

Wellington Industrial Precinct Site Development Plan

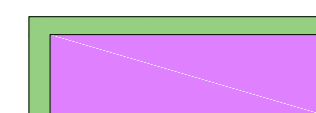
Spatial Framework
October 2017

Prepared for Knight Piesold

Development Clusters

A Industrial Erven


	A1 Existing Built up: Future Redevelopment	19.50 Ha
	A2 Proposed new Erven	3.3 Ha

	B Industrial estate	25.50 Ha
	C Industrial estate	17.00 Ha

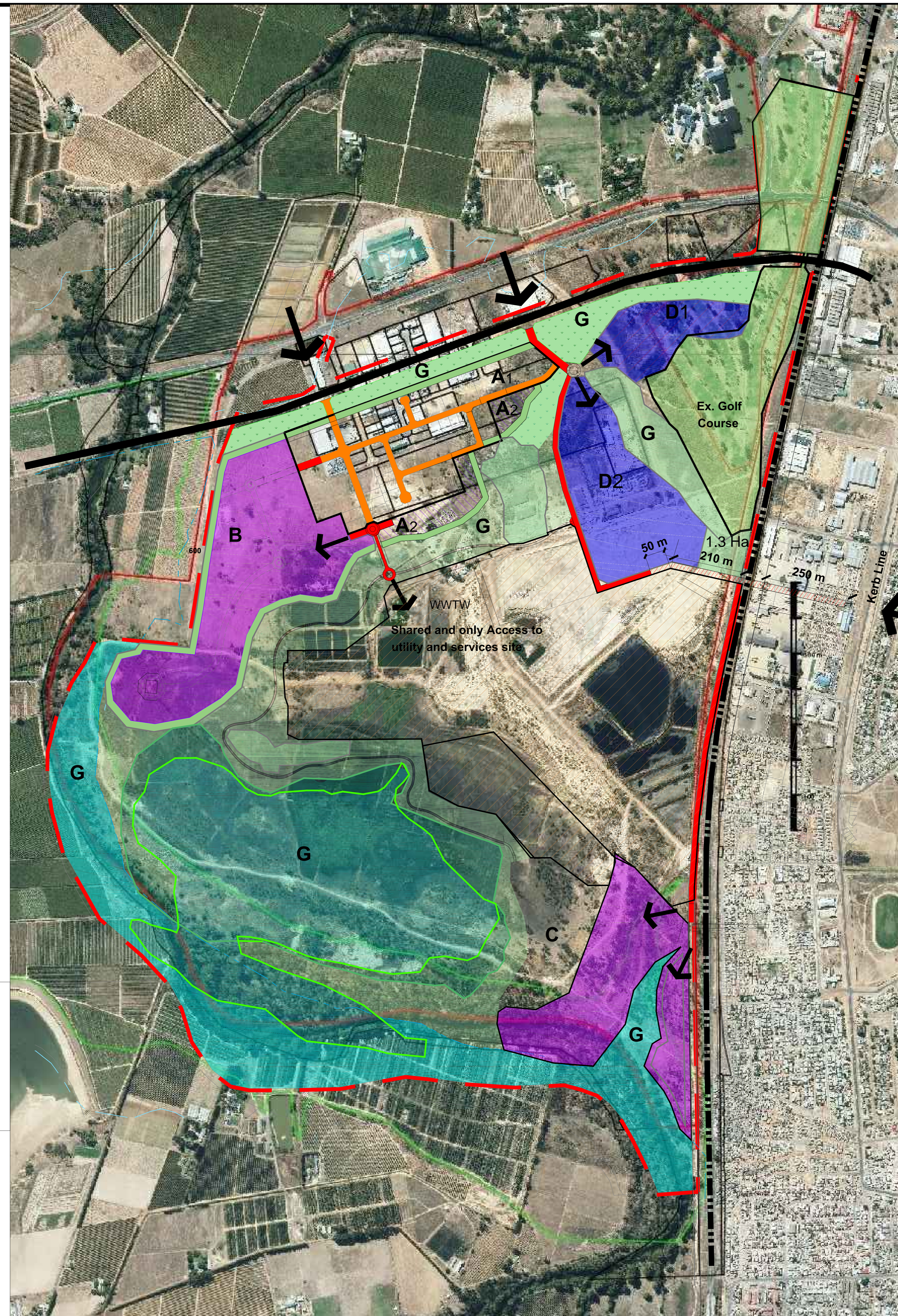
D Mixed uses

	D1 Outside Buffers	6.0 Ha
	D2 Inside Buffers	13.0 Ha



Total		
New Developable Land	72.80 Ha	
Existing Industrial	19.50 Ha	

	E Total Utilities and Services	80.50 Ha
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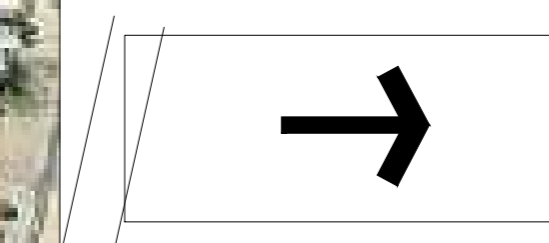
	G Environmental Corridor and associated facilities.	
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Access and Movement

	Railway Line
	Urban vehicular network


	Access Points to Wellington Precinct
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	Access points to Development areas (Sub-precincts)
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Vehicular Public Roads
(All vehicular roads will include NMT)


	Existing
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	Proposed
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	Future vehicular Link over railway reserve
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	Other Roads
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	Private estate Roads. Apt for Heavy vehicles
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	Private roads with mutual and public access servitude. Parking Pool. No heavy vehicles
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NMT lane within Environmental corridor: Passive and active active recreation (boardwalks, seating, jogging, cycling, bird watching, wheel chairs..)

MLS Urban Design

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