



LEGEND

LAND USE	Number of Erven	Erf Numbers	Area in Ha	% of Area
Residential 1	2	1800; 1801	0.3986ha	97%
Street	1		0.0134ha	3%
TOTAL	3	1800; 1801	0.4120ha	100 %

STREETS

Reserve Width	Length in metre	% of Street Length
1.98 metre road widening	67.83m	100%
TOTAL	67.83m	100 %

NOTES:

- The figure A-B-C-D-E-F-A represents the proposed township Van der Hoffpark Extension 71.
- No Ingress to or egress from Main Road (Hennie Bingle Avenue) along the line D-a.

SERVITUDE NOTES:

- The figure A-b-c-A represents a proposed servitude area and affects Erven 1800 and 1801.
- The figure B-C-D-E-d-e-B represents a proposed servitude of right of way to be registered across the Remainder of Holding 12 Vyfhoek Agricultural Holdings in favour of Erven 1800 and 1801 in the township area of Van der Hoffpark Extension 71.
- Erf 1801 shall be subject to a servitude for municipal purposes as indicated by the figure B-f-g-h-j-k-B on the layout plan.

Residential Erven : 1993m ² average	DESIGN OF TOWN LAYOUT MAXIM PLANNING SOLUTIONS K. RAUBENHEIMER Pr. Ph: A/924/1996 TEL. (018) 468 6366
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.	CONTOURS The contour survey is in accordance with the standards laid down by the Regulations relating to Township Establishment and Land Use. Contour data supplied by: MOEDI CONSULTING ENGINEERS Tel: +27(0)18 462 9603 Fax: +27(0)18 462 2111 Date: February 2015 System: WGS84 Central Meridian: Lo27

Geotechnical Report
Done By: Geoset cc
Date: February 2015

Engineering Geological Zoning:
Special Development

Site Class H3R: The site is represented by a medium to highly expansive and compressible soil (estimated total heave in excess of 30mm), and it is classified as H3 in terms of the NHBRC (1995) or SAICE (1995) Code of practice, where the R designation indicates the presence of shallow dolerite rock or large to very large core stones less than 1,5m deep, with uneven differential movement or settlement of foundations and floor slabs expected. This will increase development cost, and a competent TLB or excavator may be required during the placing of services, especially during the dry season. Foundations will require special foundation techniques with foundation solutions including soil replacement with a soil raft, where all or part of the expansive 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, or stiffened or cellular rafts with articulation joints at all internal and external doors and openings with light reinforcement or brick force in masonry, or even piled construction with suspended floor slabs with or without ground beams. Standard drainage precautions must be implemented. The dry to slightly moist soil profile is expected to change dramatically if the dense poplar tree bush is removed prior to construction, and this could influence the drainage conditions changing to a wet soil profile with an expected perched water table.

PROPOSED TOWN
VAN DER HOFFPARK EXTENSION 71

40 20 0
50 30 10
SCALE 1 : 500

PROPOSED TOWN IS SITUATED ON A PORTION OF THE REMAINDER OF HOLDING 12, VYFHOK AGRICULTURAL HOLDINGS.

DR KENNETH KAUNDA DISTRICT TLOKWE LOCAL MUNICIPALITY

Drawing Compiled by: A. ROSSOUW
Drawings Nr.: 3/168/K/T
Date: 2015-10-16
Revision: 0
Caddie file: Z:\CIV\PTCH\Van der Hoffpark

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