
PLANNING STATEMENT: PROPOSED DEVELOPMENT OF ERF 3991, HARTENBOS, MOSSSEL BAY MUNICIPALITY AND DIVISION

1. BACKGROUND

Erf 3991, Hartenbos is located within the area of Diaz Beach, north of the town of Mossel Bay and $\pm 200\text{m}$ from the primary movement system (Louis Fourie Road). The subject property was formerly used as part of a Municipal Caravan Park / Chalet Resort. It is bounded by the Bardolino Retirement Resort to the north, Diaz Dustria to the west, and residential/holiday resorts (Diaz Strand) to the south and east.

Since Erf 3991, Hartenbos has not been used for a long time, the site has become derelict and used as dumping ground. Therefore, the Mossel Bay Municipality put the property out on a tender to establish a development proposal for the specific purpose of developing a lifestyle residential estate with a certain percentage of affordable housing units. *DELplan Consulting* is part of the team appointed by *Neotrend Properties 2 (PTY) Ltd*, who won the bid, for the redevelopment of the subject site.

Erf 3991, Hartenbos comprises an area of 8, 9659 Ha in extent and is currently zoned as Community Zone IV in terms of the Mossel Bay Integrated Zoning Scheme By-law, 2021 applicable. The locality plan is attached as *Annexure 1* to this statement.

2. DEVELOPMENT PROPOSAL

It is proposed to rezone Erf 3991, Hartenbos from Community Zone IV to General Residential Zone I, II and III as a lifestyle Estate. There will also be an area zoned for a small business centre for the residents. Therefore, the proposed development will comprise of the following parameters:

- 57 Group Housing erven.
- 54 Town Housing erven.
- 8 Flats erven (237 flats) with consent for convenience shops.
- 8 Private Open Space erven including protected vegetation.
- 2 Transport Zone III erven for private roads.
- Refuse and service area
- Gatehouse

Although the proposed development will include a security gate at the entrance, the shops could be open to the public. All roads and open spaces will be used for private purposes only. A draft Site Development Plan (SDP) is attached herewith as *Annexure 2*.

3. PHYSICAL CHARACTERISTICS OF THE PROPERTIES

Erf 3991, Hartenbos slopes towards the west and south at a gentle gradient, making it suitable for development. However, an important section of the site is covered with pockets of “Milkwood Thicket” and falls under the Critical Biodiversity Area (CBA). Therefore the ‘Endangered’ vegetation located on site will be managed and protected through two “Milkwood Corridors”, stretching from north to south, as depicted on the SDP.

4. SURROUNDING CONTEXT

Existing surrounding land use includes Diaz Dustria which comprises of light industrial activities, while holiday resorts, residential erven are aligned along the eastern and southern site boundary. As explained previously, holiday resorts such as “Twee Kuilen” are located to the and Bardolino north of the subject property. Access to the subject property is off Louis Fourie Road, into Beach Boulevard East on the northern side and Karveel Crescent from the east. The main access will be from the north with a possible emergency access/exit in the south-east in Karveel Crescent.

5. SPATIAL PLANNING

5.1 Mossel Bay Spatial Development Framework, 2022

The Mossel Bay Spatial Development Framework highlights the following objectives that are compatible with the proposed development:

- Containment of urban sprawl and ensuring compact urban settlements by means of urban densification (infill) while accommodating population growth within the existing urban areas and not permitting development outside the proposed urban edges are the ethos of the Mossel Bay SDF.

The SDF indicates that the property falls in Area 38 “Diaz Beach Infill area”. It is earmarked for medium to high density residential, retirement, business & transport. See below extract.



Erf 3991, Hartenbos has not been used for a long time, the site has become derelict and used as a dump site. We also believe that this development will create a safety facet in this section of Hartenbos by reducing the unwanted issues related to “crime and grime”.

5.2 Integrated Zoning Scheme By-law for Mossel Bay

The development will adhere as far as possible to the parameters as set out by the By-law. If needed however, certain departures will be applied for.

6. Conclusion

The development proposal for Erf 3991, Hartenbos reflects the principles of all relevant spatial plans. A complete application for the change in land use of the property will be submitted in due course to the local authority.



DELAREY VILJOEN Pr. Pln

AUGUST 2022

**PROPOSED APPLICATION FOR MIXED USE DEVELOPMENT ON ERF 3991,
HARTENBOS, MOSSEL BAY MUNICIPALITY AND DIVISION**



FOR: NEOTREND PROPERTIES 2 (PTY) LTD



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