TUNNEY
EXTENSION 16

iPROP

Innovative property solutions

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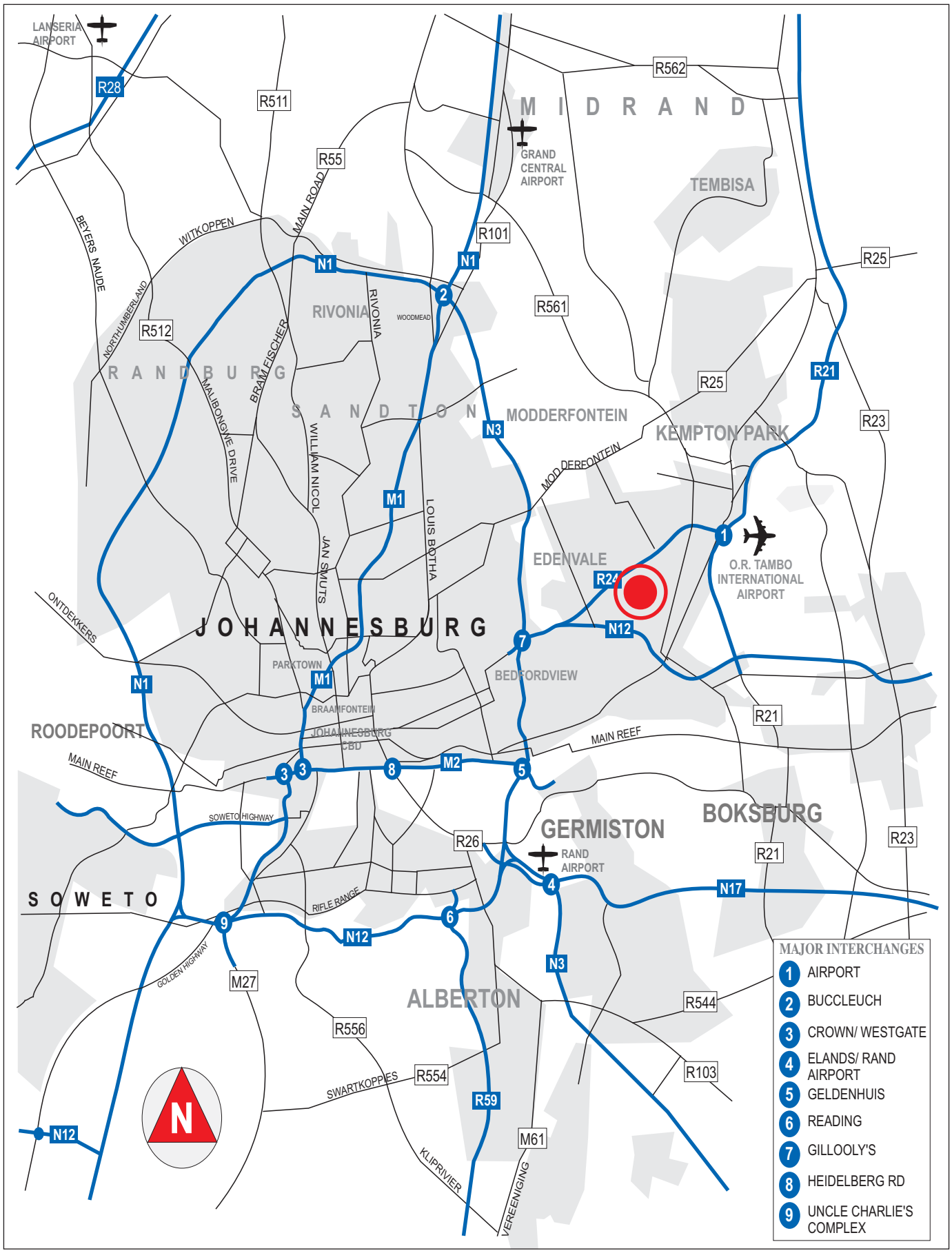
