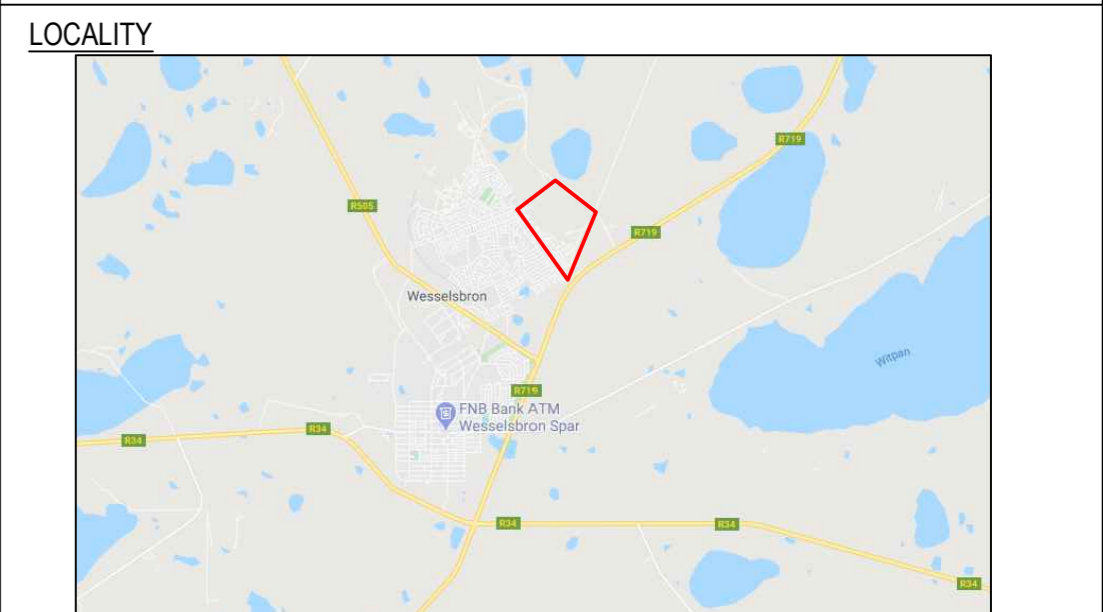


PROJECT TITLE
PROPOSED TOWNSHIP TO BE SITUATED ON THE PORTION OF THE FARM ORANJEVLEI NO. 174



LEGEND

ZONING	ERF NO.	NO. OF ERVEN	AREA [HA]	% OF AREA
Residential Zone I	1 - 1473	1473	45,5715	44,42
Residential Zone III	1474 - 1476	3	7,0012	6,82
Business	1477 - 1489	13	6,2274	6,07
Institutional Zone I	1490 - 1492	3	6,1926	6,03
Institutional Zone II	1493 - 1495	3	1,5164	1,47
Special	1496	1	0,7445	0,72
Authority Zone I	1497	1	1,5490	1,50
Open Space III	1498 - 1504	6	4,7853	4,66
Undetermined	1505	1	7,7527	7,55
ROADS			21,2526	20,71
TOTAL		1 504	102,5932	100

LOCAL AUTHORITY
NALA LOCAL MUNICIPALITY

CLIENT
DEPARTMENT OF HUMAN SETTLEMENT

GENERAL NOTES
The Figure ABCDEFA represents the proposed township to be 102,5932 in extent

RESIDENTIAL 1 SITES
THE MAXIMUM SIZE OF RESIDENTIAL SITES = +/- 607sqm
THE MINIMUM SIZE OF RESIDENTIAL SITES = +/- 300sqm
THE AVERAGE SIZE OF RESIDENTIAL SITES = 15m x 25m [300sqm]
TOTAL NUMBER OF UNITS = 1 524 UNITS

RESIDENTIAL 4 SITES
TOTAL DEVELOPABLE SITE AREA = 7 0012sqm = 40%
= 42 007 sqm / 60sqm [Unit size]
= 700 Units * 2 Storeys
TOTAL NUMBER OF UNITS = 1 400 UNITS
TOTAL NUMBER OF RESIDENTIAL UNITS = 1 473 + 1 400 = 2 873 UNITS

ROADS
RESERVE WIDTHS OF ALL INTERNAL STREETS ARE INDICATED ON THE PLAN
SPRINTS ON ALL STREETS ARE HALF THE WIDTH OF THE STREETS
MAXIMUM SLOPE ON ROADS IS : 1:40
MINIMUM SLOPE ON ROADS IS: 1:90

AMANDMENTS

DATE	REV

DATE: May 2020
DRAWING NO. Oranjevlei/04/20
SCALE 1:1000 (A1)
Drawn by: B.M Phlanhlakha