



PROPOSED SUBDIVISION, REZONING & REGISTRATION OF SERVITUDES FOR FJ ORBAN  
 REMAINDER BUFFELSFONTEIN 250/31  
 MOSSEL BAY MUNICIPALITY & DIVISION

ZONING PLAN

- Subdivision of Remainder Buffelsfontein 250/31 in a Portion A (±4.960ha) and Remainder (±18.813ha) in terms of Section 15(2)(d) of the Mossel Bay Municipality: Municipal Land Use Planning By-law (2021);
- Rezoning of Portion A to Subdivisional Area in terms of Section 15(2)(a) of the Mossel Bay Municipality: Municipal Land Use Planning By-law (2021);
- Subdivision of the Subdivisional Area in the following in terms of Section 15(2)(d) of the Mossel Bay Municipality: Municipal Land Use Planning By-law (2021):
  - Portions 1-13: Single Residential Zone I erven (Dwelling House) (±757m<sup>2</sup>);
  - Portion 14: Business Zone III erf (neighbourhood shop) with flats above ground floor (±2.916m<sup>2</sup>);
  - Portion 15: General Residential Zone V erf (hotel) (existing Sandpiper Leisure Centre with 4 added guest rooms) (±8.529m<sup>2</sup>);
  - Portion 16: Open Space Zone II erf (private open space) (±2.602m<sup>2</sup>);
  - Portion 17: Utility Zone erf (utility service) (±2.300m<sup>2</sup>).
- Registration of servitudes in terms of Section 15(2)(d) of the Mossel Bay Municipality: Municipal Land Use Planning By-law (2021).

Zoning	Area (ha)	%	No.	Erf No.
Single Residential Zone I	0.984	4.14	13	1 - 13
Business Zone III	0.292	1.23	1	14
General Residential Zone V	0.853	3.59	1	15
Open Space Zone II	2.602	10.94	1	16
Utility Zone	0.230	0.97	1	17
Agricultural Zone I	18.813	79.13	1	Remainder
<b>Total</b>	<b>23.774</b>			

--- The curvilinear lines ABD & BD represent the centre lines of a Right of Way Servitude 6,00 m wide, and affects Erf 16 as indicated.

and

The lines EFG, HJK, LM, NP, NQ, RST, UV, WX, SY, Z1A, 1B1C, 1D1E1F, 1E1G AND 1H1 represent the centre lines of a Right of Way Servitude 6,00m wide, and affects Erf 16 as indicated.

Scale: 1 : 3,000  
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For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.