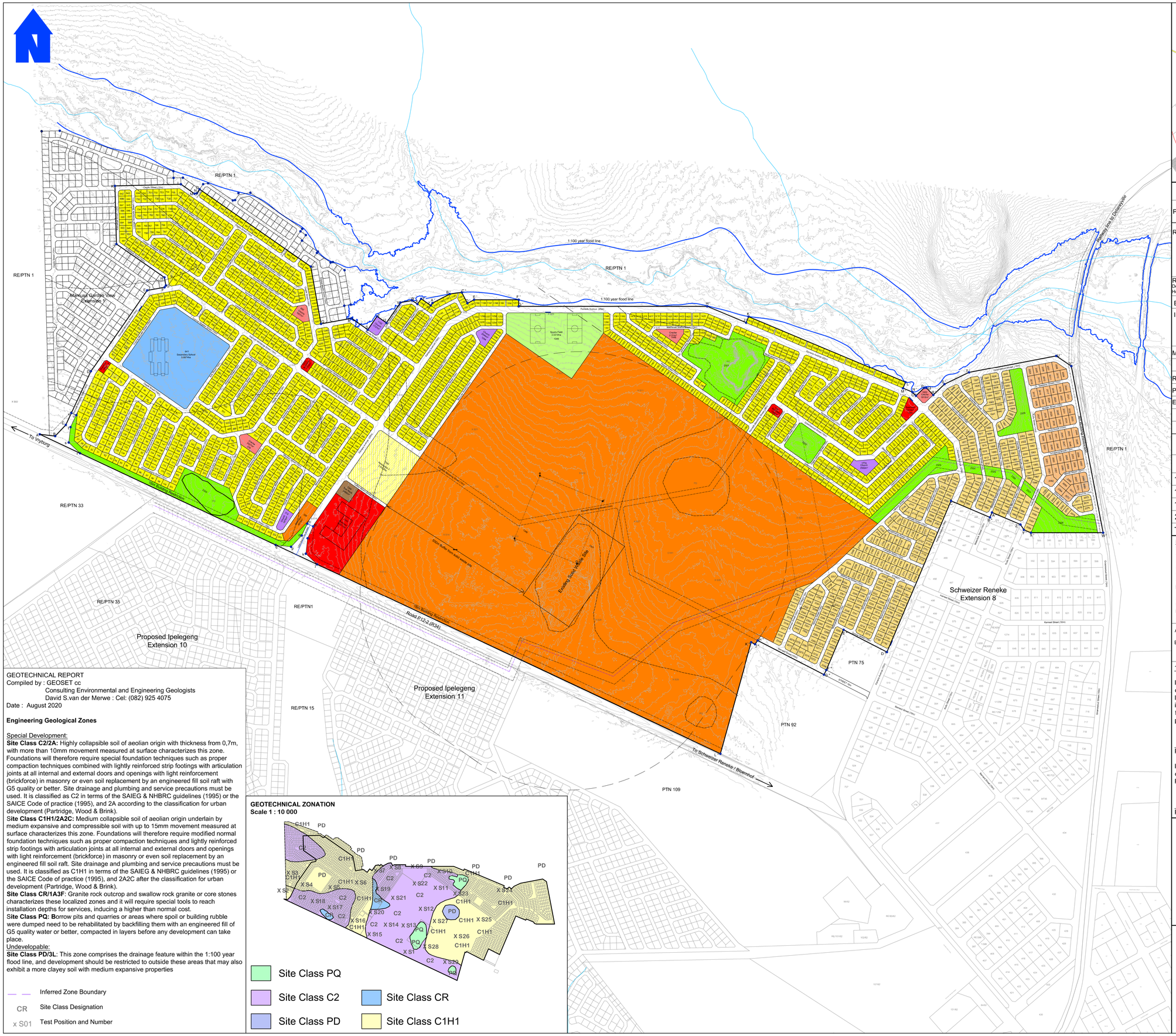

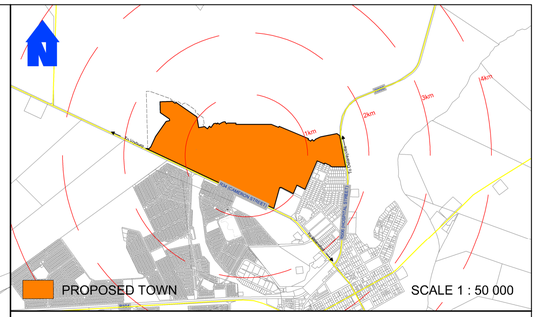

LEGEND

Proposed Zoning	Proposed Land Use	Number of Erven	Erf Number	Area in Ha	% of Area
Residential 1	Dwelling house (Average stand size: 360m²)	1830	1-8; 10-235; 237-311; 313-325; 327-640; 642-891; 893-1072; 1074-1131; 1133-1293; 1295-1342; 1349-1445; 1447-1583; 1585-1773; 1775-1790; 1792-1849	69,0078ha	25,15%
	Dwelling house (Average stand size: 450m²)	400	1851-2003; 2073- 2319	19,2078ha	7,00%
	Dwelling house (Average stand size: 600m²)	69	2004-2072	4,3023ha	1,57%
Residential 2 Density : 80 dwelling units/ha; Height : 3 storey's	Flats / Group Housing	1	1343	2,6563ha	0,97%
Business 1	Shops / Offices	5	9; 1073; 1345; 1584; 1791	3,9810ha	1,45%
Institutional	Place of Instruction (Secondary School)	1	641	5.6975ha	2,08%
	Place of Instruction (Creche)	4	236; 892; 1446; 1850	0.7810ha	0,28%
	Place of Worship (Church)	4	312; 1132; 1294; 1774	0,8010ha	0,29%
Municipal	Municpal	3	326; 1346-1347	113,7941ha	41,48%
	Taxi Rank	1	1344	0.2488ha	0,09%
Recreational	Sports Ground	1	1348	3,9433ha	1,44%
Public Open Space	Parks	10	2320-2329	11,4857ha	4,19%
Existing Public Roads	Public Road (Street)			38,4428ha	14,01%
	TOTAL	2329	1-2329	274,3495ha	100%

STREETS

Reserve Width	Length in Metre	% of Street Length
10m	22861m	70,15%
13m	3205m	9,84%
16m	3804m	11,67%
20m	2719m	8,34%
TOTAL	32590m	100%

NOTES:
1. The figure A-B-C-D-E-F-G-H-J-K-L-M-N-O-P-Q-R-S-T-U-V-W-X-Y-Z-A'-B'-C'-D'-E'-F'-G'-H'-J'-K'-L'-M'-N'-O'-P' -Q'-R'-S'-T' -U'-V'- W'-X'-Y'-Z'-A"-B" -C"-D"-E"-F"-G"-H"-J"-K"-L"-A represents the proposed township area of Mamusa Garden View
2. 16m Building Restriction along the line(s) lettered M"-j-k-l and o-p-q-r-s-t as indicated on the layout plan.
3. No ingress to or egress from Road P12-2 (R34) along the lines lettered L"-j and q-r as indicated on the layout plan.
4. No ingress to or egress from Ferreira Avenue along the lines lettered j-k-l-m and n-o-p-q as indicated on the layout plan.
5. No ingress to or egress from Kenneth Morolong Street along the lines lettered r-s-t-u and v-C-B-A as indicated on the layout plan

SERVITUDE NOTES:
1. The figure a-b-c-d-a represents a servitude in respect of a rifle or shooting range vide diagram SG No. A2975/1939 and Notarial Deed of Servitude 605/1941S - Servitude to be cancelled
2. The figure e-f-g-h-e represents a lease area vide diagram SG No. A657/1913 - Diagram to be cancelled

Average Residential Erven Size : 400m²

Erf sizes and dimensions subject to final survey.

——— 1:100 Year floodline

STREETS:

Maximum slope 1 : 10
Minimum slope 1 : 50

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).

PR ENGINEER

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

PR ENGINEER

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:
Calogero Surveyors
CELL: +2782 857 9920
EMAIL: anthony@calogerosurveyors.co.za
SURVEYED: 29 August 2020
https://calogerosurveyors.co.za

System : WGS84 Central Meridian : Lo25

GEOTECHNICAL REPORT
Compiled by : GEOSET cc
Consulting Environmental and Engineering Geologists
David S.van der Merwe : Cel: (082) 925 4075
Date : August 2020

Engineering Geological Zones

Special Development:
Site Class C2/2A: Highly collapsible soil of aeolian origin with thickness from 0,7m, with more than 10mm movement measured at surface characterizes this zone. Foundations will therefore require special foundation techniques such as proper compaction techniques combined with lightly reinforced strip footings with articulation joints at all internal and external doors and openings with light reinforcement (brickforce) in masonry or even soil replacement by an engineered fill soil raft with G5 quality or better. Site drainage and plumbing and service precautions must be used. It is classified as C2 in terms of the SAIEG & NHBRC guidelines (1995) or the SAICE Code of practice (1995), and 2A according to the classification for urban development (Partridge, Wood & Brink).
Site Class C1H1/2A2C: Medium collapsible soil of aeolian origin underlain by medium expansive and compressible soil with up to 15mm movement measured at surface characterizes this zone. Foundations will therefore require modified normal foundation techniques such as proper compaction techniques and lightly reinforced strip footings with articulation joints at all internal and external doors and openings with light reinforcement (brickforce) in masonry or even soil replacement by an engineered fill soil raft. Site drainage and plumbing and service precautions must be used. It is classified as C1H1 in terms of the SAIEG & NHBRC guidelines (1995) or the SAICE Code of practice (1995), and 2A2C after the classification for urban development (Partridge, Wood & Brink).
Site Class CR/1A3F: Granite rock outcrop and swallow rock granite or core stones characterizes these localized zones and it will require special tools to reach installation depths for services, inducing a higher than normal cost.
Site Class PQ: Borrow pits and quarries or areas where spoil or building rubble were dumped need to be rehabilitated by backfilling them with an engineered fill of G5 quality water or better, compacted in layers before any development can take place.
Undevelopable:
Site Class PD/3L: This zone comprises the drainage feature within the 1:100 year flood line, and development should be restricted to outside these areas that may also exhibit a more clayey soil with medium expansive properties

— — Inferred Zone Boundary
CR Site Class Designation
x S01 Test Position and Number

GEOTECHNICAL ZONATION
Scale 1 : 10 000

Site Class PQ
Site Class C2
Site Class CR
Site Class PD
Site Class C1H1

PROPOSED TOWNSHIP MAMUSA GARDEN VIEW

0m 55m 110m 165m 220m 330m 440m 550m
1cm = 55m

SCALE 1 : 5 500

THE PROPOSED TOWN IS SITUATED ON A PORTION OF THE REMAINING EXTENT OF PORTION 1 OF THE FARM SCHWEIZER RENEKE TOWN AND TOWNLANDS NO. 62 - HO

MAMUSA LOCAL MUNICIPALITY NORTH WEST PROVINCE

Drawing Compiled by : C. Cloete
Drawings Nr. : 8/3/15/K/T
Date : 2021-11-18
Revision : 0
Caddie File : 8-PROJECTS\8-3-15-K-T Ipelegeng Extension 12\Maps\CAD

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ACCREDITED TOWN AND REGIONAL PLANNERS