

ALTERNATIVE 2: SCOPING SITE PLAN



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
291	1	±23,9230	39,6	Open Space Zone III (OSZIII)	Nature conservation area
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		

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Project:
Application for Rezoning & Subdivision: Erf 3122 Hartenbos

Description:
Subdivision Plan

Garden Estate
Natuur-Landgoed

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

ALTERNATIVE 3: PREFERRED ALTERNATIVE from Draft EIR (submitted January 2023, eliminated)



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, sports facilities

Ptn Nos	No of Units	Extent (ha)	%	Zoning/Consent	Land Use
1-258	258	±10,5502	17,4	Single Residential I (SRI)	Dwelling house
259-261	3	±0,8394	1,4	General Residential Zone III (RZIII)	Terrace Apartments (Flats)
262-269	8	±11,8950	19,7	Open Space Zone II (OSZII):Consent use	Private Open Space with tearooms
270	1	±23,9630	39,6	Open Space Zone III (OSZIII)	Nature conservation area
271	1	±0,3686	0,6	Open Space Zone II (OSZII): Consent use	Restaurant, bar, offices utility
272-277	6	±3,2660	5,4	General Residential Zone III (RZIII): Consent use	Village precinct (retirement resort), flats, clubhouse, fraicare & recreation *
278	1	±8,7082	14,4	Transport Zone III (TZIII)	Private Road
279	1	±0,9286	1,5	Utility Zone (UZ)	Municipal Reservoir
TOTAL	279	60,5190ha	100		

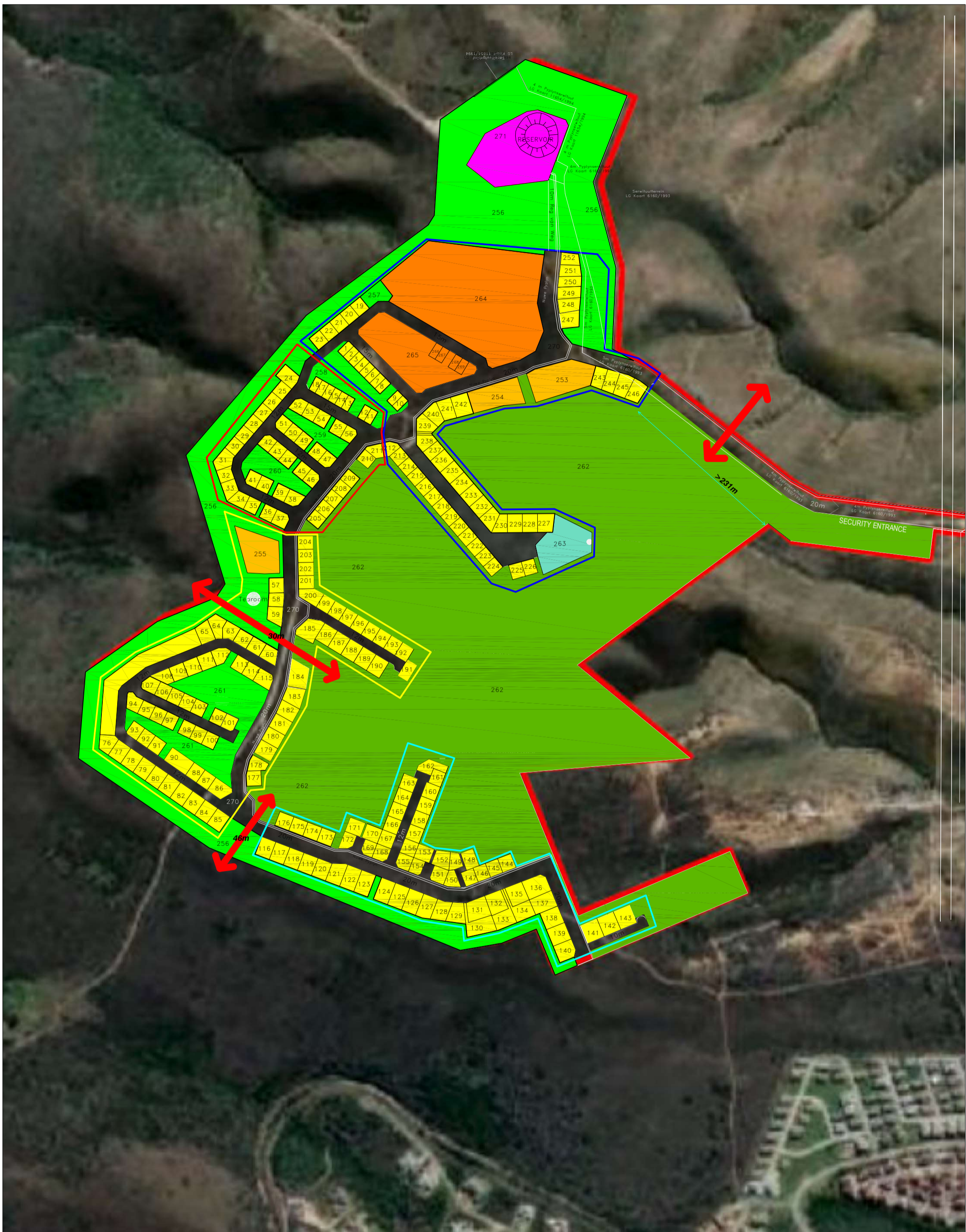
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Project:
Application for Rezoning & Subdivision: Erf 3122 Hartenbos