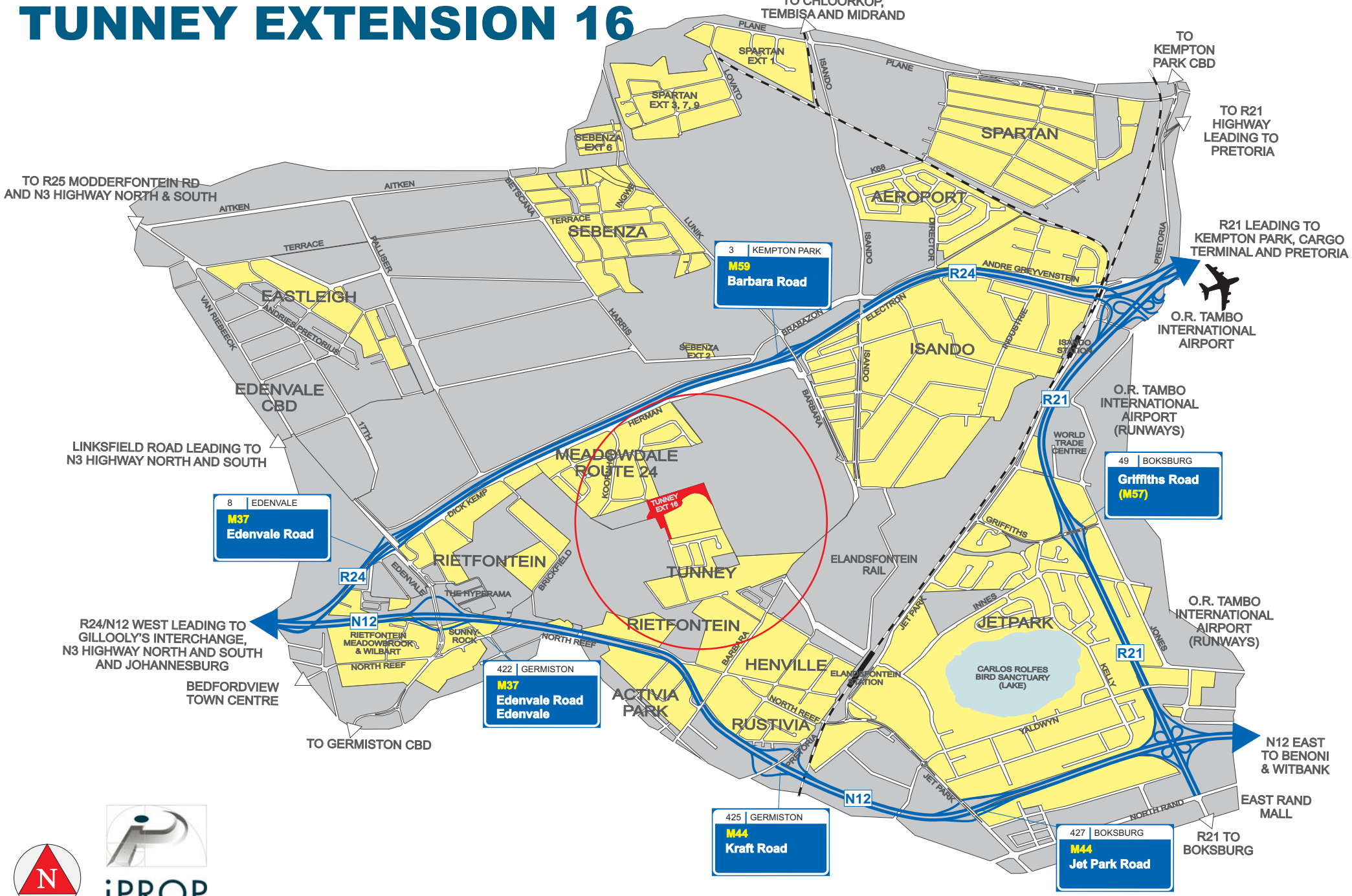
iProp (Pty) Limited
1194 iProp House, Modulus Road Extension, Ormonde
Tel: 011 496 1777; Fax: 011 496 1222

