



**OVERSTRAND MUNISIPALITEIT**  
**ONGEREGISTREERDE ERWE 3464, 3465 EN**  
**3466, HAWSTON (’N GEDEELTE VAN**  
**GEDEELTE 6 VAN PLAAS 575, AFDAKSRIVIER,**  
**GEDEELTE CALDEON): AANSOEK OM**  
**ONDERVERDELING EN KONSOLIDASIE:**  
**URBAN DYNAMICS SOUTH CAPE NAMENS**  
**AFDAKSRIVIER EIENDOMS ONTWIKKELING**  
**(PTY) LTD**

Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die onderstaande aansoeke van toepassing op Ongeregistreerde Erwe 3464, 3465 en 3466, Hawston (’n Gedeelte van Gedeelte 6 van Plaas 575, Afdakrivier (die eiendom), naamlik:

**Onderverdeling** van ongeregisteerde Erf 3464, Hawston ingevolge Artikel 16(2)(d) van die Verordening in vier gedeeltes naamlik, Gedeelte A ( $\pm 1.0$ ha), Gedeelte B ( $\pm 0.04$ ha), Gedeelte C ( $\pm 0.05$ ha) en ’n Restant ( $\pm 1.66$ ha).

**Konsolidasie** van die voorgestelde Gedeelte B met ongeregisteerde Erf 3465, Hawston ingevolge Artikel 16(2)(e) van die Verordening om ’n nuutgeskepte gekonsolideerde eiendom van  $\pm 0.33$ ha te skep.

**Konsolidasie** van die voorgestelde Gedeelte C met ongeregisteerde Erf 3466, Hawston ingevolge Artikel 16(2)(e) van die Verordening om ’n nuutgeskepte gekonsolideerde eiendom van  $\pm 0.32$ ha te skep.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus.

Enige kommentare moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) bereik voor of op **14 April 2023**, met u naam, adres en kontakbesonderhede, belang in die aansoek, en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr. H Olivier** by 028-3138900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur ’n munisipale amptenaar bygestaan sal word om hul kommentare te formuleer.

DGI O’Neill, Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, HERMANUS, 7200

Munisipale Kennisgewing Nr. 46/2023

**OVERSTRAND MUNICIPALITY**  
**UNREGISTERED ERVEN 3464, 3465 AND**  
**3466, HAWSTON (A PORTION OF PORTION 6**  
**OF FARM 575 AFDAKSRIVIER, DIVISION**  
**CALEDON): APPLICATION FOR SUBDIVISION**  
**AND CONSOLIDATION: URBAN DYNAMICS**  
**SOUTH CAPE ON BEHALF OF AFDAKSRIVIER**  
**EIENDOMS ONTWIKKELING (PTY) LTD**

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), of the following application applicable to Unregistered Erven 3464, 3465 and 3466, Hawston (a Portion of Portion 6 of Farm 575 Afdakrivier (the property), namely:

**Subdivision** of unregistered Erf 3464, Hawston in terms of Section 16(2)(d) of the By-Law into four portions namely, Portion A ( $\pm 1.0$ ha), Portion B ( $\pm 0.04$ ha), Portion C ( $\pm 0.05$ ha) and a Remainder ( $\pm 1.66$ ha).

**Consolidation** of the proposed Portion B with unregistered Erf 3465, Hawston in terms of Section 16(2)(e) of the By-Law to create a newly consolidated property of  $\pm 0.33$ ha in extent.

**Consolidation** of the proposed Portion C with unregistered Erf 3466, Hawston in terms of Section 16(2)(e) of the By-Law to create a newly consolidated property of  $\pm 0.32$ ha in extent.

Details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department : Town Planning at 16 Paterson Street, Hermanus.

Any comments must be in writing to reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) on or before **14 April 2023**, quoting your name, address and contact details, interest in the application, and the reasons for comment. Telephonic enquiries can be made to the **Town Planner, Mr. H Olivier** at 028-313 8900. The Municipality may refuse to accept comment received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comments.

DGI O’Neill, Municipal Manager, Overstrand Municipality, P.O. Box 20, HERMANUS, 7200

Municipal Notice No. 46/2023

**UMASIPALA WASE-OVERSTRAND**  
**IZIZA EZINGABHALISWANGA ISIZA 3464, 3465**  
**NESIZA 3466, HAWSTON (INXALENYE YENXALENYE**  
**6 YEFAMA ENGU FARM 575 AFDAKSRIVIER,**  
**DIVISION CALEDON): ISICELO SOKUTHENGISWA**  
**KWAKHONA NOKUHLANGANISA: NGABAKWA**  
**URBAN DYNAMICS EGAMENI LE-AFDAKSRIVIER**  
**EIENDOMS ONTWIKKELING (PTY) LTD**

Kukhutshwe isaziso esimayela nemiba yeSolotyama47 nelama48 oMthethwana Osisihlomelo soMthetho kaMasipala ongeziCwangciso ZokuSetyenziswa koMhlaba kaMasipala ku2020 (UMthethwana), esi sicelo silandelayo sisebenziseka kwiziza ezingabhaliswanga Iziza ezingu-3464, 3465 ne3466, eHawston (iNxalenye yeNxalenye ye-6 yefama eFarm Afdakrivier (umhlaba/indlu/isiza) ezaziwa.

**Ukohlulwa-hlulwa** kwesiza esingabhaliswanga uErf 3464, eHawston, ngokwemiba yeSolotyama le16(2)(d) loMthethwana ibezinxalenye ezine ezibizwa, Inxalenye A (Portion A) ( $\pm 1.0$ ha), Inxalenye B (Portion B) ( $\pm 0.04$ ha), Inxalenye C (Portion C) ( $\pm 0.05$ ha) kunye neNtsalela ( $\pm 1.66$ ha) Remainder ( $\pm 1.66$ ha).

**Ukuhlanganisa** Inxalenye enguPortion B nesiza esinguErf 3465, eHawston esingabhaliswanga ngokwemiba yeSolotyama le16(2) (e) loMthethwana ukudala indawo entsha ehlanganisiweyo yazihekthare eziyi: 0.33ha umlinganiselo.

**Ukuhlanganisa** Inxalenye C enguPortion C nesiza esinguErf 3466, eHawston esingabhaliswanga ngokwemiba yeSolotyama le16(2) (e) loMthethwana ukudala indawo ehlanganisiweyo entsha ezihekthare eziyi  $\pm 0.32$ ha umlinganiselo.

Naziphi na iinkcukacha ezimayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwintsuku zaphakathi evekini ukusukela Phakathi kwentsimbi ye8:00 ukuya kweye16:30 kwiSebe: Izicwangciso zeDolophu kwa16 Patterson Street, Hermanus.

Naziphi na izimvo ezibhaliweyo mazifike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngomhla okanye ngaphambi komhla wama-14 **EApreli 2023**, uchaze igama lakho, iadresi yakho, neenkukacha ofumaneka kuzo, umdlala wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingathunyelwa kuMchwangciso **OMkhulu weDolophu, uMnu. H. Olivier** kwa027-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvalela. Nabani na ongakwazi ukubhala nokufunda angahambela kwiSebe LeZicwangciso zeDolophu apho igosa likamasipala liza kumnceda afake izimvo zakhe ngokusemthethweni.

DGI O’Neill, Municipal Manager, Overstrand Municipality, P.O. Box 20, HERMANUS, 7200

Inothisi kaMasipala Nomb. 46/2023

# AFDAKSRIVIER

ERF 3464  
HAWSTON

## LOCAL CONTEXT

- Subject Property
- Cadastral Boundaries

PLEASE NOTE:  
All boundary line positions, distances and property areas are to be verified by a Professional Land Surveyor.

REF:

COMPILED BY: P. PhD.

