

# NKOSI CITY MIXED USE DEVELOPMENT SITE PLAN

## Legend:

| WATER AND SEWER LEGEND |                                  |
|------------------------|----------------------------------|
|                        | - PROPOSED NEW SEWER GRAVITY     |
|                        | - PROPOSED NEW SEWER PUMP MAIN   |
|                        | - PROPOSED BULK CLEAN WATER MAIN |
|                        | - PROPOSED NEW 4.5ML RESERVOIR   |

| STORM WATER LEGEND |                       |
|--------------------|-----------------------|
|                    | - HEADWALL STRUCTURE  |
|                    | - PROPOSED STORMWATER |
|                    | - WATER COURSE        |

| LV Electrical Servics Legend |                             |
|------------------------------|-----------------------------|
|                              | LV Cable                    |
|                              | Transformer Zones           |
|                              | 11kV Switching Station      |
|                              | Mini Substation 11kV / 400V |
|                              | Indoor Switching Station    |
|                              | LV Distribution Kiosk       |
|                              | Service Connection Cable    |

| HV Electrical Servics Legend |   |
|------------------------------|---|
|                              | 11kV - 95mm² x 3 Core XLPE Under Ground Cable |
|                              | 11kV - 70mm² x 3 Core XLPE Under Ground Cable |
|                              | 11kV Switching Station                        |
|                              | Mini Substation 11kV / 400V                   |
|                              | Indoor Switching Station                      |
|                              | 132kV Over head line.                         |
|                              | 11kV Eskom Under Ground Cable                 |

| LAND USE LEGEND        |  |          |       |
|------------------------|--|----------|-------|
|                        | Intend   | Area(ha) | Block |
| Residential 1          | Housing, townships and other social and residential catering for low-income households   | 76       | 2001  |
|                        | Residential 1 for the purpose of approximately 1 ha bonded housing of approximately 60 units per site  | 14       | 10    |
| Agricultural           | Agricultural for the purpose of cultivation, grazing and agricultural buildings  | 208      | 16    |
| Industrial 1           | Warehouse, commercial use, office of government, office, retail trade or manufacturing goods, processed or assembled on the premises or in a related product | 12       | 10    |
| Industrial 1           | Warehouse for the purpose of government, office, retail trade or manufacturing goods, processed or assembled on the premises or in a related product         | 14       | 3     |
| Commercial             | For the purpose of primary schools, secondary schools, colleges, and other educational, social, recreation and community facilities                          | 20       | 12    |
| Industrial             | Traditional for the purpose of placing of mining, places of recreation, sports and other facilities  | 2.5      | 4     |
| Private and Open Space | Private Open Space for public open spaces, parks, public swimming pools and sports and recreation  | 5        | 5     |
| Special                | Fresh Produce Market   | 2        | 1     |
| Special                | Hospital and Clinic  | 2        | 1     |
| Special                | Special for the purpose of conserving environmental sensitive areas  | 2.5      | 1     |
| Cemetery               | Existing historic cemetery   | 2.5      | 1     |
| Special                | Public Transport   | 2        | 2     |
| Special                | Informal Trading   | 1        | 1     |
| Government             | Police Station, Post Office, Emergency Services  | 1.5      | 2     |
| Special                | Recreation, sports, and other facilities   | 10       | 10    |
| Cemetery               | Expansion of Cemetery  | 1        | 1     |
| Water Form             | Reserve for Application  | 1        | 1     |
| Dike                   | Reserve for Application  | 2        | 1     |
| Dike                   | Reserve for Application  | 15       | 1     |

| ROADS KEY PLAN LEGEND |   |
|-----------------------|---|
|                       | INTERNAL BUS ROUTE - CLASS 3 (WIDTH 6 x 3.7m LANES & 5m MEDIAN)       |
|                       | INTERNAL COMMERCIAL ROADS - CLASS 4 (WIDTH 4 x 3.7m LANES, NO MEDIAN) |
|                       | INTERNAL ROADS - CLASS 4 (WIDTH 7m INDUSTRIAL)                        |
|                       | INTERNAL ROADS - CLASS 4 (WIDTH 6m MINOR ARTERIALS)                   |
|                       | INTERNAL ROADS - CLASS 5 (WIDTH 5.5m RESIDENTIAL ACCESS)              |
|                       | INTERNAL ROADS - CLASS 5 (WIDTH 4.5m CUL-DE-SAC)                      |

| ENVIRONMENTAL SENSITIVITIES |                      |
|-----------------------------|----------------------|
|                             | 32m Riparian Buffer  |
|                             | 50m Wetland Buffer   |
|                             | Grave yard           |
|                             | Rivers               |
|                             | Wetlands             |
|                             | 1:100 Year Floodline |

Scale: 1:10000 @ A1  
Date: May 2018