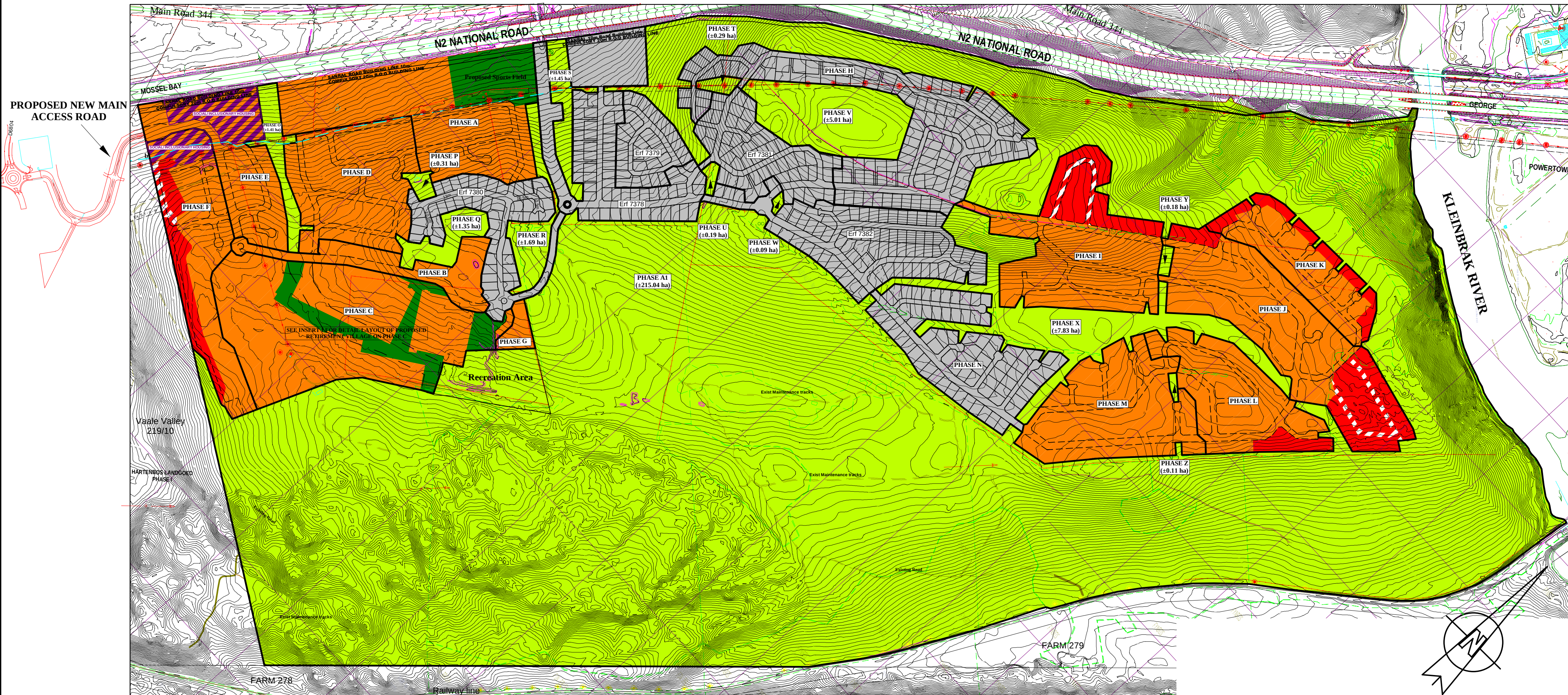


SITE DEVELOPMENT PLAN: (Scale 1: 6000)



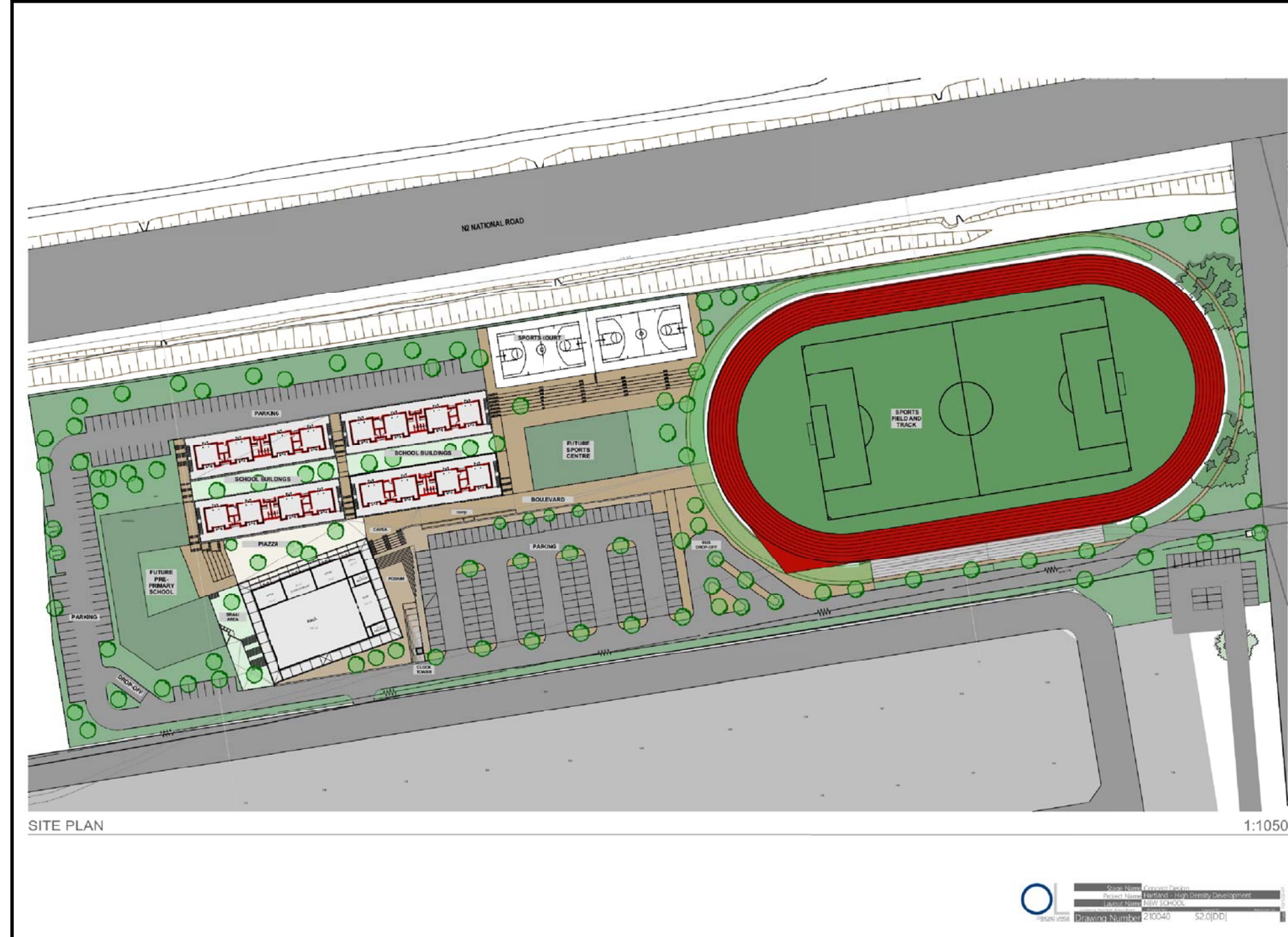
PLEASE NOTE:

- 1.The figure boarded by — — — — — on the Phasing Plan above represents the original alignment of the Open Space on the previously approved Plan No. HB/C/204-10; and
2. The dashed road alignments of roads are schematic and may be amended marginally in future.

INSERT 1 (True to scale): DRAFT PROPOSAL FOR RETIREMENT VILLAGE ON PHASE C



INSERT 2 (True to scale): DRAFT PROPOSAL FOR SCHOOL WITH SPORTS FIELD ON A PTN. OF PHASE A



PROPOSED SITE DEVELOPMENT PLAN FOR THE REZONING OF REM. PTN 11 OF FARM VAALE VALLEY No. 219, SITUATED IN THE MUNICIPALITY AND ADMINISTRATIVE DISTRICT OF MOSSEL BAY

PLEASE NOTE:

THIS PLAN IS A RESULT OF CONDITION B.3. IN THE ENVIRONMENTAL AUTHORIZATION STIPULATING THAT: "A NEW SITE DEVELOPMENT PLAN (SDP) MUST BE SUBMITTED THAT INCLUDES THE SOCIAL HOUSING UNITS"

REMARKS:
1. PLAN NO HB/G/206-4 IS A 'REZONING PLAN' AND NOT A SITE DEVELOPMENT PLAN THEREFORE, THIS NEW SITE DEVELOPMENT PLAN WAS COMPILED TO COMPLY WITH CONDITION B.3 IN THE 'E.A'.
2. BY AMENDING THE TABLES AND INSCRIPTIONS ON PLAN NO. HB/G/206-4 AND THE ANNEXURE TO THE LATTER IN ORDER TO PROVIDE FOR THE SOCIAL/INCLUSIONARY HOUSING WILL CREATE CONFUSION AS THESE PLANS WERE SENT TO ALL THE L.A.'S IMPLYING THAT IT WILL HAVE TO BE WITHDRAWN, WHILE IT DOES NOT HAVE A MATERIAL INFLUENCE ON THEIR DECISION MAKING. THEREFORE, THE SITE DEVELOPMENT PLAN INCLUDES AMENDED TABLES AS EXTRACTS FROM PLAN NO. HB/G/206-4 AND THE ANNEXURE THERETO REFLECTING THE AMENDED DENSITIES IN PHASES E AND F AND NUMBER OF UNITS NOW INVOLVED IN ORDER TO COMPLY WITH THE SAID 'E.A' CONDITION. SEE NEWLY CREATED TABLE 1A AND 1B BELOW.
3. ACCORDING TO THE ABOVE AMENDMENT PHASE E WILL NOW PROVIDE FOR 125 INSTEAD OF 120 UNITS AND THE DENSITY WILL INCREASE FROM 22 TO 22.48 UNITS/HA, WHILE THE NUMBER OF UNITS AND DENSITY OF PHASE F WILL REMAIN UNCHANGED. THE ONLY AMENDMENT TO THE TABLE ON THE ANNEXURE PLAN IS AN INCREASE IN THE TOTAL NUMBER OF UNITS FROM 1740 TO 1743;
4. IN ORDER TO PREVENT CONFUSION THE TABLES ON THIS 'SITE DEVELOPMENT PLAN' (S.D.P.-1) MUST SERVE AS A SUBSTITUTE FOR THE FIGURES IN THE TABLE ON PLAN NO. HB/G/206-4 AND THE ANNEXURE PLAN; AND
5. THE ONLY OTHER AMENDMENT PROVIDED FOR ON 'S.D.P.-1' IS INSCRIPTIONS INDICATING THE AREA'S HATCHED PURPLE/ORANGE IN PHASES E AND F WHICH WILL ACCOMMODATE A TOTAL OF 150 SOCIAL/INCLUSIONARY HOUSING UNITS.

Table 1A

PHASE	AREA (ha)	TOT. NO. OF UNITS (±)	DENSITY (±)	OTHER
PHASE A	±11.34ha**	220	20 units/ha	
PHASE B	±3.05ha*	80	27 units/ha	
PHASE C	±15.05ha*	500	34 units/ha	
PHASE D	±7.36ha*	90	13 units/ha	
PHASE E	±5.56ha*	125	22.48 units/ha	± 0.31ha B2IV
PHASE F	±6.94ha*	110	16 units/ha	
PHASE G	±0.57ha*	N/A	N/A	± 0.57ha B2III
PHASE I	±9.39ha*	120	13 units/ha	
PHASE J	±11.03ha*	250	23 units/ha	
PHASE K	±4.90ha*	60	13 units/ha	
PHASE L	±6.23ha*	90	15 units/ha	
PHASE M	±7.97ha*	100	13 units/ha	
PHASE O	±1.41ha***	N/A	N/A	±1.41ha OSZII
PHASE P	±0.31ha***	N/A	N/A	±0.31ha OSZII
PHASE Q	±1.35ha***	N/A	N/A	±1.35ha OSZII
PHASE R	±1.69ha***	N/A	N/A	±1.69ha OSZII
PHASE S	±1.45ha***	N/A	N/A	±1.45ha OSZII
PHASE T	±0.29ha***	N/A	N/A	±0.29ha OSZII
PHASE U	±0.19ha***	N/A	N/A	±0.19ha OSZII
PHASE V	±5.01ha***	N/A	N/A	±5.01ha OSZII
PHASE W	±0.09ha***	N/A	N/A	±0.09ha OSZII
PHASE X	±7.83ha***	N/A	N/A	±7.83ha OSZII
PHASE Y	±0.18ha***	N/A	N/A	±0.18ha OSZII
PHASE Z	±0.11ha***	N/A	N/A	±0.11ha OSZII
PHASE A1	±215.04ha***	N/A	N/A	±215.04ha OSZII

Table 1B

	Approved R.O.D. (18/08/2009)	Implemented	Approved Development Not Implemented	Proposed New Dev.	Prop. units/area more/less than R.O.D. appr. units/area
TOTAL AREA	371.03ha	46.7ha (±)	324.33ha (±)	324.33ha (±)	- 46.7ha (±)
Residential Units *	2073 **	548	1525	1743	+ 215
Business	0.38ha (±)***	0	0.38ha (±)***	0.88ha (±)	+ 0.5ha (±)
Community Zone	N/A	N/A	N/A	3.24ha (±) ****	N/A
Open Space	240ha (±)	0ha (±)	240ha (±)	235ha (±)	- 5ha (±)*****

Notes

1. Contour Mapping and cadastral information by Azur Aerial Work.
2. Contour Intervals = 1m

REM. PORTION 11 OF FARM VAALE VALLEY 219 MOSSEL BAY

HARTLAND
Lifestyle Estate

SKAAL

1:6000 (A1)

SCALE



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Beplan Planned	D.N.	Plan No	S.D.P. -2
Geteken Drawn	A.H.		
Datum Date	JUNE 2023		

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