

PTN. 2
NYRA 213 - HM



LEGEND

Proposed Zoning	Proposed Land Use	Number of Erven	Erf Number	Area in Ha	% of Area
Residential zone I	Residential house (Minimum 300m ²)	1216	*	38.1437ha	62.79%
Business zone II	Shop	1	*	0.2487ha	0.41%
Institutional zone I	Place of instruction (Creche)	1	*	0.1934ha	0.32%
Institutional zone II	Public place of worship (Church)	3	*	0.3905ha	0.64%
Institutional zone III	Institution (Thusong Centre/Community Hall)	1	*	0.1684ha	0.28%
Open space zone I	Public Open Space	5	*	4.8341ha	7.96%
Transport zone II	Public street	27	*	16.7656ha	27.60%
TOTAL		1254	*	60.7444ha	100%

STREETS

Reserve Width	Length in Metre	% of Street Length
12m	11355m	84.54%
13m	252m	1.88%
16m	1824m	13.58%
TOTAL	13431m	100%

NOTES:

The figure A-B-C-D-E-F-G-H-J-K-A represents the proposed town Churchill Extension 1.
No ingress to or egress along the line(s) lettered A-B-a-b-c; d-e-f-C-g-h-j and k-l-m-D-n-o-p-q-r as indicated on the layout plan.
16m Building Restriction along the line(s) lettered A-B-a-b; e-f-C-g-h and l-m-D-n-o as indicated on the layout plan.

Average Residential Erven Size : 314m²
Erf sizes and dimensions subject to final survey.

1 : 100 YEAR FLOODLINE
It is hereby certified in terms of the provisions of Section 144 of the National Water Act, 1998 (Act No.36 of 1998) that the township is not affected by a public stream.

PR ENGINEER
It is hereby certified that the town layout complies with the conditions and recommendations as stated in the Geological Report.

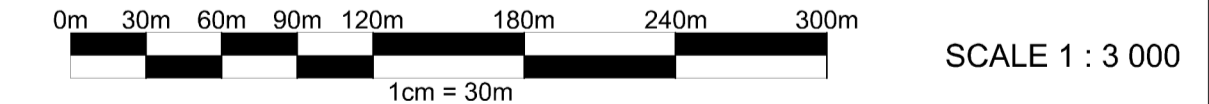
PR ENGINEER

STREETS:
Maximum slope 1 : 23
Minimum slope 1 : 421

DESIGN OF TOWN LAYOUT
Maxim Planning Solutions (Pty) Ltd
K. Raubenheimer Pr. Pln A/924/1996
Tel. (018) 468 6366

CONTOURS
The contour survey is in accordance with the standards laid down by the Regulations relating to Township Establishment and Land Use.
Digital Orthophoto by:
Azur Aerial Work cc
184 Erasmus Street
Meyserspark
Pretoria
Tel: (012)8035679
Date of Photography : January 2020
System : WGS84 Central Meridian : Lo23

**DETAIL LAYOUT MAP
PROPOSED TOWNSHIP
CHURCHILL EXTENSION 1**



THE PROPOSED TOWN IS SITUATED ON A PORTION OF THE REMAINING EXTENT OF PORTION 2 OF THE FARM NYRA 213 - HM

JOE MOROLONG LOCAL MUNICIPALITY NORTHERN CAPE PROVINCE

Drawing Compiled by : A. Rossouw
Drawings Nr. : 8/77/1
Date : 2020-05-26
Revision : 0

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MAXIM
planning solutions
ACCREDITED TOWN AND REGIONAL PLANNERS

GEOTECHNICAL REPORT
Compiled by : The Council for Geoscience
012 841 1911
info@geoscience.org.za
SG Chiliza & M Sebesho
Date : October 2017

