PROPOSED TOWNSHIP

HOMES HAVEN EXT. 65

SITUATED ON PORTION 243

OF THE FARM ROODEKRANS 183 IQ

REPORT:

CIVIL SERVICES – WATER & SEWER

REVISION 0: ISSUED FOR COUNCIL APPROVAL

NOVEMBER 2024

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COMLEY PROJECTS (PTY) LTD.

24 High Street

Founders Hill

Modderfontein

1609

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1. General Information

Property name	Homes Haven Ext. 65
Project number	CP-24-013
Addressed to	Water and Sanitation Mogale City
Prepared by	Comley Projects (Pty) Ltd.
	Andrew Comley
Email address	andrew@comley.co.za
Contact number	+27 83 642 3545
Client Details	
Name	Hunter Theron Inc. Represented by Nita Conradie
Email address	nita@huntertheron.co.za
Contact number	+27 11 472 1613
Consulting Civil Engineer details	
Full Name and Surname	Andrew Comley
Professional registration number	Pr Tech (Eng): 200870219
Registered Company Name	Comley Projects (Pty) Ltd.
Physical address	24 High Street Founders Hill Modderfontein 1609
Email address	andrew@comley.co.za
Contact number	+27 83 642 3545

2. Background

The owner of the property, Portion 243 of the farm Roodekrans 183 IQ, intends to establish a two erf. township to be known as Homes Haven Ext. 65. One erf. is to be zoned as Residential 2 with a maximum of 20 dwelling units to be developed while the second erf is to be zoned as Special for restaurant and guest house purposes. The proposed site development plan is attached as **Annexure A**.

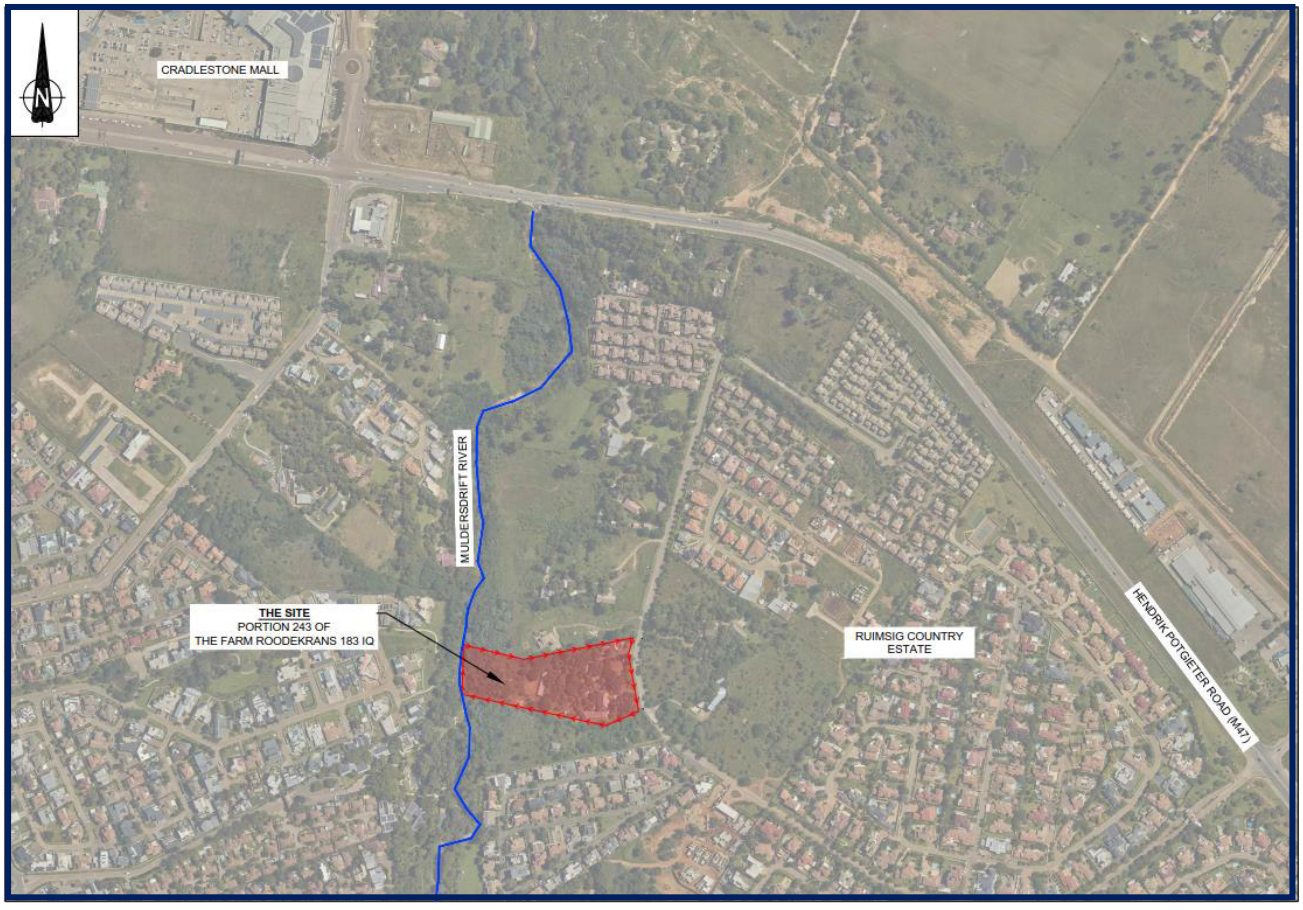
As part of the township establishment process, a civil services report is required by Mogale City Local Municipality to comment on the availability and proposed future demand on the existing infrastructure.

This report has been prepared in support of the township establishment.

3. Site Locality

The site is situated in Krugersdorp, inside the Ruimsig Country Estate on Portion 243 of the Farm Roodekrans 183 IQ. Access to the estate is off Hendrik Potgieter Road (M47), with access to the site gained along the eastern boundary via a private internal road within the estate. Muldersdrift River can be found along the western boundary of the site with Cradlestone Mall approximately 815 m north west of the site. The site is within the jurisdiction of the Mogale City Local Municipality.

Figure 1 below indicates the location of the site.



4. Site Characteristics

4.1 Rainfall

The area of Krugersdorp has an average annual rainfall of 750 mm with most of the rain falling during January, November, and December.

4.2 Topography

The site measures 15 967 m^2 or 1.5967 ha.

