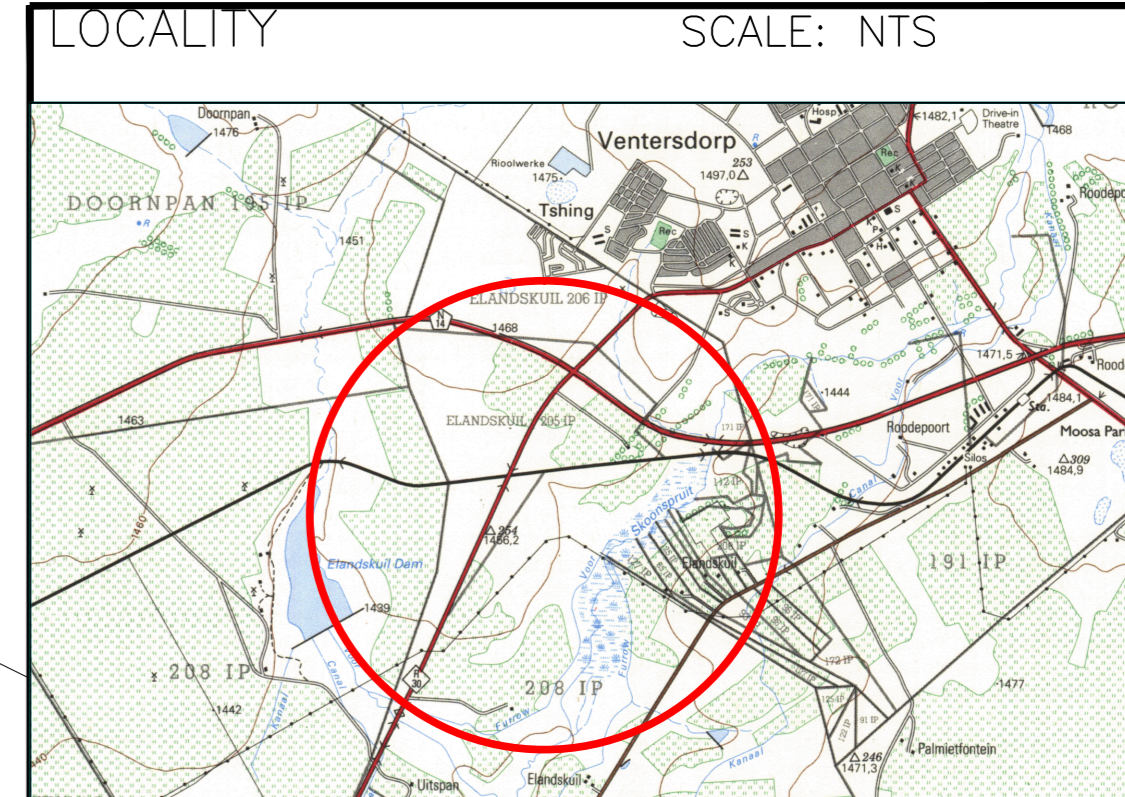


PROJECT
 PROPOSED TOWNSHIP

SITUATED ON REMAINDER OF PORTION 3 OF THE FARM ELANDSKUIL No. 205-IP,
 REMAINDER OF THE FARM ELANDSKUIL No. 205-IP,
 REMAINDER OF THE FARM ELANDSKUIL No. 206-IP AND
 REMAINDER OF THE FARM DOORPAN No. 193-IP

LOCAL AUTHORITY :
 DISTRICT :
 GEODETICAL SYSTEM : Lo 29



LAND USE

ZONING	ERF NO. NUMBERS	No. OF ERFEN	AREA [HA]	% OF AREA
RESIDENTIAL 1	1 - 2657	2657	114.9	44.62
RESIDENTIAL 2	2658 - 2661	4	14.42	5.60
INSTITUTIONAL	2662 - 2667	6	27.43	10.65
BUSINESS	2676 - 2682	7	10.91	4.24
INDUSTRIAL	2683 - 2689	7	7.64	2.97
MUNICIPAL	2668 - 2675	8	7.69	2.99
PUBLIC OPEN SPACE	2690 - 2697	8	27.91	10.84
STREETS			46.59	18.09
TOTAL		2698	257.49	100%

GENERAL NOTES

RESIDENTIAL 1 SITES
 THE MAXIMUM SIZE OF RESIDENTIAL SITES = +/- 2530sqm
 THE MINIMUM SIZE OF RESIDENTIAL SITES = +/- 200sqm
 THE AVERAGE SIZE OF RESIDENTIAL SITES = 15m * 30m [450sqm]
 12.5m * 28m [350sqm]
 TOTAL NUMBER OF UNITS = 2 657 UNITS

RESIDENTIAL 2 SITES
 TOTAL DEVELOPABLE SITE AREA = 131 800sqm - 40%
 = 79 080 sqm /60sqm [Unit size]
 = 1 318 Units * 2 Storeys
 TOTAL NUMBER OF UNITS = 2 636 UNITS

TOTAL NUMBER OF RESIDENTIAL UNITS - 2 636 + 2 657
 = 5 293 UNITS

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

AMENDMENTS

REF	DESCRIPTIONS	ERF No	BY	DATE
Opt 3	Redesign of layout plan	N/A	B.P.	Nov. 2017

CLIENT

DESIGNED: B.P.
 DRAWN: MDP
 APPROVED: V.M.
 SCALE: 1:1000
 DRAWING No.: VNT/02/11/17

