PROPOSED DEVELOPMENT PLAN OF

# LOTUS GARDENS

Situated on Portion 523 of the farm

**PRETORIA TOWN & TOWNLANDS 351-JR**

## LOTUS GARDENS EXT. 29

| ZONING | NO OF ERVEN | ERF NUMBERS | AREA ( ha ) | % OF TOWNSHIP |
|---|---|---|---|---|
| Residential 1 | 301 | 1 - 301 | 9,6753 | 51.82 |
| Educational | 1 | 302 | 0,0935 | 0.50 |
| Public Open Space | 4 | 303 - 306 | 0,5733 | 3.07 |
| Existing Streets | | | 8,3274 | 44.61 |
| TOTAL | 306 | | 18,6695 | 100.00 |

## LOTUS GARDENS EXT. 30

| ZONING | NO OF ERVEN | ERF NUMBERS | AREA ( ha ) | % OF TOWNSHIP |
|---|---|---|---|---|
| Residential 1 | 364 | 1 - 364 | 9,6414 | 56.03 |
| Special for Acces control | 1 | 365 | 0,0200 | 0.12 |
| Special for Private street | 1 | 366 | 4,3881 | 25.50 |
| Private Open Space | 3 | 367 - 369 | 0,3690 | 2.14 |
| Existing Streets | | | 2,7890 | 16.21 |
| TOTAL | 369 | | 17,2075 | 100.00 |

## LOTUS GARDENS EXT. 31

| ZONING | NO OF ERVEN | ERF NUMBERS | AREA ( ha ) | % OF TOWNSHIP |
|---|---|---|---|---|
| Residential 1 | 222 | 1 - 222 | 6,3727 | 38.40 |
| Special for Acces control | 1 | 223 | 0,0250 | 0.15 |
| Special for Private street | 1 | 224 | 3,5719 | 21.52 |
| Private Open Space | 4 | 225 - 228 | 6,4368 | 38.79 |
| Existing Streets | | | 0,1897 | 1.14 |
| TOTAL | 228 | | 16,5961 | 100.00 |

## LOTUS GARDENS EXT. 32

| ZONING | NO OF ERVEN | ERF NUMBERS | AREA ( ha ) | % OF TOWNSHIP |
|---|---|---|---|---|
| Residential 1 | 323 | 1 - 323 | 8,6185 | 50.61 |
| Special for Private street | 1 | 324 | 3,9840 | 23.39 |
| Private Open Space | 2 | 325 - 326 | 3,5662 | 20.94 |
| Existing Streets | | | 0,8617 | 5.06 |
| TOTAL | 326 | | 17,0304 | 100.00 |

Geotechnical investigation on Portion 523 of the farm Pretoria Town and Townlands 351-JR by Soilkraft CC

**Report number : 2014/J013/TAM, 22 March 2014**

| AREA | GEOTECHNICAL CLASS | SOIL PROFILE | CONSTRUCTION TYPE | FOUNDATION DESIGN |
|---|---|---|---|---|
| 5 | H3; S1/H3; S2/H3 | Residual andesite usually with surficial colluvial cover | Reinforced masonry | Reinforced raft or soil replacement raft |
| 6 | H/R | Shallow shale bedrock or even bedrock outcrop | Normal | Strip footings |
| 7 | S/H1-H2; H1 | Colluvial cover underlain by residual andesite | Modified normal construction | Reinforced or soil rafts |
| 8 | S/H2-H3 | Colluvial cover underlain by residual andesite | Reinforced masonry | Reinforced raft or soil replacement raft |
| 9 | S/H1-H2; S1/H1 | Colluvial cover underlain by residual andesite | Modified normal | Reinforced or soil rafts |
| 10 | S2/H1-H2 | Soft residual andesite below the colluvial horizon | Reinforced masonry | Reinforced raft or soil replacement raft |

**Report number : 2016/J014/COS, 22 July 2016**

| AREA | GEOTECHNICAL CLASS | SOIL PROFILE | CONSTRUCTION TYPE | FOUNDATION DESIGN |
|---|---|---|---|---|
| 6 | H/R | Shallow shale bedrock or even bedrock outcrop | Normal | Strip footings |

GEOTECHNICAL ZONES

I Breytenbach — 27/07/2016 (Date)

PLAN NUMBER: SMR220 / dev8

LOCAL COUNCIL: TSHWANE METROPOLITAN MUNICIPALITY

COSMOPOLITAN PROJECTS

*REAL Houses for REAL People*


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SCALE: 1 : 2 500 ( A1 )

DATE: JANUARY 2018

0 50m 100m 150m

SCALE 1 : 2 500 (A1)