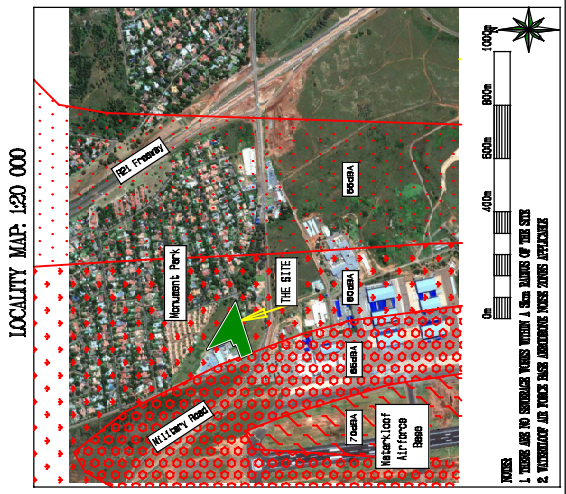


TOWNSHIP LAYOUT PLAN

PROJECT:
TOWNSHIP ESTABLISHMENT ON PORTION 142 (A PORTION OF PORTION 35), FARM WATERKLOOF 378-JR

MONUMENT PARK EXTENSION 16



LOCAL AUTHORITY:
CITY OF TSHWANE METROPOLITAN MUNICIPALITY
PO BOX 14013
LYTTLETON
0140

APPLICANT:
DASTEK (PTY) LTD
P O BOX 15756
LYTTLETON
0140

J PAUL VAN WYK
URBAN ECONOMISTS & PLANNERS CC

PO BOX 1522
HATFIELD 0028

TEL : 012 996-0097
FAX : 086 684-7263
SEL : 082 893-7370
EMAIL: ariani@mweb.co.za

DRAWN	UOSM	UOSM	FIGURE
SCALE	DATE	CAD NO.	3
1:1250 (A3)	2020-03-02	tip waterkloof 35-01	
DESIGN	CONTOUR INT.	PLAN NUMBER	
J.P. van Wyk 0:25m		CPD/9/1/1/1/- MPX16/01	

CONTOUR SURVEY:
THE CONTOUR SURVEY ADHERES TO THE REQUIREMENTS FOR TOWNSHIP ESTABLISHMENT IN TERMS OF SECTION 18(4) READ WITH SCHEDULE 8 OF THE CONTOUR SURVEY ACT AND THE CONTOUR SURVEY REGULATIONS.
* CONTOUR SURVEY BY 18422Z SURVEYS
* CONTOUR INTERVALS: 0,25M
* GEODETIC GRID SYSTEM: 16 88