INDEMNITY

DATE: December 2022

SCALE: See Linescale

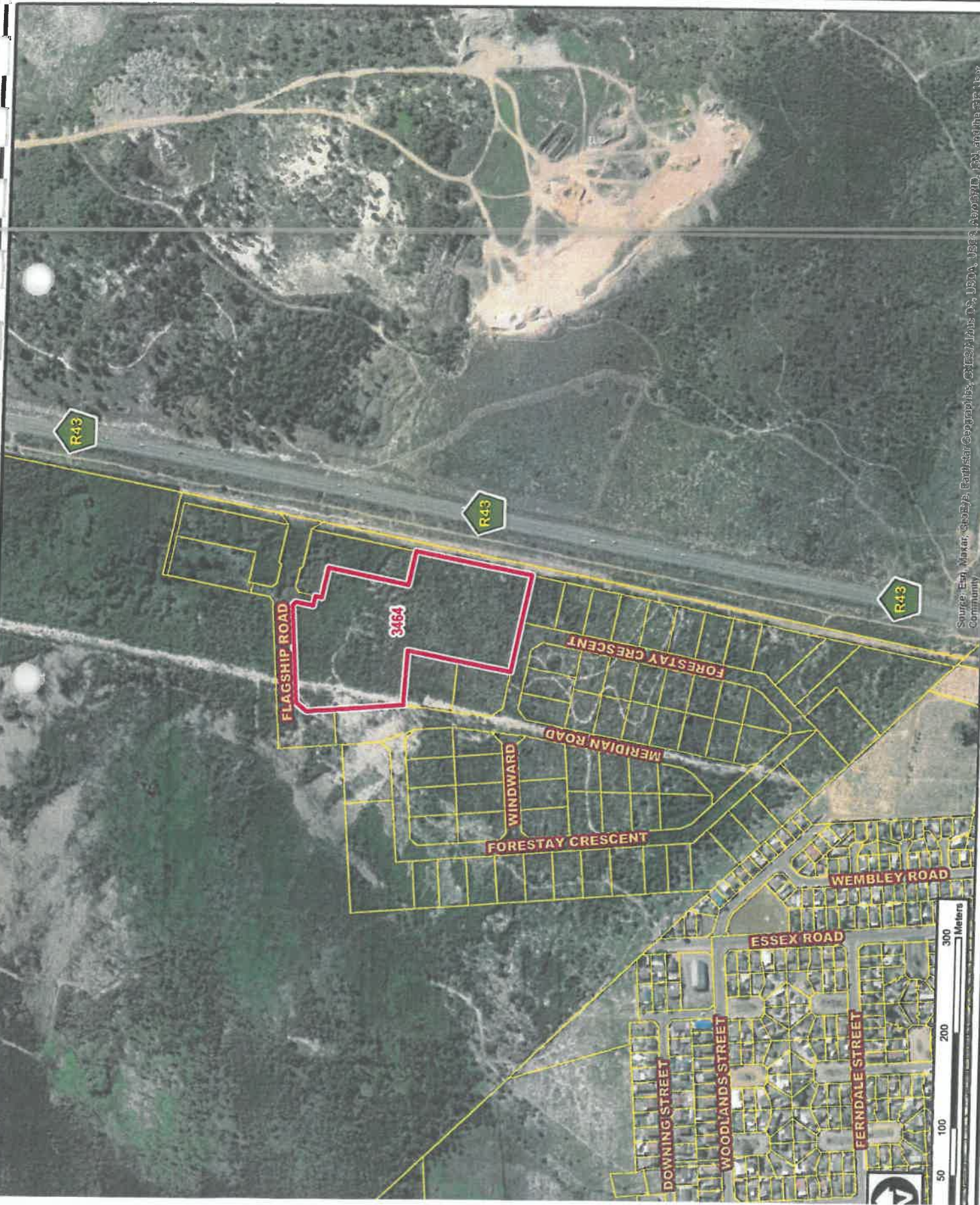
PLAN NO: 2

FILE NAME:

URBAN DYNAMICS SOUTH CAPE  
TOWN & REGIONAL PLANNERS

SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2,  
CARL GROHE DRIVE, BELVILLE, TSSO

TEL: (021) 948 1545  
Website: www.udynv.co.za  
Urban Dynamics South Cape (PTY) LTD Reg. No: 189700919707



Source: Eri, Minkar, Google, Earthstar, Geography, Citysearch, USA, USA, Google, and the City of  
Community

# Unregistered Erven 3464, 3465 & 3466 Hawston

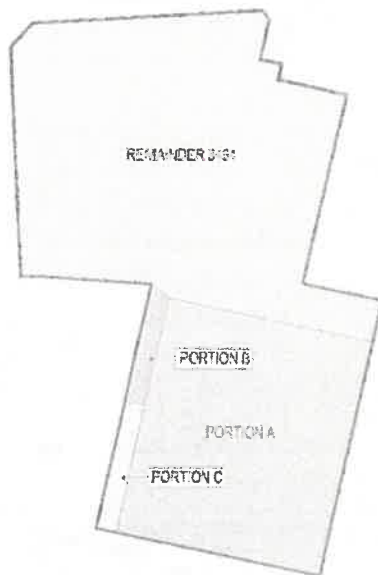
(Portion of Portion 6 of Farm 575, Afdaksvier)

## Caledon Division, Hawston

### Motivation Report:

Application in terms of the By-Law on  
Municipal Land Use Planning, 2020

### Subdivision & Consolidation



13 December 2022

Prepared by: **Urban Dynamics South Cape**

PO box 2445

Belville

7535

(021) 948 1545

[pj@udwc.co.za](mailto:pj@udwc.co.za)



FLAGSHIP BUSINESS PARK

Urban Dynamics  
Town & Regional Planners



## SECTION 1 INTRODUCTION

### 1.1 BACKGROUND & INTRODUCTION

Urban Dynamics South Cape, consulting Town and Regional Planners, were appointed by Afdaksrivier Eiendoms Ontwikkeling (Pty) Ltd, to prepare and submit an application for subdivision and simultaneous consolidation pertaining to unregistered Erven 3464, 3465 and 3466 Hawston (portions of Portion 6 of the farm Afdaks Rivier 575 Caledon division).

It must be emphasized that the registration of certain erven within the development at the Deeds Office had been submitted but not completed yet. However, the existing approval rights have been acted upon timeously to secure / vest the rights. The registered title deeds will be submitted to the Overstrand Municipality upon receipt, in due course, to thereby confirm vesting of approved development rights.

Application is now made for the subdivision of unregistered Erf 3464 Hawston and to simultaneously consolidate a portion of the subdivided area with each of unregistered Erven 3465 and 3466 Hawston.



Figure 1: Aerial Cadastral Plan



## 1.2 PROPERTY DESCRIPTION AND OWNERSHIP

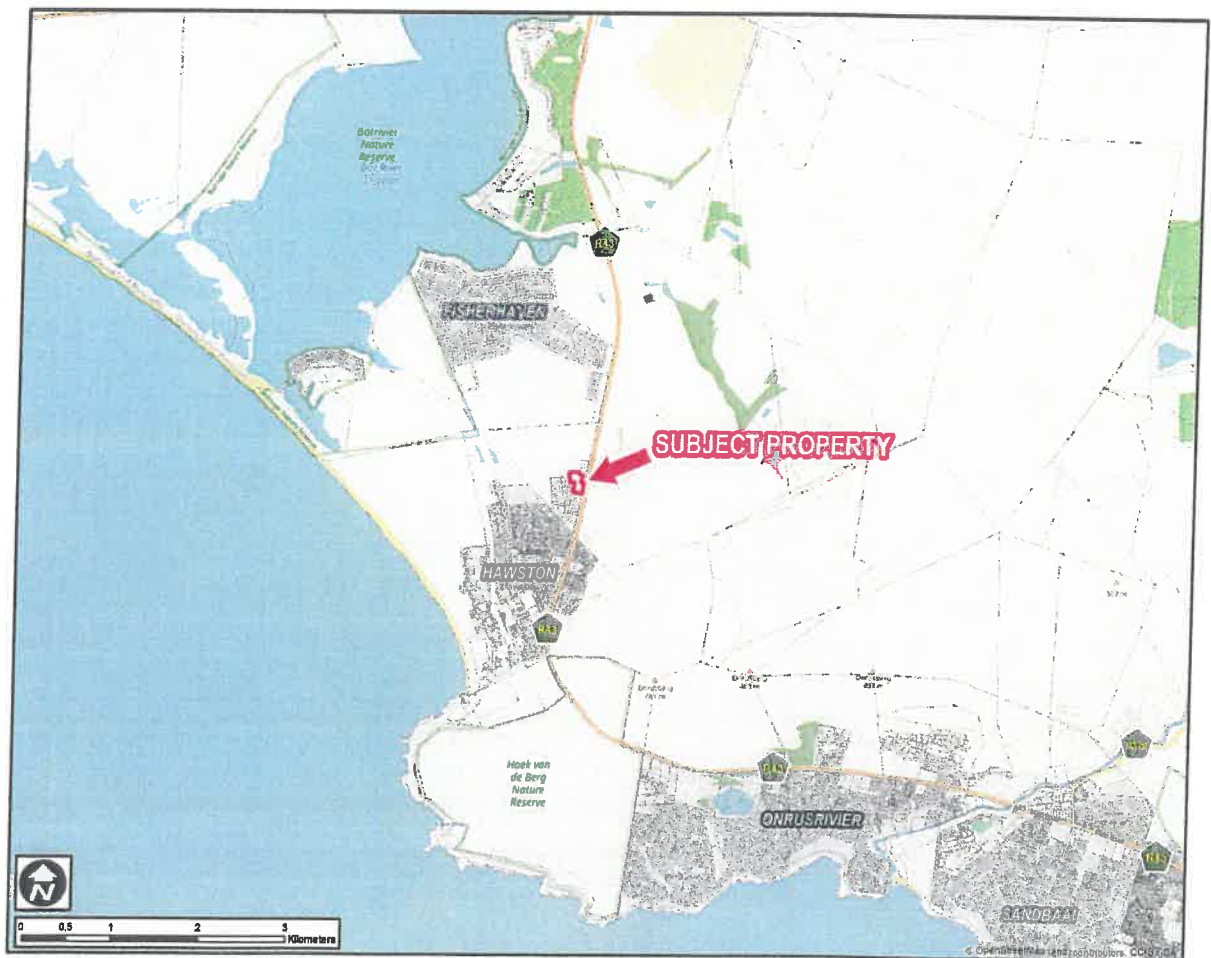
The application area (*Refer Figure 1*) is described in the title deeds as follows:

