



Locality Plan (n.t.s)



Application for Consolidation, Rezoning and Subdivision

1. Application is made in terms of Article 15 (2)(e) of the Mossel Bay Municipality Zoning Scheme By-Law, 2021, to **consolidate Remainder Portion 5 of the Farm Zandhoogte no. 139** (2 portions marked as figures A, B, C, D, E, F, G & H and a, b, c, d, e, f, g, h, i, j, k, l, m, n, o, p, q, r, s, t, u, v, w, x, y, z, aa, ab, ac, ad, ae, af, ag, ah, ai, aj, ak, al, am, an, ao, ap, aq, ar, as, at, au, av, aw, ax, ay, az, ba, bb, bc, bd, be, bf, bg, bh, bi, bj, bk, bl, bm, bn, bo, bp, bq, br, bs, bt, bu, bv, bw, bx, by, bz, ca, cb, cc, cd, ce, cf, cg, ch, ci, cj, ck, cl, cm, cn, co, cp, cq, cr, cs, ct, cu, cv, cw, cx, cy, cz, da, db, dc, dd, de, df, dg, dh, di, dj, dk, dl, dm, dn, do, dp, dq, dr, ds, dt, du, dv, dw, dx, dy, dz, ea, eb, ec, ed, ee, ef, eg, eh, ei, ej, ek, el, em, en, eo, ep, eq, er, es, et, eu, ev, ew, ex, ey, ez, fa, fb, fc, fd, fe, ff, fg, fh, fi, fj, fk, fl, fm, fn, fo, fp, fq, fr, fs, ft, fu, fv, fw, fx, fy, fz, ga, gb, gc, gd, ge, gf, gh, gi, gj, gk, gl, gm, gn, go, gp, gq, gr, gs, gt, gu, gv, gw, gx, gy, gz, ha, hb, hc, hd, he, hf, hg, hh, hi, hj, hk, hl, hm, hn, ho, hp, hq, hr, hs, ht, hu, hv, hw, hx, hy, hz, ia, ib, ic, id, ie, if, ig, ih, ii, ij, ik, il, im, in, io, ip, iq, ir, is, it, iu, iv, iw, ix, iy, iz, ja, jb, jc, jd, je, jf, jg, jh, ji, jj, jk, jl, jm, jn, jo, jp, jq, jr, js, jt, ju, jv, jw, jx, jy, jz, ka, kb, kc, kd, ke, kf, kg, kh, ki, kj, kk, kl, km, kn, ko, kp, kq, kr, ks, kt, ku, kv, kw, kx, ky, kz, la, lb, lc, ld, le, lf, lg, lh, li, lj, lk, ll, lm, ln, lo, lp, lq, lr, ls, lt, lu, lv, lw, lx, ly, lz, ma, mb, mc, md, me, mf, mg, mh, mi, mj, mk, ml, mm, mn, mo, mp, mq, mr, ms, mt, mu, mv, mw, mx, my, mz, na, nb, nc, nd, ne, nf, ng, nh, ni, nj, nk, nl, nm, nn, no, np, nq, nr, ns, nt, nu, nv, nw, nx, ny, nz, oa, ob, oc, od, oe, of, og, oh, oi, oj, ok, ol, om, on, oo, op, oq, or, os, ot, ou, ov, ow, ox, oy, oz, pa, pb, pc, pd, pe, pf, pg, ph, pi, pj, pk, pl, pm, pn, po, pp, pq, pr, ps, pt, pu, pv, pw, px, py, pz, qa, qb, qc, qd, qe, qf, qg, qh, qi, qj, qk, ql, qm, qn, qo, qp, qq, qr, qs, qt, qu, qv, qw, qx, qy, qz, ra, rb, rc, rd, re, rf, rg, rh, ri, rj, rk, rl, rm, rn, ro, rp, rq, rr, rs, rt, ru, rv, rw, rx, ry, rz, sa, sb, sc, sd, se, sf, sg, sh, si, sj, sk, sl, sm, sn, so, sp, sq, sr, ss, st, su, sv, sw, sx, sy, sz, ta, tb, tc, td, te, tf, tg, th, ti, tj, tk, tl, tm, tn, to, tp, tq, tr, ts, tt, tu, tv, tw, tx, ty, tz, ua, ub, uc, ud, ue, uf, ug, uh, ui, uj, uk, ul, um, un, uo, up, uq, ur, us, ut, uu, uv, uw, ux, uy, uz, va, vb, vc, vd, ve, vf, vg, vh, vi, vj, vk, vl, vm, vn, vo, vp, vq, vr, vs, vt, vu, vv, vw, vx, vy, vz, wa, wb, wc, wd, we, wf, wg, wh, wi, wj, wk, wl, wm, wn, wo, wp, wq, wr, ws, wt, wu, wv, ww, wx, wy, wz, xa, xb, xc, xd, xe, xf, xg, xh, xi, xj, xk, xl, xm, xn, xo, xp, xq, xr, xs, xt, xu, xv, xw, xx, xy, xz, ya, yb, yc, yd, ye, yf, yg, yh, yi, yj, yk, yl, ym, yn, yo, yp, yq, yr, ys, yt, yu, yv, yw, yx, yy, yz, za, zb, zc, zd, ze, zf, zg, zh, zi, zj, zk, zl, zm, zn, zo, zp, zq, zr, zs, zt, zu, zv, zw, zx, zy, zz).

