

DRAFT TOWNSHIP LAYOUT PLAN
REMAINDER OF PORTION 5 OF THE FARM LANGLAAGTE 186 IR: LESEDI LOCAL MUNICIPALITY



LOCALITY MAP



ZONING	LAND USE	NO. OF ERF	AREA (HA)	AREA (%)	NOTATION
INDUSTRIAL		14	61.57	38.25	
PUBLIC OPEN SPACE	ECOLOGICAL SENSITIVE AREA	2	75.35	46.81	
ROADS			24.04	14.94	
TOTAL DEVELOPABLE AREA		16	160.96	100%	

NOTES:
1. — Represents Project Area Boundary.
2. Road Reserves: 40m

SURVEY NOTES:
CONTOUR INTERVALS 1 M IN ACCORDANCE TO REG.ORDINANCE
SURVEYOR GENERAL SYSTEM WGS 84

CLIENT: GAUTENG GROWTH AND DEVELOPMENT AGENCY		
		
CONSULTANTS	NAME	SIGNATURE
TOWN PLANNER (NKANIVO DEVELOPMENT CONSULTANTS)	SAMUEL CHAUKE	
DESIGNED: NYIKO BALOYI Pr.Pln A/3125/2022 CHECKED: SAMUEL CHAUKE Pr.Pln A/3130/2022 DRAWING No: 2023-LANGLAAGTE DATE: 05/07/2023	THESE DRAWINGS: (A) ENJOY COPYRIGHT PROTECTION AND THE COPYRIGHT VESTS IN NKANIVO DEVELOPMENT CONSULTANTS UNLESS OTHERWISE AGREED IN WRITING (B) MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WHATSOEVER TO ANY PERSON WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT HOLDER	

COMPILED BY:



TEL : 012 807 7445
eMail : info@nkanivo.co.za

Nkanivo House
Unit 79, Block 5, Lombardy Business Park
66 Graham Road
Pretoria 0084

DRAFT TOWNSHIP LAYOUT PLAN
KOOKFONTEIN: MIDVAAL LOCAL MUNICIPALITY



LOCALITY MAP



ZONING	LAND USE	NO. OF ERF	AREA (HA)	AREA (%)	NOTATION
INDUSTRIAL	MANUFACTURING	20	52.45	63.43	
PUBLIC OPEN SPACE	ECOLOGICAL SENSITIVE AREA	3	9.50	11.49	
ROADS	ROAD PURPOSES		20.74	25.08	
TOTAL DEVELOPABLE AREA		23	82.69	100%	

NOTES:

1. — Represents Project Area Boundary.
2. Road Reserves: 40m

SURVEY NOTES:

CONTOUR INTERVALS 1 M IN ACCORDANCE TO REG.ORDINANCE
SURVEYOR GENERAL SYSTEM WGS 84

CLIENT: GAUTENG GROWTH AND DEVELOPMENT AGENCY



CONSULTANTS	NAME	SIGNATURE
TOWN PLANNER (NKANIVO DEVELOPMENT CONSULTANTS)	SAMUEL CHAUKE	
DESIGNED: NYIKO BALOYI Pr.Pln A/3125/2022 CHECKED: SAMUEL CHAUKE Pr.Pln A/3130/2022 DRAWING No: 2023-KOOKFONTEIN DATE: 06/07/2023	THESE DRAWINGS: (A) ENJOY COPYRIGHT PROTECTION AND THE COPYRIGHT VESTS IN NKANIVO DEVELOPMENT CONSULTANTS UNLESS OTHERWISE AGREED IN WRITING (B) MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WHATSOEVER TO ANY PERSON WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT HOLDER	

COMPILED BY:



TELL : 012 807 7445
eMail : info@nkanivo.co.za

Nkanivo House
Unit 79, Block 5, Lombardy Business Park
66 Graham Road
Pretoria 0084

PORTION 93 OF THE FARM KOOKFONTEIN 545-IQ

DRAFT TOWNSHIP LAYOUT PLAN

RIETSPRUIT PORTION 1 AND 2 OF THE FARM RIETSPRUIT 583-IQ: EMFULENI LOCAL MUNICIPLAITY



SCALE

- 1 : 500 (A1 Format)
- 1 : 1 000 (A2 Format)
- 1 : 2 000 (A3 Format)
- 1 : 4 000 (A4 Format)