SUBJECT PROPERTY	EXTENT (SQM)	DEED OF TRANSFER	REGISTERED OWNER
Unregistered Erf 3464, Hawston	27 551 sqm	N/A	Afdakrivier Eiendoms Ontwikkeling (Pty) Ltd
Unregistered Erf 3465, Hawston	2 878 sqm	N/A	Afdakrivier Eiendoms Ontwikkeling (Pty) Ltd
Unregistered Erf 3466, Hawston	2 685 sqm	N/A	Afdakrivier Eiendoms Ontwikkeling (Pty) Ltd

**Table 1: Property Descriptions**

As confirmed previously, the registered title deeds will be submitted to the Overstrand Municipality upon receipt, in due course.

Figure 2 shows the application area within its broader locational context.



**Figure 2: Locality Plan**

### 1.3 CURRENT ZONING AND LAND USE

The application area is currently zoned, in terms of the valid approved zoning rights, as Subdivisional Area Zone for Business Zone II (warehousing). The zoning is confirmed by the attached *Overstrand Zoning Certificate*.

All three properties are currently undeveloped (vacant).

### 1.4 APPLICATION DETAILS

Application is hereby made for the following (refer to the attached *application forms*):

- **Subdivision** of unregistered Erf 3464, Hawston into four portions (the Remainder, portion A, portion B and portion C) in terms of Section 16(2)(d) of the Overstrand By-Law on Municipal Land Use Planning, 2020 – refer to *figure 3*;
- **Consolidation** of proposed Portion B with unregistered Erf 3465, Hawston in terms of Section 16(2)(e) of the Overstrand By-Law on Municipal Land Use Planning, 2020 – refer to *figure 4*; and
- **Consolidation** of proposed Portion C with unregistered Erf 3466, Hawston in terms of Section 16(2)(e) of the Overstrand By-Law on Municipal Land Use Planning, 2020 – *figure 5*.

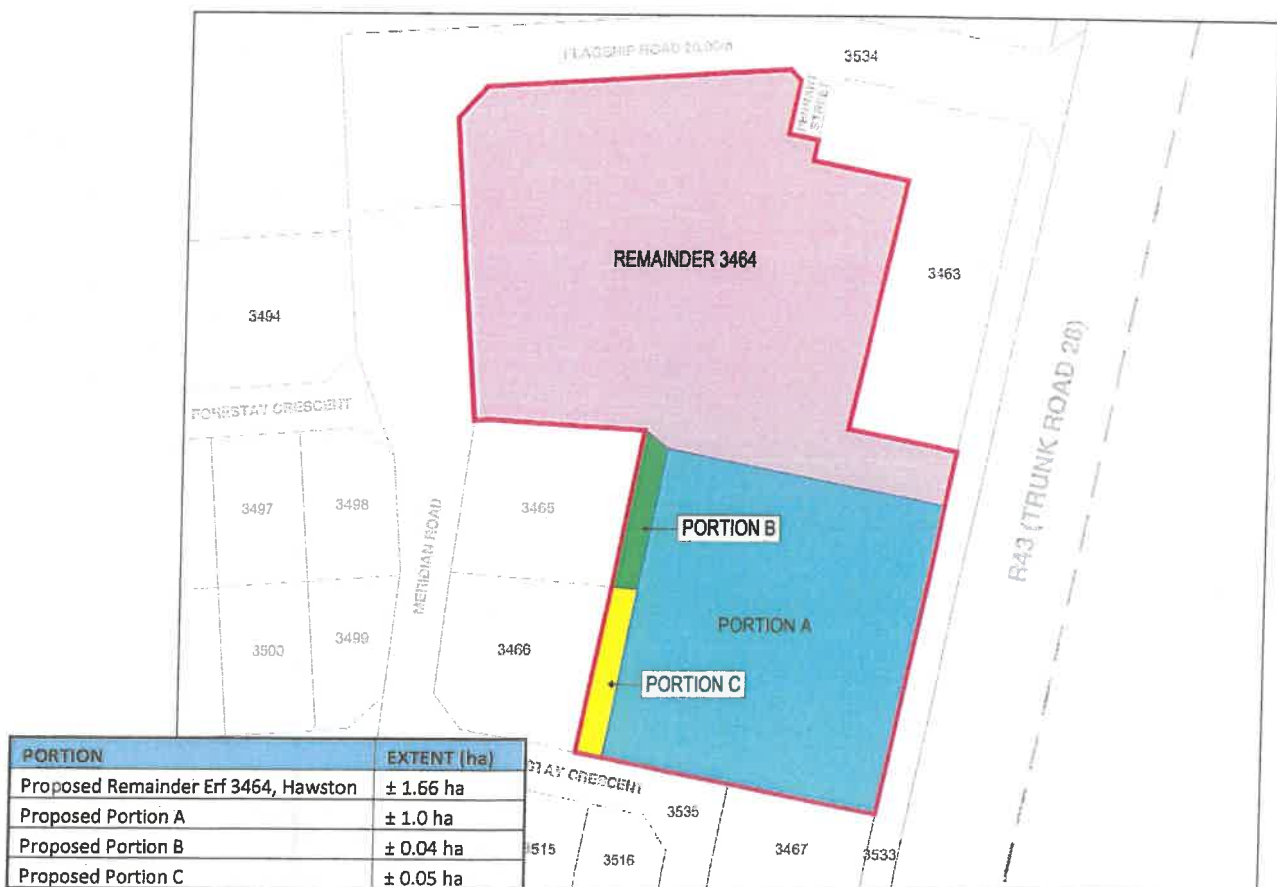


Figure 3: Subdivision Plan – Erf 3464 Hawston



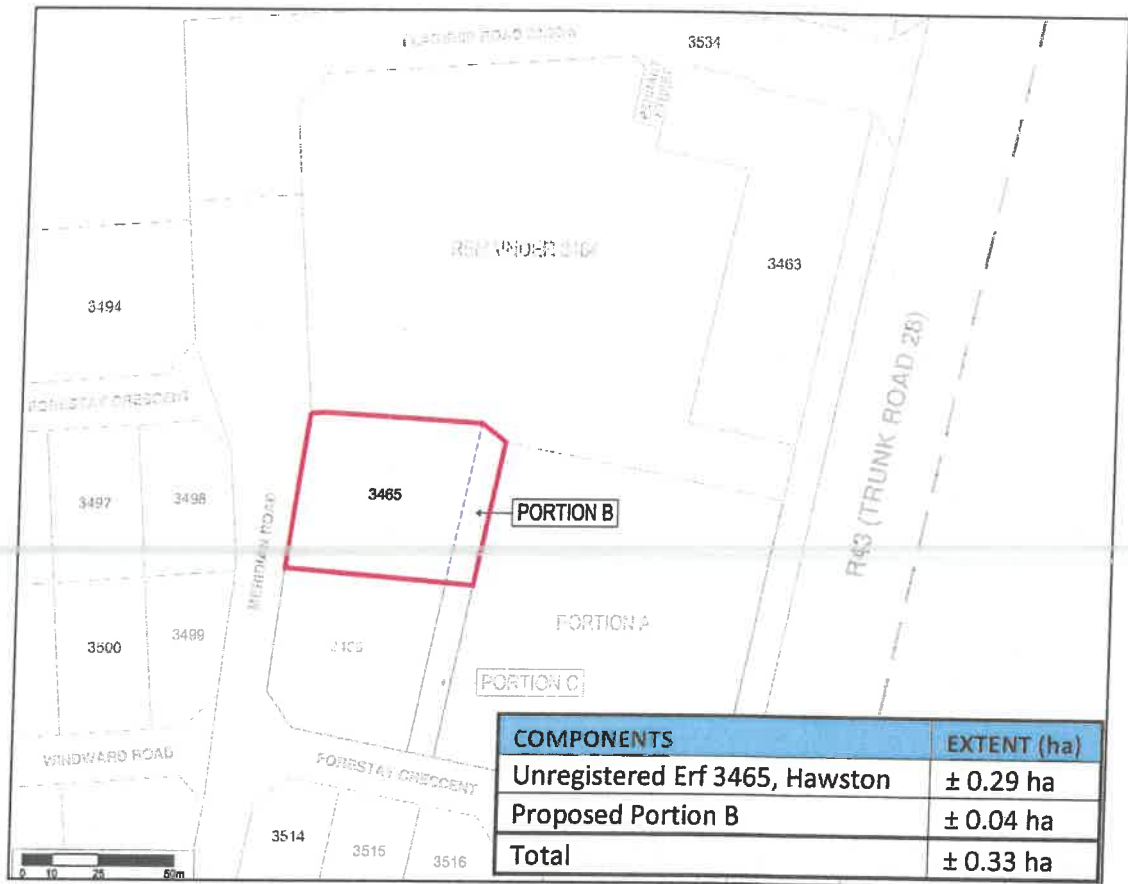


Figure 4: Proposed Consolidation (Portion B)

