PROPOSED TOWNSHIP:

SOSHANGUVE SS EXT.7

SITUATED ON PART OF PORTION 38 OF THE FARM RIETGAT NO.611–JR

LOCAL AUTHORITY: THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY



COUNCIL REF. NR. :CPD 9/1/1/1 SOSH SS X 7/8

USE ZONE	NR. OF ERVEN	AREA (ha)	% OF TOWN	ERF NRS
Residential 3 (70u/ha)	3	4.6967ha	76.6%	2561 – 2563
Private Open Space	2	1,0840ha	17.7%	2564 2565
Street		0.3498ha	5.7%	
TOTAL	4	6.1305ha	100%	2561 – 2565

STREET INFORMATION		
Street length		
Gradient of streets		

AMENDMENTS

Nov 2013	Amended erf layout and density. Rectified boundary.
Jul 2014	NHBRC Certified table included on map.
Mrt 2015	Final Erf numbers

GENERAL NOTES:

1. PROPOSED SOSHANGUVE SS EXT.7 IS DENOTED BY FIGURE "ABCDEFGHIJKLMNOPQRA" AND MEASURES 6.1305 HECTARES.
2. ALL DISTANCES AND AREAS ARE MEASURED IN SQUARE METRES OR HECTARES AND AREAPPROXIMATE PENDING FINAL SURVEY.
3. CONTOUR LINES ARE IN ACCORDANCE WITH THE STANDARDS LAID DOWN IN REGULATION18 (1) OF THE TOWN PLANNING AND TOWNSHIPS REGULATIONS FRAMED IN TERMS OF SECTIONS 69 AND 96 OF ORDINANCE 15 OF 1986 AND WERE COMPILED BY THE COUNCIL.
4. — — — — EXISTING STORM WATER PIPELINES
5. ---------- 1:50 YEAR FLOOD LINE
6. -·-·-·-·- 1:100 YEAR FLOOD LINE
7. ———— 32m FROM CENTER LINE OF RIVER

Registered owners:

SIZANE AGENCIES CC

APPLICANT: _____

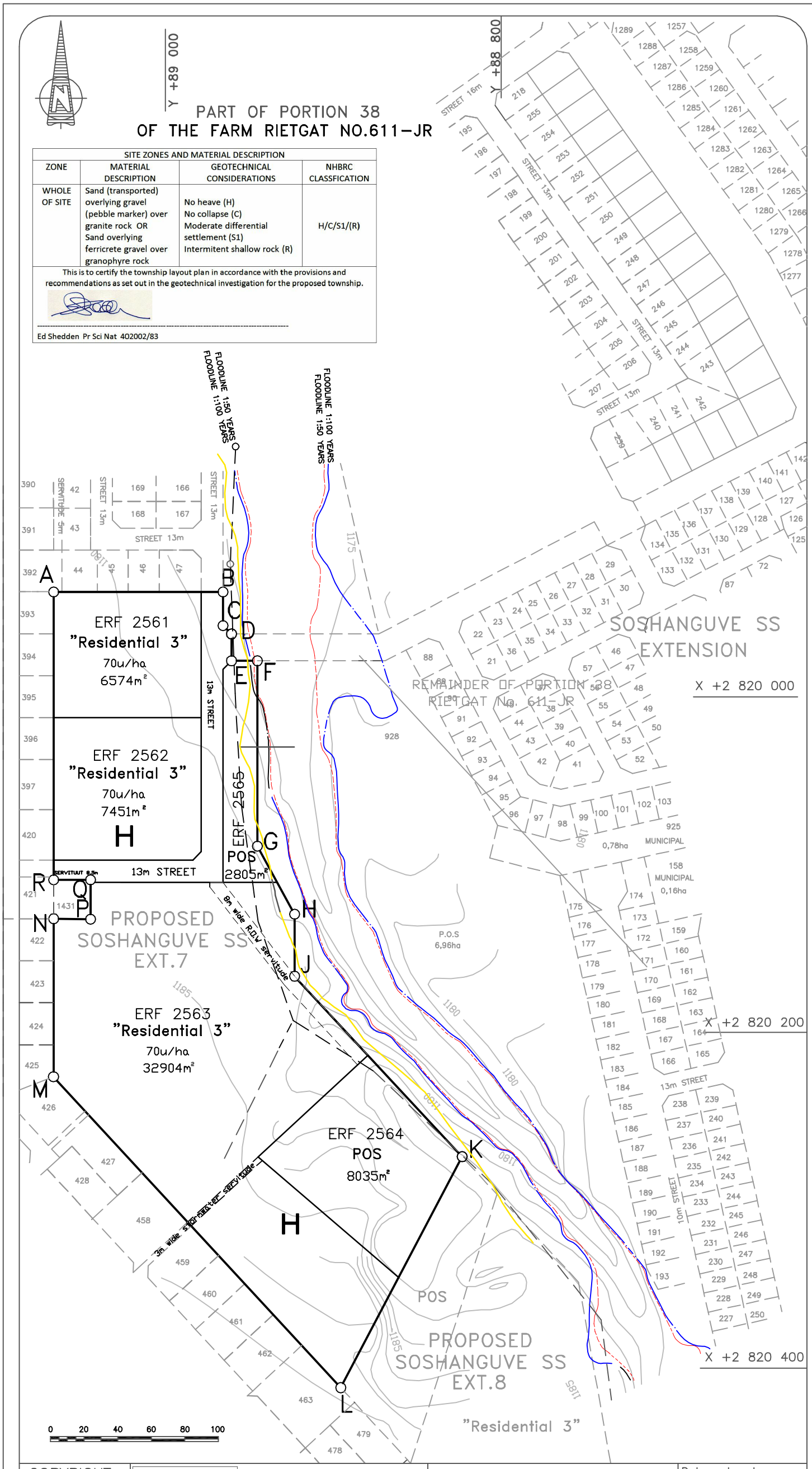
A.A.J. VAN NIEUWENHUIZEN

PART OF PORTION 38
OF THE FARM RIETGAT NO.611–JR

SITE ZONES AND MATERIAL DESCRIPTION			
ZONE	MATERIAL DESCRIPTION	GEOTECHNICAL CONSIDERATIONS	NHBRC CLASSFICATION
WHOLE OF SITE	Sand (transported) overlying gravel (pebble marker) over granite rock OR Sand overlying ferricrete gravel over granophyre rock	No heave (H) No collapse (C) Moderate differential settlement (S1) Intermitent shallow rock (R)	H/C/S1/(R)

This is to certify the township layout plan in accordance with the provisions and recommendations as set out in the geotechnical investigation for the proposed township.

Ed Shedden Pr Sci Nat 402002/83



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DESIGNED & DRAWN: AvN MS

NEWTOWN ASSOCIATES TOWN PLANNERS

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STREET ADDRESS: Ashton House 51 Lebombo Road Ashlea Gardens

CONTACT NUMBERS: TEL: (012) 346 3204 FAX: (012) 346 5445

THIS IS TO CERTIFY THAT THE TOWNSHIP IS AFFECTED BY FLOOD-WATERS (1:50 & 1:100 YEARS FLOODLINES) IN TERMS OF THE SPECIFICATIONS LAID DOWN BY SECTION 144 OF THE WATER ACT (ACT 36 OF 1998) AS INDICATED ON THE LAYOUT PLAN.

Pr Eng 20020172 DATE 18/4 2005

Datum: Local
System: L029

SCALE : 1: 2500

DRAWING No: A 971/8