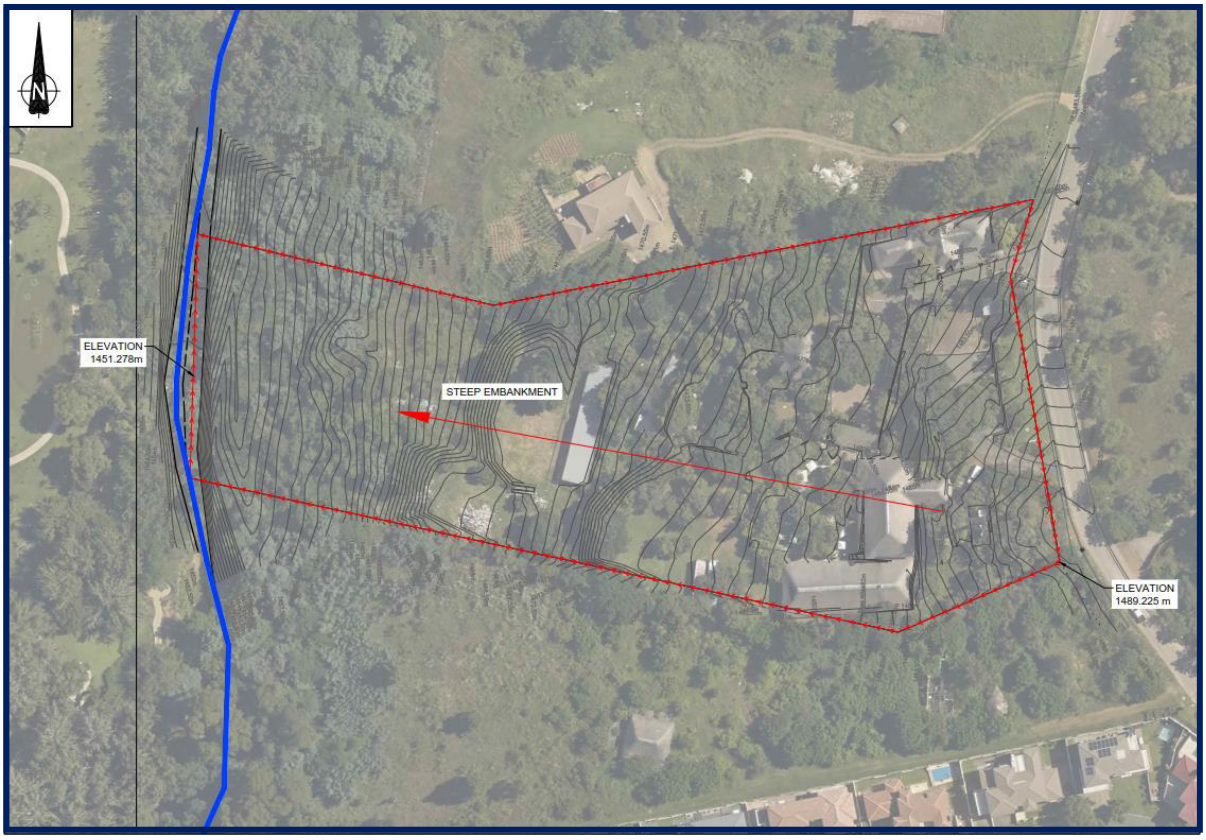
Elevation across the site ranges from 1489.225 m to 1451.278 m.

The natural ground of the site falls in a north westerly direction. The site is at an elevation of 1489.225 m at the south eastern corner and falls to an elevation of 1451.278 m along the western boundary near the Muldersdrift River. The average slope of the natural ground is 17.25 %. Note: There is a steep embankment located approximately 80 east of the river.

The site is affected by a 1:100 year flood line as well as a 32 m riparian buffer as a result of the Muldersdrift River along the western boundary.

There are existing dwellings on the site which will remain as is. There are a number of medium to large trees scattered around the site with the remainder of the site covered in grass.

Figure 2 below indicates the current topography and land use.



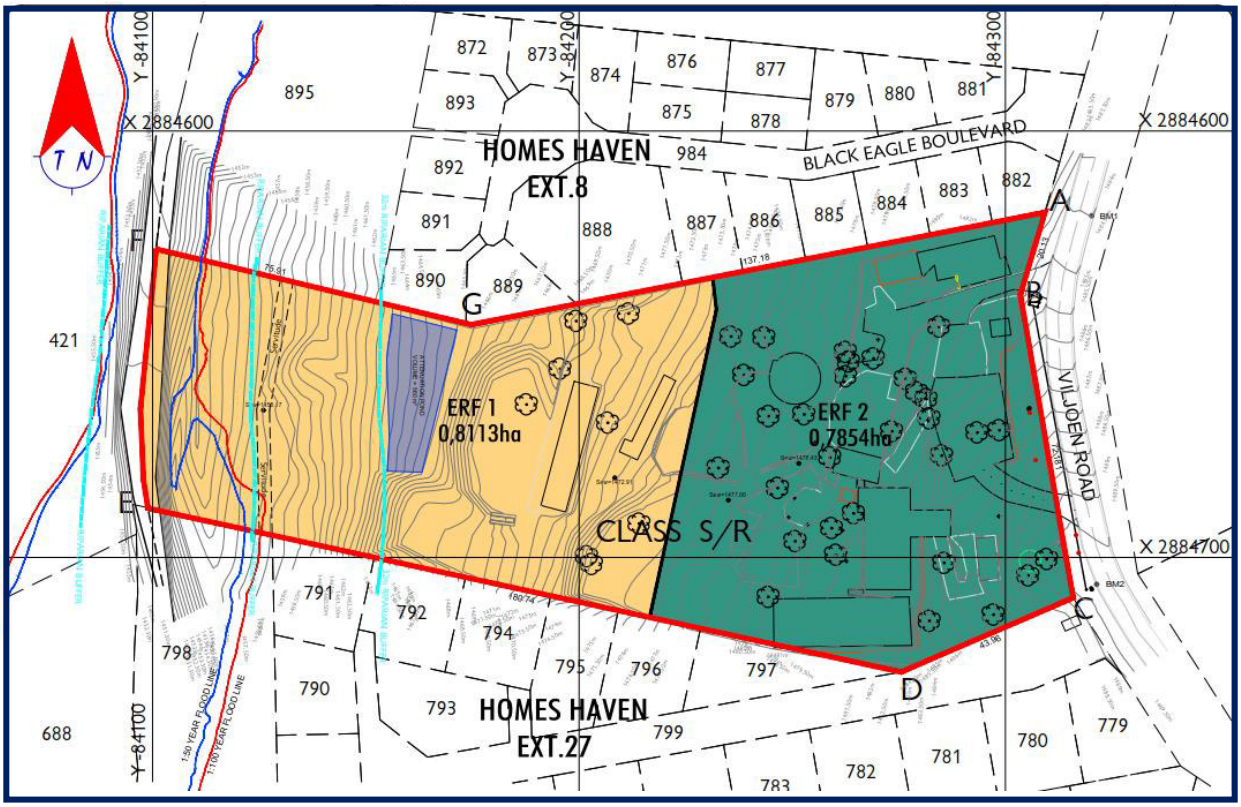
5. Zoning

The site will consist of two erven, namely Erf. 1 and Erf. 2. Erf. 1 will be zoned as Residential 2 and Erf. 2 as Special for Restaurant and Guesthouse. The table below summarises the proposed zoning conditions.

Table 1: Zoning Characteristics

	Erf. 1	Erf. 2
Size	0.8113 ha	0.7854 ha
Zoning	Residential 2	Special
Height	3 storeys	2 storeys
Density	25 units per ha (max. 24 units)	Max. 10 rooms for guesthouse

Figure 3 below indicates the two erven. A larger copy is attached as **Annexure B**.



6. Civil Engineering Services

Information about the existing services in the area was obtained from GIS software and by visual inspection of the site.