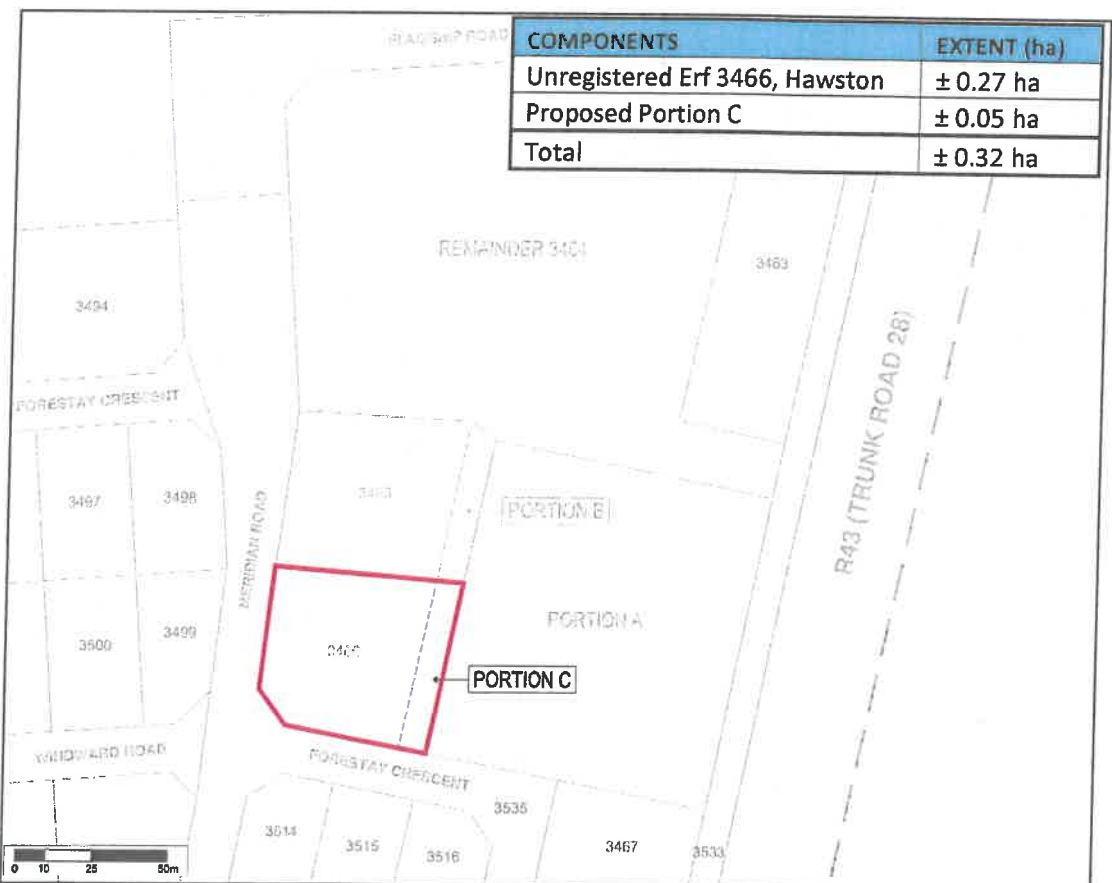


Figure 5: Proposed Consolidation (Portion C)



## SECTION 2

## PROPOSED DEVELOPMENT

The proposed subdivision was informed by the site layout planning for self-storage development on proposed Portion A of unregistered Erf 3464, Hawston. The following section evaluates the proposed site plan, side elevations and graphic representations of the proposed self-storage facilities. In this regard, it should also be noted that the Overstrand Municipality approved Architectural Design Guidelines for the Business Park on 9 April 2021, said guidelines are attached hereto for easy reference.

## 2.1 SITE DEVELOPMENT PLAN

The proposed Site Development Plan intends to accommodate the following:

	Proposed by SDP	Permissible Ito. Zoning Scheme	Permissible Ito. Approved Design Guidelines	Compliance
Site Area	9926 m <sup>2</sup>	9926 m <sup>2</sup>	-	✓
Zoning	Business Zone II	Business Zone II	Business Zone II	✓
Uses	self-storage, admin office, caretaker's accommodation	business premises, caretaker's accommodation, conference facility, flats, guest house, hotel, place of assembly, place of instruction and self-catering	Warehousing (Including Service Trades)	✓
GLA	Proposed 0.66 (6626 m <sup>2</sup> )	Permissible 0.75 (0.75 X 9926 m <sup>2</sup> = 7445m <sup>2</sup> )	0.75	✓
Parking	1 Bay / 200 m <sup>2</sup>	1 per 100 m <sup>2</sup> GLA	1 Bay / 200 m <sup>2</sup>	✓
Coverage	54% (5362 m <sup>2</sup> ÷ 9926 m <sup>2</sup> = 54%)	80%	75%	✓
Floor Factor	0.75	1.5	0.75	✓
Height	7.735 m	10.5 m	8 m	✓

Table 5: Zoning Parameters

Table 5 above provides confirmation that the proposed storage development on Portion A of Erf 3464 Hawston is fully compliant with the approved zoning rights and design guidelines of the Flagship Business Park.

The proposed site plan is illustrated by *figures 6* and *7* below.