TUNNEY EXT 16

MACRO PLAN



TUNNEY EXTENSION 16



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FACT SHEET - TUNNEY EXTENSION 16

Situate on part of the RE of Portion 402 of the farm Rietfontein 63-IR

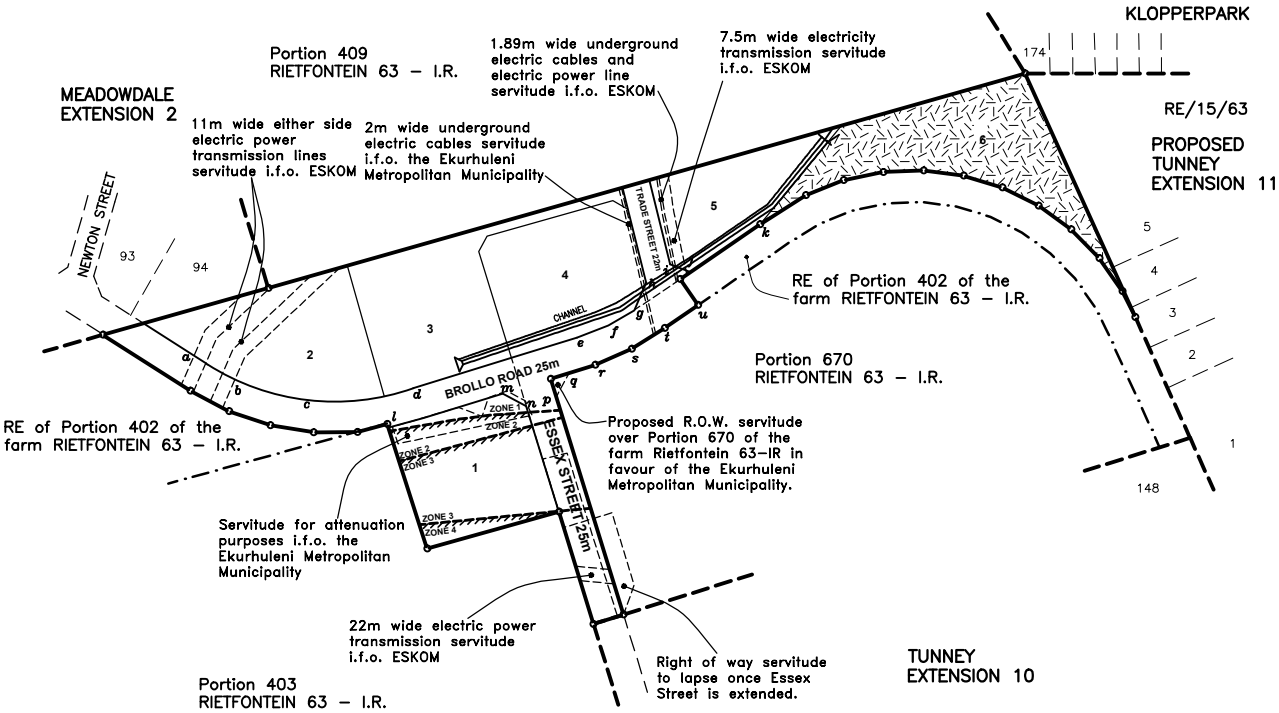
GROSS AREA (ha) :	8.7195	
NET AREA (ha) :	6.8171	
NET SALEABLE AREA (ha) :	5.4406	
ZONING :	Erven 1 - 5	Industrial 1
	Erf 6	Municipal
COVERAGE :	Erven 1 - 5	As per Scheme 60%
	Erf 6	As per Scheme 10%
HEIGHT :	Erven 1 - 5	.
	Erf 6	.
F A R :	Erven 1 - 5	As per Scheme 0.65
	Erf 6	As per Scheme 0.1
PARKING :	As per Scheme	
BUILDING LINES :	As per Scheme - 3m along all street frontages	
ACCESS :	No vehicular access shall be permitted along the lines abcdefgh, ijk, lmn and pqrstu	
CONDITIONS OF ESTABLISHMENT :	Not available	
OTHER :	Refer to map for servitudes	

Tunney Extension 16

(Unproclaimed)

N

Jan 2018



UNDERMINING SAFETY ZONES

ZONE 1 Unrestricted

ZONE 2 Buildings and/or structures shall be limited to one storey with a maximum wall height of 6 metres, measured from the floor to the eaves with no basement level. The buildings and/or structures in this zone shall be designed by a registered architect or professional structural engineer in such a manner and consist of such material as to ensure, as far as possible, the safety of the occupants in accordance with undermining conditions prevailing in this zone

ZONE 3 Buildings and/or structures shall be limited to two storeys with a maximum wall height of 10,5 metres from the floor to the eaves, with no basement level.

ZONE 4 Two storeys with a maximum wall height of 10,5 metres measured from the floor to the eaves, with one basement level not exceeding 3,35 metres, measured below mean ground level.

Approximate
Erf Sizes

ERF	AREA (m^2)
1	11 066
2	12 093
3	12 237
4	11 295
5	7 715
6	13 765

Erven: Sold

Not Available:

10 0 10 50 100 200 m

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