6.1 Water

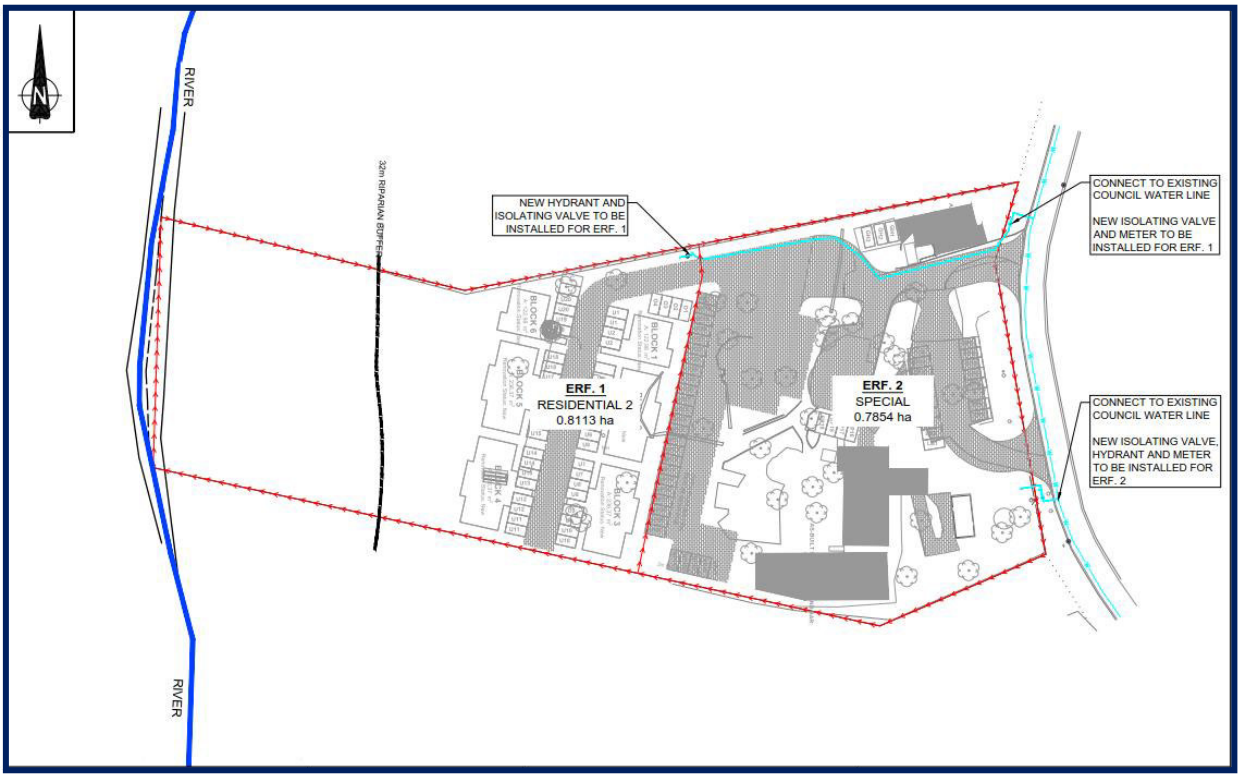
6.1.1 Water Reticulation

There is an existing water pipe located in Viljoen Road, east of the site, which currently supplies the site with water.

Water will be supplied to Erf. 1 via a new 110 mm diameter water line that passes through Erf. 2 along the northern boundary. It is proposed that a new connection be made from the existing council water line in Viljoen Road which will include for an isolating valve and meter. A hydrant and isolating valve will also be installed at the access to Erf. 1.

Erf. 2 will obtain its water supply via a new connection off the existing council water line in Viljoen Road. An isolating valve, fire hydrant and water meter will be installed at the access to Erf. 2.

Figure 4 below indicates the proposed water layout. A larger copy is attached as **Annexure C**.



6.1.2 Water Demand

The Guidelines for Human Settlement Planning and Design (Red Book) stipulate expected water usage figures and was used to calculate the water demand for the site.

Erf. 1 (Residential 2) allows for 25 units/ha to be developed, however due to the topography of the land only 20 units will be developed. Erf. 2 (Special) will consist of a restaurant and guest house with a maximum of 10 rooms. This information has been used to calculate the current and future water demand.

The tables below summarise the calculations for water demand for the site.

Table 2: Calculation of daily water demand (Erf. 1 – Residential 2)

FLOW	**Water Demand (Erf. 1 – Residential 2)**		
	Usage	Residential usage per unit	900 ℓ/unit
	A.A.D.D	900ℓ x 20 units	18 Kℓ/day
	P.F	**Peak Factor**	**4**
	Peak Flow	**Instant Peak**	**0.83 ℓ/sec**

The water demand for Erf. 1 (Residential 2) with a total of 20 units amounts to **18.0 Kℓ/day** with a **peak flow of 0.83 ℓ/sec.**

Table 3: Calculation of daily water demand (Erf. 2 – Special)

FLOW	**Water Demand (Erf. 2 – Special)**		
	Usage	Restaurant Guesthouse	0.85 Kℓ/100 m^2 400 ℓ/room
	A.A.D.D	Restaurant 674.57 m^2 x 0.85 Kℓ/100 m^2 Guesthouse 400 ℓ x 10 rooms **TOTAL**	 5.73 Kℓ/day 4 Kℓ/day **9.73 Kℓ/day**
	P.F	**Peak Factor**	**4**
	Peak Flow	**Instant Peak**	**0.45 ℓ/sec**

The water demand for Erf. 2 (Special) amounts to **9.73 Kℓ/day** with a **peak flow of 0.45 ℓ/sec.**

The proposed development will have a total water demand by **27.73 Kℓ/day** with a peak flow of 1.28 **ℓ/sec**.

6.1.3 Fire Fighting

The fire requirement is based on the Guidelines for Human Settlement Planning and Design (the Red Book). Both Erf. 1 and Erf. 2 are classified as **Moderate Risk**. The table below summarises the Fire Fighting Requirements.

Table 4: Fire Fighting Requirements

FLOW	**Fire Fighting Water Requirement**		
	Usage	Fire	
	Type	Moderate Risk	
	Duration of Design Fire Flow	Hours	4

A rational fire design will be completed by a fire engineer for council approval. The rational design will include for hydrants, flow and storage requirements.

6.1.4 Pipe line characteristics

The water reticulation will be designed in accordance with Municipal Standards as per Table 5 below.

Table 5: Pipe line Characteristics

DESIGN STANDARDS	Residual Pressure	Minimum Maximum	20 m 90 m
	Hydrant Flow	Flow rate	15 ℓ/sec
	Pipes	Internal	As per design
	Standard	Pipes	SANS 1200 L
		Bedding Material	SANS 1200 LB
	Material		High impact mPVC class 16 with victaulic coupling
	Depth	In Road Reserve	800 mm (min)
	Valves	Placed as required	
		Resilient Seal gate valves to SABS 664 to fit uPVC pipes	RSV
	Closing	Anti-Clockwise	
	Pressure		16 bar

6.2 Sewer

6.2.1 Sewer Reticulation

There is an existing council sewer pipe that crosses through the western portion of Erf. 1, near the Muldersdrift River.

It is proposed that a new 160 mm diameter sewer pipe be installed from the existing council pipe to service both Erf. 1 and Erf. 2. A manhole and connection point will be located at the low point of each erf. to allow each erf. to drain and connect to the existing council line.

Figure 5 below indicates the proposed sewer layout. A larger copy is attached as **Annexure D**.



6.2.2 Sewer Demand

The Guidelines for Human Settlement Planning and Design (Red Book) stipulate expected sewer usage figures and was used to calculate the sewer demand for the site. It is assumed that the water and sewer demand are the same.

Erf. 1 (Residential 2) allows for 25 units/ha to be developed, however due to the topography of the land only 20 units will be developed. Erf. 2 (Special) will consist of a restaurant and guest house with a maximum of 10 rooms. This information has been used to calculate the current and future sewer demand.

The tables below summarise the calculations for sewer demand for the site.

