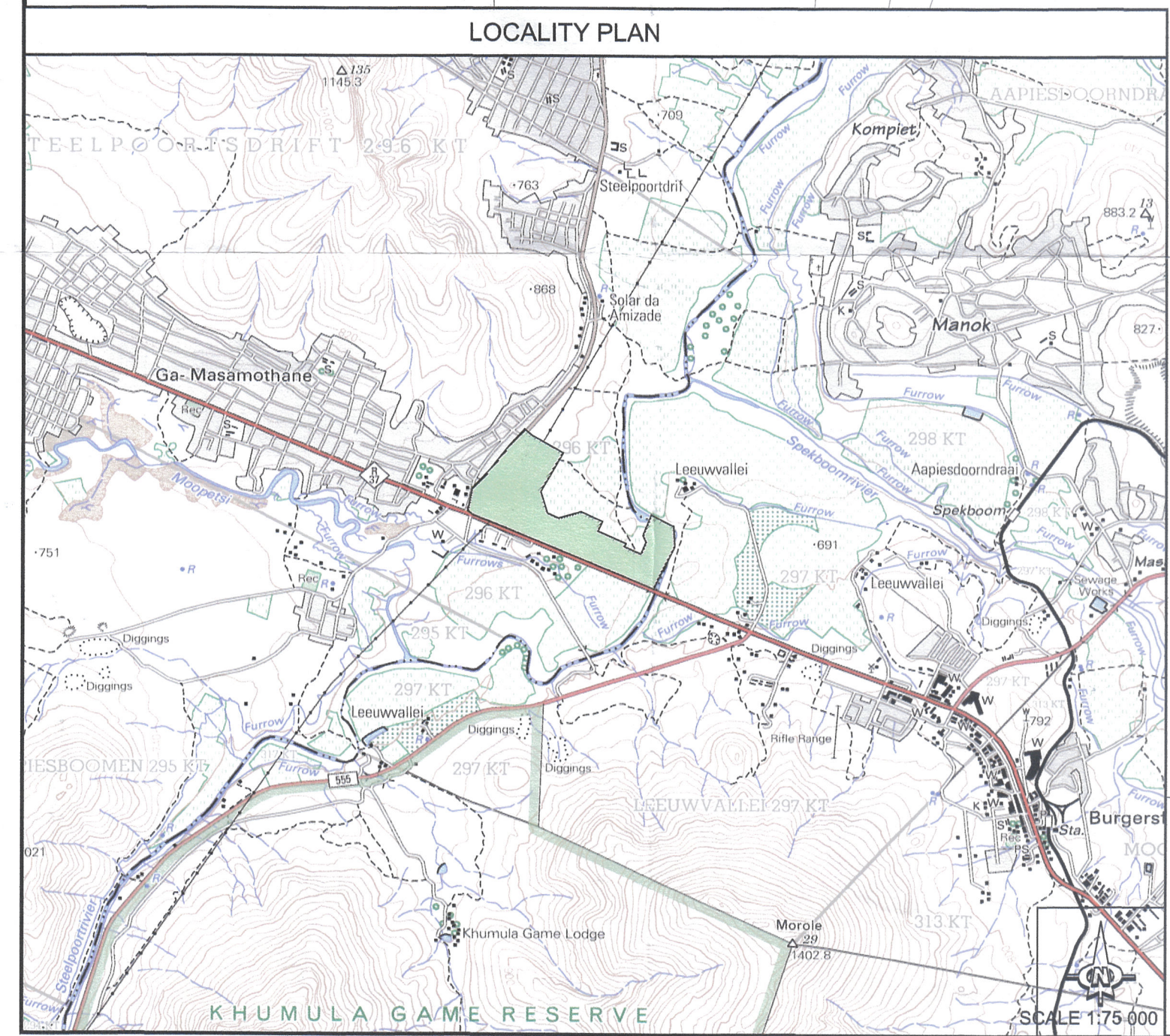
