



Phasing	
Phase 1	
Phase 2	
Phase 3	
Phase 4	

Notes:

1. A servitude right of way and services to be registered over Erf 3122 in favour of Mossel Bay Municipality for services and to access the municipal infrastructure (reservoir) (to be surveyed)
2. All dimensions and areas are provisional and are subject to cadastral survey

* Convenient shop, beauty salon, laundry

Ptn Nos	No of Units	Extent (ha)	%	Zoning	Land Use
1-40, 43-279 297-299	280	±10,9908	18,0	Single Residential I (SRI)	Dwelling house
280-282	3	±0,8394	1,4	General Residential Zone III (RZIII)	Terrace Apartments (Flats)
283-290	8	±12,0989	19,9	Open Space Zone II (OSZII)	Private Open Space with tearooms, telecom station and maintenance shed
291	1	±23,9230	39,6	Open Space Zone III (OSZIII)	Nature conservation area with tearoom and utility
292	1	±0,3686	0,6	Open Space Zone II (OSZII)	Sport Facilities, clubhouse, restaurant, bar, offices utility
294	1	±2,4333	4,0	General Residential Zone III (RZIII)	Village precinct, flats, clubhouse, frailcare & recreation *
295	1	±8,7082	14,4	Transport Zone III (TZIII)	Private Road
296	1	±0,9286	1,5	Utility Zone (UZ)	Municipal Reservoir
TOTAL	296	60,5190ha	100		



Hoofstraat 262 Main Road, Paarl
 (t) 021-8722499 (f) 086 605 8431
 (email) pj@pjleroux.co.za

Project:
Application for Rezoning & Subdivision: Erf 3122 Hartenbos

Description:
Subdivision Plan



Skaal	NTS	Leer nr.	H 10-113
Teken	PJLR	Datum	NOVEMBER 2021
Keur	PJLR	Tekening nr.	H 10-113 SUB 1-REV 11