



LEGEND

Proposed Zoning	Proposed Land Use	Number of Erven	Erven Number	Area in Ha	% of Area
Residential zone I	Residential house (Minimum 300m²)	1229	*	38.7968ha	42.02%
Business zone II	Shop	2	*	0.3456ha	0.37%
Institutional zone I	Place of instruction (Primary school)	1	*	3.1746ha	3.44%
	Place of instruction (Creche)	2	*	0.1727ha	0.19%
Institutional zone II	Public place of worship (Church)	1	*	0.0803ha	0.09%
Institutional zone III	Institution (Thusong Centre/Community Hall)	1	*	0.3797ha	0.41%
Open space zone I	Public Open Space	3	*	25.5830ha	27.71%
Open space zone II	Private open space (Sportsfield)	1	*	6.8769ha	7.45%
Transport zone II	Public street	24	*	16.9102ha	18.32%
TOTAL		1264	*	92.3198ha	100%

STREETS

Reserve Width	Length in Metre	% of Street Length
12m	10111m	75.64%
13m	902m	6.75%
16m	2354m	17.61%
TOTAL	13367m	100%

NOTES:
 The figure A-B-C-D-E-F-G-H-J-A represents the proposed town Churchill Extension 2.
 No ingress to or egress along the line(s) lettered a-G-H-J-A-B-b-c-d and e-f-g-C-D as indicated on the layout plan.
 16m Building Restriction along the line(s) lettered J-A-B-b-c and f-g-C-D as indicated on the layout plan.

Average Residential Erven Size : 316m²
 Erven 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 lines shown on this drawing indicate the maximum extent of inundation likely on an average every hundred years by the flood waters from the natural catchment (as determined using present topography).

STREETS:
 Maximum slope 1 : 50
 Minimum slope 1 : 342

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
 Meyerspark
 Pretoria
 Tel: (012)8035679
 Date of Photography : January 2020
 System : WGS84 Central Meridian : Lo23

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

PR ENGINEER

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

GEOTECHNICAL : IZH 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 gravelly 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

