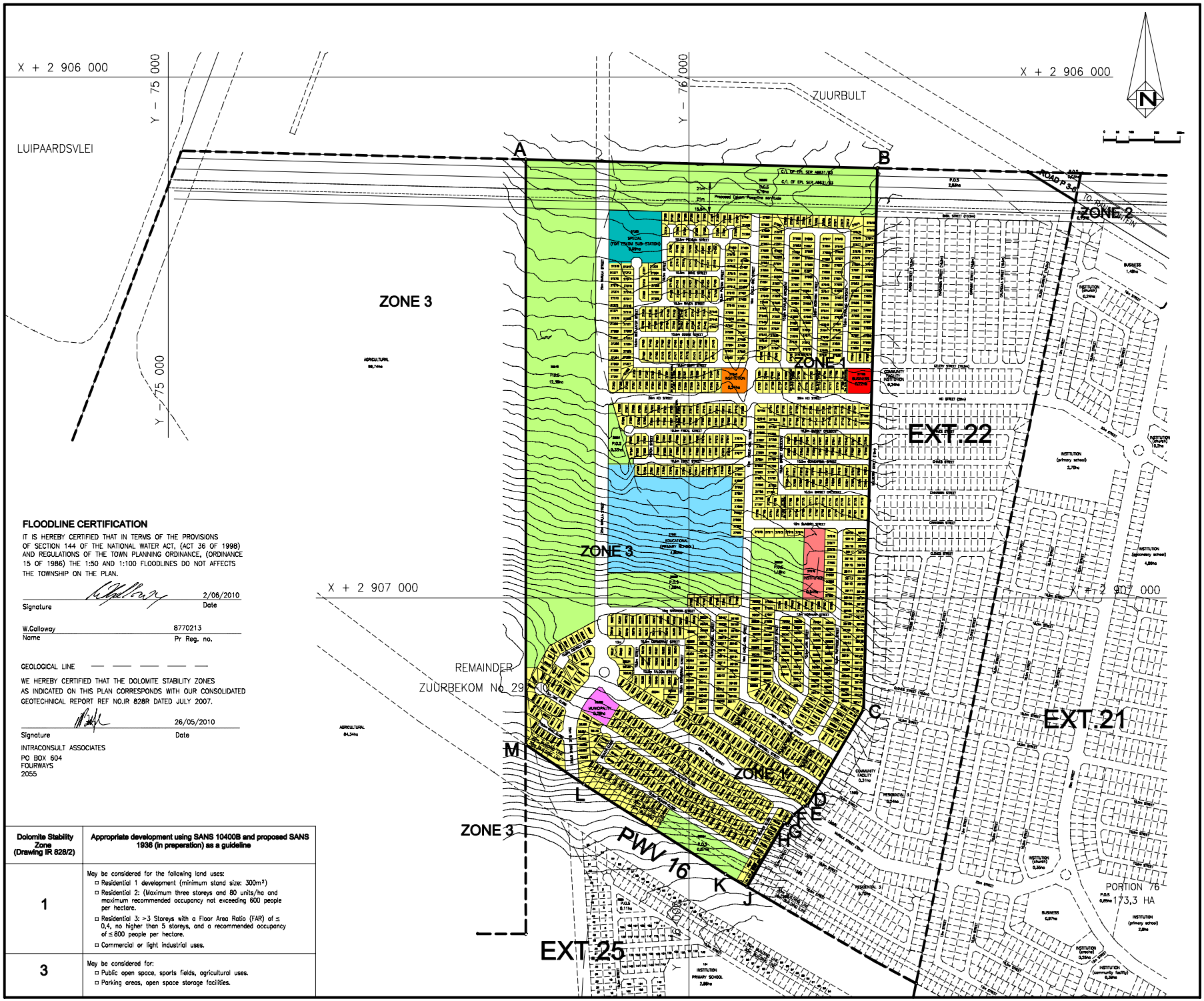
PROPOSED TOWNSHIP
PROTEA GLEN EXTENSION 24

SITUATED ON PART OF THE REMAINDER OF THE OF THE FARM ZUURBEKOM 297-I.Q.

