



1 Proposed Layout Plan
1 : 3500

SCHEDULE OF RIGHTS			
PROPERTY DESCRIPTION			
TOWN PLANNING SCHEME:	TOWNSHIP:		
TITLE DEED NO.:	ERF NO.:		
USE ZONE:	SITE AREA:		

LAND USE	MARKER	ERF No.	No. of Erven	Min ERF Area
CBA-2 No-Go Area		N/A	N/A	N/A
FAUNA 2018 Restricted No-Go Area		N/A	N/A	N/A
KAMFERS DAM PAN		N/A	N/A	N/A
Public Open Space		96	1	8.45ha
Residential 1		1-81	82	260m ²
Residential 3		84-95	12	1.5ha
Commercial		83	1	3.24ha
Taxi Rank		82	1	0.75ha

ERVEN	MARKER	Area	Density	No of Units
ERVEN 84-87		6.7ha	80DU/ha	536
ERVEN 88-91		8.8ha	60DU/ha	529
ERVEN 92-95		6ha	80DU/ha	480
TOTALS		21.5ha		1545

LEGEND

KAMFERS DAM 1000M BUFFER	
AVI FAUNA 500M BUFFER	
EDGE OF KAMFERS DAM	
EXISTING Fence	
EXISTING Buildings	
ELECTRIC Poles & Street Lights	
EXISTING Sewer Structures	
EXISTING Telephone Structures	
EXISTING Water Structures	
EXISTING Railway Structures	

NOTES:

The figure ABCDEFGHIJKLMNPOQR represents the proposed OLIPHANTS HOUSING ESTATE township and is 150ha in extent.

The contours on the accompanying plan were obtained from Meridian Surveys. Contour interval indicated is 1 meter and is based on sea level datum.

I hereby certify in terms of section 144 of the Water Act (Act 54 of 1956) and in terms of section 18 of the Water Amendment Act (Act 36 of 1998) that this township is affected by the maximum level that the flood water will reach in a recurrence interval of 50/100 years, as indicated on the plan.

NAME:	I.G NKOANE	REG:	P,R PLAN (A/201/2010)
A	FEB 2023	Issued For Council Submission	
REVISION No	DATE :	DESCRIPTION:	

ENGINEER SIGNATURE:

NAME:	I.G NKOANE	REG:	P,R PLAN (A/201/2010)
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TOWN PLANNER SIGNATURE:

PROJECT NAME:
OLIPHANTS HOUSING ESTATE

DRAWING DESCRIPTION:
PROPOSED TOWNSHIP LAYOUT

CLIENT NAME:
OLIPHANTS HOUSING ESTATE PTY (LTD)

SCALE:	DRAWN:	DESIGNED:
As indicated	S. MDLALOSE	I. NKOANE

PROJECT No.	DRAWING NO.	REVISION NO.
2023/OHE TOWNSHIP	(A1)-01	A