

Peter Roos

TOWN PLANNING CONSULTANT

My Ref.: T 821

4 November 2019

The Executive Director
Development Planning
P. O. Box 30733
BRAAMFONTEIN
2017

Dear Sir

PROPOSED TOWNSHIP: GLEN ACRES EXTENSION 34

I herewith wish to apply in terms of Section 26 of the City of Johannesburg Municipal Planning By-Law, 2016 to be read with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013 – SPLUMA) for the establishment of a township on Holding RE/219 of the Glen Austin Agricultural Holdings.

Attached hereto please find copies of the following documents in order to consider the application:

1. One copy of the duly completed Application Form.
2. One original Power of Attorney and copy of a Company Resolution.
3. One copy of the Title Deed No. T 000011805*2019.
4. 25 copies of a Memorandum motivating the application together with a Locality Plan, Existing Zoning, Existing Density Zoning and Existing Land Use plans as well as of a table of Existing and Proposed Rights.
5. 25 copies of the Township Layout Plan.
6. One copy of a letter from the local authority allocating the Township Name.
7. One copy of a Land Surveyor's Certificate.
8. One copy of a preliminary draft Site Development Plan.
9. 3 copies of a Traffic Impact Study.
10. 3 copies each of the Outline Scheme Reports in respect of both Roads and Stormwater Management and in respect of Water and Sewer Reticulation.
11. One copy of a Geotechnical Report..
12. One copy of the completed Sustainable Human Settlement Assessment Guidelines form.
13. One copy each of the adverts relating to the advertising of the application.
14. Confirmation of the payment of the appropriate application fee.

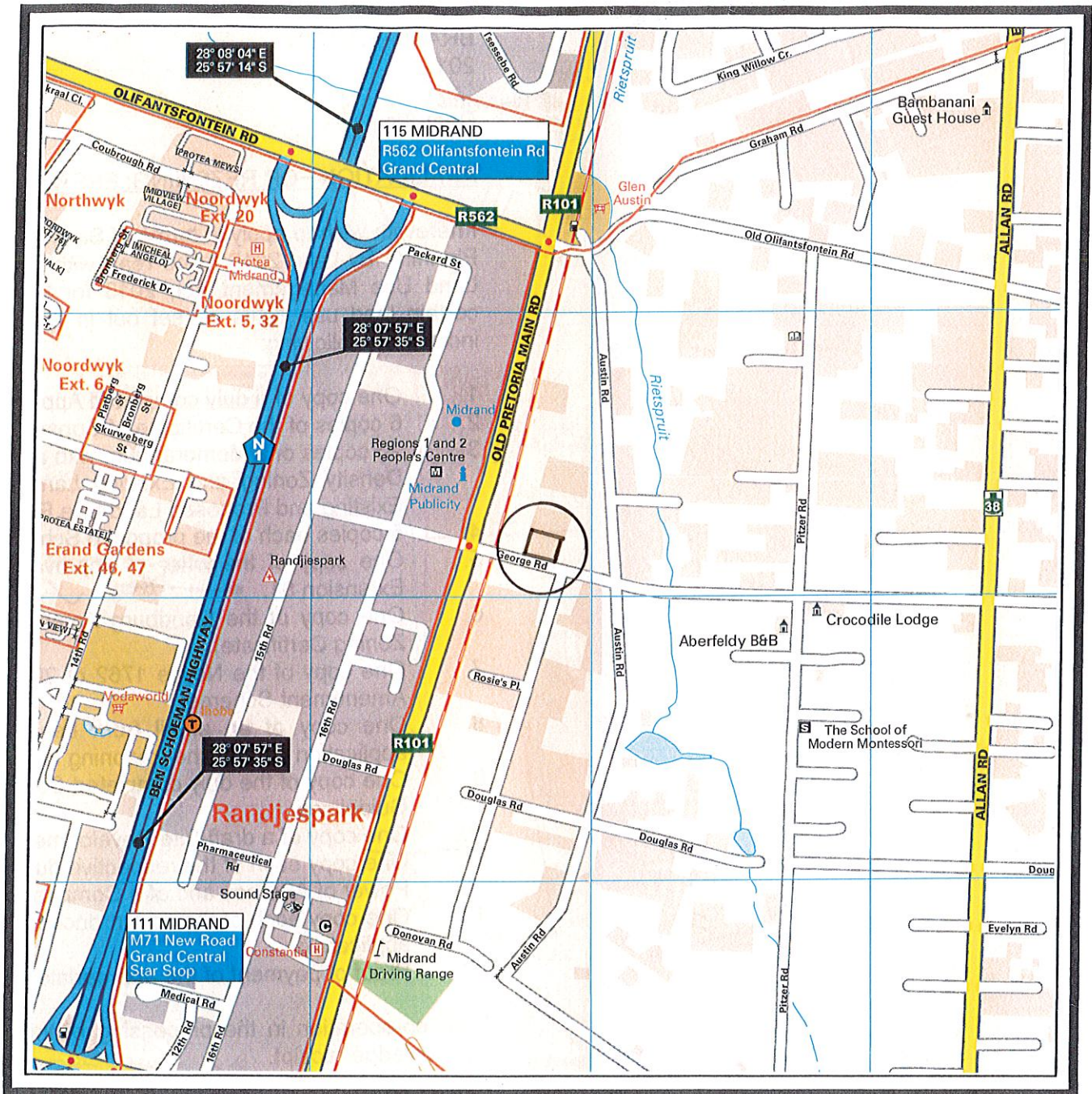
Your co-operation in the processing of this application will be appreciated. Kindly acknowledge receipt.

