

THESE DRAWINGS:  
 (A) ENJOY COPYRIGHT PROTECTION AND THE COPYRIGHT VESTS IN URBAN CONSULT UNLESS OTHERWISE AGREED IN WRITING  
 (B) MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WHATSOEVER TO ANY PERSON WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT HOLDER

PROPOSED TOWNSHIP NUWE EERSTERUS EXT 11 - 14

APPROXIMATE LOCALITY OF INFORMAL SETTLEMENT

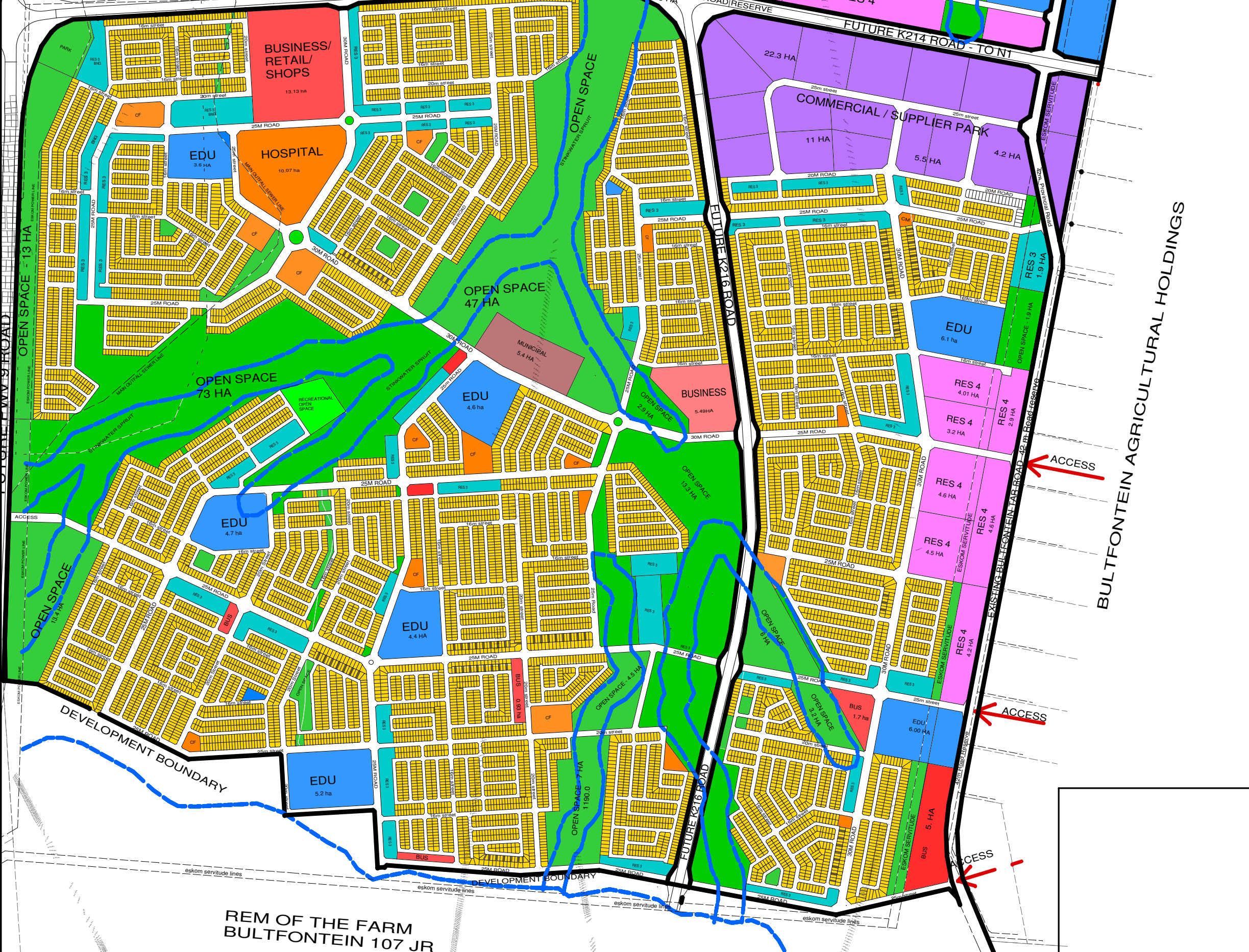
PTN 3 OF THE FARM STERKWATER 106 JR

PTN 3 OF THE FARM STERKWATER 106 JR

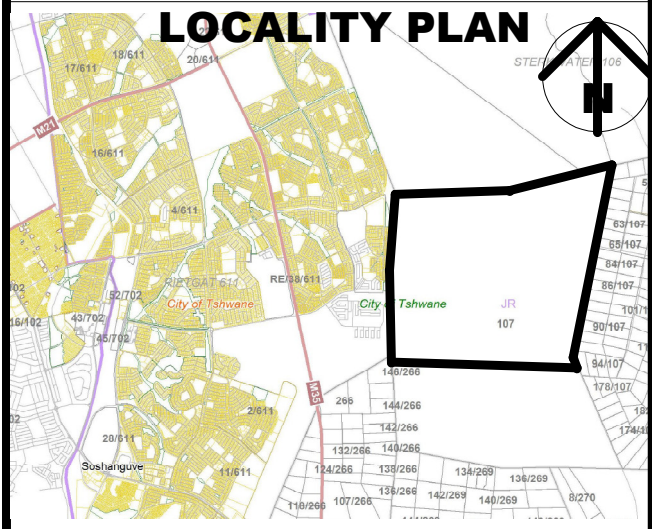
FUTURE K214 ROAD

PROVINCIAL ROAD RESERVE

FUTURE K214 ROAD - TONT



PROPOSED TOWNSHIP  
**NEW EERSTERUS EXT 15**  
 SITUATED ON A PORTION OF THE REMAINDER  
 OF THE FARM BULTFONTEIN 107 JR  
**TSHWANE METROPOLITAN  
 MUNICIPALITY**  
**LOCALITY PLAN**



**PROPOSED ZONING**

PROPOSED ZONING	NO	ERF NO'S	AREA (Ha)	NOTATION
RESIDENTIAL 1 180 - 300 sqm	15781	1 - 15 781	408	[Yellow]
RESIDENTIAL 3 (40 U / HA)	40	16332 - 16 369	41.84	[Cyan]
RESIDENTIAL 4 (100U / HA)	12	16370 - 16 382	46.21	[Magenta]
BUSSINESS 2	9	16383 - 16 391	30.97	[Red]
INSTITUTIONAL	12	16 392 - 16 403	18.89	[Orange]
EDUCATIONAL	11	16 404 - 16 414	69.12	[Blue]
INDUSTRIAL 2	17	16 415 - 16 432	58.9	[Purple]
MUNICIPAL	1	16433	5.4	[Brown]
PUBLIC OPEN SPACE	41	16 434 - 16 475	160	[Green]
<b>TOTAL</b>	<b>15942</b>		<b>839.33</b>	