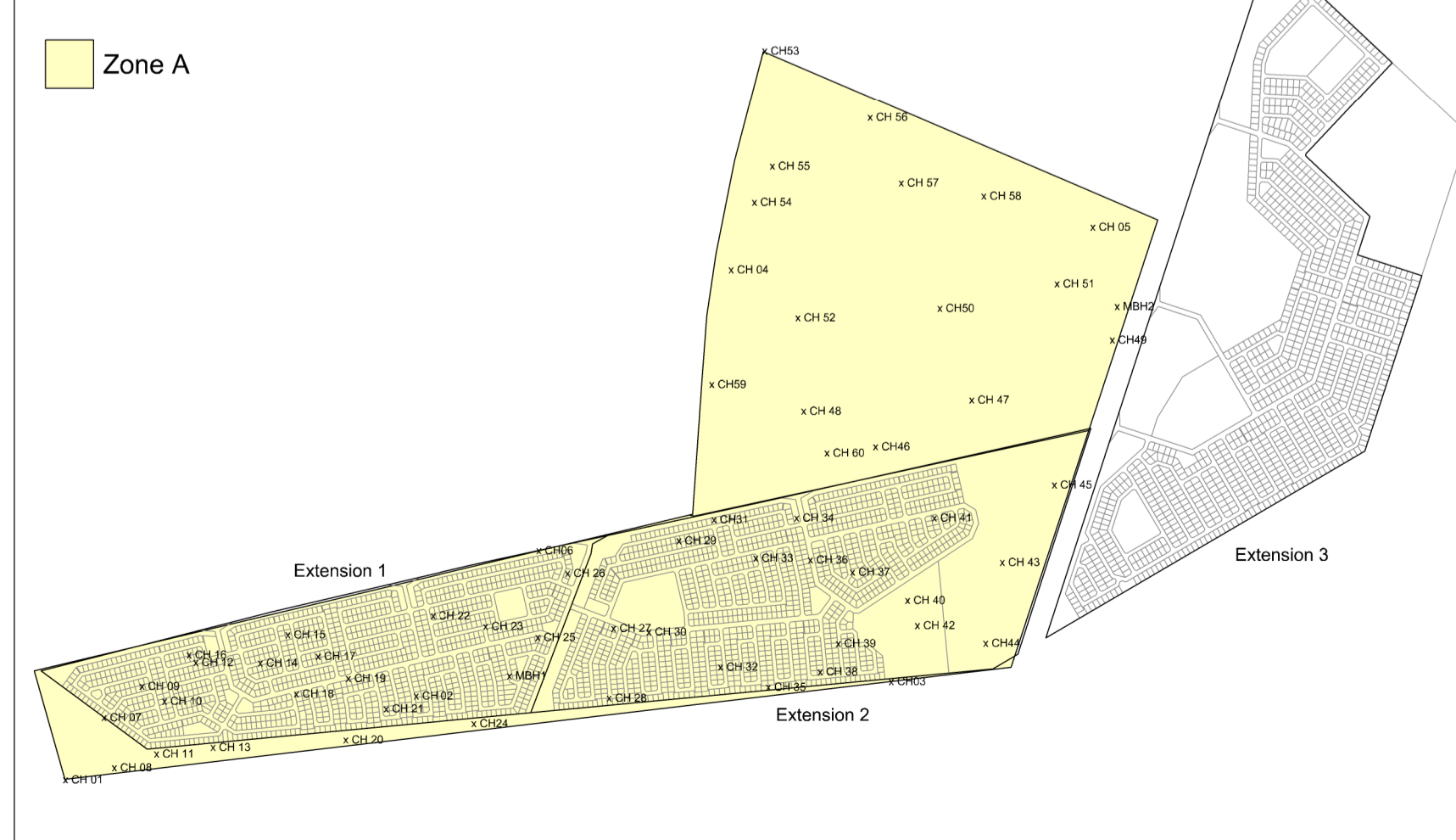
GEOTECHNICAL : IHZ ZONATION AND BOREHOLE POSITIONS

Zone A

Inherent Hazard Class: 3/4 (1) // 3(1)
This zone is largely characterised by a medium inherent hazard of a medium (2-5m diameter) sinkhole and subsidence (with sub areas of medium inherent hazard of large [5-15m diameter] sinkhole and subsidence) in a non-dewatering scenario. The inherent hazard for any size sinkhole and subsidence is medium with respect to a dewatering scenario.
The non-dolomitic overburden consists of aeolian deposits and pedogenic calcrete which is in a form of hardpan and calcified nodules in places. This zone occupies all gravity zones (i.e. highs, lows and gradients). Neither wad nor low density material was recorded in the boreholes drilled. The groundwater level rests within the blanketing layer.
Dolomitic Area Designation
This zone is assessed as D3 and implies that extra precautionary measures in addition to those pertaining to the prevention of concentrated ingress of water into the ground, in accordance with the relevant requirements of SANS 1936-3, are required and must be adhered to.
Development Potential
Restrictions are placed on the types of residential development that may be considered on Class 3 land. Full title residential development (RN2-3) on stands of 300m² or greater is recommended or 10 – 25 dwelling houses per hectare and a population if <= 60 people per hectare is recommended. Any form of commercial, retail and/or light industrial development is permissible (C1 to C10) as in SANS 1936-1(2012) Table 1 with appropriate stringent precautionary measures. Footprint investigations are required for each commercial development.

--- Inferred Zone Boundary
Zone A Site Class Designation
x CH01 Borehole Position

GEOTECHNICAL ZONATION
Scale 1 : 20 000



THAMOANCHE 212 - HM