Yours faithfully




H. P. ROOS






LEGEND

 THE SITE

HOLDING RE/219

LOCALITY PLAN

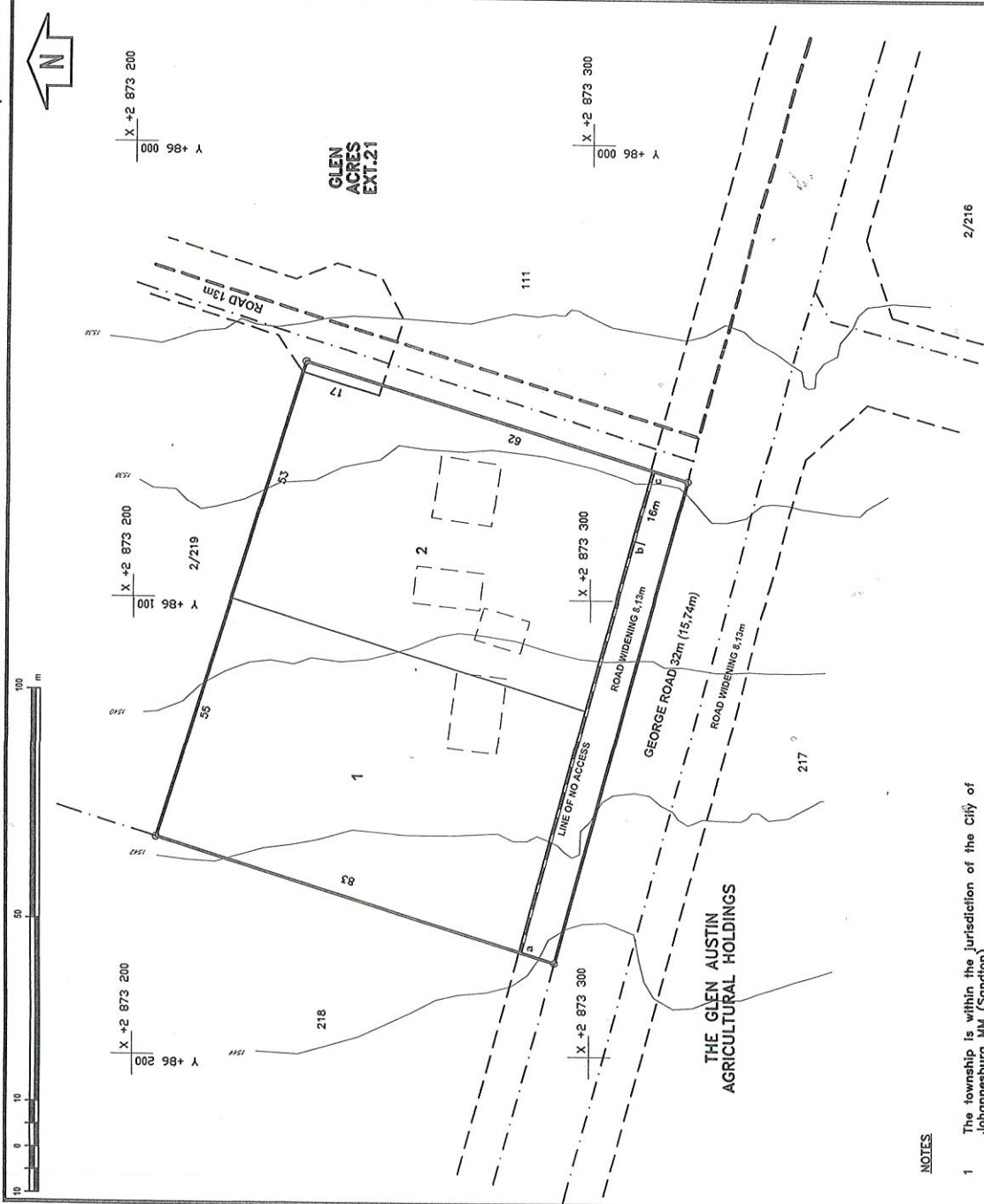
Peter Roos


NORTH

SCALE 1 : 20 000

PLAN NO. 1

SITUATED ON HOLDING RE/219 OF THE GLEN AUSTIN AGRICULTURAL HOLDINGS



IN ACCORDANCE WITH THE SECTION 144 OF ACT NO 36 OF 1998, WE HEREBY CERTIFY THAT THE PROPOSED GLEN ACRES EXTENSION 34 IS NOT AFFECTED BY THE MAXIMUM FLOOD OF THE PUBLIC STREAM WHICH WOULD BE CAUSED BY THE FLOODS WITH RECURRENCE INTERVAL OF 1:50 AND 1:100 YEARS.

G. LEADER
(Pr.Eng) 9070054

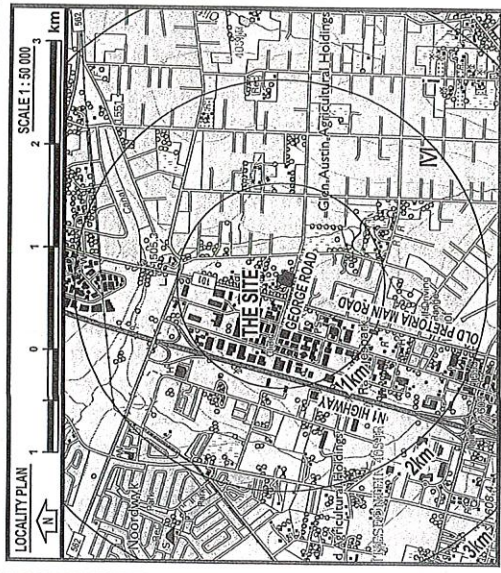
DATE: _____

APPLICANT: HEIGHTSAFETY TRAINING ACADEMY (PTY) LTD
TOWN PLANNER: H.P. ROOS
DATE: AUGUST 2019

NOTES

- 1 The township is within the jurisdiction of the City of Johannesburg MM (Sandton).
- 2 All measurements are approximate and in metres and subject to final survey with co-ordinate grid references based on the WGS 29° system.
- 3 Line of no access along the line abc. Temporary access between b & c.
- 4 All existing buildings to be demolished.
- 5 Even 1 & 2 to be consolidated upon proclamation of the township.

Your Ref. No.:



USE	AREA (ha)	% OF TOWNSHIP AREA	NO. OF ERFVEN	ERF NUMBERS	APPROXIMATE ERF SIZES MIN TO MAX
SPECIAL	0,8840	90,5	2	1 - 2	0,43-45ha-0,44-95ha
ROAD	0,0929	9,5			
TOTAL	0,9769	100,0	2	1 - 2	0,43-45ha-0,44-95ha

TOTAL AREA OF TOWNSHIP 0,9769ha
TOTAL NUMBER OF ERFVEN 2
RULING SIZE OF ERFVEN 0,44ha
MINIMUM GRADIENT OF STREETS 1:200
MAXIMUM GRADIENT OF STREETS 1:20
TOTAL LENGTH OF ROAD WIDENINGS 1,09m

THE APPLICATION IS IN TERMS OF SECTION 26 OF THE JOHANNESBURG MUNICIPAL ACT OF 2000. THE PROPOSED TOWNSHIP CONTOURS ARE INTERPOLATED FROM THE JOHANNESBURG MUNICIPAL DATUM OF CONTOURS AT MEAN SEA LEVEL & AT 2m INTERVAL.

No.	Date	Initials	Details

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e-mail: peterroostp@gmail.com

Peter Roos
TOWN PLANNING CONSULTANT

109395M BOUNDARY LINE



CLIENT & PROJECT DESCRIPTION:
 NEW PROPOSED OFFICE, TRAINING & MANUFACTURING
 FACILITY FOR HEIGHT SAFETY, HOLDING RE/2/19 OF THE
 GLEN AUSTIN AGRICULTURAL HOLDINGS

ANÉL RAS-SCHEEPERS
 ARCHITECT
 PR.ARCH 20802
 084 989 6024
 anel@rasarch.co.za



DRAWING DESCRIPTION
 GROUND FLOOR PLAN
 (DIAGRAM)

JOB NO.	19/12	DRAWING NUMBER	LAY 100
DATE	23/09/2019	SCALE	1:500 @A3
DRAWN	AR	REVISION	00