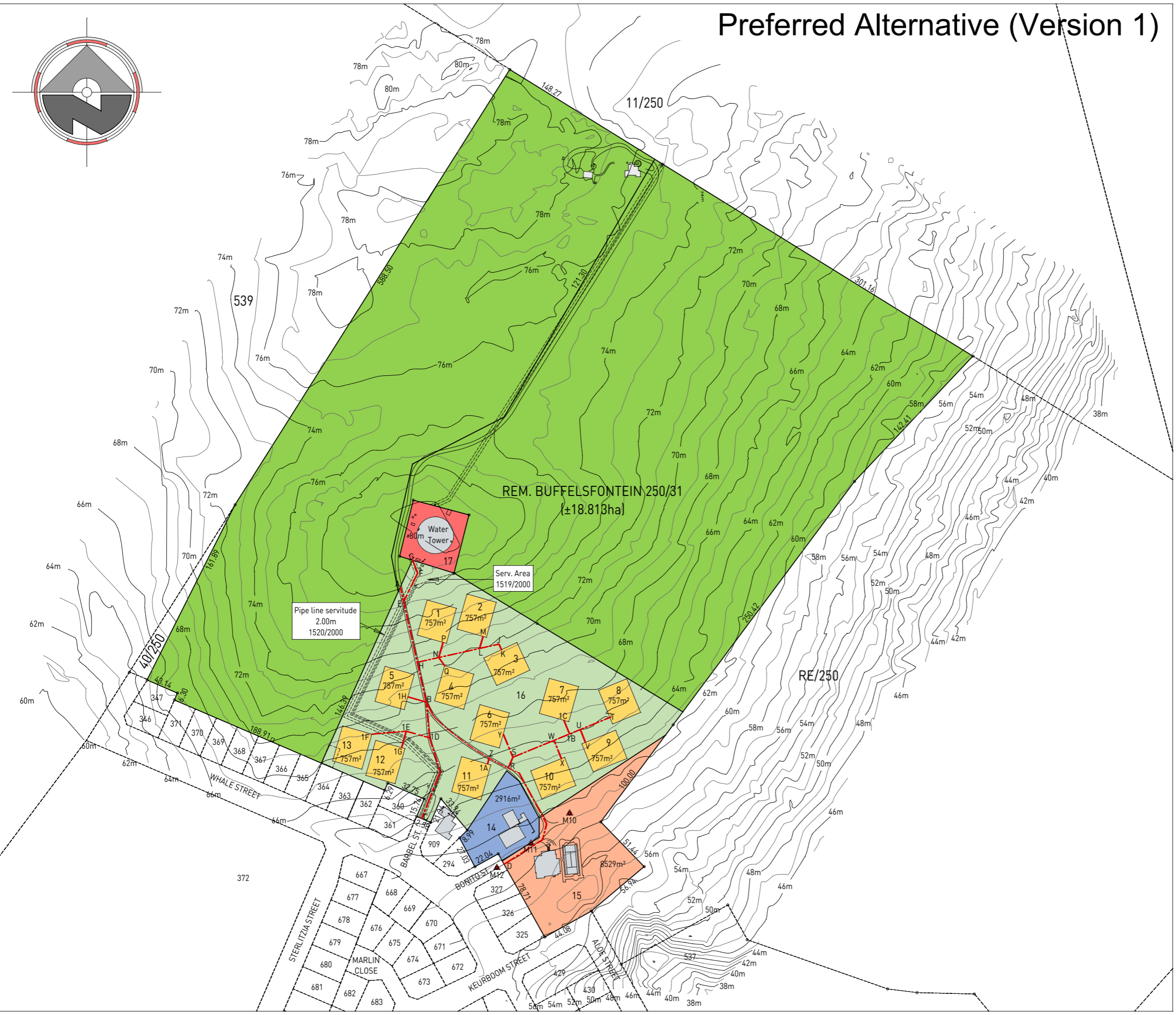
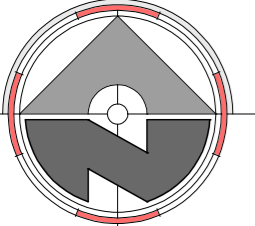


Preferred Alternative (Version 1)



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) (±757m²);
 - Portion 14: Business Zone III erf (neighbourhood shop) with flats above ground floor (±2.916m²);
 - Portion 15: General Residential Zone V erf (hotel) (existing Sandpiper Leisure Centre with 4 added guest rooms) (±8.529m²);
 - Portion 16: Open Space Zone II erf (private open space) (±2.602m²);
 - Portion 17: Utility Zone erf (utility service) (±2.300m²).
- 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
Total	23.774			

--- 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.