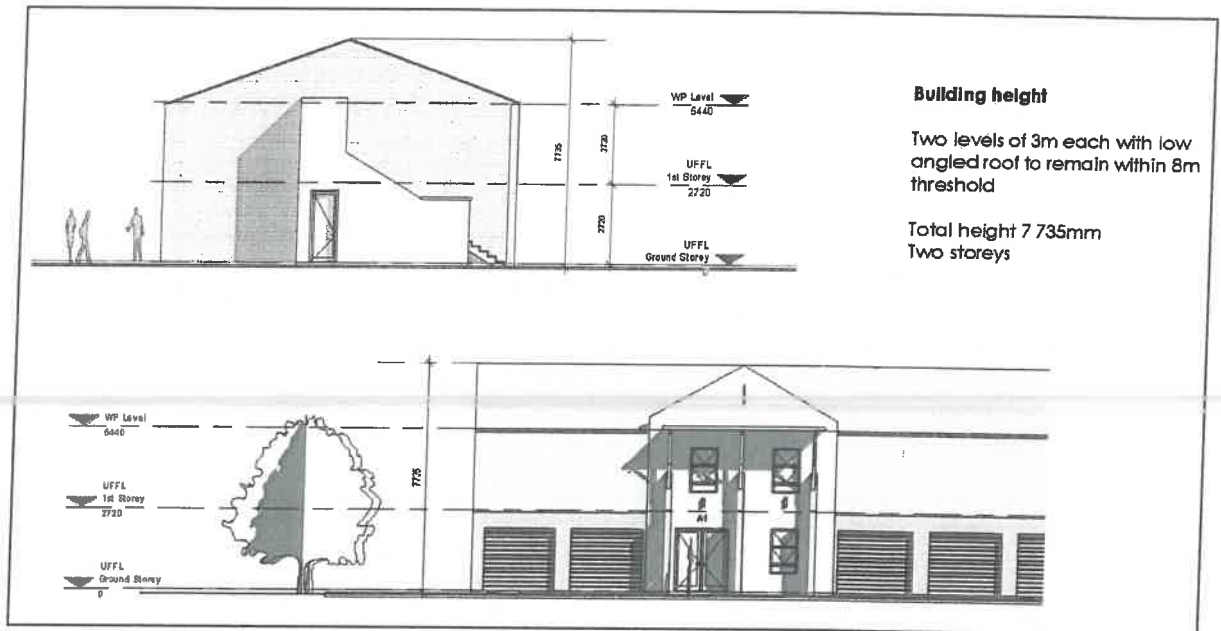






## 2.2 SIDE ELEVATIONS

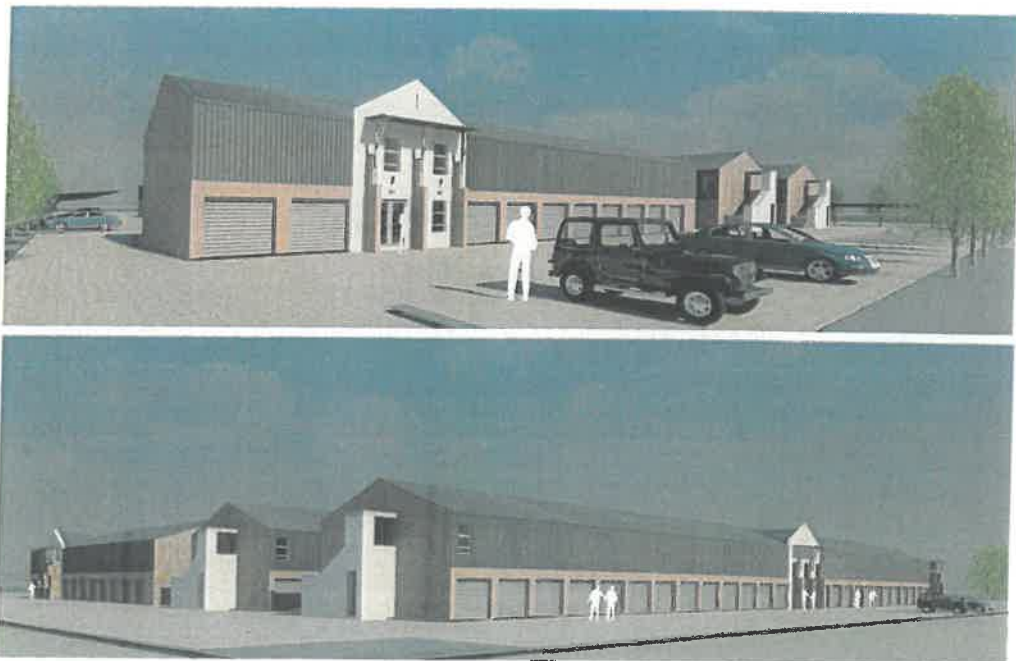
The proposed side elevations are illustrated by *figure 8* below.



*Figure 8: Side Elevations (Schoonraad Architects)*

## 2.3 GRAPHIC REPRESENTATION

The proposed three-dimensional illustrations are shown by *figure 9* below.



*Figure 9: 3D Illustrations (Schoonraad Architects)*

The concept SDP and artist impression illustrate a contemporary style development fitting to the business park concept and context.



**SECTION 3****MOTIVATION****3.1 INTRODUCTION**

The application herein intends to subdivide unregistered Erf 3464, Hawston into four portions namely the remainder, Portion A, Portion B and Portion C (refer to *Figure 3*).

Application is also made to consolidate proposed Portion B with unregistered Erf 3465, Hawston (refer to *Figure 4*) and also to consolidate proposed Portion C with unregistered Erf 3466, Hawston (refer to *Figure 5*).

The application is hereby motivated, on the following basis:

It is the intention of our client to construct self-storage units on the proposed Portion A ( $\pm 9926\text{m}^2$ ), which required the proposed subdivision, as the total extent of unregistered Erf 3464 is too extensive for the development proposal. The subdivision appropriately reconfigures the size of the property to meet the demand of the storage development and to accommodate a sensible layout for the storage units. By subdividing unregistered Erf 3464, our client will be able to achieve a more compact financially viable layout, in response to market demand.

Further to the above, the subdivision of Erf 3464 also requires consolidations with unregistered Erven 3465 and 3466, Hawston in order to rationalise the property boundaries relative to the subdivided portions of Erf 3464, and thereby also improve the size and attractiveness of erven 3465 & 3466 for potential development. By consolidating proposed Portion B ( $\pm 0.04$  ha) with unregistered Erf 3464 and the consolidation of proposed Portion C with unregistered Erf 3466, the improved rationalised site configuration will enable our client to attract more interest in these sites for development purposes.

**3.2 POLICY CONSISTENCY**

It should be noted that the proposed consolidation and subdivision is fully aligned with the latest policy objectives for the area, amongst others, the following:

- Provincial Spatial Development Framework, PSDF 2014
- Overberg District Municipal Spatial Development Framework, 2013
- Overstrand Municipal Spatial Development Framework, 2020
- Overstrand Environmental Management Overlay Zones, 2020 (EMOZ)

The above policies are all in support of inward development within established development areas. Accordingly, the proposed subdivision and consolidation will not have any other policy implications.



### 3.2.1 Overstrand Municipal Spatial Development Framework (2020)

In terms of Overstrand SDF (2020) it should be noted that the application area was designated within the urban development edge of the Hawston / Fisher haven area for urban development purposes. The subsequent approval of the application for rezoning, subdivision, consent use, street name/numbers and the establishment of a property owners association on 14 March 2022 issued by the Overstrand Municipality proves that the development proposal is fully aligned with the prevailing spatial policies.

An extract from the Overstrand SDF (2020) indicates that the SDF in fact acknowledges the existing approved business rights of the development, as shown in **Figure 10** below.

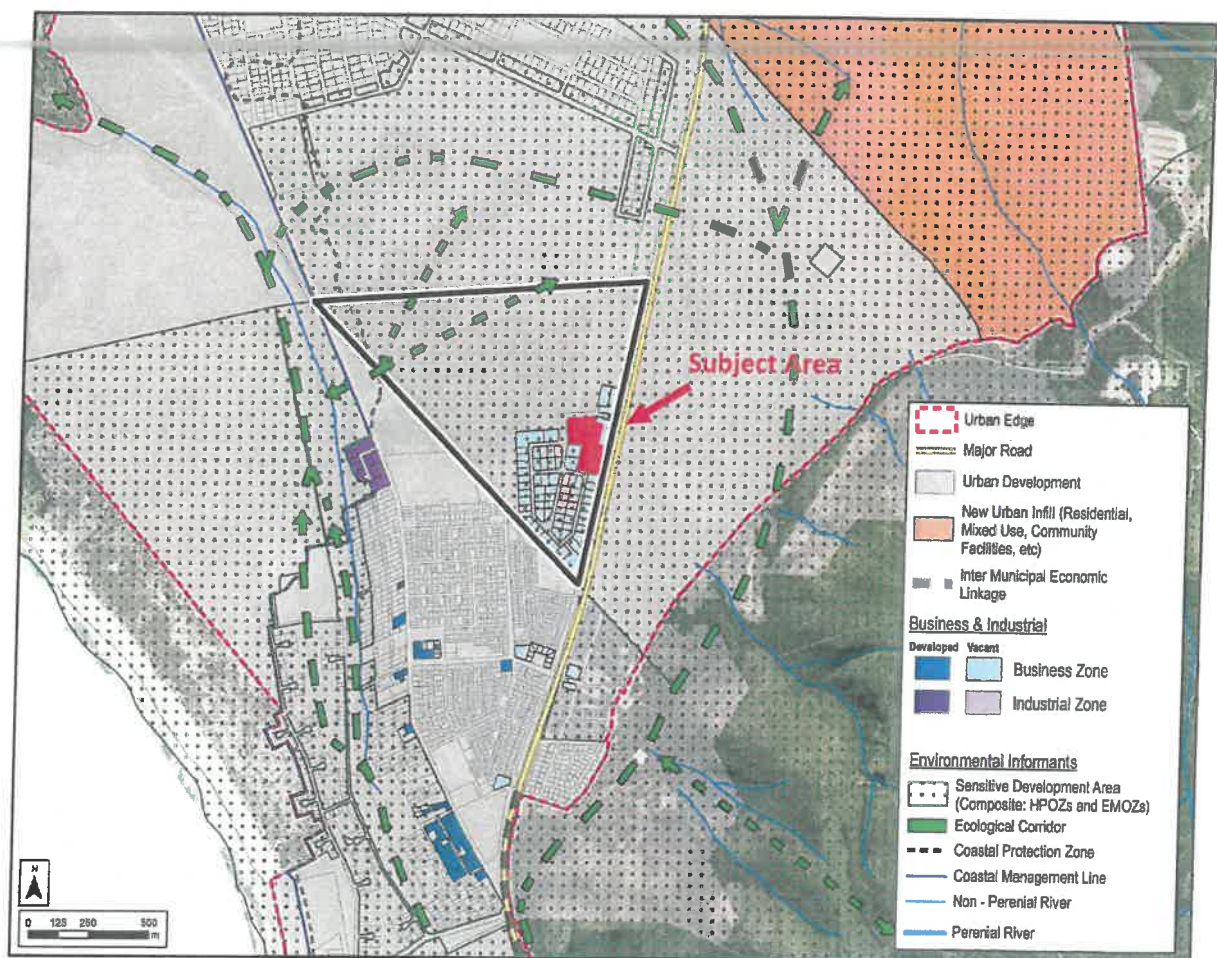


Figure 10: Overstrand SDF (2020)

It is therefore clear that the proposed subdivision and consolidation, is fully aligned with the designations of the Overstrand SDF and its spatial development objectives.

