

# LAY-OUT PLAN

Lay-out done by:  
Jonëlle Haupt

Lay-out checked by:  
Laurette Swarts Pr. Pln

Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

Proposed Township Establishment

Situated On:

Remainder of Portion 12 of the Farm Wemmershuis 379, Registration Division J.T. Province Mpumalanga; and  
Remainder of the Farm Bergendal 981, Registration Division J.T. Province Mpumalanga

Plan Number & Date:

TE18 - DF02

06/11/2015

Geological Zones:

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	117,5729 Ha						
2. Total number of erven	228						
ZONINGS:	TOTAL ERVEN	AREA Ha	MIN Area	MAX Area	AVE Area	% OF TOWN	Colour NOT.
"RESIDENTIAL MEDIUM"	161	8,5008 Ha	500 m²	785 m²	528 m²	7.23	
"RESIDENTIAL HIGH"	2	9,6774 Ha	46 443 m²	50 311 m²	48 387 m²	8.23	
"AGRICULTURE"	6	52,2357 Ha	4 908 m²	174 985 m²	87 060 m²	44.43	
"INSTITUTIONAL"	7	1,4025 Ha	1 229 m²	3 282 m²	2 004 m²	1.19	
"MIXED USE"	36	18,9075 Ha	300 m²	46 733 m²	5 250 m²	16.08	
"INDUSTRIAL"	9	2,3753 Ha	1 381 m²	4 123 m²	2 639 m²	2.02	
"OPEN SPACE"	6	11,4324 Ha	378 m²	87 345 m²	19 054 m²	9.72	
"UTILITIES"	1	0,1915 Ha	1 915 m²	1 915 m²	1 915 m²	0.16	
"PUBLIC ROAD"		12,8498 Ha				10.93	
<b>TOTAL:</b>	<b>228</b>	<b>117,5729 Ha</b>				<b>100 %</b>	

Notes:

Figure A - X indicates the boundary of the township.  
All areas are estimate.

Servitude Notes:

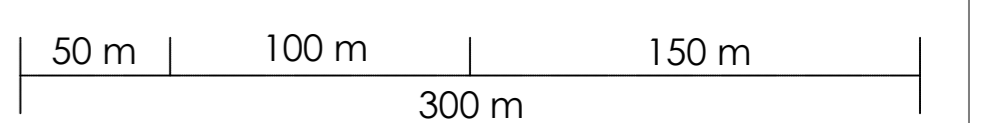
- Servitude of 42m wide over Erven 46, 218, 219, 223 and 224 in favour of Eskom to accommodate an Eskom Power Line.
- Servitude of 5m wide over Erven 112, 127 and 135 in favour of the Local Authority to accommodate storm water infrastructure.

Local Authority:

EMAKHAZENI  
MUNICIPALITY



Scale 1: 2 500



Korsman & Associates reserves the copyrights of this layout. If this layout or similar version is used in any formal application without the prior consent of an authorized member of the firm, full fees in terms of the fees as recommended by the South African Council for Town & Regional Planners shall be payable.



Office No 11  
1 Lana Street  
EMALAHLENI  
1035  
Private Bag X 7294  
Suite 295 Witbank  
1035

Tel: 013 650 0408 Fax: 086 663 6326 e-mail: admin@korsman.co.za

