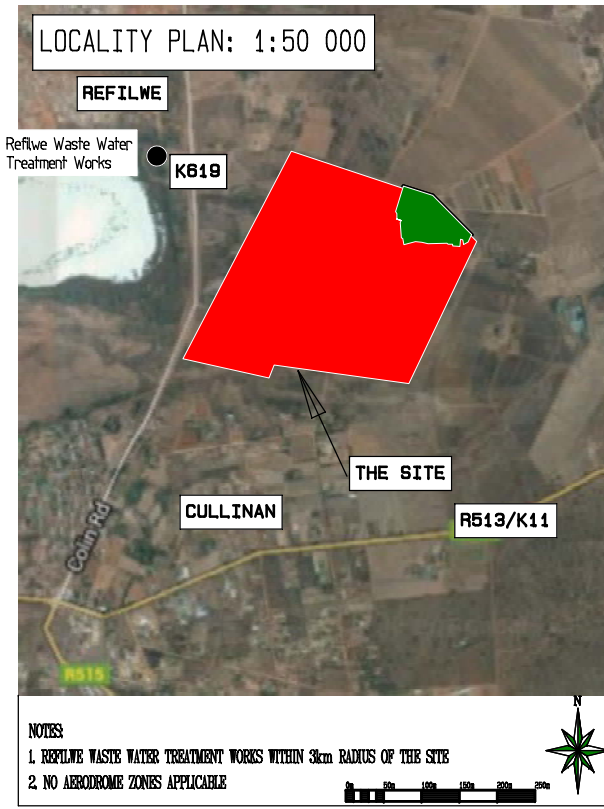


TOWNSHIP LAYOUT: PROPOSED CULLINAN EXTENSION 10

PROJEK / PROJECT:

PROPOSED AMENDMENT OF APPROVED TOWNSHIP

CULLINAN EXTENSION 10 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: WGS 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: *Paul van Wyk* DATE: 06/12/16
 PR. ENG. REG. NO.: 20060194

GENERAL NOTES:

- Approximate areas and measurements shown only, subject to final survey.
- Original approved township boundary: ABCDEFGHJKLMNPQRSTUWXYZ-AA-AB-AC-AD-AE-AF
- Proposed amended township boundary: Aabcddefghijklmnpqrstuvwxy-aa-ab-ac-ad-ae-af
- Title deed no: T011599/2006
- Minimum erf size: 72m²
- Maximum erf size: 2 345m²
- Ruling residential erf size:
Residential 1: 207m²
Residential 3: 0,1859ha
- Total number of erven: 383
- Minimum street gradient: 0,001%
- Maximum street gradient: 0,007%
- Total length of the street: +- 2,2km
- The township shall be proclaimed simultaneously with or subsequent to Cullinan Extension 2,6 & 8 to ensure access to / from the township from / to Provincial Road D25 (K169).
- Erf 377 to be notatorially tied with proposed Erf 519 Cullinan Extension 9 to form a single development site.
- Erf 374 to be notatorially tied with proposed Erf 524 Cullinan Extension 9 to form a single development site.
- Erf 378 to be notatorially tied with proposed Erf 520 Cullinan Extension 9 to form a single development site.

APPLICANT'S SIGNATURE

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

CONTROLLING AUTHORITY APPLICANT

CITY OF TSHWANE METRO-POLITAN MUNICIPALITY
 P.O. BOX 3242
 PRETORIA 0001

VERGE MANAGEMENT SERVICES (PTY) LTD
 P O BOX 78355
 SANDTON 2146

J PAUL VAN WYK
 URBAN ECONOMISTS & PLANNERS CC

P.O. BOX 1522 HATFIELD 0028
 POSBUS 1522 HATFIELD 0028

TEL : 012 996-0097
 FAX : 086 684-2653
 CELL : 082 893-7370

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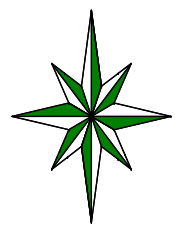
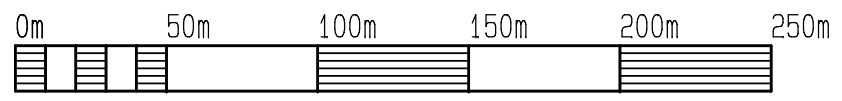


NHBRC SITE CLASS DESCRIPTIONS:

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	FSR/ DENSITY	GROSS LEASABLE AREA (GLA) (m ²)	AREA (ha)	(%)	ZONING
[Yellow]	Single dwellings	1-296	296	296	1 du/erf	N/A	6,4435	49,3	Residential 1
[Pink]	Semi-detached housing	297-372	76	76	1 du/140m ²	N/A	1,2416	9,5	Residential 1
[Light Blue]	Row housing	373-376	4	59	80du/ha	N/A	0,7436	5,7	Residential 3
[Purple]	Dwelling-units	377-378	2	6	1du/150m ²	N/A	0,1280	1,0	Special
[Green]	Park	379-382	4	n/a	n/a	N/A	0,1713	1,2	Public open space
[Light Green]	Agriculture, farm stall, parks, sports facilities and municipal purposes	383	1	n/a	n/a	N/A	0,0072	0,1	Municipal
[Grey]	Public road	-	-	-	-	-	4,3474	33,2	Proposed streets and widening
	TOTAL		383	437			13,0826	100,0	



DRAWN	OLA	OLA	FIGURE
SCALE	DATE	CAD NO.	5
1:2500 (A3)	2016/11/03	simeka 7-86 07	
DESIGN	CONTOUR INT.	PLAN NUMBER	
ADA	0,5m	CPD:CULLINAN X 10/01	