



PROPOSED TOWNSHIP
ERMEOLO EXTENSION
 SITUATED ON A PORTION OF PORTION 7
 OF THE FARM NOOITGEDACHT 268 - IT
 IN THE AREA OF JURISDICTION OF
 MSUKALIGWA LOCAL MUNICIPALITY
 MPUMALANGA PROVINCE

LAND USE TABLE / NOTES

	ERF No.	NO. OF	AREA (Ha)	%
RESIDENTIAL 3	1, 2	2	2,9816	100
	TOTAL	2	2,9816	100

"RESIDENTIAL 3" for dwelling units for the purposes of a retirement village, club house and facilities associated, subservient and necessarily required for the aforesaid. Height 2 Storeys, Coverage 40%, Density 30 Units / Ha, FAR 0,6

ERVEN 1 AND 2 TO BE CONSOLIDATED

Geological - This is to certify that the township layout on this plan is in accordance with the provisions and recommendations as set out in the Engineering Geological Report.
 Name: (Pr Sci Nat)
 Reg No:
 Date:


Floodwater - It is certified that the project area is not affected by floodwater in terms of the specifications laid down by Section 144 of the National Wateract, Act 36 of 1998.
 Name: (Pr Eng)
 Reg No:
 Date:

Contours are in accordance with the standards laid down in regulation 18(2) and (3) of the Town Planning and Townships regulations, 1986
 Contours are in 1,0m intervals Datum : Sea Level

LOCALITY PLAN

- NOTES:
1. Ruling site size ism².
 2. Minimum site size ism².
 3. Standard dimensions of sites are ... x ...m.
 4. Minimum width of sites are ...m.
 5. Minimum width of panhandles are 3m.
 6. Splays on roads are 3 x 3m unless otherwise indicated.
 7. Maximum slope on roads 1:
 8. Minimum slope on roads 1:
 9. Total length of streets arem.
 10. All dimensions and areas are approximate and subject to final survey.

CONSULTANT:
TERRAPLAN GAUTENG (PTY)LTD
 TOWN AND REGIONAL PLANNERS AND
 URBAN DEVELOPMENT CONSULTANTS

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REVISIONS:

CONSULTANT DWG No DP978	
DATE 29/10/2018	
DESIGNED/CHECKED PLR	DRAWN EV
SCALE 1:2000 (a3)	