Table 6: Calculation of daily sewer demand (Erf. 1 – Residential 2)

	Sewer Demand (Erf. 1 – Residential 2)		
FLOW	Usage	Residential usage per unit	900 ℓ/unit
	A.A.D.D	900ℓ x 20 units	18 Kℓ/day
	P.F	**Peak Factor**	**4**
	Peak Flow	**Instant Peak**	**0.83 ℓ/sec**

The sewer demand for Erf. 1 (Residential 2) with a total of 20 units amounts to **18.0 Kℓ/day** with a **peak flow of 0.83 ℓ/sec.**

Table 7: Calculation of daily sewer demand (Erf. 2 – Special)

	Sewer Demand (Erf. 2 – Special)		
FLOW	Usage	Restaurant Guesthouse	0.85 Kℓ/100 m^2 400 ℓ/room
	A.A.D.D	Restaurant 674.57 m^2 x 0.85 Kℓ/100 m^2 Guesthouse 400 ℓ x 10 rooms **TOTAL**	 5.73 Kℓ/day 4 Kℓ/day **9.73 Kℓ/day**
	P.F	**Peak Factor**	**4**
	Peak Flow	**Instant Peak**	**0.45 ℓ/sec**

The sewer demand for Erf. 2 (Special) amounts to **9.73 Kℓ/day** with a **peak flow of 0.45 ℓ/sec.**

The proposed development will have a total sewer demand by **27.73 Kℓ/day** with a peak flow of 1.28 **ℓ/sec**.

6.2.3 Sewer Reticulation Characteristics

The sewer reticulation will be designed in accordance with Municipal Standards as per Table 8 below.

Table 8: Sewer Reticulation Characteristics

DESIGN STANDARDS	Pipes	Material	uPVC Class 34
	Flow	Minimum Slope	1:80
		Depth of flow	67% at peak flow
	Flow calc	Manning	
		Roughness	n = 0.013
		Velocity (min)	0.75 m/sec
	Manholes	Specification	SANS 1294
		Min Diameter	1.05 m
		Benching	Concrete
	Bedding	SANS 1200 LB	
		Spacing	80 m

7. Conclusion

There is existing council water and sewer infrastructure in the area to service the township.

Water

It is proposed that both erven obtain their water supply from the existing water pipe in Viljoen Road, east of the site. Each erf. will have its own new connection as well as an isolating valve, hydrant and meter.

The water demand for the township is calculated at **27.73 Kℓ/day**.

Sewer

The erven will be serviced via a new manhole and connection point located at the low point of each erf. A new 160 mm diameter sewer pipe will be installed from the erf. connections to connect to the existing council line located on the western portion of Erf. 1.

It is assumed that the water and sewer demand are the same and therefore, the total sewer demand for the township will be **27.73 Kℓ/day**.

All applicable design standards and requirements have been considered and we therefore recommend that the township application be approved in accordance with the local Council's development objective for the area.

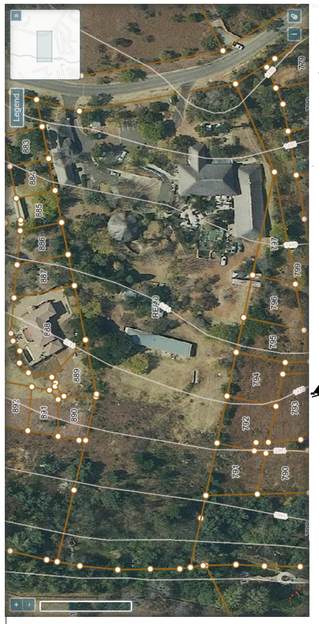
We trust that this report meets with your approval and avail ourselves should there be clarification needed on any aspect.

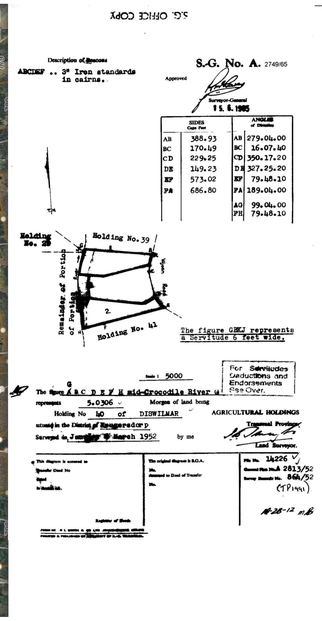
Yours faithfully,

Andrew Comley (Pr Tech Eng)
For Comley Projects (Pty) Ltd.

Annexure A

Site Development Plan





S.G. OFFICE COPY

Description of Beacons
ABCDEF .. 3" Iron standards in cairns.

S.G. No. A. 2749/65

Approved

Surveyor-General
15.6.1965

SIDES Chain Lks.		ANGLES of Deviation	
AB	388.93	AB	279.04.00
BC	170.49	BC	16.07.40
CD	229.25	CD	350.17.20
DE	149.23	DA	307.25.20
EF	573.02	EF	79.48.10
FA	686.80	FA	189.04.00
		AG	99.04.00
		FH	79.48.10

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Holding No. 2
Holding No. 41
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Scale 1 : 5000

The figure GHKJ represents a Servitude 6 feet wide.

For Servitudes Deductions and Endorsements See Over.

The figure A B C D E F G H J K L M and Crocodile River W represents 5.0306 Morgen of land being Holding No 40 of DISWILMAR situated in the District of Rengeradorp Surveyed in January to March 1952 by me

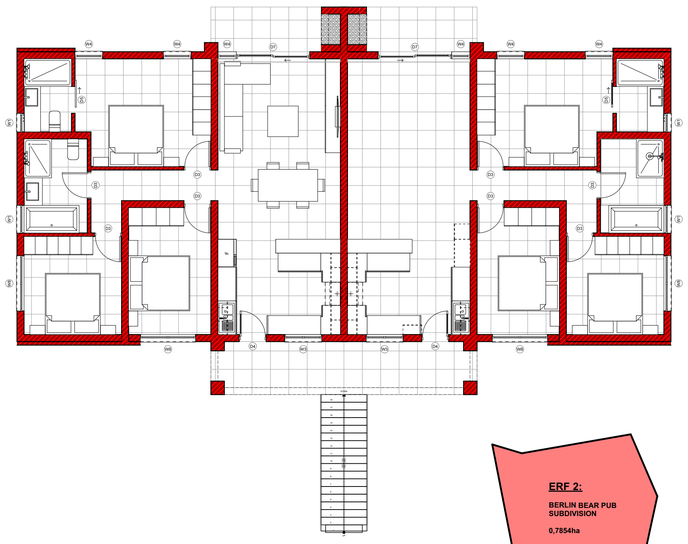
AGRICULTURAL HOLDINGS
Transvaal Province
Land Surveyor.

This diagram is annexed to Transfer Deed No. dated

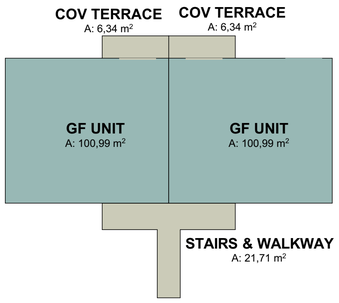
The original diagram is S.G.A. No. Annexed to Deed of Transfer No.