2. Application is made in terms of Article 15(2)(a) for **rezoning** of the consolidated erf from Agriculture Zone I (AZI) to a subdivisional area to allow the following:

- 2 Business Zone I (BZI) erf with a total size of 2.654 ha.
- 1 Business Zone IV (BZIV) erf with a size of 0.268 ha.
- 1 Community Zone III (CZIII) erf with a size of 0.527 ha.
- 1 Mixed Use Zone II (MZII) erf with a size of 0.902 ha.
- 2 Open Space Zone II (OSZII) erf with a size of 1.225 ha.
- 1 General Residential Zone II (GRZII) erf with a size of 0.697 ha.
- 1 General Residential Zone III (GRZIII) erf with a size of 0.653 ha.
- 2 Transport Zone II (TZII) one erf with a size of 1.336 ha and Remainder erf 998, Tergniet - size 0.0240ha.
- 1 Split zone erf consisting of a portion Business Zone I (BZI) with a size of 1.0ha and a portion Open Space Zone II (OSZII) with a size of 1.0ha.

3. Application is made in terms of Article 15 (2)(d) for the **subdivision** of the subdivisional area into the following erven:

- portions 1 & 9: Business Zone I (BZI) erf.
- Remainder Portion 5: Business Zone IV (BZIV) erf.
- portion 2: Community Zone III (CZIII) erf.
- portion 7: Mixed Use Zone II (MZII) erf.
- portion 4 & 11: Open Space Zone II (OSZII) erf.
- portion 3: General Residential Zone II (GRZII) erf.
- portion 6: General Residential Zone III (GRZIII) erf.
- portion 10 & 12: Transport Zone II (TZII) erf.
- portion 8: Split zone erf consisting of a portion Business Zone I (BZI) and a portion Open Space Zone II (OSZII).

4. Application is made in terms Section 15(2)(d) of the Land Use Planning By-law for Mossel Bay Municipality, 2021 for the **cancellation of the following two servitudes**:

- the electrical transmission servitude running in an east/west direction over Erf 998 Tergniet and the Remainder of Portion 5 of the Farm Zandhoogte 139; and
- the 5-metre-wide sewer servitude located along the western boundary of the Remainder of Portion 5 of the Farm Zandhoogte 139.

5. Application is made in terms Section 15(2)(d) of the Land Use Planning By-law for Mossel Bay Municipality, 2021 for the **registration of the following two servitudes**:

- a 5-metre-wide general right of way servitude along the eastern boundary of Portion 1 in favour of Portion 11; and
- a 5-metre-wide general right of way servitude along the western boundary of Portion 2 in favour of Portion 11.

6. Site survey:

6.1 Site survey done by WJ Marais (Reg no. S0691) Topographic and Engineer's Surveyor, 13 Cypress, Street, George.

6.2 Contour intervals: 1.0m

7. Servitudes:

7.1 Water line servitude - 5m wide northern side of the southern erf boundary (of the consolidated erf).

7.2 Sewer line servitude - 6m wide - south of the northern erf boundary (of the consolidated erf).

7.3 Sewer line servitude - 5m wide - eastern boundary of the line A, I and G.

7.4 Power line servitude - 20m wide - along the southern boundary - partly inside an partly outside the boundary line.

7.5 Power line (orange line) across the middle of the consolidated erf east to west - installed underground in the 25m road reserve.

7.6 A 40m wide no-go conservation buffer area - portion 11.

7.7 A 5m wide right of way servitude, shown as figure a, b, c, d, e, f, g, h, i, j, k, l, m, n, o, p, q, r, s, t, u, v, w, x, y, z, aa, ab, ac, ad, ae, af, ag, ah, ai, aj, ak, al, am, an, ao, ap, aq, ar, as, at, au, av, aw, ax, ay, az, ba, bb, bc, bd, be, bf, bg, bh, bi, bj, bk, bl, bm, bn, bo, bp, bq, br, bs, bt, bu, bv, bw, bx, by, bz, ca, cb, cc, cd, ce, cf, cg, ch, ci, cj, ck, cl, cm, cn, co, cp, cq, cr, cs, ct, cu, cv, cw, cx, cy, cz, da, db, dc, dd, de, df, dg, dh, di, dj, dk, dl, dm, dn, do, dp, dq, dr, ds, dt, du, dv, dw, dx, dy, dz, ea, eb, ec, ed, ee, ef, eg, eh, ei, ej, ek, el, em, en, eo, ep, eq, er, es, et, eu, ev, ew, ex, ey, ez, fa, fb, fc, fd, fe, ff, fg, fh, fi, fj, fk, fl, fm, fn, fo, fp, fq, fr, fs, ft, fu, fv, fw, fx, fy, fz, ga, gb, gc, gd, ge, gf, gh, gi, gj, gk, gl, gm, gn, go, gp, gq, gr, gs, gt, gu, gv, gw, gx, gy, gz, ha, hb, hc, hd, he, hf, hg, hh, hi, hj, hk, hl, hm, hn, ho, hp, hq, hr, hs, ht, hu, hv, hw, hx, hy, hz, ia, ib, ic, id, ie, if, ig, ih, ii, ij, ik, il, im, in, io, ip, iq, ir, is, it, iu, iv, iw, ix, iy, iz, ja, jb, jc, jd, je, jf, jg, jh, ji, jj, jk, jl, jm, jn, jo, jp, jq, jr, js, jt, ju, jv, jw, jx, jy, jz, ka, kb, kc, kd, ke, kf, kg, kh, ki, kj, kk, kl, km, kn, ko, kp, kq, kr, ks, kt, ku, kv, kw, kx, ky, kz, la, lb, lc, ld, le, lf, lg, lh, li, lj, lk, ll, lm, ln, lo, lp, lq, lr, ls, lt, lu, lv, lw, lx, ly, lz, ma, mb, mc, md, me, mf, mg, mh, mi, mj, mk, ml, mm, mn, mo, mp, mq, mr, ms, mt, mu, mv, mw, mx, my, mz, na, nb, nc, nd, ne, nf, ng, nh, ni, nj, nk, nl, nm, nn, no, np, nq, nr, ns, nt, nu, nv, nw, nx, ny, nz, oa, ob, oc, od, oe, of, og, oh, oi, oj, ok, ol, om, on, oo, op, oq, or, os, ot, ou, ov, ow, ox, oy, oz, pa, pb, pc, pd, pe, pf, pg, ph, pi, pj, pk, pl, pm, pn, po, pp, pq, pr, ps, pt, pu, pv, pw, px, py, pz, qa, qb, qc, qd, qe, qf, qg, qh, qi, qj, qk, ql, qm, qn, qo, qp, qq, qr, qs, qt, qu, qv, qw, qx, qy, qz, ra, rb, rc, rd, re, rf, rg, rh, ri, rj, rk, rl, rm, rn, ro, rp, rq, rr, rs, rt, ru, rv, rw, rx, ry, rz, sa, sb, sc, sd, se, sf, sg, sh, si, sj, sk, sl, sm, sn, so, sp, sq, sr, ss, st, su, sv, sw, sx, sy, sz, ta, tb, tc, td, te, tf, tg, th, ti, tj, tk, tl, tm, tn, to, tp, tq, tr, ts, tt, tu, tv, tw, tx, ty, tz, ua, ub, uc, ud, ue, uf, ug, uh, ui, uj, uk, ul, um, un, uo, up, uq, ur, us, ut, uu, uv, uw, ux, uy, uz, va, vb, vc, vd, ve, vf, vg, vh, vi, vj, vk, vl, vm, vn, vo, vp, vq, vr, vs, vt, vu, vv, vw, vx, vy, vz, wa, wb, wc, wd, we, wf, wg, wh, wi, wj, wk, wl, wm, wn, wo, wp, wq, wr, ws, wt, wu, wv, ww, wx, wy, wz, xa, xb, xc, xd, xe, xf, xg, xh, xi, xj, xk, xl, xm, xn, xo, xp, xq, xr, xs, xt, xu, xv, xw, xx, xy, xz, ya, yb, yc, yd, ye, yf, yg, yh, yi, yj, yk, yl, ym, yn, yo, yp, yq, yr, ys, yt, yu, yv, yw, yx, yy, yz, za, zb, zc, zd, ze, zf, zg, zh, zi, zj, zk, zl, zm, zn, zo, zp, zq, zr, zs, zt, zu, zv, zw, zx, zy, zz).

Table			
Zoning	Colour Notation	Size (ha)	%
Business Zone I (BZI)		3.604	35.21
Business Zone IV (BZIV)		0.268	2.62
Community Zone III (CZIII)		0.527	5.15
Mixed Zone II (MZII)		0.902	8.81
Open Space II (OSZII)		2.225	21.74
General Residential Zone II (GRZII)		0.697	6.81
General Residential Zone III (GRZIII)		0.653	6.38
Transport Zone II (TZII)		1.360	13.29
Total		10.236	100

8

0.687ha

portion number

portion size (ha)

Client:

3M Sales and Education Services CC

Project name:

Dolfin Circle

Project Description:

Consolidation, Rezoning and Subdivision Plan

Drawing Description:

Locality Plan

Amendments:

Date:	Description:
5-11-2022	* changes - erf sizes and road layout
25-01-2023	* cover the servitude removed - change notes
26-11-2023	* add 10m wide conservation zone servitude
	* changes to all the tables and notes added
04-03-2024	* new layout - subdivision plan
30-03-2024	* changed to label - sites portions 10 and 12
8-04-2024	* changed to label - sites portions 10 and 12
	* road widening - applications - parts 4 and 5

Owner:

Design Centre and Associates:

Signature:

Design:

Checked:

Reference no.:

2213

Scale:

1:1000 & n.t.s.

Drawing no.:

2213-01

Date:

08 - 04 - 2024

Stage:

Design Centre and Associates

Architecture, Interior Design, Town Planning & Landscape Design

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