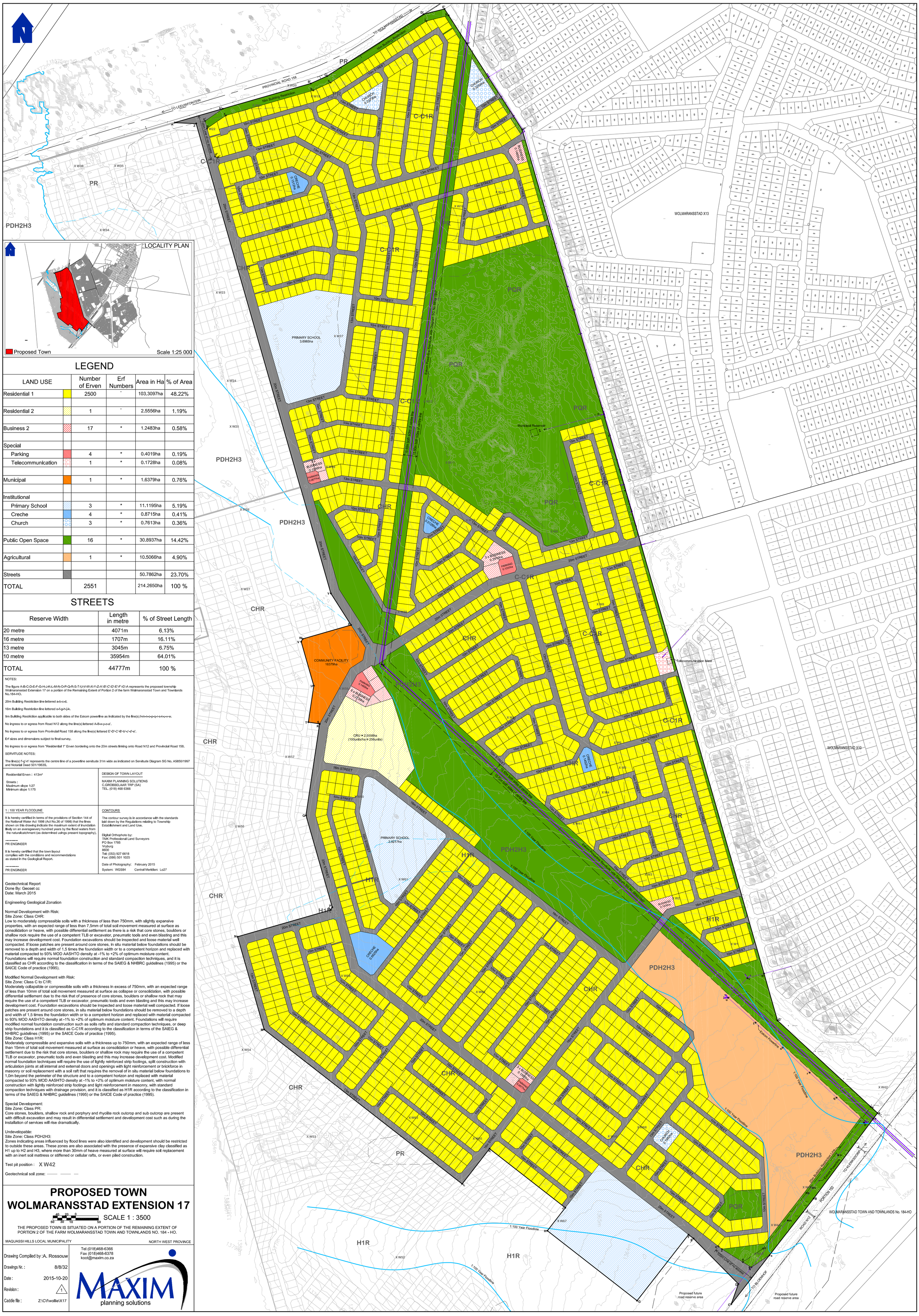

LOCALITY PLAN

Proposed Town — Scale 1:25 000

LEGEND

LAND USE	Number of Erven	Erf Numbers	Area in Ha	% of Area
Residential 1	2500	*	103.3097ha	48.22%
Residential 2	1	*	2.5556ha	1.19%
Business 2	17	*	1.2483ha	0.58%
Special				
Parking	4	*	0.4019ha	0.19%
Telecommunication	1	*	0.1728ha	0.08%
Municipal	1	*	1.6379ha	0.76%
Institutional				
Primary School	3	*	11.1195ha	5.19%
Creche	4	*	0.8715ha	0.41%
Church	3	*	0.7613ha	0.36%
Public Open Space	16	*	30.8937ha	14.42%
Agricultural	1	*	10.5066ha	4.90%
Streets			50.7862ha	23.70%
TOTAL	2551		214.2650ha	100 %

STREETS

Reserve Width	Length in metre	% of Street Length
20 metre	4071m	6.13%
16 metre	1707m	16.11%
13 metre	3045m	6.75%
10 metre	35954m	64.01%
TOTAL	44777m	100 %

NOTES:

The figure A-B-C-D-E-F-G-H-J-K-L-M-N-O-P-Q-R-S-T-U-V-W-X-Y-Z-A'-B'-C'-D'-E'-F'-G'-A represents the proposed township Wolmaransstad Extension 17 on a portion of the Remaining Extent of Portion 2 of the farm Wolmaransstad Town and Townlands No.184-HO.

20m Building Restriction line lettered a-b-c-d.

16m Building Restriction line lettered e-f-g-h-j-k.

9m Building Restriction applicable to both sides of the Eskom powerline as indicated by the line(s) l-m-n-o-p-q-r-s-t-u-v-w.

No ingress to or egress from Road N12 along the line(s) lettered A-B-x-y-z-a'.