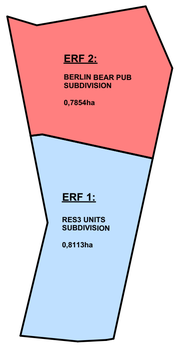
File No. 18226
General Plan No. A 2811/52
Survey Records No. 84A/52
(TPINW)

Registrar of Deeds

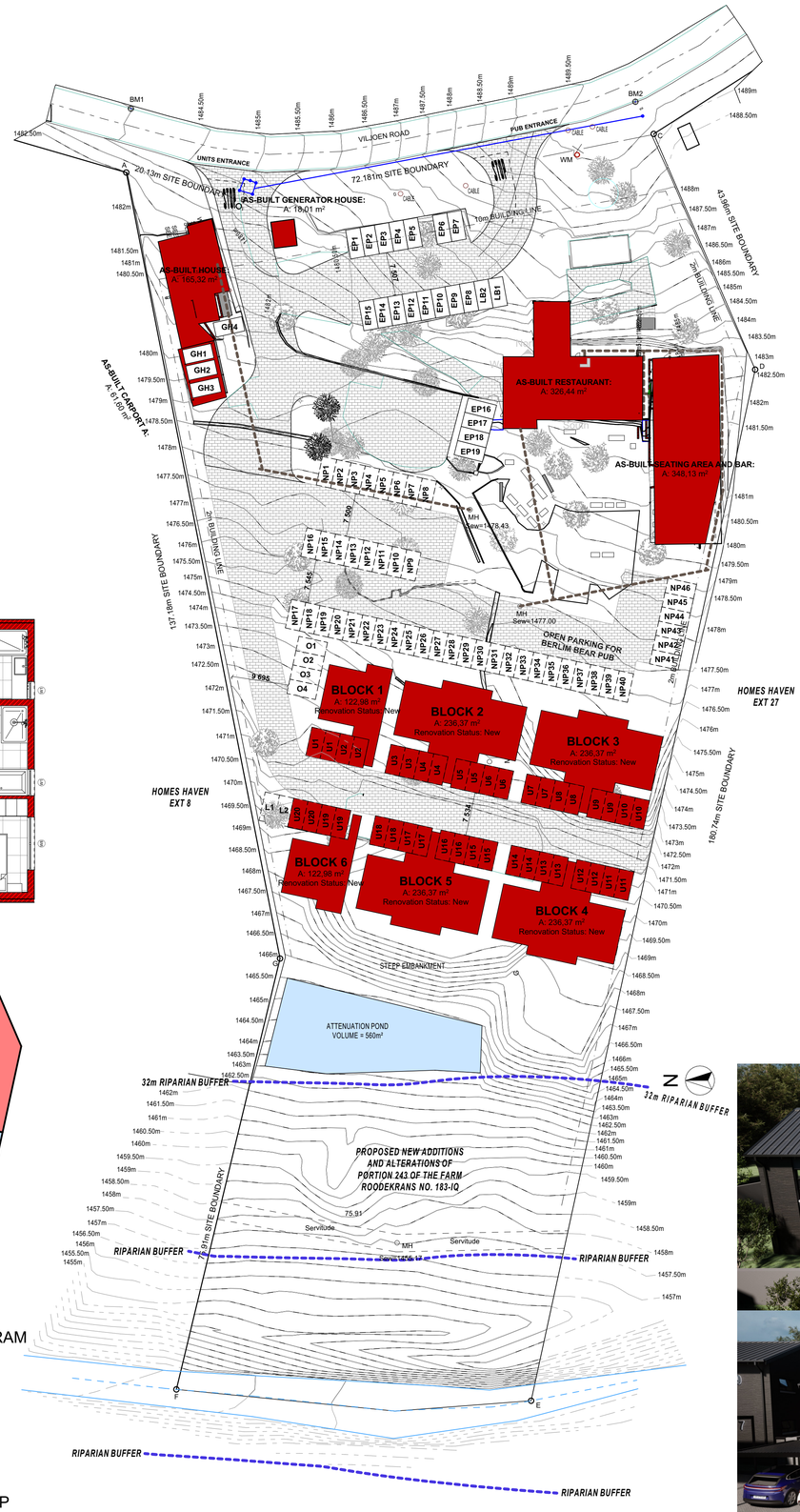


PROPOSED NEW UNITS (16 UNITS IN TOTAL - 4 BLOCKS)
SCALE 1:100





SUBDIVISION DIAGRAM
SCALE 1:2000



SDP
SCALE 1:500

COVERAGE - ERF 1	
ZONE	AREA
GROUND FLOOR	
BLOCK 1	122,98
BLOCK 2	236,37
BLOCK 3	236,37
BLOCK 4	236,37
BLOCK 5	236,37
BLOCK 6	122,98
CARPORT	500,00
	1 691,44 m²

PARKING COUNT: ERF 1	
PARKING TYPE	QUANTITY
COVERED PARKING	40
LOADING BAY	2
OPEN PARKING	4
	46

COVERAGE - ERF 2	
ZONE	AREA
GROUND FLOOR	
AS-BUILT CARPORT A:	61,60
AS-BUILT GENERATOR HOUSE:	18,01
AS-BUILT HOUSE:	165,32
AS-BUILT RESTAURANT:	326,44
AS-BUILT SEATING AREA AND BAR:	348,13
	919,50 m²

VR - PARKING RESTAURANT	
PARKING TYPE	QUANTITY
GUESTHOUSE PARKING	4
LOADING BAY	2
RESTAURANT PARKING	65
	71



SCHEDULE OF RIGHTS
ERF: 1

PROPERTY DESCRIPTION

ERF/PORTION:	ERF 243 ROODEKRANS 183-iq	**SITE AREA:**	8113 (0,8113ha)

ZONING INFORMATION:

TOWNPLANNING SCHEME:	MOGALE CITY	**AMENDMENT SCHEME:**	/
USE ZONE:	RESIDENTIAL 2	**ANNEXURE NO:**	

DEVELOPMENT CONTROL MEASURES

PERMISSIBLE	CONTROL	ACTUAL
3 STOREYS	**HEIGHT ZONE**	2 STOREYS
3 STOREYS	**HEIGHT OF BUILDINGS**	2 STOREYS
	COVERAGE %	20,85%
	COVERAGE M² (FOOTPRINT)	1691,44
	FLOOR AREA RATIO	0,15
0	**FLOOR AREA**	1211,88
25/HA	**DENSITY**	20/HA
24	**NO DWELLINGS UNITS ON ERF**	20

PARKING

TOTAL PARKING BAYS:	REQUIRED BAYS:	PROVIDED BAYS:
1 PARKING BAYS PER 2 BEDROOM UNIT:	20	40
1 OPEN PARKING PER 5 UNITS	4	4
1 LOADING BAY PER 10 UNITS	2	2
TOTAL PARKING BAYS:	24	46
SURPLUS OF PARKING BAYS:	22	

SCHEDULE OF RIGHTS
ERF: 2

PROPERTY DESCRIPTION

ERF/PORTION:	ERF 243 ROODEKRANS 183-iq	**SITE AREA:**	7854 (0,7854ha)

ZONING INFORMATION:

TOWNPLANNING SCHEME:	MOGALE CITY	**AMENDMENT SCHEME:**	/
USE ZONE:	SPECIAL " RESTAURANT & GUESTHOUSE"		

DEVELOPMENT CONTROL MEASURES

PERMISSIBLE	CONTROL	ACTUAL
2 STOREYS	**HEIGHT ZONE**	2 STOREYS
2 STOREYS	**HEIGHT OF BUILDINGS**	2 STOREYS
	COVERAGE %	11,71%
	COVERAGE M² (FOOTPRINT)	919,5
	FLOOR AREA RATIO	0,17
	FLOOR AREA	1336,05
10 ROOMS	**GUESTHOUSE**	4 ROOMS
	NO DWELLINGS UNITS ON ERF	

PARKING

TOTAL PARKING BAYS:	REQUIRED BAYS:	PROVIDED BAYS:
RESTAURANT: 6 BAYS PER 100m²	60	65
GUESTHOUSE: 1 BAY PER ROOM	4	4
1 LOADING BAY FOR FIRST 2000m²	1	2
TOTAL PARKING BAYS:	64	71
SURPLUS OF PARKING BAYS:	7	

COUNCIL APPROVAL STAMP:

COPYRIGHT NOTE:

ALL REQUIREMENTS OF MUNICIPAL AND OTHER AUTHORITIES HAVE TO BE ADHERED TO. COPYRIGHT OF THIS DRAWING IS INVESTED IN VANRICK ARCHITECTURE CC. ONLY WITH PRIOR WRITTEN PERMISSION OF THE AUTHOR MAY THIS DRAWING BE REPRODUCED. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK COMMENCES. REFER ANY DISCREPANCIES TO THE TECHNOLOGIST IMMEDIATELY DRAWINGS NOT TO BE SCALED - REFER TO DIMENSIONS.