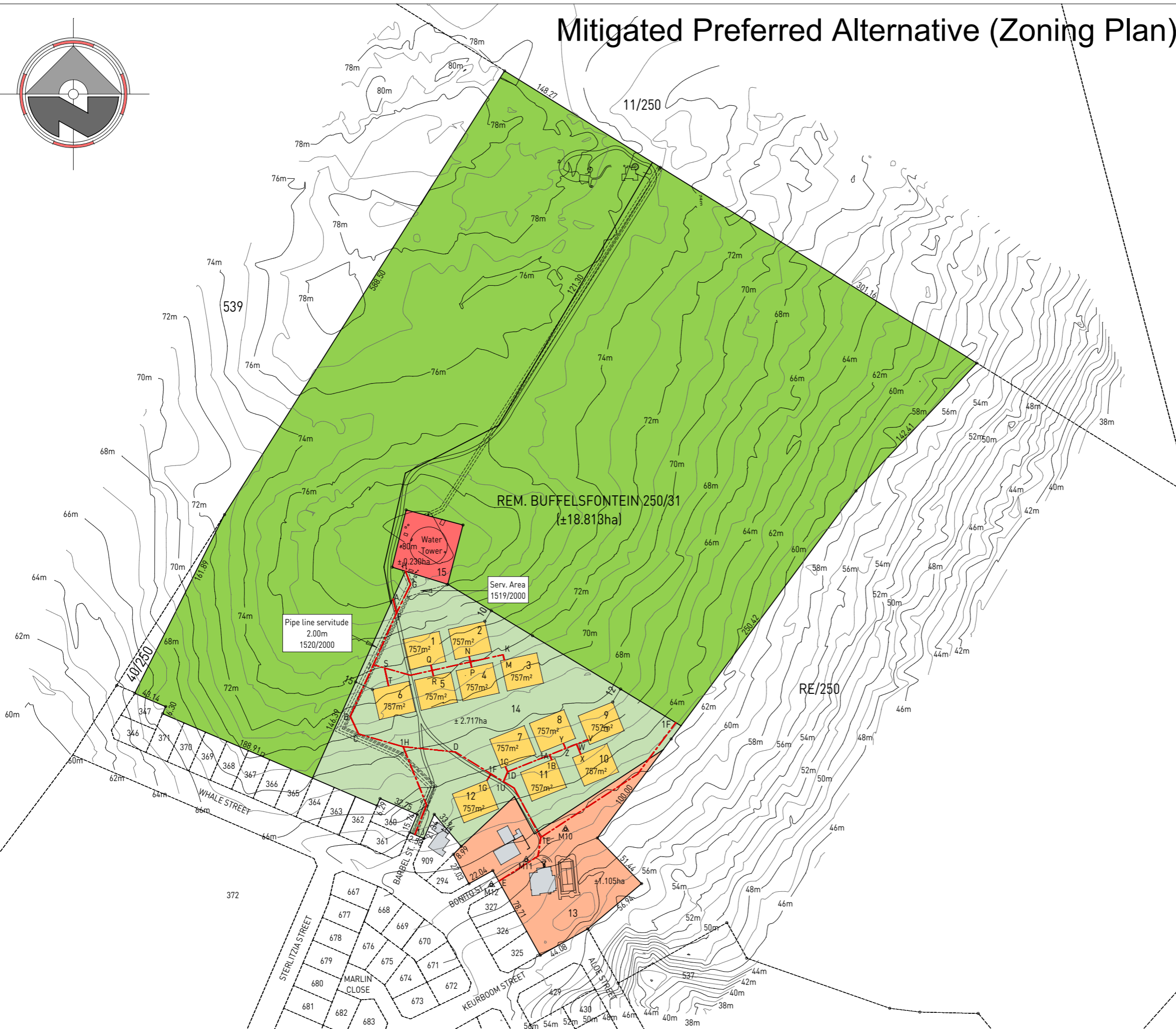
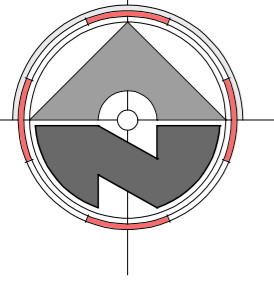
Scale: 1 : 3,000
 Drawing Number: Annexure D3
 Project Number: 399/M22
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For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.

Mitigated Preferred Alternative (Zoning Plan)



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

Zoning	Area (ha)	%	No.	Erf No.
Single Residential Zone I	0.908	3.81	12	1 - 12
General Residential Zone IV	1.105	4.65	1	13
Open Space Zone II	2.718	11.44	1	14
Utility Zone	0.230	0.97	1	15
Agricultural Zone I	18.813	79.13	1	Remainder
Total	23.774			

----- The curvilinear ines ABCDE represent the centre lines of a Right of Way Servitude 6.00m wide, and affects Erf 14 as indicated.

