



PROPOSED TOWNSHIP ESTABLISHMENT FOR
REMAINDER FOR BEZWENI FARM NO. 18223:
PROPOSED LAND USE AND ZONING MAP

LAND USE AND ZONING

ZONING	LAND USE		NO. OF STANDS	AREA HA.	% OF AREA
RESIDENTIAL ONLY DETACHED	RESIDENTIAL		638	56.7	35.3
RESIDENTIAL ONLY MEDIUM DENSITY	RESIDENTIAL		76	4.2	2.6
LOW IMPACT MIXED USE	SHOPS		10	1.1	0.7
EDUCATIONAL	SCHOOL/ CRECHE		6	4.2	2.6
WORSHIP	CHURCH		2	0.3	1.18
ENVIRONMENTAL SERVICE	CONSERVATION		6	57.6	35.9
URBAN AGRICULTURE	AGRICULTURE		1	7.1	4.4
ACTIVE OPEN SPACE	SPORT FIELD/ PARK		5	2.5	1.5
PASSIVE OPEN SPACE	OPEN SPACE		2	1.8	1.12
GOVERNMENT AND MUNICIPAL	LIBRARY/ COMM. HALL		2	0.9	0.56
STREETS	*		*	23	13.1
TOTAL	*		745	160.5	99.96

LEGEND

	UNDERGROUND WATERPIPE LINE
	FENCE
	3PHASE (MV) POWERLINE
	HEAVY VOLTAGE (HV) POWERLINE
	SEWER MANHOLE
	CONTROL POINTS
	TREES / BUSH
	BOTTOM BANK
	SEWER PIPELINE

DATE	22/04/2024
DRAWING NO.	BEZ/01/2024
REVISION	06
DRAWN BY	V MDLULI
SCALE	1:5000

PREPARED BY:



PREPARED FOR:



GENERAL NOTES

- CADASTRAL BOUNDARIES _____
- GEODETIC SYSTEM WGS 84
- ALL INTERNAL ROADS ARE 15 AND 12 M WIDE UNLESS INDICATED OTHERWISE
- ALL DIMENSIONS AND AREAS ARE APPROXIMATE & SUBJECT TO FINAL SURVEY BY PROFESSIONAL LAND SURVEYORS
- BUILDING LINE ARE SUBJECT TO APPLICABLE SCHEME
- ZONING ARE SUBJECT TO APPLICABLE ZONING SCHEME
- CONTOUR NOTE: THE CONTOUR SURVEY IS IN ACCORDANCE WITH THE STANDARD LAID DOWN BY THE REGULATIONS RELATING TO TOWNSHIP ESTABLISHMENT AND LAND USE

FLOODLINE NOTE

IT IS HEREBY CERTIFIED IN TERMS OF ARTICLE 144 OF THE NATIONAL WATER ACT (ACT No. 36 OF 1998 THAT THE TOWNSHIP SHOWN ON THIS PLAN IS NOT AFFECTED BY FLOODLINES REPRESENTING THE MAXIMUM LEVEL LIKELY TO BE REACHED BY FLOODWATERS IN A DEFINED WATER COURSE ON AVERAGE ONCE IN EVERY 50 /100 YEARS.

SIGNATURES

TOWN PLANNER _____

FIRM:

DATE:

LAND SURVEYOR _____

FIRM:

DATE:

ENGINEER _____

FIRM:

DATE: