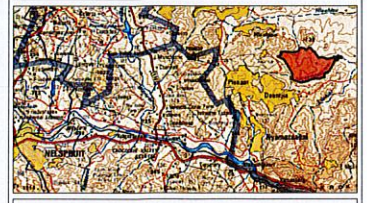


LAND USE TABLE							
Zoning	Land use	Notation	Area (ha)	% of Township	No of erven	FAR	Coverage
Agriculture	For agricultural use by purpose		241.85	24.92%	96		
Business 1	For Places of Retailment, Hotels, Shops, Retail Dwelling units, Residential Buildings, Social Clubs, Places of Instruction, Dry cleaners and Offices		12.79	1.32%	3	0.5	50%
Cemetery	For cemetery purposes		3.29	0.34%	1		
Educational	For the purposes of Schools, Primary Schools, Secondary Schools and Tertiary College		27.44	2.84%	12	1.0	50%
Government/Municipal	For the purposes of Police Station, Post Office, Emergency Services, Public Swimming Pool and Public Facilities		2.37	0.24%	3	0.4	60%
Industrial 1	For the purposes of industries (excluding noxious industries), workshops, commercial uses, places of treatment for own employees and offices which are directly related to and subservient to the main use and related to goods which are manufactured, processed or assembled on the site or industry related products		12.73	1.31%	16	1.4	80%
Institutional	For the purposes of Institutions, Places of public worship, Places of Instruction, Public Library and Community use		4.35	0.45%	7	2.1	75%
Public open Space	For public open spaces, parks and protection of environmentally sensitive areas		453.01	46.78%	40		
Residential 1	For residential purposes (1 dwelling unit per erf)		81.06	8.37%	3303		
Residential 4	Residential 4 (85 dwelling units per ha) Total of 1374 units		15.87	1.63%	17	0.8	50%
Special	For the purpose of a Fresh Produce Market		1.23	0.13%	1	0.4	60%
Special	For the purpose of a Hospital and a Clinic		3.09	0.32%	1	0.4	50%
Special	For Informal Trading purposes		0.53	0.05%	1	1.0	80%
Special	Tourism accommodation and facilities		2.01	0.21%	1	0.3	40%
Special	For Places of Retailment, Hotel and Accommodation, Shops, Retail Services, Wholesale, Bulk Retail Dwelling units, Residential Buildings, Social Clubs, Dry cleaners and Offices		12.51	1.28%	32	0.5	50%
Special	For Public Transport (Bus and Taxi)		2.45	0.25%	2	1.0	80%
Existing Public Roads	Roads and access purposes		93.46	9.61%			
TOTAL			948.80	100%	3328		88.34

PROPOSED TOWNSHIP:
 [Redacted]
 situated on [Redacted]
 on the [Redacted]



NOTES

- Figure 'ABCDE-middle of stream-F,G,H,I-middle of stream-O-middle of stream-P,Q,R,S' represents the proposed township of [Redacted]
- All dimensions shown on this plan are approximate, scaled in metres and subject to final survey.
- Local Municipality: City of Mbombela Local Municipality.

Legend

- Township boundary
- 1m Contour lines
- Erven
- Farms
- Proposed building blocks
- Environmentally sensitive
- 1:100 year floodlines
- Geotechnical constraints

LAND SURVEYOR
 FRM: _____ DATE: _____

CIVIL ENGINEER
 FRM: _____ DATE: _____

FLOODWATER
 IN TERMS OF THE SPECIFICATIONS Laid Down BY CLAUSE 144 OF THE WATER ACT OF 1956
 IT IS CERTIFIED THAT THE PROJECT AREA IS NOT AFFECTED BY FLOODWATERS
 (SIGN: _____ DATE: _____)
 FRM: _____
 CIVIL ENGINEER (NAME): _____
 PR. ENG. REG. NUMBER: _____
REGISTERED TOWN AND REGIONAL PLANNER
 REG. NO.: _____
 REG. IN: _____
 DATE: _____

CIVIL ENGINEER'S CONSENT
 IT IS HEREBY CERTIFIED THAT THE LAYOUT HAS BEEN CONSIDERED ACCEPTABLE BY THE CONSULTANT ENGINEER APPOINTED BY THE CLIENT.

(PRINT: _____ PR. ENG. REG. NO. _____)
 (SIGN: _____ DATE: _____)
 FRM: _____

CONTOUR COORDINATES
 CONTOURS ARE BASED ON STANDARDS Laid Down IN REGULATION 21(2) OF THE TOWN PLANNING ACT, TOWNSHIP ORDINANCE (VALUATION OF 1985 AS AMENDED) CONSISTENT WITH S. 4 (2)(b) OF 1985.
 DATE PLANE SEA LEVEL: _____

ROADS
 RESERVE WIDTHS OF ALL INTERNAL ROADS ARE INDICATED ON THE PLAN.

DIMENSIONS AND SIZES
 ALL DIMENSIONS SHOWN ON THE PLAN ARE APPROXIMATE, SCALED IN METRES AND SUBJECT TO FINAL SURVEY.

DATE: September 2017

SCALE: 1:7 000

DRAWN: [Redacted]

DESIGN: [Redacted]

PLAN NO.: [Redacted]

PROVINCE: Mpumalanga

GEODETIC SYSTEM: WGS 31

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