GENERAL NOTES:

- THIS DRAWING FORMS PART OF A SET OF DRAWINGS AND SHOULD NOT BE READ INDEPENDENTLY. IT SHOULD BE READ IN CONJUNCTION WITH THE FOLLOWING PROFESSIONAL'S DRAWINGS:
  - STRUCTURAL ENGINEERS DRAWINGS
  - LAND SURVEYOR'S SETTING AND CONTOUR DRAWINGS
  - CONTRACTORS FINISHING SCHEDULE
  - GEOTECHNICAL ENGINEERS SOIL REPORT
  - IMPORTANT: THE LATEST REVISIONS ISSUED BY ARCHITECT SHOULD BE READ IN CONJUNCTION WITH INITIAL SET OF CONTRACT DRAWINGS AND PREVIOUS REVISIONS. (SEE REVISION SCHEDULE)

NO WORK TO COMMENCE UNTIL MUNICIPALITY DRAWINGS HAVE BEEN APPROVED BY LOCAL AUTHORITY.

ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE SATISFACTION OF ALL LOCAL AUTHORITIES.

ALL MATERIALS TO BE SANS APPROVED. (OR AGREEMENT CERTIFICATE TO BE AVAILABLE.)

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE LATEST REVISION IS USED FOR CONSTRUCTION.

CONTRACTOR TO COORDINATE ALL DIMENSIONS (LEVELS/BUILDING LINES/ SERVITUDES/POSITIONS OF ELECTRICAL BOXES AND STREET LAMPS) AND TO ENSURE THAT NO ENCROACHMENTS OCCUR.

FINISHES AND SPECIFICATIONS TO BE CHECKED AND COORDINATED BY THE CONTRACTOR BEFORE ANY ITEMS ARE ORDERED OR MANUFACTURED.

IF ANY DISCREPANCIES ARE FOUND THEN THE ARCHITECT SHOULD BE NOTIFIED IMMEDIATE SO THAT HE MAY CLARIFY IT.

THE SETTING OUT OF THE STRUCTURE REMAINS THE CONTRACTOR'S ENTIRE RESPONSIBILITY.

ALL SERVICES TO BE COORDINATED BY THE CONTRACTOR BEFORE WORK COMMENCES

THE CONTRACTOR AND ENGINEER TO COORDINATE ALL CUT AND FILL FLOOR LEVELS BEFORE WORK COMMENCES AND TO ENSURE ALL FREE FLOW OF ALL STORMWATER AWAY FROM BUILDING AND TO ENABLE EASY ACCESS INTO GARAGE RELATIVE TO ROAD
LEVEL AND ROAD LEVEL TO GARAGE DOOR HEAD HEIGHT.

MAXIMUM SLOPE OF RAMP TO GARAGE NOT TO EXCEED 1:25 RATIO.

WE WILL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES ARISING FROM THE FOLLOWING:

- INCORRECT SG DIAGRAMS ISSUED TO US;
- INCORRECT TOWN PLANNING INFORMATION;
- INCORRECT CONTOUR PLANS;
- INCORRECT SPECIFICATIONS FROM ENGINEER OR ANY OTHER PROFESSIONAL ASSIGNED BY THE OWNER/EMPLOYER.

NO MUNICIPALITY DRAWINGS/CONTRACT DRAWINGS WILL BE RELEASED WITHOUT THE SIGNATURE OF THE FOLLOWING BODIES:

- OWNER OF STAND;
- ENGINEER;
- ESTATE APPROVAL (WHERE APPLICABLE);
- ARCHITECTURAL TECHNOLOGIST

FOR ALL FINISHING NOTES,REFER TO FINISHING CONTRACT WITH DEVELOPER-THIS CONTRACT SUPERCEEDS INFORMATION ON THIS DRAWING AND ALL IT'S REVISIONS.

ARCHITECTURAL TECHNOLOGIST SIGNATURES:

ALWAYS REFER AND CROSS REFERENCE TO CLIENT/TECHNOLOGIST AGREEMENT.

DIVAN VERMEULEN
PROFESSIONAL ARCHITECTURAL TECHNOLOGIST
SACAP NO: T1582
SAIAT NO: 71348

SIGNATURE

BUILDING PROFESSIONALS TO SHAPE THE FUTURE
VOLUNTARY ASSOCIATION

OWNER'S SIGNATURE:

I HEREBY APPROVE THIS DRAWING FOR THE DESIGN CONTAINED HEREIN AND FOR SUBMISSION TO THE LOCAL AUTHORITY FOR THEIR APPROVAL. I ADHERE TO THE CONTENT AND CLAUSES STATED IN THE CLIENT ARCHITECTURAL PROFESSIONAL AGREEMENT AS STATED ON WWW.VANRICK.CO.ZA. I APPROVE ALL DIMENSIONS AND DESIGN AND WILL APPOINT A CONTRACTOR THAT CAN ERECT THE STRUCTURE WITH DUE DILIGENCE.

OWNER'S SIGNATURE/AUTHORIZED REPRESENTATIVE — DATE

MRS JENNY DE VILLIERS
+27835773941
hugo@sfamsa.co.za

ENGINEER'S SIGNATURE:

I ACCEPT MY APPOINTMENT AS ENGINEER ON THIS PROJECT AND WILL ISSUE ENGINEER DRAWINGS TO THE CLIENT TO BE READ IN CONJUNCTION WITH COUNCIL DRAWINGS AND ALL REVISIONS ISSUED. I WILL EXECUTE MY WORK WITH DUE DILIGENCE.

ENGINEERS STAMP AND SIGNATURE — DATE

DRAWING/PROJECT DETAILS:

PROJECT NUMBER:	THE BERLIN BEAR
STAND NUMBER:	PROPOSED ADDITIONAL ALTERATION PTN 243 ROODEKRANS 183-iq RUIMSIG COUNTRY ESTATE
SCALE:	AS INDICATED ON DRAWINGS
SHEET NO:	1
DRAWN BY:	MR DIVAN VERMEULEN
DATE ISSUED:	Wednesday, 18 September 2024 @ 12:29
PRINTING SPEC:	A1 LANDSCAPE (A1 ISO)