and

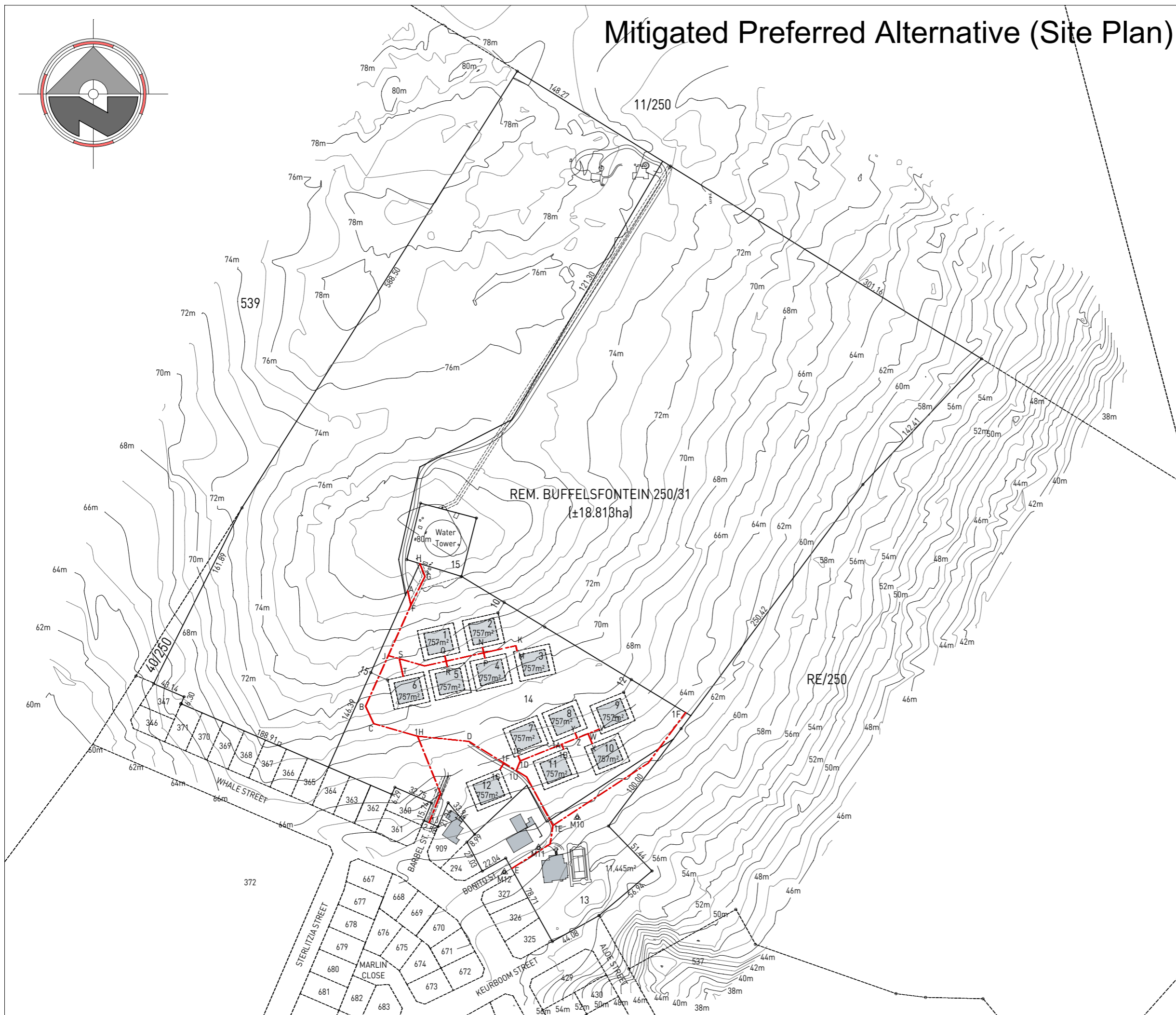
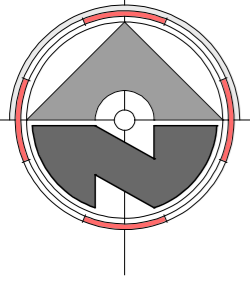
The curvilinear ines FGH, JKM, NP, QR, ST, UV, WX, YZ, 1A1B, 1C1D, 1F1G and 1H1J represent the centre lines of a Right of Way Servitude 6.00m wide, and affects Erf 14 as indicated.

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For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.

Mitigated Preferred Alternative (Site Plan)



PROPOSED SUBDIVISION, REZONING &
REGISTRATION OF SERVITUDES FOR FJ ORBAN

REMAINDER BUFFELSFONTEIN 250/31
MOSEL BAY MUNICIPALITY & DIVISION

SITE PLAN

— The curvilinear ines ABCDE represent the centre lines of a Right of Way Servitude 6.00m wide, and affects Erf 14 as indicated.

and

The curvilinear ines FGH, JKM, NP, QR, ST, UV, WX, YZ, 1A1B, 1C1D, 1F1G and 1H1J represent the centre lines of a Right of Way Servitude 6.00m wide, and affects Erf 14 as indicated.

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