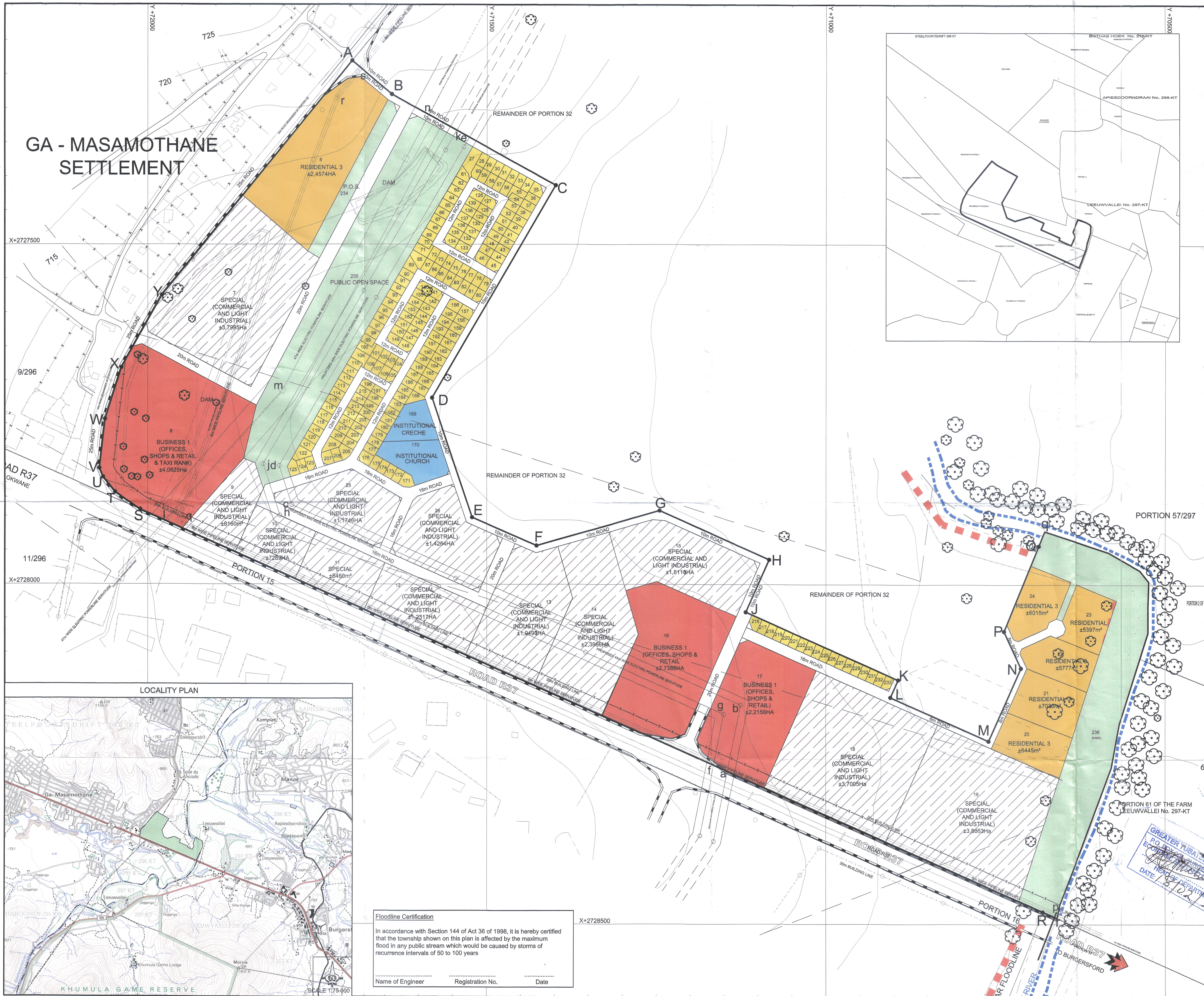


