

# LAY-OUT PLAN

Lay-out checked by:  
Laurette Swarts Pr. Pln

Proposed Township:

EMAKHAZENI DEVELOPMENT HUB

Situated On:

Remainder of Portion 12 of the Farm Wemmershuis 379, Registration Division J.T. Province Mpumalanga

Plan Number & Date:

TE18 - DF01 25/01/2019

Geological Zones:

Floodline:

I hereby certify that the maximum average height of floodwater which will flow each 100 years in any public stream in terms of the National Water Act (act 36 of 198) does not affect this township.  
Signature \_\_\_\_\_ Date: \_\_\_\_\_

Contours:

The contours on this layout is in accordance with the requirements of Regulations 18 (1) of the Towns-Planning and Township Ordinance, 1986 (Ordinance 15 of 1986). This contour survey was compiled by:

General:

1. Total area of township	111,7978 Ha						
2. Total number of erven	186						
ZONINGS:	TOTAL ERVEN	AREA Ha	MIN AREA	MAX AREA	AVE. AREA	% OF TOWNSHIP	Colour
"RESIDENTIAL MEDIUM"	129	6,9650Ha	500 m <sup>2</sup>	784 m <sup>2</sup>	540 m <sup>2</sup>	6.23	
"RESIDENTIAL HIGH"	1	3,6679 Ha	36 679 m <sup>2</sup>	36 679 m <sup>2</sup>	36 679 m <sup>2</sup>	3.28	
"AGRICULTURE"	4	58,3394 Ha	114 953 m <sup>2</sup>	174 985 m <sup>2</sup>	145 849 m <sup>2</sup>	52.18	
"INSTITUTIONAL"	7	1,4063 Ha	1 229 m <sup>2</sup>	3 865 m <sup>2</sup>	2 009 m <sup>2</sup>	1.26	
"MIXED USE"	30	14,6761 Ha	300 m <sup>2</sup>	66 576 m <sup>2</sup>	4892 m <sup>2</sup>	13.13	
"INDUSTRIAL"	9	2,3753 Ha	1 381 m <sup>2</sup>	4 123 m <sup>2</sup>	2,639 m <sup>2</sup>	2.02	
"OPEN SPACE"	5	12,0344Ha	5 018 m <sup>2</sup>	87 345 m <sup>2</sup>	24 068m <sup>2</sup>	10.76	
"UTILITIES"	1	0,1915Ha	1 915 m <sup>2</sup>	1 915 m <sup>2</sup>	1 915 m <sup>2</sup>	0.17	
"PUBLIC ROAD"		12,1419 Ha				10.86	
<b>TOTAL:</b>	<b>186</b>	<b>111,7978 Ha</b>				<b>100%</b>	

Notes:

- Figure A - X indicates the boundary of the township. All areas are estimate.
- Building line. - x - x - x -
- Line of no access

Servitude Notes:

- Servitude of 42m wide over Erven 29, 40, 41, 45 and 46 in favour of Eskom to accommodate an Eskom Power Line.
- Servitude of 5m wide over Erven 81, 96 and 105 in favour of Local Authority to accommodate storm water infrastructure.

Local Authority:

EMAKHAZENI  
MUNICIPALITY



North

Scale 1 : 4 000

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