DRAWING TYPE:
SEAT COUNT

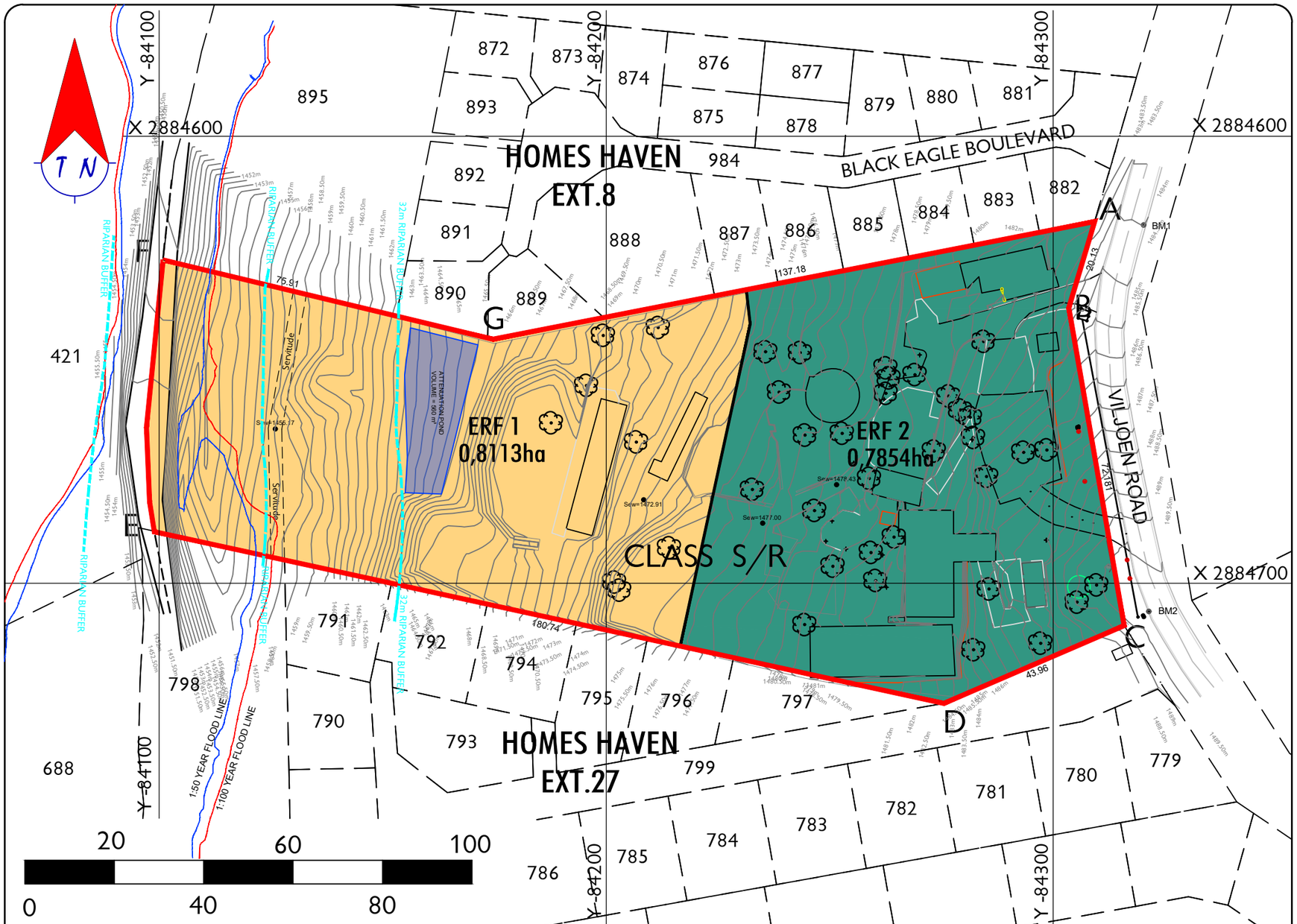
VANRICK
ARCHITECTURE
PROFESSIONAL ARCHITECTURAL TECHNOLOGISTS
CK: 2007/168742/23

CONTACT DETAILS:
MOBILE: 082 210 7229
STUDIO: 011 764 1966
FAX: 086 624 1719
E-MAIL: DIVAN@VANRICK.CO.ZA
WEBSITE: WWW. VANRICK.CO.ZA

PORTFOLIO:

Annexure B

Proposed erven layout



PROJECT

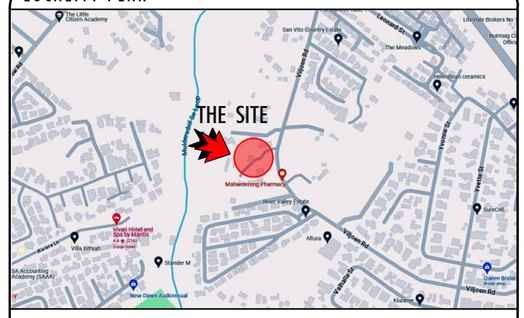
PROPOSED TOWNSHIP

HOMES HAVEN EXT.65

SITUATED ON PORTION 243 OF THE FARM ROODEKRANS 183 I.Q

MOGALE CITY LOCAL MUNICIPALITY

LOCALITY PLAN



LAND USE TABLE

LAND USE	NO. OF STAND	ERF NUMBER	AREA	%
RESIDENTIAL 2	1	ERF 1	0,8113	50,81
SPECIAL FOR RESTAURANT AND GUESTHOUSE	1	ERF 2	0,7854	49,19
TOTAL	2		1,5967ha	100%

FIGURE A - F REPRESENTS PROPOSED TOWNSHIP HOMES HAVEN EXT.65 SITUATED ON PORTION 243 OF THE FARM ROODEKRANS 183 I.Q

Co-ordinate System = WG27

CLIENT

RINGWOOD CC

DESIGNED	HT	APPROVED		SCALE 1:1000 (A3)
DRAWN	CST	DATE	SEPT. 2024	COPYRIGHT RESERVED

DRAWING No. C2422/1

NOTES:

 # BASE PLAN

BASE PLAN AND CONTOURS PROVIDED BY F.J LOOCK PROFESSIONAL LAND SURVEYOR

 # GEOTECH

GEOTECH AS COMPILED BY J. ARKERT
ENGINEERING GEOLOGIST
REPORT No: 0624 DATE: JULY 2024

SITE CLASS S/R:
LESS THAN 10mm CONSOLIDATION SETTLEMENT ANTICIPATED AND SHALLOW BEDROCK

FLOOD LINE CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE LINE SHOWN
1:100 YEAR FLOODLINE
1:50 YEAR FLOODLINE
REPESENT THE LEVELS LIKELY TO BE REACHED BY FLOODWATER ON AVERAGE ONCE IN 100 YEARS, DETERMINED IN ACCORDANCE WITH SECTION 144 OF THE NATIONAL WATER ACT (ACT 36 OF 1998)

