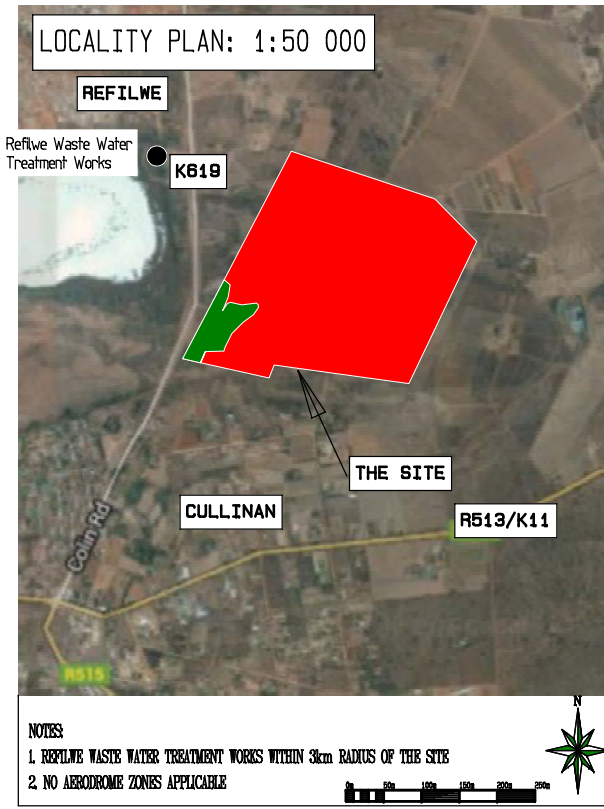


# TOWNSHIP LAYOUT: PROPOSED CULLINAN EXTENSION 12

**PROJEK / PROJECT:**  
 PROPOSED AMENDMENT OF APPROVED TOWNSHIP  
 CULLINAN EXTENSION 12 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.P. van Wyk* DATE: 2016/11/04  
 PR. ENG. NAME AND SURNAME: *Paul G. van Wyk* REG. NO: 20060194

**GENERAL NOTES:**

- Approximate areas and measurements shown only, subject to final survey.
- Original approved township boundary: ABCDEFGHJKLMNPQRSTU
- Amended township boundary: EFGHJKLMNPQRS
- Title deed no: T011599/2006
- Minimum erf size: 1,6980ha
- Maximum erf size: 3,4301ha
- Ruling single residential erf size: Not applicable
- Total number of erven: 2
- Minimum street gradient: N/A
- Maximum street gradient: N/A
- Total length of the street: N/A
- Line-of-no-access
- The township shall be proclaimed simultaneous with or subsequent to Cullinan Extension 2 to ensure access to / from 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

