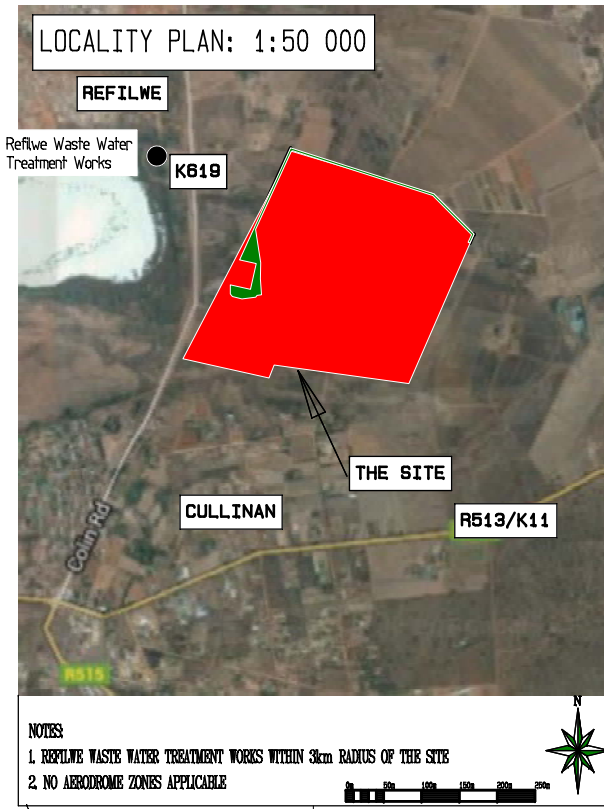


TOWNSHIP LAYOUT: PROPOSED CULLINAN EXTENSION 11

PROJEK / PROJECT:
 PROPOSED AMENDMENT OF APPROVED TOWNSHIP
 CULLINAN EXTENSION 11 ON A PART OF PORTION 86, FARM 475-JR

SERVITUDE NOTE
 1. FIGURE AB-fghj REPRESENTS AN 8M WIDE RIGHT-OF-WAY (ROW) SERVITUDE OVER ERF 3 IN FAVOUR OF PORTION 65.
 2. FIGURE AC-de REPRESENTS A RIGHT-OF-WAY (ROW) SERVITUDE OVER ERF 5 IN FAVOUR OF PORTION 65.



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: ABCDEFGHJKLMNPQRSTUWXYZ-AA-AB-AC
 3. Amended township boundary: Aabcgrstuvwxyz-AA-AB-AC
 4. Title deed no: T011599/2006
 5. Minimum erf size: 1 013m²
 6. Maximum erf size: 1,1370Ha
 7. Ruling single residential erf size: Not applicable
 8. Total number of erven: 5
 9. Minimum street gradient: 0,016%
 10. Maximum street gradient: 0,028%
 11. Total length of the street: +/- 0,5km
 12. Line-of-no-access
 13. 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
 CITY OF TSHWANE METROPOLITAN MUNICIPALITY
 P.O. BOX 3242
 PRETORIA 0001

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

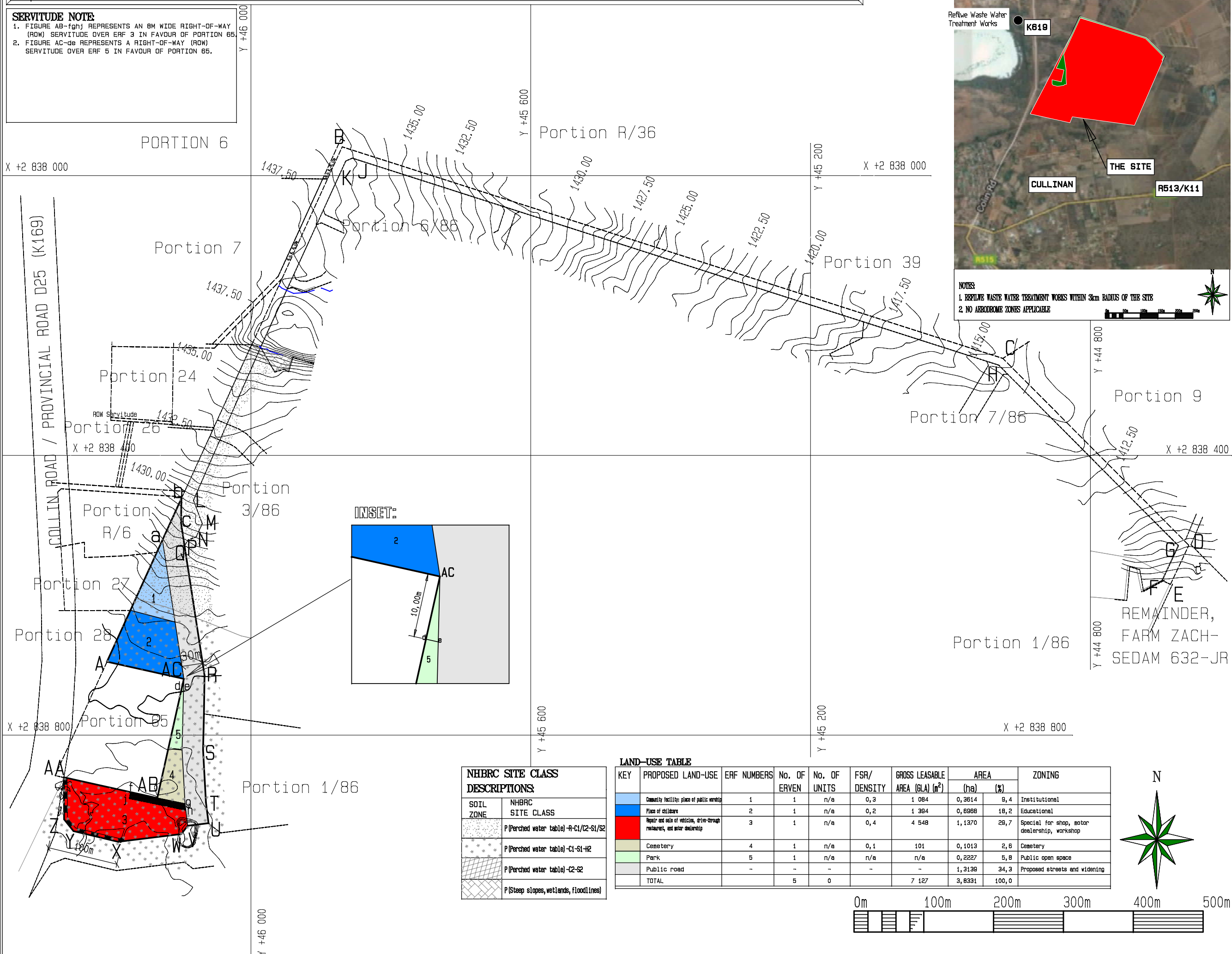
J PAUL VAN WYK
 URBAN ECONOMISTS & PLANNERS CC

P.O. BOX 1522
 HATFIELD 0028

TEL : 012 996-0097
 FAX : 086 684-4263
 CELL : 082 893-7370

POSBUS 1522
 HATFIELD 0028

TEL : 012 996-0097
 FAXS : 086 684-4263
 SEL : 082 893-7370



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
[Blue]	Community facility: place of public worship	1	1	n/a	0,3	1 084	0,3614	9,4	Institutional
[Light Blue]	Place of childcare	2	1	n/a	0,2	1 394	0,6968	18,2	Educational
[Red]	Repair and sale of vehicles, drive-through restaurant, and motor dealership	3	1	n/a	0,4	4 548	1,1370	29,7	Special for shop, motor dealership, workshop
[Green]	Cemetery	4	1	n/a	0,1	101	0,1013	2,6	Cemetery
[Light Green]	Park	5	1	n/a	n/a	n/a	0,2227	5,8	Public open space
[Grey]	Public road	-	-	-	-	-	1,3139	34,3	Proposed streets and widening
	TOTAL		5	0		7 127	3,8331	100,0	



DRAWN	OLA	OLA	FIGURE
SCALE	DATE	CAD NO.	5
1:5000 (A3)	2016/11/04	simeka 8-86 05	
DESIGN	CONTOUR INT.	PLAN NUMBER	
ADA	0,5m	CPD:CULLINAN X 11/01	