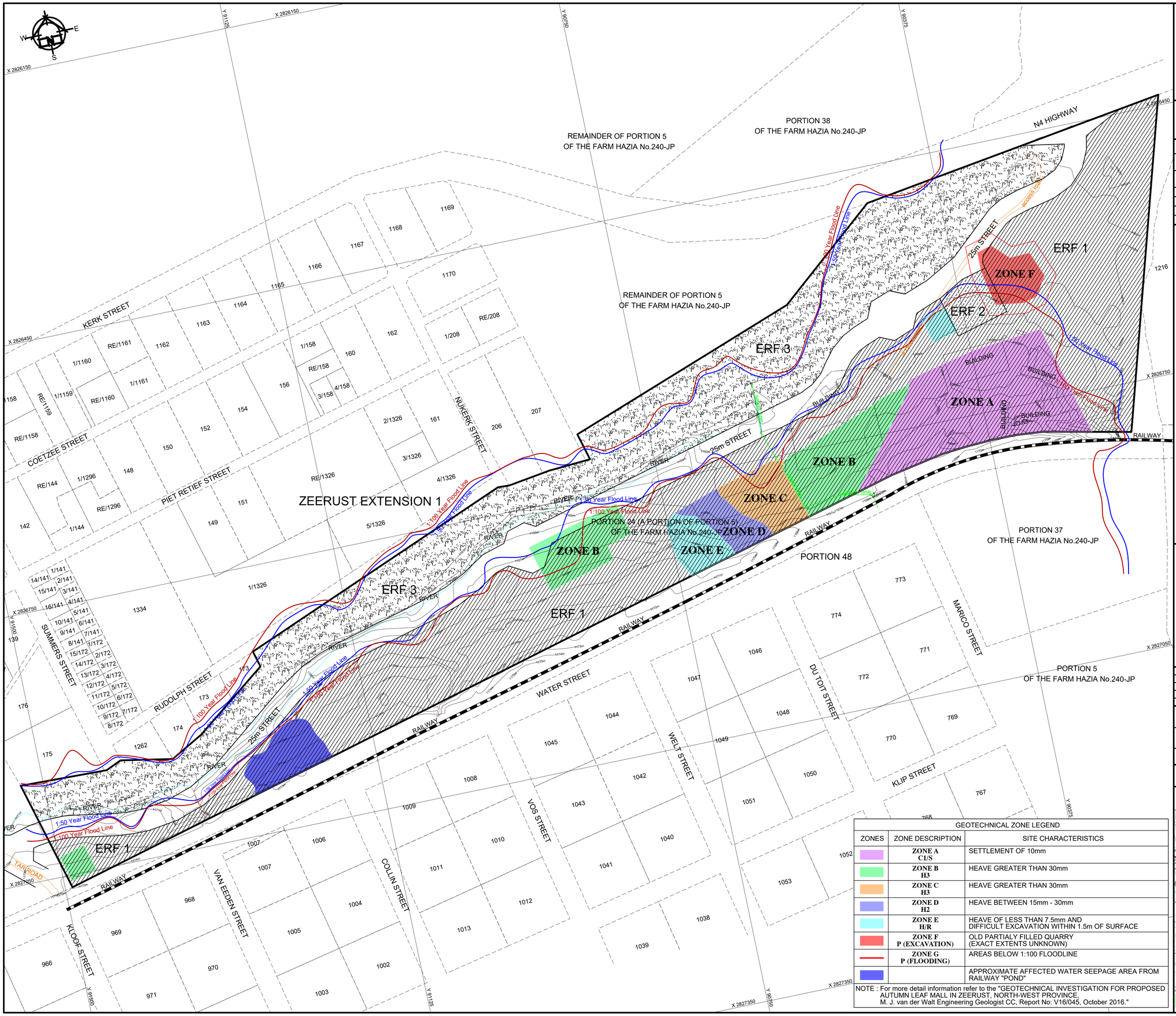

PROPOSED TOWNSHIP

ZEERUST EXTENSION 5

MAGISTERIAL DISTRICT: NGAKA MODIRI MOLEMA

LOCAL AUTHORITY: RAMOTSHERE MOILOA LOCAL MUNICIPALITY

GEODETIC SYSTEM: W.G. 27°

DESCRIPTION OF LAND: SITUATED ON PORTION 24 (A PORTION OF PORTION 5) OF THE FARM HAZIA No.240-JP

USE TABLE

USE	NO OF ERVEN	AREA (Ha)	PROVINCIAL ERF NUMBERS	% OF TOWNSHIP	REFERENCE
BUSINESS 1	1	15,3646 Ha	1	54,41%	
SPECIAL	1	0,3228 Ha	2	1,14%	
PRIVATE OPEN SPACE	1	8,5184 Ha	3	30,16%	
EXISTING PUBLIC STREET		4,0344 Ha		14,29%	
TOTAL	**3**	**28,2402 Ha**	**3**	**100%**	

NOTES:

1) Serviceability of erven to be confirmed by Civil/Electrical Engineer.
2) Erf 1 = 15,3646 Ha
   Erf 2 = 0,3228 Ha
   Erf 3 = 8,5184 Ha
3) Class 3 Primary Collector Road 25m wide.