GA - MASAMOTHANE SETTLEMENT



Floodline Certification

In accordance with Section 144 of Act 36 of 1998, it is hereby certified that the township shown on this plan is affected by the maximum flood in any public stream which would be caused by storms of recurrence intervals of 50 to 100 years

Name of Engineer: _____ Registration No.: _____ Date: _____

TOWNSHIP PLAN OF MASHIFANE PARK EXTENSION 2

SITUATED ON PORTION 40 (A PART OF PORTION 32) OF THE FARM STEELPOORTSDRIFT No. 296 - K.T.

SITUATED IN THE JURISDICTION OF GREATER TUBATSE MUNICIPALITY LIMPOPO PROVINCE

LAND USE TABLE					
DESCRIPTION	NOTATION	ERF NUMBERS	NO OF ERVEN	AREA (HA)	% OF TOWN
RESIDENTIAL 1		27 - 168, 171 - 233	205	5,3279	8,71
RESIDENTIAL 3		6, 20 - 24	6	5,5241	9,03
INSTITUTIONAL	CHURCH	170	1	0,4643	0,78
SPECIAL	CHURCH	169	1	0,3195	0,52
BUSINESS 1		7, 9 - 15, 16, 19, 25, 28	12	23,7665	36,85
PUBLIC OPEN SPACE		8, 16, 17	3	9,0167	14,74
STREETS		234 - 236	3	9,9392	16,25
TOTAL				61,8112	100,00

NOTES

- THE FIGURE "ABCDEFHJKLMPQ Middle of River r RSTUVWXYA" REPRESENTS MASHIFANE PARK EXTENSION 2, MEASURING ±81,1812HA IN EXTENT SITUATED ON PORTION 40 (A PART OF PORTION 32) OF THE FARM STEELPOORTSDRIFT No. 296 - K.T.
- THE LINE l,m,n REPRESENTS THE CENTRE LINE OF AN ELECTRICAL POWERLINE SERVITUDE 47,00m WIDE VIDE DIAGRAM SG No. 784/1997
- THE LINES a,b,c,d,e and f,g,h,j,k REPRESENTS THE CENTRE LINE OF AN ELECTRICAL POWERLINE SERVITUDE THE WIDTHS OF 31,00m EACH, VIDE DIAGRAM SG No. 206/2010
- THE LINE p,q,r,s REPRESENTS THE CENTRE LINE OF A WATER PIPELINE SERVITUDE 6,00m WIDE.
- THE CONTOUR SURVEY IS IN ACCORDANCE WITH THE STANDARDS LAID DOWN BY THE REGULATIONS RELATING TO TOWNSHIP ESTABLISHMENT AND LAND USE.
- THE GRID VALUES ARE BASED ON WG31*
- ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.
- BASE PLAN WAS PREPARED BY A.S. NONYANE PROFESSIONAL LAND SURVEYORS
- AVERAGE SIZE OF RESIDENTIAL ERVEN = 250m²
- THIS LAYOUT PLAN HAS BEEN CHECKED

11. TOWN PLANNER DATE

12. LINE OF NO ACCESS BUILDING LINE

REVISIONS		
AMENDMENTS	DATE	BY
1.		

LIMPOPO

ASSOCIATES

TOWN AND REGIONAL PLANNERS

C: +27 82 554 1860 | T: +27 11 472 2320
F: +27 11 472 2305 | E: gvsassoc@mvweb.co.za

459 Ondokkers Road, Florida Hills, 1709
PO Box 78246, Sandton, 2146

APPROVED
DATE: 12/12/2020

GREATER TUBATSE MUNICIPALITY
ECONOMIC DEVELOPMENT
DATE: 12/12/2020

PORTION 61 OF THE FARM DEUWVALLEI No. 297-KT

PORTION 57/297

PORTION 207

PORTION 16

PORTION 19

PORTION 17

PORTION 18

PORTION 15

PORTION 14

PORTION 13

PORTION 12

PORTION 11

PORTION 10

PORTION 9

PORTION 8

PORTION 7

PORTION 6

PORTION 5

PORTION 4

PORTION 3

PORTION 2

PORTION 1

PORTION 0

PORTION -1

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