



**PROPOSED TOWNSHIP  
LEEUFONTEIN EXTENSION 24**  
SITUATED ON PORTION 47, 49, 50  
OF THE FARM NOOITGEDACHT 333JR  
**TSHWANE METROPOLITAN  
MUNICIPALITY**



**LAND USE TABLE**

PROPOSED LAND USE	NO	ERF NO'S	AREA (Ha)	NOTATION
SPECIAL mixed uses commercial, business light ind)	6	1 - 5 and 7	7.3 HA	[Blue Box]
RESIDENTIAL 2 30 UHA	8	21 - 24 & 26 - 29	27.65 HA	[Yellow Box]
RESIDENTIAL 3 60 UHA	12	9 - 20 & 25	44.2 ha	[Magenta Box]
SPECIAL for COMMUNITY FACILITIES	3	6 & 8 25	6.3 HA	[Orange Box]
PUBLIC OPEN SPACE	7	30 - 34 36, 37	42.7 ha	[Green Box]
special for road /access	1	35	10.6 HA	[White Box]
<b>TOTAL</b>	<b>37</b>		<b>138.75 HA</b>	

**TOWNSHIP DATA**

TOTAL TOWNSHIP AREA	Approx. 138 Ha
TOTAL NUMBER OF RES UNITS	3751
TOTAL ROAD LENGTH	4719 M
TOTAL ROAD AREA	10.6 ha
MIN AND MAX SIZE OF ERVEN	N/A
MIN AND MAX ROAD GRADIENT	0.59% - 2 %
TOTAL AREA OF OPEN SPACES	42.7 HA
ROADS PERCENTAGE	7.6 %

**CONTOURS**  
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)

**FLOODLINE CERTIFICATE**  
I HEREBY CONFIRM THAT THE ERVEN IN THE TOWN DOES NOT FALL WITHIN THE 1 : 100 YEAR FLOODLINE AS DESCRIBED IN THE WATER ACT, ACT 36 OF 1996, ARTICLE 144.

SIGNED: \_\_\_\_\_

ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND IS SUBJECT TO FINAL SURVEY STORMWATER SERVIDUTES HAVE BEEN INDICATED ON THE LAYOUT PLAN

**DATE :** 10/06/2016  
**SCALE :** 1 : 1500  
**DRAWING NUMBER :** CPD LEEUWF X24/

**SERVITUDE NOTES:**  
600 m  
A 3m stormwater servitude, in favour of the Municipality is provided along the eastern boundary of ERVEN 26,27,28 and along the eastern boundary of ERVEN 22,23,24

**LINE OF NO ACCESS**

**DRAWING NO:**  
CPD LEEUFONTEIN X24

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**ZONING CONTROLS - DWELLING UNITS - 30 - 60 UNITS / HA**

**TOWNPLANNING CONSULTANT**

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