No ingress to or egress from Provincial Road 158 along the line(s) lettered E'-D'-C'-B'-b'-c'-d'-e'.

Erf sizes and dimensions subject to final survey.

No ingress to or egress from "Residential 1" Erven bordering onto the 20m streets linking onto Road N12 and Provincial Road 158.

SERVITUDE NOTES:

The line(s) f'-g'-h' represents the centre line of a powerline servitude 31m wide as indicated on Servitude Diagram SG No. A5850/1997 and Notarial Deed 501/1963S.

Residential Erven : 413m²

Streets :
Maximum slope 1:27
Minimum slope 1:175

DESIGN OF TOWN LAYOUT

MAXIM PLANNING SOLUTIONS
C.GROBBELAAR TRP (SA)
TEL. (018) 468 6366

1 : 100 YEAR FLOODLINE

It is hereby certified in terms of the provisions of Section 144 of the National Water Act 1998 (Act No.36 of 1998) that the lines shown on this drawing indicate the maximum extent of inundation likely on an averageevery hundred years by the flood waters from the naturalcatchment (as determined usings present topography).

PR ENGINEER

It is hereby certified that the town layout complies with the conditions and recommendations as stated in the Geological Report.

PR ENGINEER

CONTOURS

The contour survey is in accordance with the standards laid down by the Regulations relating to Township Establishment and Land Use.

Digital Orthophoto by:
TMK Professional Land Surveyors
PO Box 1785
Vryburg
8600
Tel: (053) 927 6618
Fax: (086) 501 1025

Date of Photography: February 2015
System: WGS84 Central Meridian: Lo27

Geotechnical Report
Done By: Geoset cc
Date: March 2015

Engineering Geological Zonation

Normal Development with Risk:
Site Zone: Class CHR:
Low to moderately compressible soils with a thickness of less than 750mm, with slightly expansive properties, with an expected range of less than 7,5mm of total soil movement measured at surface as consolidation or heave, with possible differential settlement as there is a risk that core stones, boulders or shallow rock require the use of a competent TLB or excavator, pneumatic tools and even blasting and this may increase development cost. Foundation excavations should be inspected and loose material well compacted. If loose patches are present around core stones, in situ material below foundations should be removed to a depth and width of 1,5 times the foundation width or to a competent horizon and replaced with material compacted to 93% MOD AASHTO density at -1% to +2% of optimum moisture content. Foundations will require normal foundation construction and standard compaction techniques, and it is classified as CHR according to the classification in terms of the SAIEG & NHBRC guidelines (1995) or the SAICE Code of practice (1995).

Modified Normal Development with Risk:
Site Zone: Class C to C1R:
Moderately collapsible or compressible soils with a thickness in excess of 750mm, with an expected range of less than 10mm of total soil movement measured at surface as collapse or consolidation, with possible differential settlement due to the risk that of presence of core stones, boulders or shallow rock that may require the use of a competent TLB or excavator, pneumatic tools and even blasting and this may increase development cost. Foundation excavations should be inspected and loose material well compacted. If loose patches are present around core stones, in situ material below foundations should be removed to a depth and width of 1,5 times the foundation width or to a competent horizon and replaced with material compacted to 93% MOD AASHTO density at -1% to +2% of optimum moisture content. Foundations will require modified normal foundation construction such as soils rafts and standard compaction techniques, or deep strip foundations and it is classified as C-C1R according to the classification in terms of the SAIEG & NHBRC guidelines (1995) or the SAICE Code of practice (1995).
Site Zone: Class H1R:
Moderately compressible and expansive soils with a thickness up to 750mm, with an expected range of less than 15mm of total soil movement measured at surface as consolidation or heave, with possible differential settlement due to the risk that core stones, boulders or shallow rock may require the use of a competent TLB or excavator, pneumatic tools and even blasting and this may increase development cost. Modified normal foundation techniques will require the use of lightly reinforced strip footings, split construction with articulation joints at all internal and external doors and openings with light reinforcement or brickforce in masonry or soil replacement with a soil raft that requires the removal of in situ material below foundations to 1,0m beyond the perimeter of the structure and to a competent horizon and replaced with material compacted to 93% MOD AASHTO density at -1% to +2% of optimum moisture content, with normal construction with lightly reinforced strip footings and light reinforcement in masonry, with standard compaction techniques with drainage provision, and it is classified as H1R according to the classification in terms of the SAIEG & NHBRC guidelines (1995) or the SAICE Code of practice (1995).

Special Development:
Site Zone: Class PR:
Core stones, boulders, shallow rock and porphyry and rhyolite rock outcrop and sub outcrop are present with difficult excavation and may result in differential settlement and development cost such as during the installation of services will rise dramatically.

Undevelopable:
Site Zone: Class PDH2H3:
Zones indicating areas influenced by flood lines were also identified and development should be restricted to outside these areas. These zones are also associated with the presence of expansive clay classified as H1 up to H2 and H3, where more than 30mm of heave measured at surface will require soil replacement with an inert soil mattress or stiffened or cellular rafts, or even piled construction.

Test pit position : X W42

Geotechnical soil zone: ——— ——— —

PROPOSED TOWN
WOLMARANSSTAD EXTENSION 17

SCALE 1 : 3500

THE PROPOSED TOWN IS SITUATED ON A PORTION OF THE REMAINING EXTENT OF PORTION 2 OF THE FARM WOLMARANSSTAD TOWN AND TOWNLANDS NO. 184 - HO.

MAQUASSI HILLS LOCAL MUNICIPALITY — NORTH WEST PROVINCE

Drawing Compiled by :A. Rossouw
Drawings Nr. : 8/8/32
Date : 2015-10-20
Revision : 1
Caddle file : Z:\C\f\wollie\X17

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