



TOWN PLANNERS:
N. DEVENISH - Pr. PLN A/1133/1999
MAKECHA DEV. ASS. CC TRADING AS MDA

GEOTECHNICAL REPORT:
A REPORT WAS CONDUCTED BY ROADLABPREHAB JV (PTY) LTD THAT ACCOMPANY THIS LAYOUT PLAN AS PART OF THE TOWN ESTABLISHMENT MEMORANDUM.
W. S. BADENHORST- B. TECH (CIVIL)
ROADLABPREHAB JV (PTY) LTD

CONTOURS:
THE CONTOURS ON THIS PLAN HAVE BEEN SURVEYED BY CONVENTIONAL METHODS AND ADHERE TO REQUIREMENTS AS STIPULATED IN THE TOWNSHIPS ORDINANCE, 1955 (No. 9 OF 1955)
J. NORTJE (PLS 1065)
DE WAAL EN NORTJE LAND SURVEYORS
RE/1746

FLOODLINES:
NO FLOODLINES ARE APPLICABLE.
J. DE BEER
TSELA TSIWEU CONSULTING ENGINEERS

LEGEND:					
HATCH	ZONING	ERF NUMBERS	NO. OF PLOTS	AREA	%
	SPECIAL USE 777	1	1	1.6899	19.38
	SPECIAL USE 777	2	1	1.9477	22.74
	SPECIAL USE 777	3	1	2.9974	34.98
	STREET	4, 5, 6	3	1.9603	22.89
TOTAL			6	8.5953	100

- NOTES:
- THE FIGURE A, B, C, D, A REPRESENTS PROPOSED TOWNSHIP ESTABLISHMENT ON THE FARM AVONMORE No. 1951, DISTRICT BLOEMFONTEIN AREA = 8.5953HA.
 - ALL SPLAYS ARE AS INDICATED.
 - ALL MEASUREMENTS ARE APPROXIMATE AND ARE SUBJECT TO FINAL SURVEYING.
 - ERF NUMBERS ALLOCATED ARE TEMPORARY.
 - THE RULING SINGLE RESIDENTIAL ERF SIZE IS: N.A.
 - THE SMALLEST SINGLE RESIDENTIAL ERF SIZE IS: N.A.
 - STREET WIDTH ARE 20m AND 16m AS INDICATED.
 - STREET LENGTH 484m.
 - MINIMUM STREET GRADIENT: 1:100
 - MAXIMUM STREET GRADIENT: 1:50
 - 0.5m COUNTOUT INTERVALS
 - TEST HOLE.

DRAWN	C.J.	DRAWING	N.D.
DESIGNED	N.D.	DESIGN	N.D.

CLIENT:
SPRINGBOK PETS PARADISE (PTY) LTD

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BLOEMFONTEIN
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LOCAL AUTHORITY:
MANGAUNG
LOCAL
MUNICIPALITY

PROJECT:
PROPOSED TOWNSHIP ESTABLISHMENT
[REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, AMENDMENT OF THE TOWN PLANNING SCHEME, TOWNSHIP ESTABLISHMENT AND REZONING WITH THE ZONINGS INDICATED ON THE LAYOUT PLAN]: THE FARM AVONMORE No. 1951, BAINSVLEI, BLOEMFONTEIN

PLAN TYPE:
PROPOSED LAYOUT PLAN

SCALE: 1 : 4 500
DATE: 29/08/2013

PROJECT NO.
40561 MD52