LOCALITY MAP



LEGEND

ZONING	LAND USES	NO. OF ERF	AREA (HA)	AREA (%)	NOTATION
INDUSTRIAL	HEAVY INDUSTRIAL USE	110	435.85	62.60	
OPEN PUBLIC SPACE	SENSITIVE AREAS	5	149.65	21.49	
MUNICIPAL	GRAVES	4	13.91	2.00	
ROADS	ROADS PURPOSES		96.89	13.91	
TOTAL DEVELOPABLE AREA		119	696.30	100%	

NOTES:

1. — Represents Proposed Township Boundary.
2. Road Reserves: 40m
3. — 1: 100 Year Floodline
4. — 20m Floodline Buffer
5. — Wetland

CLIENT: GAUTENG GROWTH AND DEVELOPMENT AGENCY



CONSULTANTS	NAME	SIGNATURE
NKANIVO DEVELOPMENT CONSULTANTS	SAMUEL CHAUKE	
DESIGNED: NYIKO BALOYI Pr.Pln A/3125/2022 CHECKED: SAMUEL CHAUKE Pr.Pln A/3130/2022 DRAWING No: 202306-RIET/000 DATE: 30/06/2023	THESE DRAWINGS: (A) ENJOY COPYRIGHT PROTECTION AND THE COPYRIGHT VESTS IN NKANIVO DEVELOPMENT CONSULTANTS UNLESS OTHERWISE AGREED IN WRITING (B) MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WHATSOEVER TO ANY PERSON WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT HOLDER	

COMPILED BY:



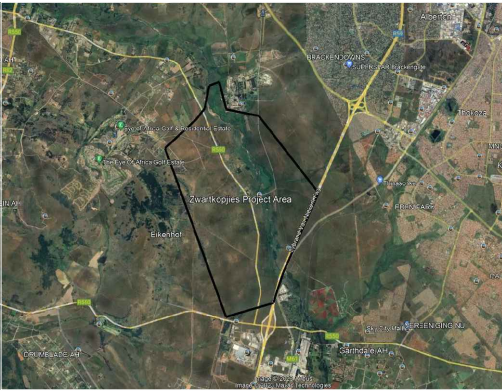
TELL: 012 807 7445
eMail: info@nkanivo.co.za

Nkanivo House
Unit 79, Block 5, Lombardy Business Park
66 Graham Road
Pretoria 0084

DRAFT TOWNSHIP LAYOUT PLAN
REMAINDER OF PORTION 25 OF THE FARM ZWARTKOPJIES: MIDVAAL LOCAL MUNICIPALITY



LOCALITY MAP



ZONING	LAND USE	NO. OF ERF	AREA (HA)	AREA (%)	NOTATION
INDUSTRIAL	INDUSTRIAL USES	126	985.75	72.83	
PUBLIC OPEN SPACE	SENSITIVE AREAS	11	153.64	11.35	
ROADS			214.10	15.82	
TOTAL		137	1353.49	100	

- NOTES:
1. Represents Project Area Boundary.
 2. Road Reserves: 40m
 3. Servitudes
 4. Wetland-Dry Highveld Grass
 5. Channelled valley-bottom wetland

SURVEY NOTES:
CONTOUR INTERVALS 1 M IN ACCORDANCE TO REG.ORDINANCE
SURVEYOR GENERAL
SYSTEM WGS 84

CLIENT: GAUTENG GROWTH AND DEVELOPMENT AGENCY



CONSULTANTS	NAME	SIGNATURE
TOWN PLANNER (NKANIVO DEVELOPMENT CONSULTANTS)	SAMUEL CHAUKE	
DESIGNED: NYIKO BALOYI Pr.Pl. A/3125/2022 CHECKED: SAMUEL CHAUKE Pr.Pl. A/3130/2022 DRAWING No: 2023-ZWART/REV000 DATE: 02/07/2023	THESE DRAWINGS: (A) ENJOY COPYRIGHT PROTECTION AND THE COPYRIGHT VESTS IN NKANIVO DEVELOPMENT CONSULTANTS UNLESS OTHERWISE AGREED IN WRITING (B) MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WHATSOEVER TO ANY PERSON WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT HOLDER	

COMPILED BY:



TELL : 012 807 7445
eMail : info@nkanivo.co.za

Nkanivo House
Unit 79, Block 5, Lombardy Business Park
66 Graham Road
Pretoria 0084

1 : 25 000 (A3 Format)