



LEGEND

Land Use	Number of Erven	Erven Number	Area in Ha	% of Area
Residential 1	1181		42.7827ha	67.29%
Business 1	5	3618; 3745; 3878; 4018; 4328	0.6982ha	1.10%
Municipal	1	4329	1.7729ha	2.79%
Institutional (Church)	2	3693; 4358	0.2876ha	0.45%
Institutional (Creche)	2	3689; 4081	0.2390ha	0.38%
Institutional (Community Facility)	1	3930	0.3447ha	0.54%
Public Open Space	6	4487; 4488	3.1006ha	4.82%
Street			14.4051ha	22.63%
TOTAL	1194	3295-4488	63.6308ha	100%

STREETS

Reserve Width	Length in Metre	% of Street Length
20metre	438m	3.29%
13metre	1606m	12.05%
10metre	11279m	64.66%
TOTAL	13323m	100%

NOTES:

The figure A-B-C-D-E-F-G-H-I-J-K-L-M-N-O-P-Q-R-S-T-U-V-W-X-A represents the proposed township Bloemhof Extension 13.

16m Building Restriction along the line(s) lettered B-a-b and a-f-C-D as indicated on the layout plan.

No ingress or egress from the township along the line(s) lettered B-a-b-c and d-e-f-C-D-E-F as indicated on the layout plan.

Average Residential Erven Size : 362.3m²

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 township is not affected by a public stream.

DESIGN OF TOWN LAYOUT

Maxim Planning Solutions (Pty) Ltd
K. Raubenheimer Pr. Pin 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.

PR ENGINEER

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

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PROPOSED TOWN BLOEMHOF EXTENSION 13

150m 100m 50m 25m 0m 200m
1cm = 50m
SCALE 1 : 5 000

THE PROPOSED TOWN IS SITUATED ON A PORTION OF THE REMAINING EXTENT OF PORTION 1 OF THE FARM KLIPFONTEIN NO. 344 - HO.

LEKWA-TEEMANE LOCAL MUNICIPALITY NORTH WEST PROVINCE

Drawing Compiled by : A. Rossouw
Drawings Nr. : 8/13/15
Date : 2017/10/30
Revision :
Caddie File : Z:\C\A\ BLOEMHOF\Bloemhof Ext 11&12

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MAXIM
planning solutions
ACCREDITED TOWN AND REGIONAL PLANNERS

GEOTECHNICAL REPORT

Compiled by : GEOSSET cc
Consulting Environmental and Engineering Geologists
David S. van der Merwe : Cel: (082) 925 4075
Date : November 2016
Engineering Geological Zonation

Normal Development with Risk:
Site Class H1/R: This area on site is characterized by slightly to medium expansive soil exhibiting heave with an estimated total heave of up to 15mm movement measured at surface, with a small risk of shallow rock and core stones or calcrete that may be encountered. The top of the residual highly weathered lava is also classified as medium expansive. Foundations will therefore require modified normal foundation techniques with foundation solutions including split construction or soil replacement with a soil raft, where all or part of the horizon is removed and replaced with inert backfill to engineer's specification, followed by normal construction with lightly reinforced strip footings and light reinforcement (brickforce) in masonry. Site drainage and plumbing and service precautions must be used. It is classified as H1/R in terms of the SAIEG & NHBRC guidelines (1995) or the SAICE Code of Practice (1995) and ZC1F by the classification for urban development (Partridge, Wood & Brink).

Site Class H1/R/P: These portions on site is covered by diamictiferous gravel of alluvial origin on top of the same material classified above, and after proper landscaping including removal or leveling of these heaps of gravel even by mining or washing of these gravel for diamonds, the same foundation techniques as above can be used. It was classified as H1/R/P.

Special Development with Risk:
Site Class H2/R/C1F: Medium expansive soil, with an expected range of up to 30mm of total soil movement measured at surface as heave, with a small risk of shallow rock and core stones or calcrete gravel that may be encountered. The top of the residual highly weathered lava is also classified as medium expansive. Foundations will therefore require modified normal foundation techniques with foundation solutions including stiffened or cellular rafts, piled construction, split construction or soil replacement with a soil raft, where all or part of the horizon is removed and replaced with inert backfill to engineer's specification, followed by normal construction with lightly reinforced strip footings and light reinforcement (brickforce) in masonry. Site drainage and plumbing and service precautions must be used. Special foundation construction and standard compaction techniques will be required, and it is classified as H2/R in terms of the NHBRC guidelines (1995) or the SAICE Code of Practice (1995), and ZC1F by the classification for urban development (Partridge, Wood & Brink).

Site Class H2/R/P: These portions on site is covered by diamictiferous gravel of alluvial origin on top of the same material classified above, and after proper landscaping including removal or leveling of these heaps of gravel even by mining or washing of these gravel for diamonds, the same foundation techniques as above can be used. It was classified as H2/R/P.

Test Position and Number **x B35**
Inferred zone boundary