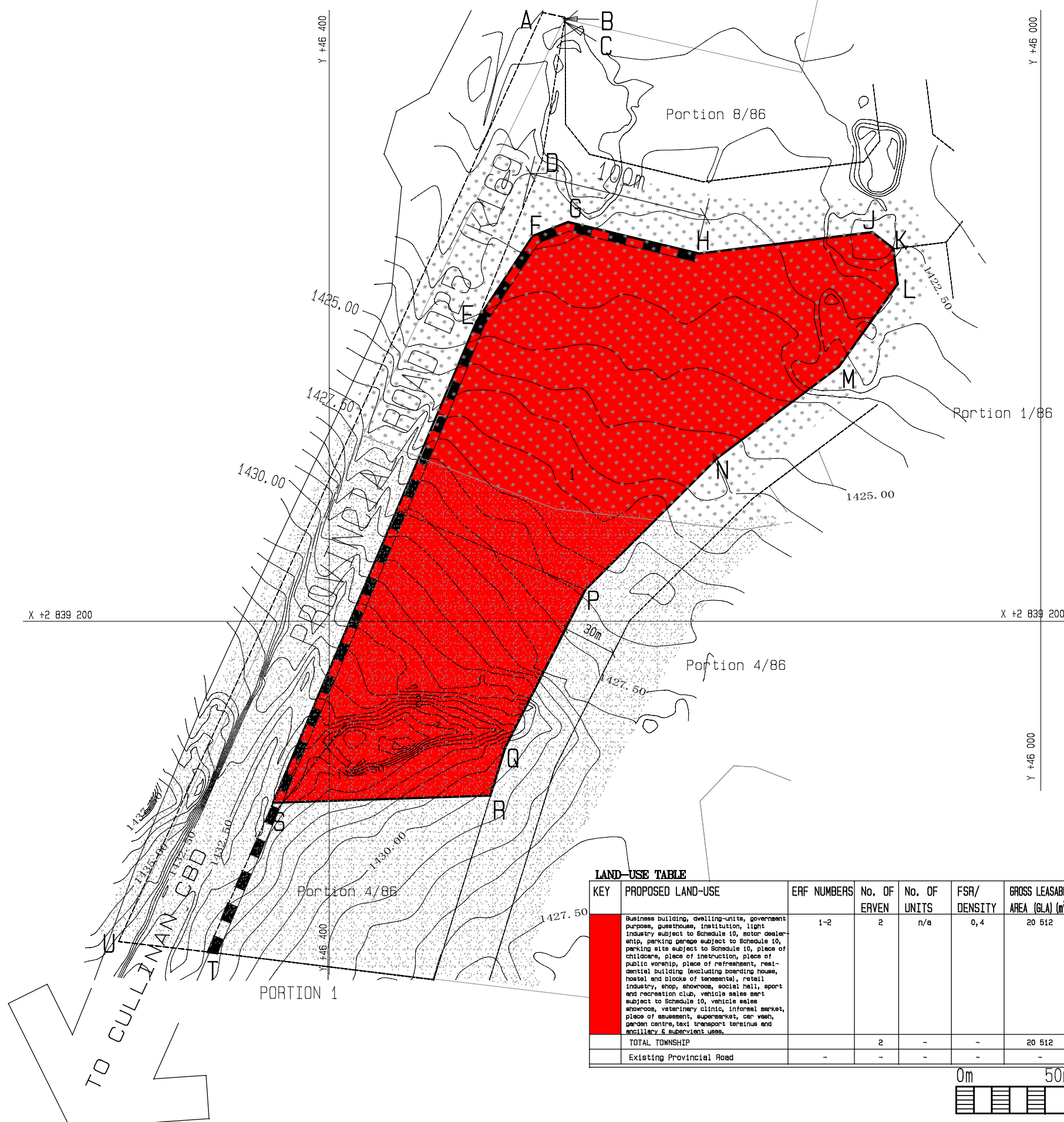
**J PAUL VAN WYK**  
 URBAN ECONOMISTS & PLANNERS CC

P.O. BOX 1522  
 HATFIELD 0028

POSBUS 1522  
 HATFIELD 0028

TEL : 012 996-0097  
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**NHBRC SITE CLASS DESCRIPTIONS:**

SOIL ZONE	NHBRC SITE CLASS
[Symbol]	P (Perched water table) -R-C1/C2-S1/S2
[Symbol]	P (Perched water table) -C1-S1-H2
[Symbol]	P (Perched water table) -C2-S2
[Symbol]	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 <sup>2</sup> )	AREA		ZONING
							(ha)	(%)	
[Red Box]	Business building, dwelling-units, government purpose, guesthouse, institution, light industry subject to Schedule 10, motor dealership, parking garage subject to Schedule 10, parking site subject to Schedule 10, place of childcare, place of instruction, place of public worship, place of refreshment, residential building (excluding boarding house, hostel and blocks of tenements), retail industry, shop, showroom, social hall, sport and recreation club, vehicle sales agent subject to Schedule 10, vehicle sales showrooms, veterinary clinic, informal market, place of amusement, supermarket, car wash, garden centre, taxi transport terminus and ancillary & subservient uses.	1-2	2	n/a	0,4	20 512	5,1281	100,0	Business 1, including informal market, place of amusement, supermarket, car wash, garden centre, taxi transport terminus, and ancillary & subservient uses.
	TOTAL TOWNSHIP		2	-	-	20 512	5,1281	100,0	
	Existing Provincial Road	-	-	-	-	-	2,2796	-	Undetermined

DRAWN	OLA	OLA	FIGURE
SCALE	DATE	CAD NO.	5
1:2500 (A3)	2016/11/04	simeka r-86 04	
DESIGN	CONTOUR INT.	PLAN NUMBER	
ADA	0,5m	CPD: CULLINAN X 12/01	