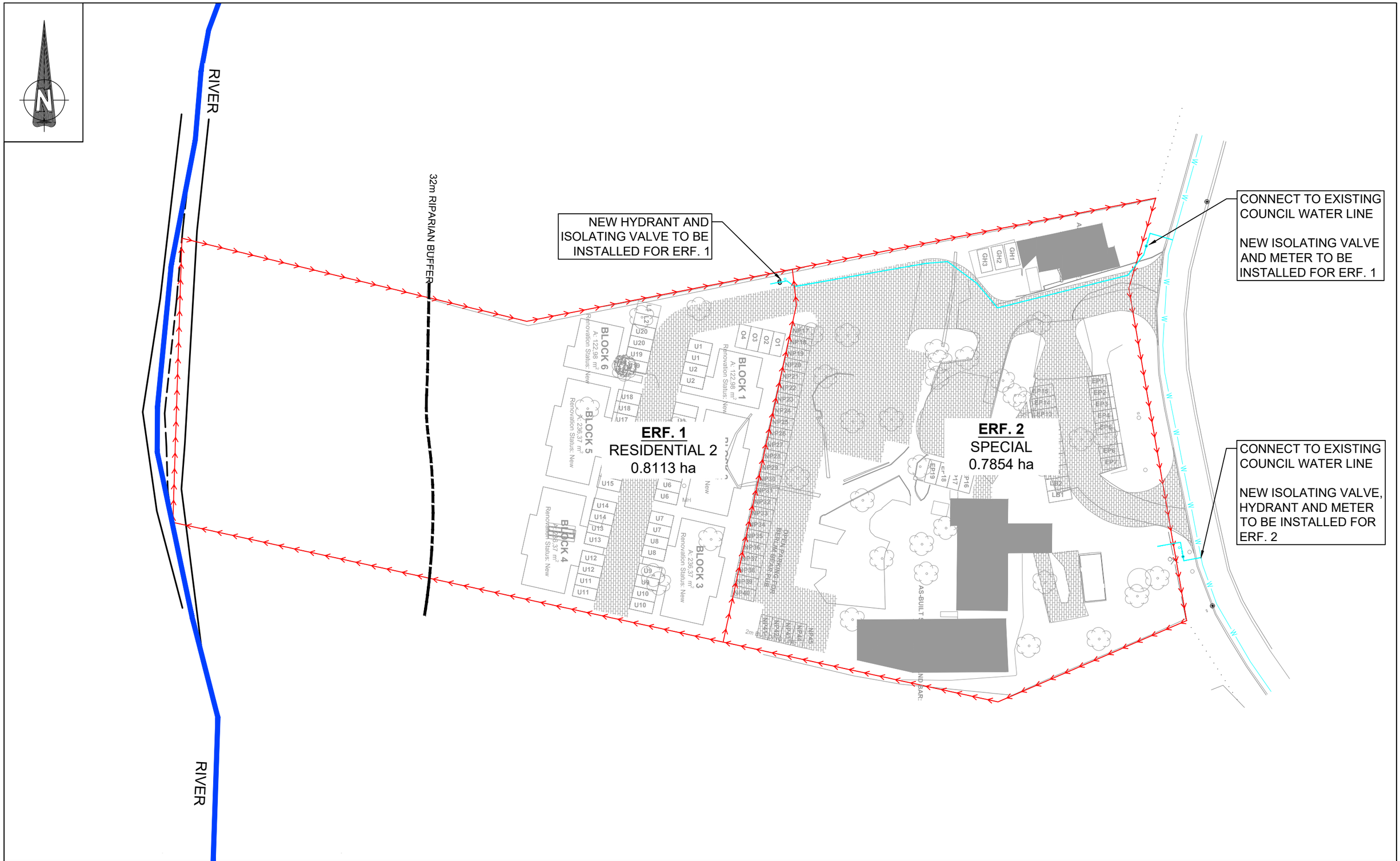
2nd Sept 2024
R.D.HIRST Pr. Tech (Eng) 2018300110 DATE
FOR SIVEST (PTY) LTD

53 Conrad Street
Florida North
E - mail :
httrp@iafrica.com
Tel no:
(011)472 - 1613
Fax:(011)472 - 3454

Hunter Theron Inc
TOWN PLANNERS

Annexure C

Proposed water layout



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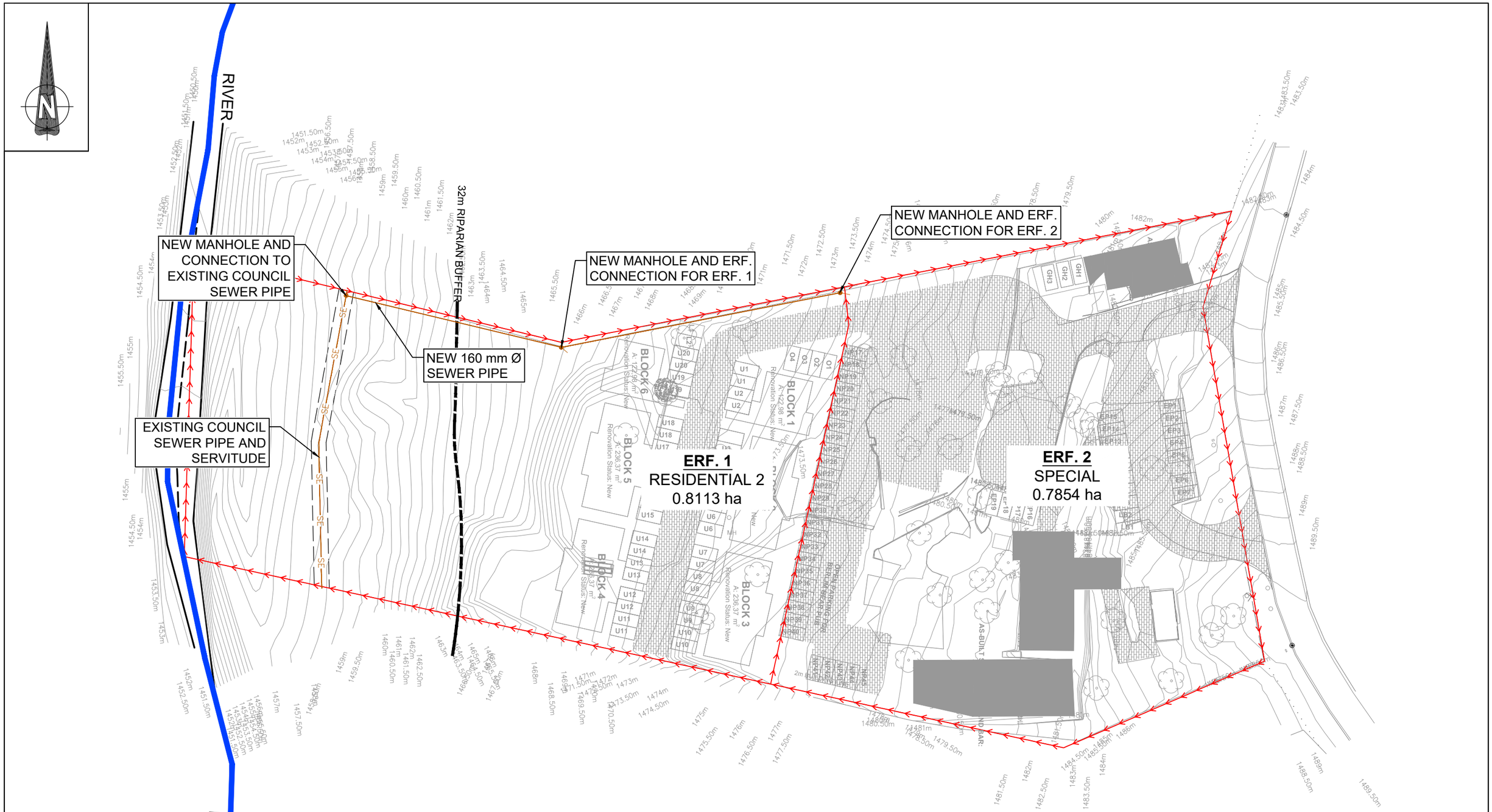
COMLEY PROJECTS
26 Derwent Avenue Lakeside Village
Modderfontein, 1609
TEL: 083 642 35 45
EMAIL: andrew@comley.co.za

HOMES HAVEN EXT. 65
WATER LAYOUT
SCALE 1:750
NOVEMBER 2024

CADASTRAL BOUNDARY
EXISTING WATER PIPE
NEW 110 mm Ø WATER PIPE

Annexure D

Proposed sewer layout



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COMLEY PROJECTS
26 Derwent Avenue Lakeside Village
Modderfontein, 1609
TEL: 083 642 35 45
EMAIL: andrew@comley.co.za

HOMES HAVEN EXT. 65
SEWER LAYOUT
SCALE 1:750
NOVEMBER 2024

CADASTRAL BOUNDARY
EXISTING SEWER PIPE
NEW 160 mm Ø SEWER PIPE