CITY OF JOHANNESBURG



FLOODLINE CERTIFICATION

IT IS HEREBY CERTIFIED THAT IN TERMS OF THE PROVISIONS OF SECTION 144 OF THE NATIONAL WATER ACT, (ACT 36 OF 1998) AND REGULATIONS OF THE TOWN PLANNING ORDINANCE, (ORDINANCE 15 OF 1986) THE 1:50 AND 1:100 FLOODLINES DO NOT AFFECTS THE TOWNSHIP ON THE PLAN.

Signature — Date: 2/06/2010

W.Galloway — Name — Pr Reg. no. 8770213

GEOLOGICAL LINE

WE HEREBY CERTIFIED THAT THE DOLOMITE STABILITY ZONES AS INDICATED ON THIS PLAN CORRESPONDS WITH OUR CONSOLIDATED GEOTECHNICAL REPORT REF NO.IR 828R DATED JULY 2007.

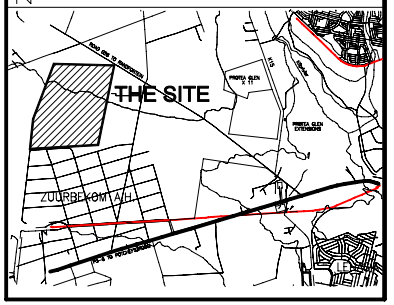
Signature — Date: 26/05/2010

INTRACONSULT ASSOCIATES
PO BOX 604
FOURWAYS
2055

Dolomite Stability Zone (Drawing IR 828/2)	Appropriate development using SANS 10400B and proposed SANS 1936 (in preperation) as a guideline
1	May be considered for the following land uses: □ Residential 1 development (minimum stand size: 300m²) □ Residential 2: (Maximum three storeys and 80 units/ha and maximum recommended occupancy not exceeding 600 people per hectare. □ Residential 3: >3 Storeys with a Floor Area Ratio (FAR) of ≤ 0,4, no higher than 5 storeys, and a recommended occupancy of ≤ 800 people per hectare. □ Commercial or light industrial uses.
3	May be considered for: □ Public open space, sports fields, agricultural uses. □ Parking areas, open space storage facilities.

LOCALITY PLAN

SCALE 1 : 20 000



SCHEDULE OF ERVEN

USE	HA	%	NUMBERS	QUANTITY	NOTATION
RESIDENTIAL 1	38,37	48,0	27303-27342, 27344-27787, 27788-27949, 27982-27974, 27978-28388, 28391-28548,	1241	
BUSINESS	0,22	0,3	27708	1	
INSTITUTION	0,78	1,0	27345, 27975	2	
EDUCATIONAL	0,99	0,0	27961	1	
SPECIAL FOR ESKOM SUB-STATION	4,80	1,2	27302	1	
MUNICIPALITY	0,39	0,3	28380	1	
PUBLIC OPEN SPACE	20,83	25,1	28549-28554	6	
ROADS (Total Length = 6,04km) Minimum Reserve = 20m Maximum Gradient = 1:10	14,91	18,2			
TOTAL	80,00	100		1253	

NOTES

1. CONTOUR LINES ARE IN ACCORDANCE WITH THE STANDARDS LAID DOWN IN REGULATION 18 (1) OF THE TOWN PLANNING AND TOWNSHIPS REGULATIONS FRAMED IN TERMS OF SECTIONS 69 AND 96 OF ORDINANCE 15 OF 1986 AND WERE COMPILED BY CITY OF CORPORATE GIS JOHANNESBURG.
3. BUILDINGLINE:
4. TOWNSHIP BOUNDARY: A-B-C-D-E-F-G-G-J-K-L-M-A
5. LINE OF NO ACCESS:
6. FLOODLINES: 1:50 YEARS, 1:100 YEARS
7. ALL AREAS PROVIDED ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.

DATE	AMENDMENTS

VBH TOWN PLANNING
P.O. Box 3645
Halfway House 1685
Tel: (011) 315-0908

Date:	MAY 2012
Scale:	1 : 2 500
Plan No:	2484/3