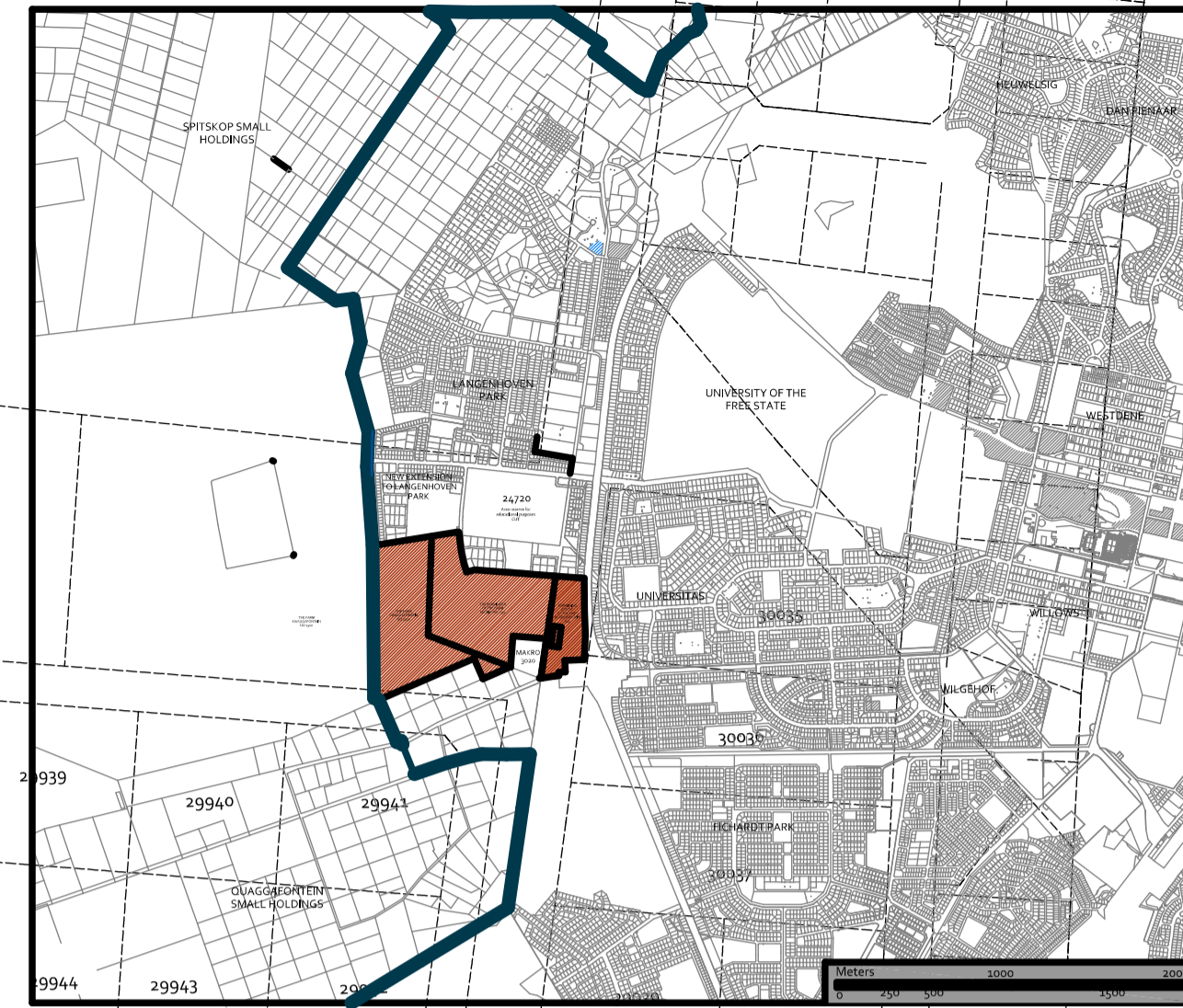


LOCALITY PLAN



LAND USE TABLE:

ZONING	USAGE	STAND NUMBERS	NUMBER	EXTENT	%
SINGLE RES 2	Dwelling houses		477 Stands	37,45Ha	21,5%
SINGLE RES 1	Dwelling houses Guest houses		12 Stands	21Ha	1,16%
GENERAL RESIDENTIAL 3	Townhouses Rehabilitated houses Apartments		12 Stands	5,01Ha	3,22%
GENERAL RES 2	Dwelling houses Block of flats Town houses Rehabilitated houses Guest houses		33 Stands	18,09Ha	10,37%
BUSINESS	Residential buildings Places of assembly Institutions Service Business premises Agricultural business Industrial business Commercial workshop Office Guest house		17 Stands	12,37Ha	7,1%
RESTRICTED BUSINESS 1	Office Public buildings		9 Stands	6,23Ha	3,6%
EDUCATION Primary school	Residential buildings Dwelling houses Places of assembly Institutions		2 Stands	8,5004Ha	4,5%
EDUCATION Creche	Residential buildings Dwelling houses Places of assembly Institutions		4 Stands	0,7649Ha	0,5%
PUBLIC BUILDINGS	Public buildings Places of assembly Institutions Hospital		4 Stands	8,79Ha	1,1%
MUNICIPAL PURPOSES	Special buildings		4 Stands	5,8308Ha	3,35%
WORKSHOP	Workshop buildings		5 Stands	4,3803Ha	2,5%
MEDICAL USE ZONE	Medical uses		1 Stands	3,89 Ha	2,24%
GARAGE 2	Service station		1 Stand	0,44Ha	0,3%
PUBLIC OPEN SPACE	Parks		20 Stands	16,21 Ha	11,1%
STREET	STREET			47,09Ha	27,5%
TOTAL			601 Stands	170,6016 Ha	100%

- TOWNSHIP BOUNDARY
- LINE OF NO ACCESS
- PHASING LINES
- 10m BUILDING LINE (N1)
- ADJACENT PROPERTIES
- CONTOURS
- SERVIDUE
- SS** 14,6 X 7 METER ELECTRICAL SUBSTATION SERVIDUE IN FAVOR OF CENTLEC
- PS** 14 X 7 METER ELECTRICAL SUBSTATION SERVIDUE IN FAVOR OF CENTLEC

SIGNATURE _____ DATE _____
CONSULTANT



Architects & Urban Planners

DESTUDIO
Rég no. CK 2009/157/22 P. No. 21155, P. No. A/1423/2011
6 Pletenberg Street
Dan Pletzer
0110

CLIENT



MANGAUNG
City on the move

TOWNSHIP ESTABLISHMENT:
THE REMAINING EXTENT OF THE FARM CECILIA 2852
REMAINING EXTENT OF THE FARM KWAGGAFONTEIN 2300
AND REMAINING EXTENT OF THE FARM BLOEMFONTEIN 645,
BLOEMFONTEIN DISTRICT

SITE PLAN SHOWING PROPOSED TOWN PLANNING LAYOUT

REV	DATE	REVISION DETAILS	APPROVED
13	15-09-4	Layout changes	A de Jong
12	15-08-14	Layout changes	A de Jong
05	15-04-10	Servitudes, zonings	A de Jong
04	15-03-26	Road alignment	A de Jong
03	14-12-01	Layout changes	A de Jong
02	14-11-25	Changes	A de Jong
01	14-10-28	Changes	A de Jong

	SURVEYED	DATE	
-	-	-	
	SURVEYED PLOTTED	DATE	
-	-	-	
A.d.J	DRAWN	2015-09-01	CHECKED
AS SHOWN	SCALE	REVISION 13	REVISION

DRAWING No: 15-115-E6

NOTES:
-All measurement shown on this plan are approximate and subject to final surveying.
-Township layout sketch plan. Only survey drawings can be used for engineering design and construction.
-All splays are 10m unless indicated otherwise.

FLOODLINES:
NO FLOODLINES ARE APPLICABLE
SMEC SOUTH AFRICA

GEOTECHNICAL REPORT:
A REPORT WAS CONDUCTED BY PRO-PLAN CONSULTING ENGINEERS (PTY) LTD THAT ACCOMPANY THIS LAYOUT PLAN AS PART OF THE TOWNSHIP ESTABLISHMENT MEMORANDUM.
SMEC SOUTH AFRICA

CONTOURS:
THE CONTOURS ON THIS PLAN ADHERE TO REQUIREMENTS AS STIPULATED IN THE TOWNSHIPS ORDINANCE, 1966 (No. 9 OF 1966) THE CONTOURS ON THIS PLAN WERE OBTAINED FROM:
DE WAAL NORTJE LAND SURVEYORS

TOWN PLANNERS:
DESTUDIO ARCHITECTS AND URBAN PLANNERS

CECILIA PARK TOWNSHIP LAYOUT