NOTE: ALL ERVEN COUNT AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY TOWNSHIP TO BE DIVIDED INTO SEVERAL EXTENSIONS AFTER APPROVAL. FINAL ERF NUMBERS TO BE ALLOCATED ON TOWNSHIP DIVISION APPLICATIONS. THE LAND IS SUBJECT TO AN INFORMAL SETTLEMENT IN THE NORTH WESTERN CORNER. THE INFORMAL SETTLEMENT WILL BE RELOCATED TO THE PLANNED TOWNSHIP AS FAR AS POSSIBLE.

**TOWNSHIP DATA**

TOTAL TOWNSHIP AREA (INCLUDING OPEN SPACE)	Approx. 1190 Ha
TOTAL NUMBER OF RES UNITS (INCLUDING HIGH DENS)	22 608
TOTAL ROAD LENGTH	
TOTAL ROAD AREA	
MIN AND MAX SIZE OF ERVEN	180 - 400 sqm
MIN AND MAX ROAD GRADIENT	
TOTAL AREA OF OPEN SPACES	APPROX 204 HA
CONTOUR INFORMATION	Contour interval - 0.5 m

INTERNAL RESIDENTIAL STREETS ARE 12 M TO 16M WIDE  
 FUTURE PROVINCIAL ROADS K216 AND K214 HAVE BEEN INCORPORATED WITH PROVISIONAL ACCESS POINTS AS EARMARKED BY GAUTRANS

**FLOODLINE CERTIFICATE**

I HEREBY CONFIRM THAT THE ERVEN IN THE TOWN DOES NOT FALL WITHIN THE 1 : 50 and 1 : 100 YEAR FLOODLINE AS DESCRIBED IN THE WATER ACT, ACT 36 OF 1998, ARTICLE 144.  
 THE FLOODLINES ARE PRELIMINARY AND WILL BE FINALIZED WITH DETAIL STORMWATER MASTERPLANS ON TOWNSHIP DIVISION APPLICATIONS.

DATE : 20/02/2023  
 SCALE : 1 : 5000  
 DRAWING NUMBER : CPD/NEST/X15/1

CONTOURS INTERVAL OF CONTOURS - 0.5 m  
 The contours on the layout plan is in accordance with the requirements of reg. 18(1) of the Townplanning and Township Ordinance, 1986 (15 of 1986)

**TOWNPLANNING CONSULTANT**

**URBAN CONSULT**  
 TOWN PLANNERS  
 P.O. BOX 95884  
 WATERKLOOF  
 0145  
**PRETORIA**  
 EMAIL : urb-con@mweb.co.za  
 CELL : 082 573 0409

REM OF THE FARM  
 BULTFONTEIN 107 JR