



Notes:
 The inclusion of the loop access road, southern access road and Public Transport Holding Facility, are as per TIA and Transport Authority requirements and may be subject to additional approvals as required.

The inclusion of the infrastructural services are as per the development's requirements and may be subject to additional approvals as required.



NTSHONGWENI URBAN CORE

- INDICATIVE DEV. PARCELS
- ROW SERVITUDE
- PROPOSED ROAD SERVITUDE
- CROSSING/ POSSIBLE ROAD EXT
- BULK WATER SUPPLY
- INTERNAL SEWER
- TREATED EFFLUENT DISCHARGE PIPE
- STORMWATER
- ELECTRICITY SUPPLY
- PROPOSED 32M ELECTRICITY SERVITUDE
- WETLAND & 32M WETLAND BUFFER
- INFILL OF DEGRADED WETLAND
- ATTENUATION

LAND USE	AREA (m ²)	AREA (HA)
URBAN USE 1 <small>(PRIMARY USE - RETAIL, OFFICE & RESIDENTIAL)</small>	460 867m ²	4.61
URBAN USE 2 <small>(AS FOR URBAN USE 1 BUT INCLUDING MOTOR RELATED, SHOWROOMS & COMMERCIAL USES, INCLUDING WAREHOUSING AND SELF STORAGE FACILITIES)</small>	246 968m ²	24.7
OPEN SPACE / WETLANDS	281 808m ²	28.18
ROAD ERVEN	63 682m ²	6.36
SERVITUDE / OTHER	12 028m ²	1.2
PRECINCT AREA	1 065 355m²	106.5

DRAWING No.
REV 17
 DRAWN BY
MO
 SCALE
1:8000
 DATE
1 March 2022