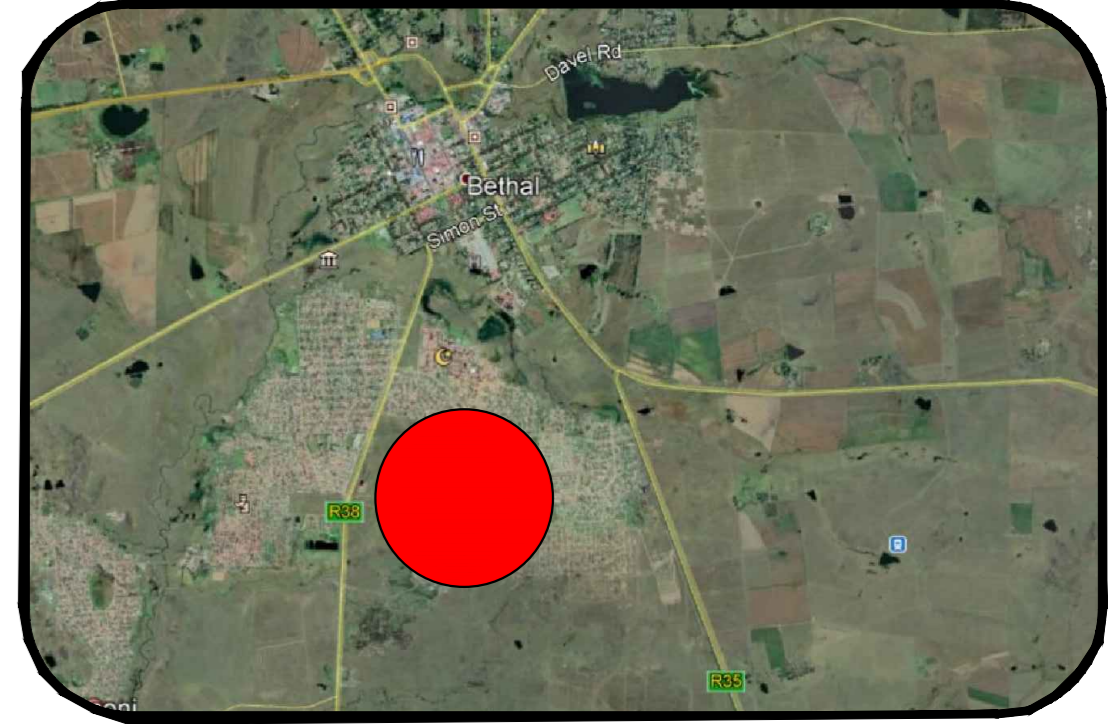


Project Title:
**PROPOSED TOWNSHIP
 EMZINONI EXTENSION 13 & 14**
 Situated on:
**PORTION OF THE REMAINDER OF PORTION 6
 BLESBOKSPRUIT 150 IS
 MPUMALANGA PROVINCE**



PHASE 1				
LAND USE				
ZONING	LAND USE DESCRIPTION	NO. OF STANDS	AREA (HA)	%
MEDIUM DENSITY RESIDENTIAL	1 DWELLING / 300sqm	2943	98.8	50.5
HIGH DENSITY RESIDENTIAL	100 DU / HA SOCIAL HOUSING	2	2.9	1.5
GENERAL MIXED USE	BUSINESS	2	1.7	0.9
INSTITUTIONAL	PRIMARY SCHOOL	1	4.8	2.5
	COMMUNITY FACILITY	2	0.4	0.2
	CRECHE	2	0.3	0.2
	HEALTH FACILITY	1	1.3	0.7
	CEMETERY	1	7.0	3.6
	CHURCH	1	0.1	0.05
PUBLIC OPEN SPACE	PUBLIC OPEN SPACE	14	18.2	9.3
STREET	STREET	*	59.9	30.5
TOTAL		2970	195.6	100

PHASE 2				
LAND USE				
ZONING	LAND USE DESCRIPTION	NO. OF STANDS	AREA (HA)	%
MEDIUM DENSITY RESIDENTIAL	1 DWELLING / 300sqm	2954	96.3	24.9
HIGH DENSITY RESIDENTIAL	100 DU / HA SOCIAL HOUSING	2	4.5	1.2
GENERAL MIXED USE	BUSINESS	1	0.4	0.1
INSTITUTIONAL	COMMUNITY FACILITY	2	0.4	0.1
	CRECHE	4	0.7	0.2
	CHURCH	2	0.2	0.05
PUBLIC OPEN SPACE	PUBLIC OPEN SPACE	18	230.9	59.7
STREET	STREET	*	53.2	13.75
TOTAL		2983	386.6	100

PHASE 1 & 2
 TOTAL NUMBER OF STANDS = 5953
 TOTAL AREA = 582 Ha

- GENERAL NOTES:
- 1) Cadastral boundaries;
 - 2) All internal roads are 12m wide unless otherwise indicated;
 - 3) All perhandies are 4m wide unless otherwise indicated;
 - 4) The contour survey is in accordance with the standards set in Reg. 11(1) of Town Planning Ordinance, 1995;
 - 5) All dimensions and areas are approximate and subject to final survey by Professional Land Surveyor;
 - 6) All Cadastral dimensions to be confirmed by Professional Land Surveyor prior to any detail design being constructed;
 - 7) Zoning are subject to the applicable Zoning Scheme;
 - 8) Outside Figure

Client: GOVAN MBEKI LOCAL MUNICIPALITY

Dwg. No: **EMZN/01/2020** Revision: **006**

Designed: S.DLAMINI Scale: 1:5000

Checked: H.DHLAMINI Date: OCTOBER 2021

9 LEADWOOD STREET, NELSPRUIT
 MPUMALANGA
 1200
 harrington.dhlamini@gmail.com
 013 741 4844

RDPC
 Real Development Planning Company

DATE	DESCRIPTION