### 3.3 PLANNING PRINCIPLES OF SPLUMA

With reference to the current legislative and policy requirements, the proposed subdivision and consolidation is fully consistent with the planning principles of the national Spatial Planning & Land Use Management Act (SPLUMA, 2013) and the provincial Land Use Planning Act (LUPA, 2014), namely:



<b>Land Use Planning Principles (LUPA, 2014)</b>	<b>Compliance/ Response</b>
<b>Spatial Justice</b>	<p style="text-align: center;"><b>Fully Compliant</b></p> <p>The proposed development is located within an existing built-up urban environment and does not result in any negative impact in terms of exclusion, segregation or discrimination. The proposal will in fact enhance access to land and economic opportunities in a good location.</p>
<b>Spatial Sustainability</b>	<p style="text-align: center;"><b>Fully Compliant</b></p> <p>No impact on natural or agricultural resources, no urban sprawl, positive utilisation of land within the designated urban area.</p>
<b>Efficiency</b>	<p style="text-align: center;"><b>Fully Compliant</b></p> <p>Utilising existing resources, linking to existing services and promoting integration in a well-located locality.</p>
<b>Good Administration</b>	<p style="text-align: center;"><b>Fully Compliant</b></p> <p>The application is submitted in terms of the relevant legislation and will be processed accordingly.</p>
<b>Spatial Resilience</b>	<p style="text-align: center;"><b>Fully Compliant</b></p> <p>The development is not within a flood prone area or risk area, while also planned in a way to allow connectivity with surrounding development, roads, and infrastructure. Thereby allowing resilience to change over time within the urban context environs.</p>

*Table 6: Planning Principles Assessment*

### 3.4 DESIRABILITY CRITERIA I.T.O. THE OVERSTRAND MUNICIPALITY BY-LAW (2020)

The proposed subdivision of unregistered Erf 3464, Hawston into four portions and the consolidation of the subdivided portions with unregistered Erven 3465 and 3466 fits into the character of the approved business park. Given that the surrounding erven are all in the ownership of the developers, there will be no impact whatsoever on any surrounding landowners.

When assessed in terms of the desirability criteria for decision making in terms of the Overstrand Planning By-Law (2020), the following are noted:

- **Positive response** to local and site-specific conditions, and **compatibility with the character of surrounding area**, taking into consideration site sensitivities;
- **Compliance** and alignment with current spatial planning policies;



- No additional impacts whatsoever on **services delivery**;
- Contributes positively to **economic growth**, investment and **employment opportunities** in an established urban environment within proximity of beneficiary / work force communities;
- The development was planned and designed to adhere to good practice principles of urban efficiencies, visual permeability, infrastructure standards and accessibility, thereby ensuring **safety and welfare** of the community within the development and in its immediate surroundings;
- No impacts on **biodiversity, natural resources, or agricultural resources**;
- Given that the surrounding properties are owned by the developers, the proposed subdivision and consolidation will have no impact on the rights, perceptions, or legitimate expectations of any **surrounding landowners**.

Following the above assessment, it is clear that the proposed development is aligned with decision making criteria of the Overstrand By-Law on Municipal Planning (2020) and should be supported for approval accordingly.

### 3.5 ALIGNMENT WITH APPROVED DESIGN GUIDELINES

The proposed cadastral reconfiguration was reviewed relative to the approved Design Guidelines. It was concluded that the proposal is fully aligned with the design guidelines in terms of:

- Height < 8m
- 75% maximum Floor Space
- Set back of at least 8m from the R43 Road
- Storage is permissible land use in terms of approved zoning rights

Therefore, no amendments are required to the design guideline to accommodate the proposal, while there are also no heritage or visual indicators whatsoever.

### 3.6 CONCLUSION

When considering the above-mentioned motivation, desirability criteria and planning principles, it can be concluded that the proposed application for subdivision and consolidation of unregistered Erven 3464, 3465 and 3466, Hawston is **fully consistent with the relevant criteria of desirability as well as planning principles**. **No negative implications are envisioned** in terms of the character of the surrounding area, existing development rights, existing spatial policies, safety, and welfare of the community as well as the conservation of the natural and built environment. It is further motivated that no advertising or notifications should be required, given the single ownership of the surrounding erven.



**SECTION 4****CONCLUSION & RECOMMENDATION****4.1 CONCLUSION**

The application as motivated in this report, for the subdivision of unregistered Erf 3464, Hawston into four portions (the remainder, Portion A, Portion B and Portion C) and the consolidation of proposed Portion B with unregistered Erf 3465, Hawston and proposed Portion C with unregistered Erf 3466, Hawston, has been thoroughly assessed in terms of all relevant legislation.

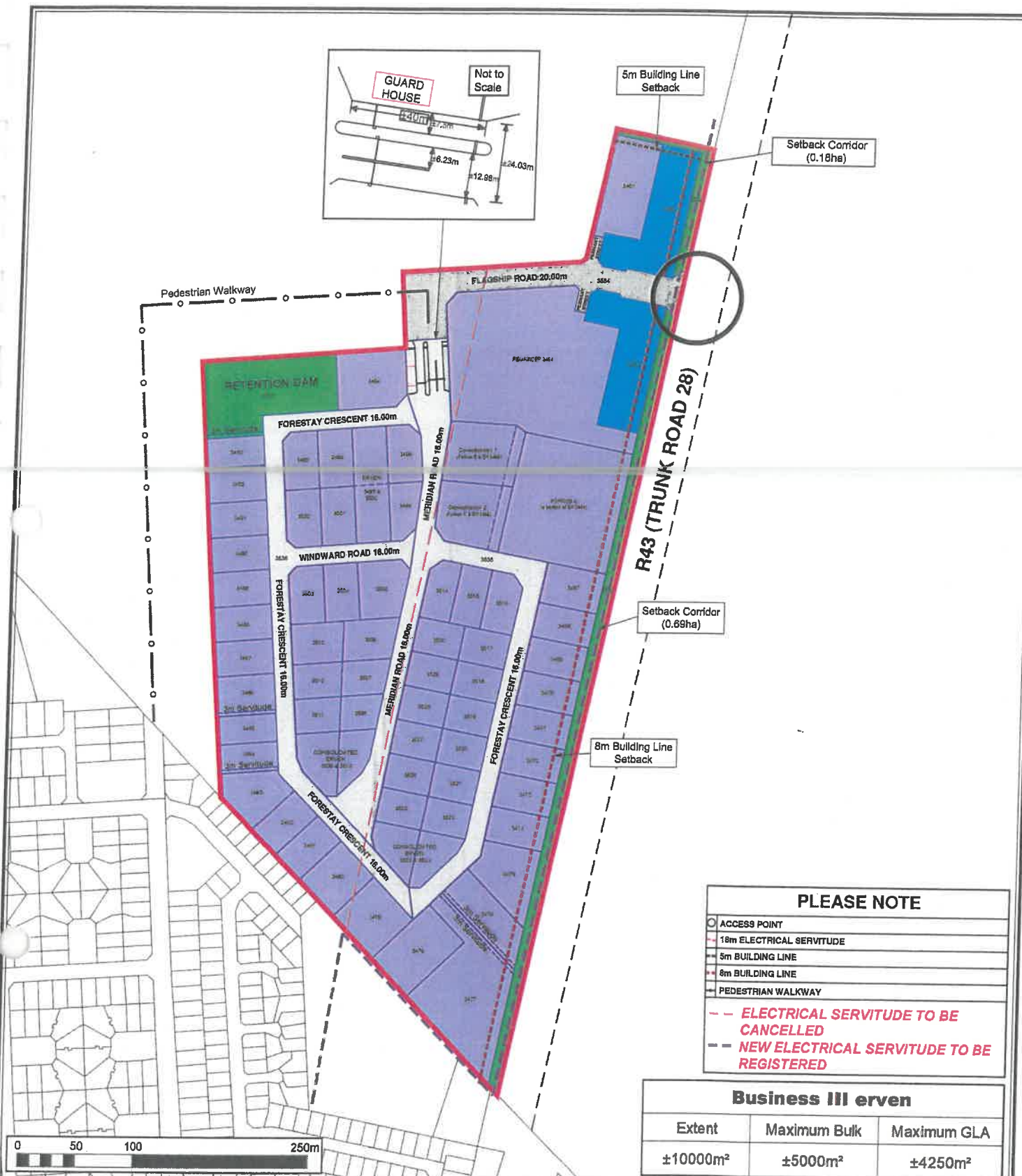
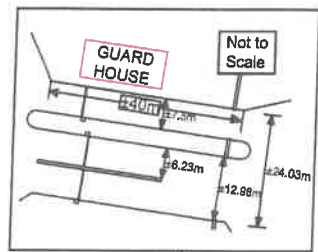
When assessed in terms of the latest current legislation and policies, the proposed consolidation and subdivision remains aligned with all relevant updated / new statutory and policy directives.

