no: T011599/2006
 4. Minimum erf size: 152m²
 5. Maximum erf size: 2 539m²
 6. Ruling erf sizes:
 Residential 1 erf size: 210m²
 Residential 3 erf size: 2 375m²
 7. Total number of erven: 328
 8. Minimum street gradient: 0,008%
 9. Maximum street gradient: 0,018%
 10. Total length of the street: +- 2 km
 11. The township shall be proclaimed simultaneously with or subsequent to Cullinan Extensions 2 and 6 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

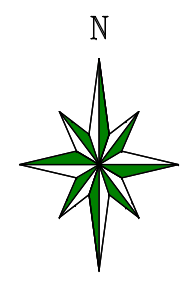
CONTROLLING AUTHORITY	APPLICANT
CITY OF TSHWANE METROPOLITAN MUNICIPALITY P.O. BOX 3242 PRETORIA 0001	BLUE MOONLIGHT PROPERTIES 175 PTY LTD P.O. BOX 738 FAERE GLEN 0043

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	FSR/ DENSITY	GROSS LEASABLE AREA (GLA) (m ²)	AREA (ha)	(%)	ZONING
[Yellow]	Single dwellings	1-246	246	246	1 du/erf	N/A	5,5075	43,6	Residential 1
[Pink]	Semi-detached housing	247-322	76	76	1 du/150m ²	N/A	1,2546	9,9	Residential 1
[Light Blue]	Row housing	323-325	3	+- 57	80du/ha	N/A	0,7125	5,6	Residential 3
[Blue]	Community facility	326	1	n/a	0,3	473	0,1575	1,3	Institutional
[Red]	Business building, showroom, informal market, shop, place of refreshment, place of amusement, retail industry, automatic teller machine (ATM), car wash, garden centre, internet cafe, super-market, and ancillary & subservient uses	327	1	n/a	0,4	630	0,1575	1,3	Special
[Green]	Park	328	1	n/a	n/a	N/A	0,1304	1,0	Public open space
[Grey]	Public road	-	-	-	-	-	4,7142	37,3	Proposed streets and widening
[Total]	TOTAL	-	328	379	-	1 103	12,6342	100,0	-



J PAUL VAN WYK
 URBAN ECONOMISTS & PLANNERS CC

P.O. BOX 1522 HATFIELD 0028
 TEL : 012 996-0097
 FAX : 086 684-263
 CELL : 082 893-7370

POSBUS 1522 HATFIELD 0028
 TEL : 012 996-0097
 FAX : 086 684-263
 SEL : 082 893-7370

DRAWN	OLA	OLA	FIGURE
SCALE	DATE	CAD NO.	5
1:2500 (A3)	2016/10/28	simeka 5-86 05	
DESIGN	CONTOUR INT.	PLAN NUMBER	
ADA	0,5m	CPD:CULLINAN X 08/01	