LEGEND

- TOWNSHIP BOUNDARY
- EXISTING STRUCTURES
- EMBANKMENT/ EXCAVATIONS
- SEWERLINE
- RAILWAY LINE
- GEOTECHNICAL ZONES
- 1:50 YEAR FLOODLINE
- 1:100 YEAR FLOODLINE

CONTOUR INTERVAL: 1m
GEODETIC SYSTEM: WGS84/27
DATE: M.H.S.L (TRIG) 14/08/2015
CONTOUR SURVEY BY:
PAT NGOBENI
LAND SURVEYOR
P.O. BOX 1321
NELSPRUIT
1200
Tel: (013) 7554754

The contours conform to the standards laid down in Regulation 18(2)&(3) of the Town Planning and Townships Regulations.

IT IS HEREBY CERTIFIED THAT WITH REFERENCE TO SECTION 144 OF THE NATIONAL WATER ACT (ACT NO. 36 OF 1998), THE TOWNSHIP SHOWN ON THIS PLAN IS AFFECTED BY A 1:100 YEAR RETURN PERIOD FLOODLINE. THE 1:100 YEAR FLOODLINE IS SHOWN ON THE PLAN. THE FLOODLINE WAS PROPERLY DETERMINED BY USING ACCEPTED CALCULATION PROCEDURES. THE DUTY REST UPON THE DEVELOPERS AND THE LOCAL AUTHORITY TO MINIMISE THE RISK OF DAMAGE DUE TO STORMWATER FLOWING OVER THE LAND, BY DESIGNING, CONSTRUCTING AND MAINTAINING A STORMWATER AND FLOOD DEFENCE MANAGEMENT SYSTEM, WHERE APPLICABLE.

SIGNED:

Deon H Pinard Pr.Tech.Eng.Reg nr: 9870017

DATE	AMENDMENT	DATE	AMENDMENT
19-01-2017	PROPOSED LAYOUT PLAN 1		
27-02-2017	GEOTECHNICAL ZONES		
09-03-2017	GEOTECHNICAL ZONES		
10-03-2017	PROPOSED NEW 25m STREET		

DESIGN BY: T. PIETERSE

DRAWN BY: W.V.

PLAN NO: ZEERUST/EXTENSION5/1-4

SCALE : 1 : 2000

NATURA PROFESSIONAL PLANNERS (PTY) LTD
TOWN & REGIONAL PLANNERS
CELL: 082446733
E-MAIL: theo@profplanners.co.za

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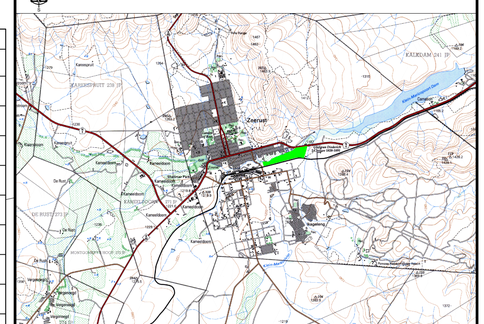
The information as indicated on this map has been compiled with the required accuracy within the parameters of this project. Any decisions based on this information are however the sole responsibility of the decision maker.

GEOTECHNICAL ZONE LEGEND

ZONES	ZONE DESCRIPTION	SITE CHARACTERISTICS
	ZONE A C1/S	SETTLEMENT OF 10mm
	ZONE B H3	HEAVE GREATER THAN 30mm
	ZONE C H3	HEAVE GREATER THAN 30mm
	ZONE D H2	HEAVE BETWEEN 15mm - 30mm
	ZONE E H/R	HEAVE OF LESS THAN 7.5mm AND DIFFICULT EXCAVATION WITHIN 1.5m OF SURFACE
	ZONE F P (EXCAVATION)	OLD PARTIALY FILLED QUARRY (EXACT EXTENTS UNKNOWN)
	ZONE G P (FLOODING)	AREAS BELOW 1:100 FLOODLINE
		APPROXIMATE AFFECTED WATER SEEPAGE AREA FROM RAILWAY "POND"

NOTE : For more detail information refer to the "GEOTECHNICAL INVESTIGATION FOR PROPOSED AUTUMN LEAF MALL IN ZEERUST, NORTH-WEST PROVINCE. M. J. van der Walt Engineering Geologist CC, Report No: V16/045, October 2016."

LOCALITY PLAN



TOWNSHIP AREA

SA TOPOGRAPHICAL SHEET : 2526CA