Description:
Subdivision Plan

Garden Estate
Natuur-Landgoed

Skaal	NTS	Leer nr.	H 10-113
Teken	PJLR	Datum	OCTOBER 2022
Keur	PJLR	Tekening nr.	H 10-113 SUB 1-REV 12




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Town and Regional Planners

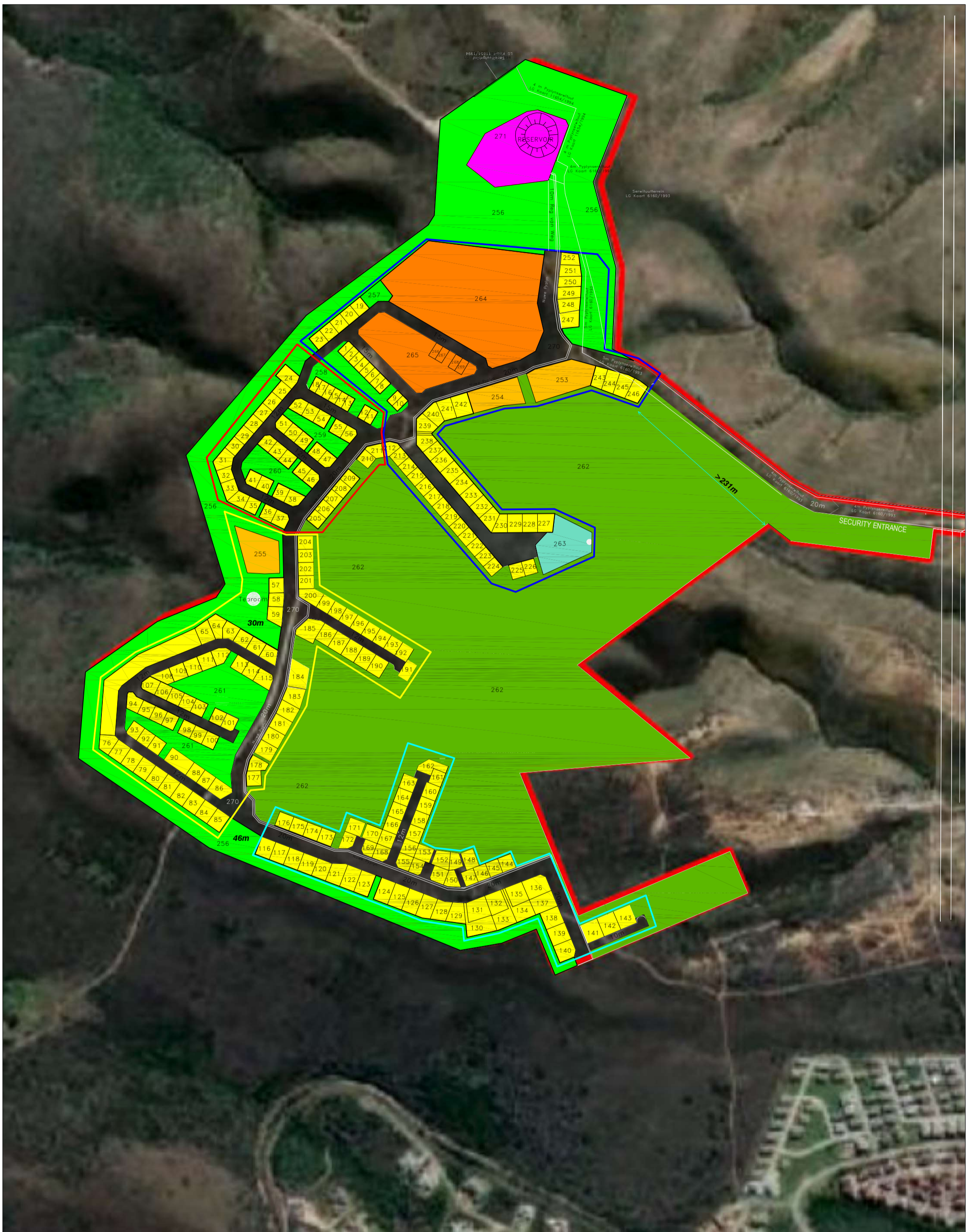
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Project: Application for
**Rezoning &
Subdivision: Erf
3122
Hartenbos**

Description:

Subdivision Plan

HARTENBOS		<small>Garden Estate Natuur-Landgoed</small>	
Skaal	NTS	Leer nr.	H 10-113
Teken	PJLR	Datum	MARCH 2023
Keur	PJLR	Tekening nr.	H 10-113 SUB 1-REV 13




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Project: Application for
**Rezoning &
Subdivision: Erf
3122
Hartenbos**

Description:

Subdivision Plan

HARTENBOS
Garden Estate
Natuur-Landgoed

Skaal	NTS	Leer nr.	H 10-113
Teken	PJLR	Datum	MARCH 2023
Keur	PJLR	Tekening nr.	H 10-113 SUB 1-REV 13