

LEGEND

- PTN 76/216
- 30m BUILDING LINE
- NEW ROAD
- SERVITUDE AREA
- SLOPES STEEPER THAN 1:4
- SLOPES LESS THAN 1:4

EXISTING PUBLIC ACCESS SERVITUDE
Kerk Laan along northern boundary

PREFERRED DEVELOPMENT LAYOUT - INDICATIVE ENVIRONMENTAL SENSITIVITY LABELS

ENTIRE PROPERTY: CRITICAL BIODIVERSITY AREA (CBA1)
All disturbance must be confined to the authorised footprint.

NORTHERN PORTION
Critically Endangered Knysna Sand Fynbos
NO-GO FOR DEVELOPMENT

INTERNAL ACCESS ROAD
Approx. 830 m long; 2.5 m running surface
4.0-5.5 m temporary disturbance width

SOUTHERN PORTION
Goukamma Dune Thicket
Preferred development area

PREFERRED ALTERNATIVE
Approx. 1 000 m² single dwelling
(including covered verandas and integrated garage)

PRIMARY COASTAL DUNE SYSTEM / COASTAL EDGE
No development proposed within the beach or primary dune system.

NOTE: Labels are indicative and based on the Preferred Layout, Environmental Sensitivity Mapping, Screening Tool Report and specialist verification. Refer to Appendix B2 and the specialist reports for authoritative sensitivity mapping and findings.

SCALE: 0 100 m

PORTION 76 OF THE FARM
UITZICHT NO 216

PREFERRED ALTERNATIVE

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Projection: Transverse Mercator
Centre Lon: 23°00'08" E
Centre Lat: 34°04'07" S
Created: 2025/02/18
Scale: 1:3500
Plan: Preferred Alternative

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