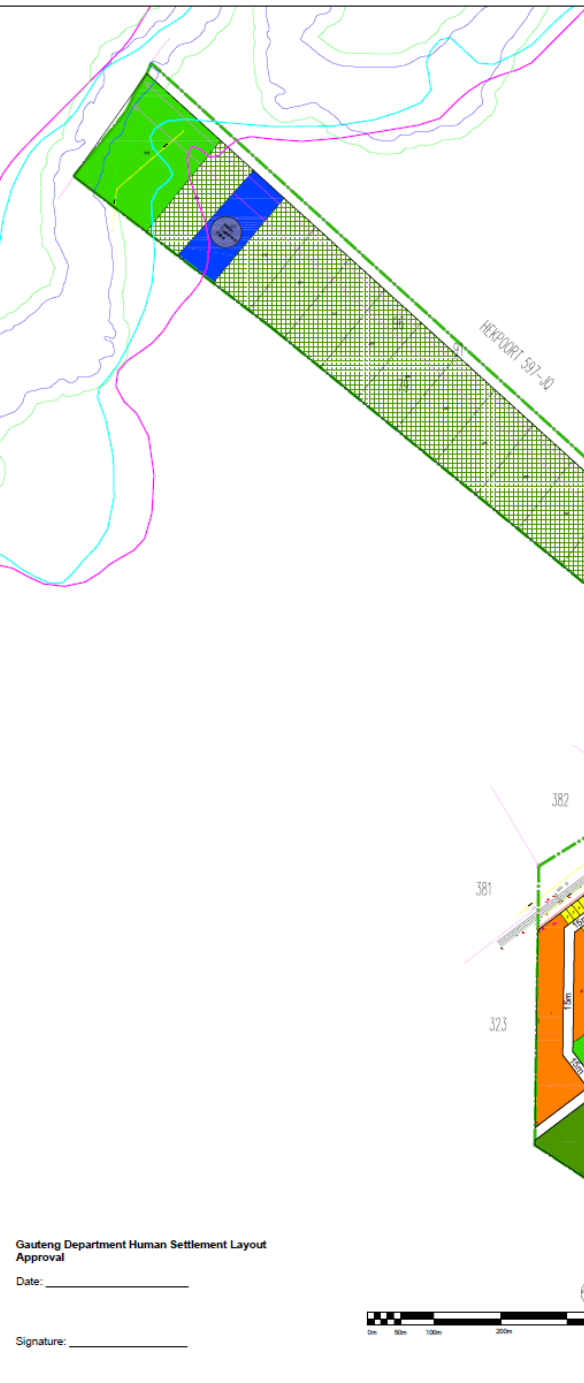


Draft Layout: Hekpoort Township

Situated on Portion 79, 91, 96, 321 and 322 Hekpoort 504 JQ approximately 74ha in extent, under the jurisdiction of the Mogale City Municipality, Gauteng Province.



Erf	Area (m²)	Erf	Area (m²)	Erf	Area (m²)	Erf	Area (m²)	Erf	Area (m²)	Erf	Area (m²)	Erf	Area (m²)	Erf	Area (m²)	Erf	Area (m²)	Erf	Area (m²)	Total	
1	13399	31	241	61	210	91	212	121	241	151	204	181	212	211	213	241	204	271	248	301	10837
2	231	32	241	62	210	92	206	122	241	152	191	182	212	212	214	242	204	272	248	302	10920
3	231	33	241	63	210	93	200	123	217	153	191	183	212	213	202	243	204	273	248	303	10658
4	231	34	241	64	210	94	240	124	217	154	204	184	199	214	210	244	204	274	248	304	10849
5,00	231,00	35	242	65	210	95	211	125	217	155	204	185	199	215	210	245	204	275	248	305	10818
6	4216	36	242	66	210	96	281	126	191	156	204	186	211	216	210	246	204	276	248	306	10839
7	8860	37	243	67	210	97	291	127	204	157	204	187	211	217	211	247	191	277	249	307	10878
8	8333	38	243	68	210	98	300	128	204	158	204	188	210	218	199	248	191	278	249	308	10782
9	193	39	244	69	198	99	310	129	204	159	204	189	210	219	199	249	204	279	233	309	10899
10	205	40	244	70	198	100	226	130	204	160	204	190	210	220	212	250	204	280	233	310	10806
11	205	41	245	71	210	101	231	131	204	161	191	191	210	221	212	251	204	281	232	311	10813
12	205	42	245	72	210	102	237	132	204	162	199	192	210	222	213	252	204	282	218	312	10782
13	205	43	246	73	210	103	242	133	204	163	199	193	210	223	213	253	204	283	219	313	10869
14	205	44	247	74	210	104	248	134	191	164	211	194	210	224	213	254	204	284	230	314	10966
15	205	45	237	75	210	105	253	135	191	165	211	195	211	225	213	255	204	285	229	315	25539
16	205	46	237	76	210	106	281	136	204	166	210	196	199	226	212	256	191	286	228		
17	205	47	238	77	210	107	3992	137	204	167	210	197	199	227	212	257	191	287	8298		
18	205	48	238	78	210	108	202	138	204	168	303	198	212	228	212	258	204	288	34654		
19	205	49	238	79	210	109	202	139	204	169	213	199	212	229	212	259	204	289	30777		
20	205	50	239	80	210	110	201	140	204	170	213	200	213	230	191	260	204	290	36407		
21	205	51	239	81	210	111	189	141	204	171	213	201	213	231	204	261	204	291	17538		
22	205	52	240	82	184	112	189	142	204	172	213	202	305	232	204	262	204	292	17325		
23	205	53	240	83	281	113	201	143	191	173	213	203	212	233	204	263	204	293	17309		
24	205	54	231	84	253	114	201	144	191	174	213	204	212	234	204	264	204	294	20752		
25	205	55	238	85	248	115	201	145	204	175	213	205	212	235	204	265	191	295	22377		
26	191	56	246	86	242	116	205	146	204	176	213	206	212	236	204	266	223	296	22522		
27	5123	57	211	87	237	117	205	147	204	177	213	207	212	237	204	267	248	297	25920		
28	241	58	210	88	231	118	217	148	204	178	213	208	212	238	191	268	248	298	31009		
29	241	59	210	89	226	119	217	149	204	179	305	209	213	239	191	269	248	299	30518		
30	241	60	210	90	218	120	217	150	204	180	212	210	213	240	204	270	248	300	14014	Total	61313