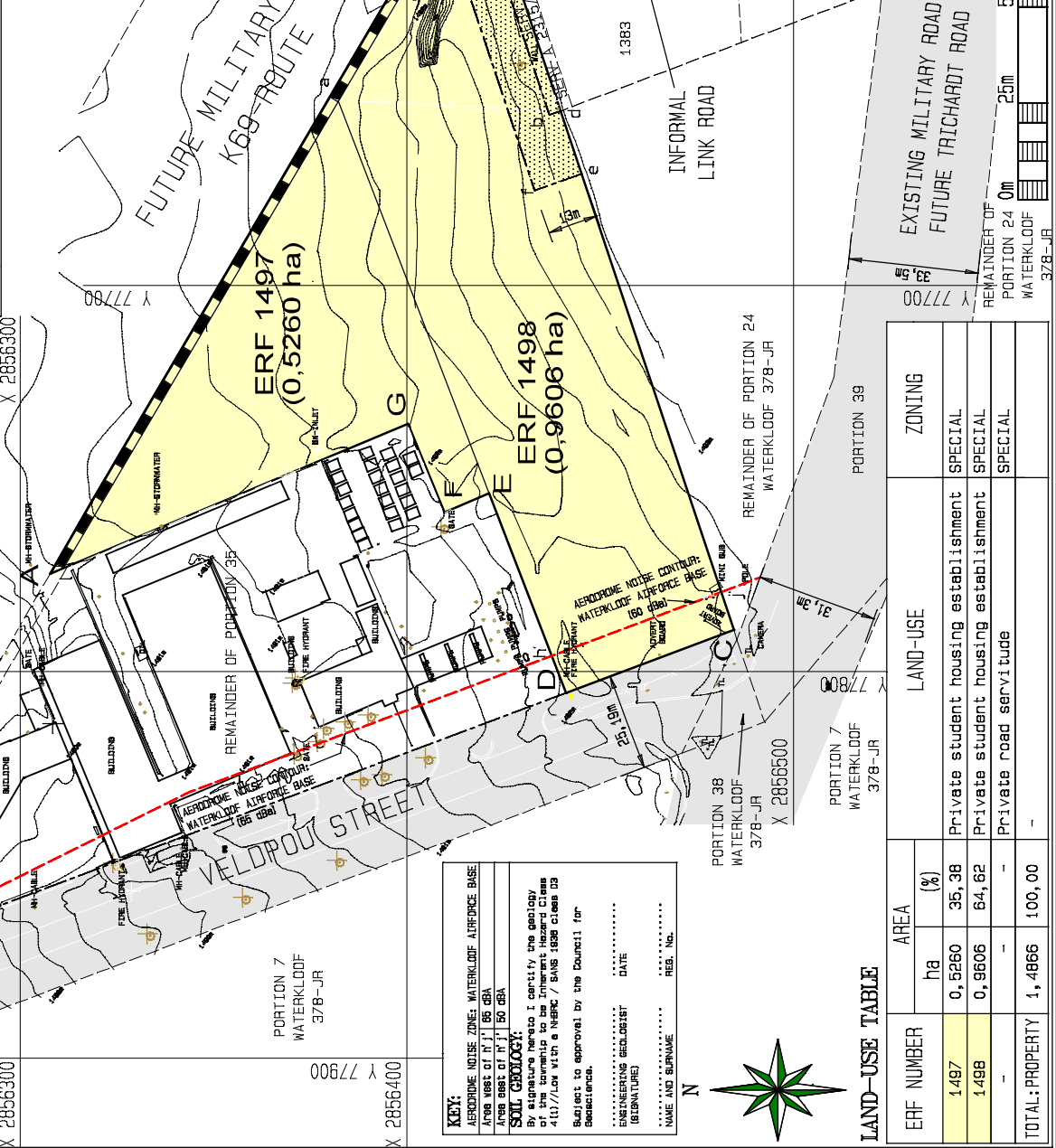
FLOOD LINE CERTIFICATE
I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the above mentioned property is situated in a flood plain and that the flood level is as shown on the attached plan. The flood level is based on the mean sea level (MSL) and is subject to the provisions of Section 18(4) of the Flood Management Act, 2006, and the Flood Management Regulations, 2007.
I hereby certify that the property is not affected by the flood level and that the flood level will not reach the average maximum level of 30 years and 500 years.
I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the above mentioned property is situated in a flood plain and that the flood level is as shown on the attached plan. The flood level is based on the mean sea level (MSL) and is subject to the provisions of Section 18(4) of the Flood Management Act, 2006, and the Flood Management Regulations, 2007.
I hereby certify that the property is not affected by the flood level and that the flood level will not reach the average maximum level of 30 years and 500 years.

APPLICANT'S SIGNATURE
J P VAN WYK (PPL, PLN) DATE 4/16/2020
470687
470687
RES. NO.

NOTE: ERFVEN 1497 AND 1498 TO BE CONSOLIDATED TO FORM ERF 1499

GENERAL NOTES
1. Approximate areas and measurements shown only, subject to final survey.
2. Property boundaries, as shown on the attached plan, are based on the survey of 1984.
3. Maximum erf size: 0,9606 ha
4. Maximum erf size: 0,5260 ha
5. Minimum gradient of roads: Not applicable
6. Maximum gradient of roads: Not applicable
7. ERF 1497 and 1498 to be consolidated to form Erf 1499.
8. Line of no-access: 1:25m, from Waterkloof 378-JR.

SERVITUDE NOTES
1. ERF 1497 and 1498 are existing rights-of-way servitudes over Erf 1498 in favour of Portions 24, 25 and 26 (Portion of Portion 13) of the farm Waterkloof 378-JR.
2. ERF 1497 and 1498 are existing rights-of-way servitudes over Erf 1498 in favour of Portion 14/24, from Waterkloof 378-JR.



KEY:
AERODROME NOISE ZONE: WATERKLOOF AIRFORCE BASE
Area east of N 11 50 GBA
Area west of N 11 50 GBA
SOIL GEOLOGY:
Soil geology as shown on the attached plan. I certify the geology of the townships to be Inherent Hazard Class 4 (H)/L with a NHRIC / SANS 1038 class 03
Subject to approval by the Council for Development.
ENGINEERING GEOLOGIST (SIGNATURE) DATE
NAME AND SURNAME REG. NO.



LAND-USE TABLE

ERF NUMBER	AREA		LAND-USE	ZONING
	ha	(%)		
1497	0,5260	35,38	Private student housing establishment	SPECIAL
1498	0,9606	64,62	Private student housing establishment	SPECIAL
TOTAL: PROPERTY	1,4866	100,00	Private road servitude	SPECIAL