**4.2 RECOMMENDATION**

Given the aforementioned, it is our considered opinion that the following application can be recommended for approval in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning (2020), namely:

- **Subdivision** of unregistered Erf 3464 Hawston into four portions (the remainder, portion A, portion B and portion C) in terms of Section 16(2)(d) of the Overstrand By-Law on Municipal Land Use Planning, 2020;
- **Consolidation** of proposed Portion B with unregistered Erf 3465 Hawston in terms of Section 16(2)(e) of the Overstrand By-Law on Municipal Land Use Planning, 2020; and
- **Consolidation** of proposed Portion C with unregistered Erf 3466 Hawston in terms of Section 16(2)(e) of the Overstrand By-Law on Municipal Land Use Planning, 2020.





**PLEASE NOTE**

- ACCESS POINT
- - 18m ELECTRICAL SERVITUDE
- - 5m BUILDING LINE
- - 8m BUILDING LINE
- - PEDESTRIAN WALKWAY
- - **ELECTRICAL SERVITUDE TO BE CANCELLED**
- - **NEW ELECTRICAL SERVITUDE TO BE REGISTERED**

**Business III erven**

Extent	Maximum Bulk	Maximum GLA
±10000m <sup>2</sup>	±5000m <sup>2</sup>	±4250m <sup>2</sup>

**AFDAKSRIEVER  
HAWSTON  
CALEDON FARM 6/575**

**PROPOSED SUBDIVISION  
& REZONING PLAN**

DATE December 2022  
SCALE See Linescale  
PLAN NO. 5

URBAN DYNAMICS SOUTH CAPE  
OFFICE SUITE 201, TYNDAL BUILDING, HANGLBAAY  
TYNDAL BUILDING  
1212  
TEL: 027 451 1912  
WWW.URBANDYNAMICS.CO.ZA

- Application Area
- Cadastral Boundaries
- Proposed Layout
- Proposed Servitudes

LAND USE TABLE					
LAND USE	DESIGNATION	ZONING	AMOUNT OF ERVEN	SIZE (ha)	%
<b>AREA A</b>					
Business		Business Zone II	2	±0,96	4,8
Business		Business Zone II (Warehousing)	68	±14,05	70,2
Retention Dam		Open Space Zone III (Private Open Space)	1	±0,85	3,2
Setback Corridors		Open Space Zone III (Private Open Space)	2	±0,84	4,2
Private Roads		Transport Zone II (Private Road & Parking)	2	±2,78	13,9
Public Roads		Transport Zone II (Public Road & Parking)	1	±0,72	3,3
<b>TOTALS</b>			76	±20,00	100

**PLEASE NOTE:**  
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

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# AFDAKSRIVIER HAWSTON - ERF 3464

## PROPOSED SUBDIVISION PLAN

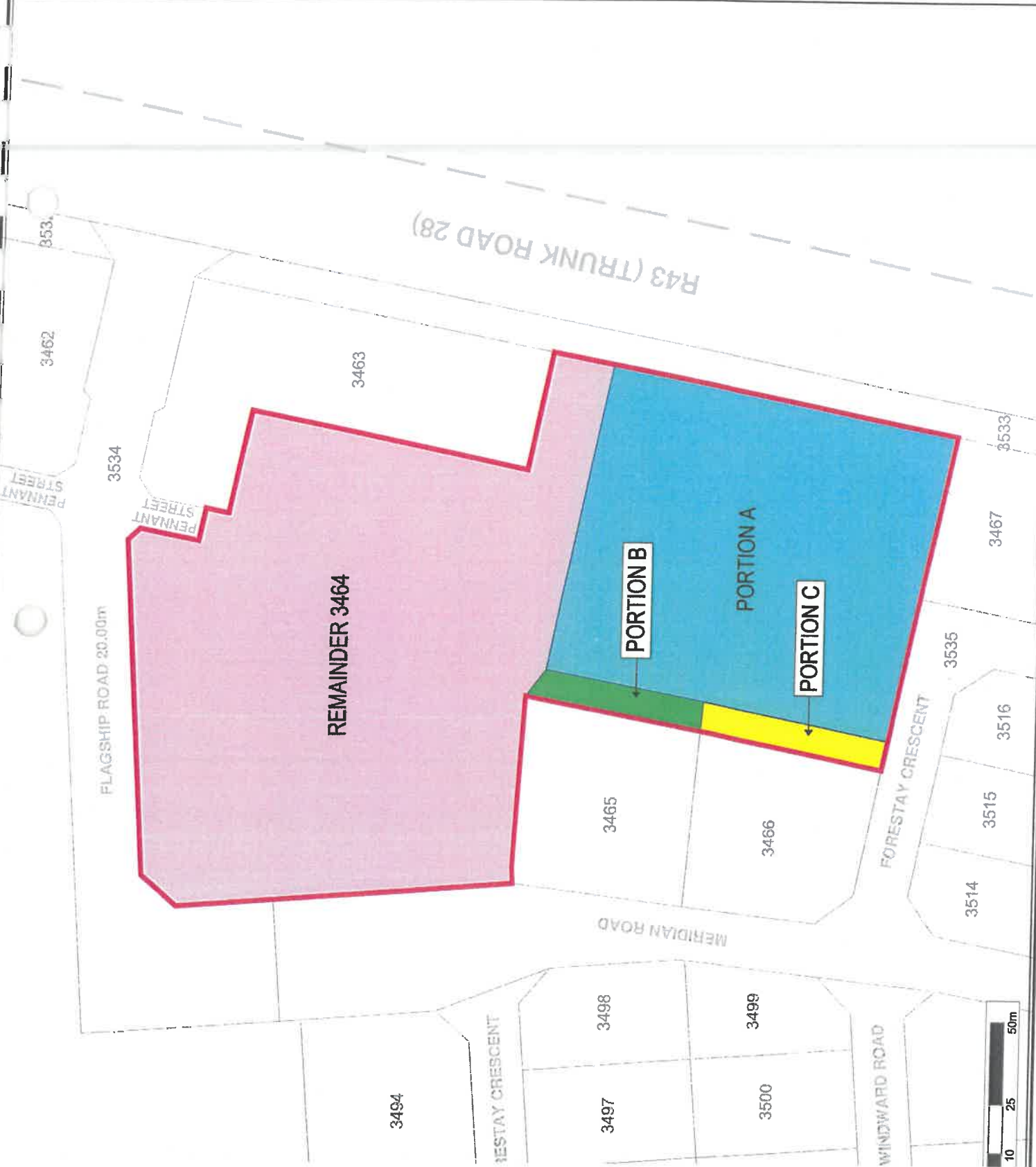
- Application Area ( $\pm 2.75$ ha)
- Cadastral Boundaries
- Proposed Subdivision Lines
- Portion A  
(a portion of Erf 3464 Hawston  
=  $\pm 1.0$ ha)
- Portion B  
(a portion of Erf 3464 Hawston  
=  $\pm 0.04$ ha)
- Portion C  
(a portion of Erf 3464 Hawston  
=  $\pm 0.05$ ha)
- Remainder Erf 3464  
=  $\pm 1.66$ ha

**PLEASE NOTE:**  
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DATE	December 2022	CLIENT
SCALE	See linescale	RESERVED
PLAN NO.	1	
FILE NAME:		

**URBAN DYNAMICS SOUTH CAPE**  
TOWN & REGIONAL PLANNERS  
SOUTH CAPE OFFICE SUITE 404-410 FLOOR 1, CAL CRONJE DRIVE  
WINDWARD ROAD  
WINDYVALE  
TEL: (021) 818 1941  
www.urbandynamics.co.za  
URBAN DYNAMICS WESTERN CAPE, INC. REG. NO. 200802021



# AFDAKSRIVIER HAWSTON ERVEN 3464 & 3465

## PROPOSED CONSOLIDATION PLAN

- Application Area (±0.33ha)
- Cadastral Boundaries
- - - Component Lines

### COMPONENTS:

- 1.) Portion B  
(a portion of Erf 3464 Hawston)  
= ±0.04ha
- 2.) Erf 3465 Hawston  
= ±0.29ha

