



PROPOSED REZONING & SUBDIVISION IN TERMS OF SECTIONS 17 AND 24 OF ORDINANCE 15 OF 1985.

Application is being made for:
1. The rezoning of Portion 11 of the Farm Vaale Valley No. 219 from Agriculture Zone I to a Subdivisional Area; and
2. The Subdivision of the above mentioned Subdivisional Area as set out in Table I and development thereof in phases.

SITUATED AT HARTENBOS IN THE MUNICIPALITY AND ADMINISTRATIVE DISTRICT OF MOSSEL BAY

Table I			
	Zoning	Land Use	Number
	Residential I	Dwelling House	1265
	Residential III	**Town House	5
	Open Space II	***Pr. open space	12
	Private Rd.	Private Street	1

** Ptn. 1267 provides for 150 Social Housing units,a multi - purpose community centre and a ± 300m² split zoned Business II site (position approx.).
*** Including a ±3500m² split zoned Business II site on Ptn. 1271

- Remarks
- This layout is an amendment of Plan No HB/C/204/9 to comply with the conditions of approval of the Record Of Decision, dated 18 August 2009
 - Portions 1019 to 1053 on Plan No HB/C/204/9 were removed to comply with the R.O.D. These numbers are now used again for erven on this amended layout, but in different positions.
 - After amendment of the numbering the 6m single storey height restriction (Condition 14 in R.O.D.) is now applicable to Ptns 1-19, 107-112, 510-554, 590-659, 862-869, 1005-1034, 1037, 1038, 1043, 1044, 1049, 1050, 1055, 1056, 1061-1063, 1065-1101
 - A 12m wide servitude right - of - way, with centre-line a,b and c, to be registered in favour of Portion 1267.
 - A 6m wide road, with center line hj, to be registered as a servitude over Vaale Valley 219/10 in favour of 219/11 - demarcation approx.
 - A 34m wide servitude right of way, figure d,e,f,g to be registered between the N2 and Main Road 344 over Rem.219. The widening of Ptn 1285(road) under N2 must comply with SANRAL's requirements.

- Notes
- Contour Mapping and cadastral information by Azur Aerial Work.
 - Contour Intervals = 1m
 - Full alignment of access road via servitude road over 219/10 shown on INSET I.

PORTION 11
of
FARM VAALE VALLEY 219
MOSSEL BAY

SITUATED AT HARTENBOS IN THE MUNICIPALITY AND ADMINISTRATIVE DISTRICT OF MOSSEL BAY

SKAAL 1:5000 SCALE

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Beplan Planned	D.N.	Plan No	HB/C/204/10
Geteken Drawn	F.N		
Datum Date	August 2009		
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