Notation

Land Use / Zoning	Notation	No of Erven	No of Units	Density	Average size in m²	Area in m²	% of Township
Residential 1	[Yellow Box]	280	280		217,6	60916,00	8%
Residential 3	[Red Box]	3	551	180	10197,3	30592,00	4%
Business 1	[Orange Box]	1			5125,0	5125,00	1%
Industrial	[Blue Box]	1			4216,0	4216,00	1%
Municipal	[Green Box]	2			7430,0	14860,00	2%
Open Space	[Light Green Box]	2			16918,5	33837,00	5%
Agriculture: Demarcated (1ha/1h)	[Green Box with Grid]	13			10834,4	140847,00	19%
Agriculture: Agro Processing	[Purple Box]	1			14014,0	14014,00	2%
Agriculture	[Dark Green Box]	12			25575,7	306908,00	41%
Roads						129604,00	17%
Total		315	831			740919,00	100%

Note

- 1 All erf sizes are approximate pending final survey.
- 2 All road reserves are as indicated on the layout plan. Road reserves are 13m, 15m, and 25m, unless indicated otherwise.
- 3 Road plays are 10m and 16m or as indicated on the plan.
- 4 All building lines are 5m along any boundary with a public street, and 2m along any boundary with a private road. All other building lines will be 2m except where the local authority approve its relaxation.
- 5 All development will be subject to a further geo-technical assessment as required.
- 6 Lines of no access are indicated as follows on the layout plan: [Dashed Line]
- 7 The proposed township boundary is indicated as follows on the layout plan: [Dotted Line]
- 8 All erf numbers are temporary, and subject to final numbering by the office of the Gauteng Surveyor General.

SCALE: 1: 4000 (A 1 Paper) PLAN NO: HP Rev 3

Town Planner:
Herman Strydom
Pr Pln A 2027/2015
Date: 03 February 2020

Gauteng Department Human Settlement Layout Approval

Date: _____

Signature: _____

CERTIFICATION

FLOOD LINE:
With reference to Section 144 of the National Water Act (Act no. 36 of 1956) it is hereby certified that the proposed development, as indicated on this drawing, is affected by flood lines representing the maximum flood level likely to be reached by flood water in the event of a flood with a recurrence interval of 100 years.

CONTOURS:
Interval: 0,25 m
Date Issd: Sea level
Coordinate System: LO27
Provided by: Barniers Survey Solutions

GEOLOGICAL:
It is hereby certified that the layout of the township complies with the recommendations and requirements set out in the geotechnical report dated: _____
Firm: GCS Water and Environmental
Engineering Geologist: _____
Prof. Reg Number: _____
Date: _____
Signature: _____

ENVIRONMENTAL:
It is hereby certified that the layout of the township complies with the final recommendations set out in the Environmental Impact Assessment Report, _____
Firm: Environmentalist Geologist
Environmental Geologist: _____
Prof. Reg Number: _____
Date: _____
Signature: _____

Prof. Reg Number: _____ Date: _____ Signature: _____

Prof. Reg Number: _____ Date: _____ Signature: _____

Prof. Reg Number: _____ Date: _____ Signature: _____

Client: human settlements
Department: Human Settlements
REPUBLIC OF SOUTH AFRICA

Professional Service provider: GladAfrica

Gauteng Department of Human Settlementment Glad Africa