

# TOWNSHIP LAYOUT PLAN

# PROJECT

PROPOSED AMENDMENT OF APPROVED TOWNSHIP

- TIJGERVALLEI EXTENSION 14 -

LOCALITY MAP: 1:50 000



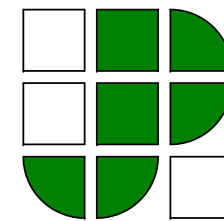
- NOTES:  
 1. THERE ARE NO SEWERAGE WORKS WITHIN A 3km RADIUS OF THIS SITE  
 2. NO AERODROME ZONES APPLICABLE

LOCAL AUTHORITY:

CITY OF TSHWANE METRO-POLITAN MUNICIPALITY  
 P.O. BOX 324-2  
 PRETORIA  
 0001

APPLICANT:

MRS PASQUA TAMMA  
 650 SIBELIUS STREET  
 LUKASRAND  
 0181



J PAUL VAN WYK

URBAN ECONOMISTS & PLANNERS cc

POSBUS 11522  
 HATFIELD 0028

P.O. BOX 11522  
 HATFIELD 0028

TEL : (012) 996-0097  
 FAKS : (086) 684-1263  
 SEL : (082) 893-7370  
 E-POS: airtaxi@mweb.co.za

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 E-MAIL: airtaxi@mweb.co.za

DRAWN

UOS

DdP

FIGURE

2

SCALE

1:2500 (A3)

DATE

2016-04-19

CAD NO.

tijgervx14\_06

DESIGN  
 J.P. van Wyk

CONTOUR INT.  
 1 metres

PLAN NUMBER  
 CPD/TIJGERVALLEYX14/02

## CONTOUR SURVEY:

THE CONTOUR SURVEY ADHERES TO THE REQUIREMENTS FOR TOWNSHIP ESTABLISHMENT IN TERMS OF SECTION 138 OF THE ORDINANCE ON TOWNPLANNING AND TOWNSHIPS, 1986 (ORD 15 OF 1986).  
 \* CONTOURS SURVEYED BY ISAZI SURVEYDORS  
 \* DATUM PLANE: AVERAGE MEAN SEA LEVEL (AMSL)  
 \* CONTOUR INTERVALS: 1m  
 \* GEODETIC GRID SYSTEM: WGS 29

## FLOOD LINE CERTIFICATE

IN TERMS OF SECTION 144 OF THE NATIONAL WATER ACT (ACT NO. 36 OF 1998) AND THE PROVISIONS OF REGULATION 18(a) (xvi) OF THE TOWNPLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORD 15 OF 1986), 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. \_\_\_\_\_ DATE \_\_\_\_\_

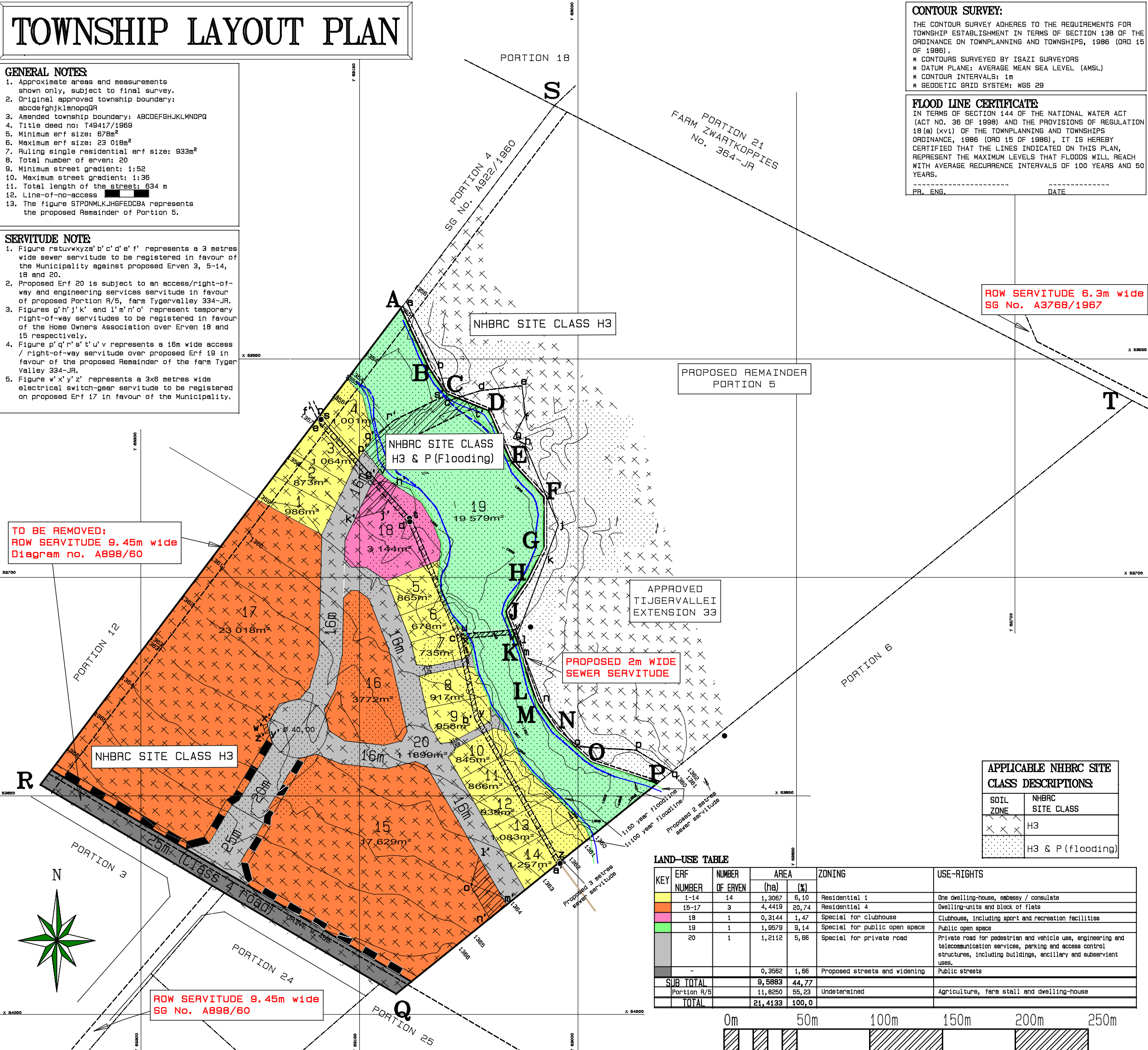
## GENERAL NOTES:

- Approximate areas and measurements shown only, subject to final survey.
- Original approved township boundary: abcdefghijklmnopqr
- Amended township boundary: ABCDEFGHJKLMNPDQ
- Title deed no: T49417/1969
- Minimum erf size: 678m<sup>2</sup>
- Maximum erf size: 23 018m<sup>2</sup>
- Ruling single residential erf size: 933m<sup>2</sup>
- Total number of erven: 20
- Minimum street gradient: 1:52
- Maximum street gradient: 1:36
- Total length of the street: 634 m
- Line-of-no-access
- The figure STPDNMLKJHGFEDCBA represents the proposed Remainder of Portion 5.

## SERVITUDE NOTE

- Figure rstuvwxyza'b'c'd'e'f' represents a 3 metres wide sewer servitude to be registered in favour of the Municipality against proposed Erven 3, 5-14, 18 and 20.
- Proposed Erf 20 is subject to an access/right-of-way and engineering services servitude in favour of proposed Portion R/5, farm Tygervalley 334-JR.
- Figures g'h'j'k' and l'm'n'o' represent temporary right-of-way servitudes to be registered in favour of the Home Owners Association over Erven 18 and 15 respectively.
- Figure p'q'r's't'u'v' represents a 16m wide access / right-of-way servitude over proposed Erf 19 in favour of the proposed Remainder of the farm Tyger Valley 334-JR.
- Figure w'x'y'z' represents a 3x6 metres wide electrical switch-gear servitude to be registered on proposed Erf 17 in favour of the Municipality.

TO BE REMOVED:  
 ROW SERVITUDE 9.45m wide  
 Diagram no. A898/60



APPROVED TIJGERVALLEI EXTENSION 33

## APPLICABLE NHBRC SITE CLASS DESCRIPTIONS:

SOIL ZONE	NHBRC SITE CLASS
XXXX	H3
XXXX	H3 & P(flooding)

## LAND-USE TABLE

KEY	ERF NUMBER	NUMBER OF ERVEN	AREA (ha)	(%)	ZONING	USE-RIGHTS
	1-14	14	1,3067	6,10	Residential 1	One dwelling-house, embassy / consulate
	15-17	3	4,4419	20,74	Residential 4	Dwelling-units and block of flats
	18	1	0,3144	1,47	Special for clubhouse	Clubhouse, including sport and recreation facilities
	19	1	1,9579	9,14	Special for public open space	Public open space
	20	1	1,2112	5,66	Special for private road	Private road for pedestrian and vehicle use, engineering and telecommunication services, parking and access control structures, including buildings, ancillary and subservient uses.
	-		0,3562	1,66	Proposed streets and widening	Public streets
	SUB TOTAL		9,5883	44,77		
	Portion R/5		11,8250	55,23	Undetermined	Agriculture, farm stall and dwelling-house
	TOTAL		21,4133	100,0		