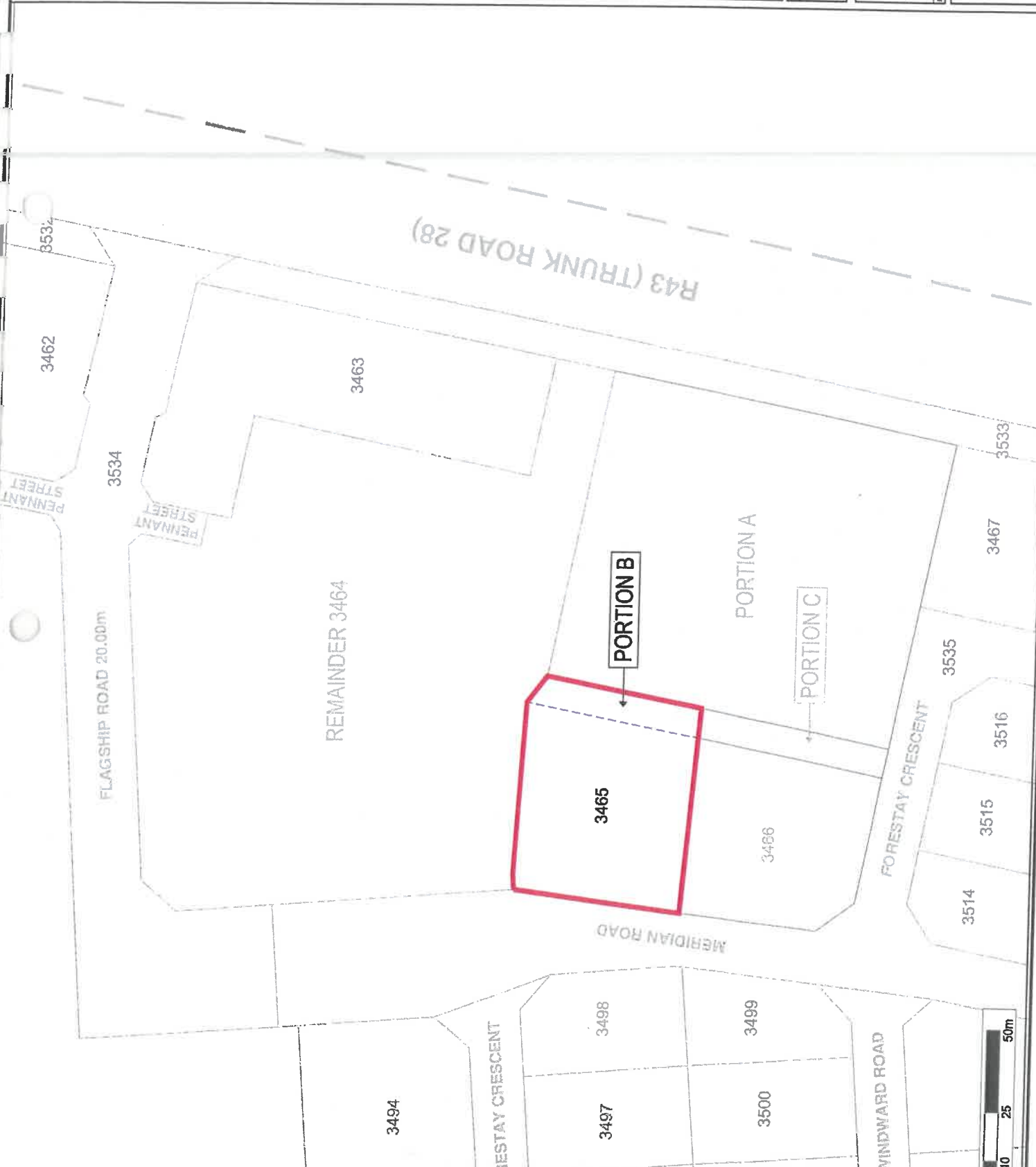
**PLEASE NOTE:**  
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#### INDENTIFY

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DATE December 2022		CLIENT
SCALE See linescale	PLAN NO. 2A	
FILE NAME:		

**URBAN DYNAMICS SOUTH CAPE**  
TOWN & REGIONAL PLANNERS  
SOUTH CAPE OFFICE SUITE 104/105 UNIT 7, CLOVELINE DRIVE  
SOUTH CAPE TOWN WATERFRONT  
6021  
TEL: (027) 444 040  
www.urbandynamics.co.za  
URBAN DYNAMICS WESTLIFE SUITE 104/105 UNIT 7, CLOVELINE DRIVE  
6021



# AFDAKSRIVIER HAWSTON ERVEN 3464 & 3466

## PROPOSED CONSOLIDATION PLAN

- Application Area (±0.32ha)
- Cadastral Boundaries
- - - Component Lines

**COMPONENTS:**

- 1.) Portion C  
(a portion of Erf 3464 Hawston)  
= ±0.055ha
- 2.) Erf 3466 Hawston  
= ±0.27ha

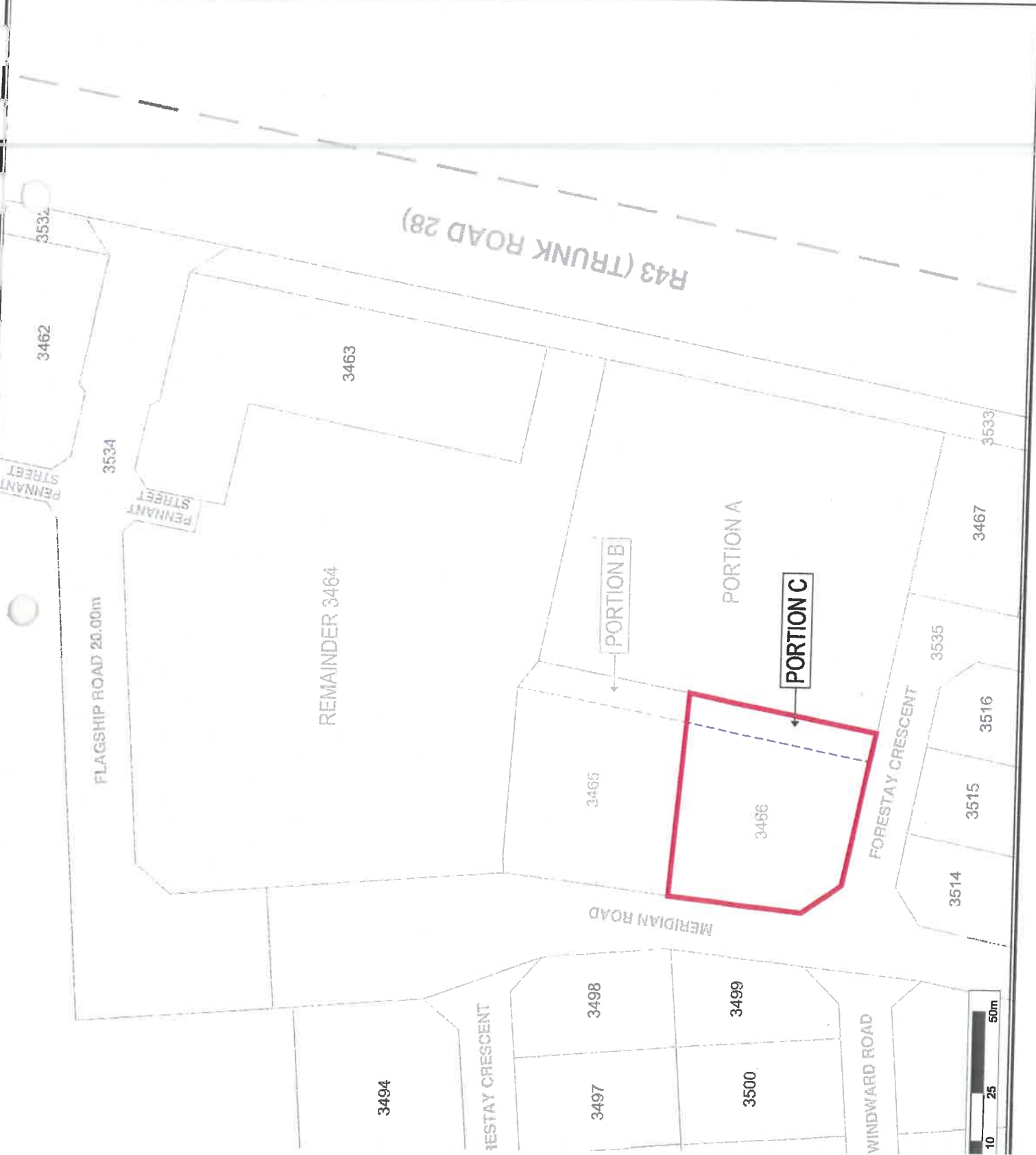
**PLEASE NOTE:**  
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DATE December 2022		CLIENT
SCALE See linescale	FOR PRESENT	
PLAN NO. 2B	RESERVED	
FILE NAME:		

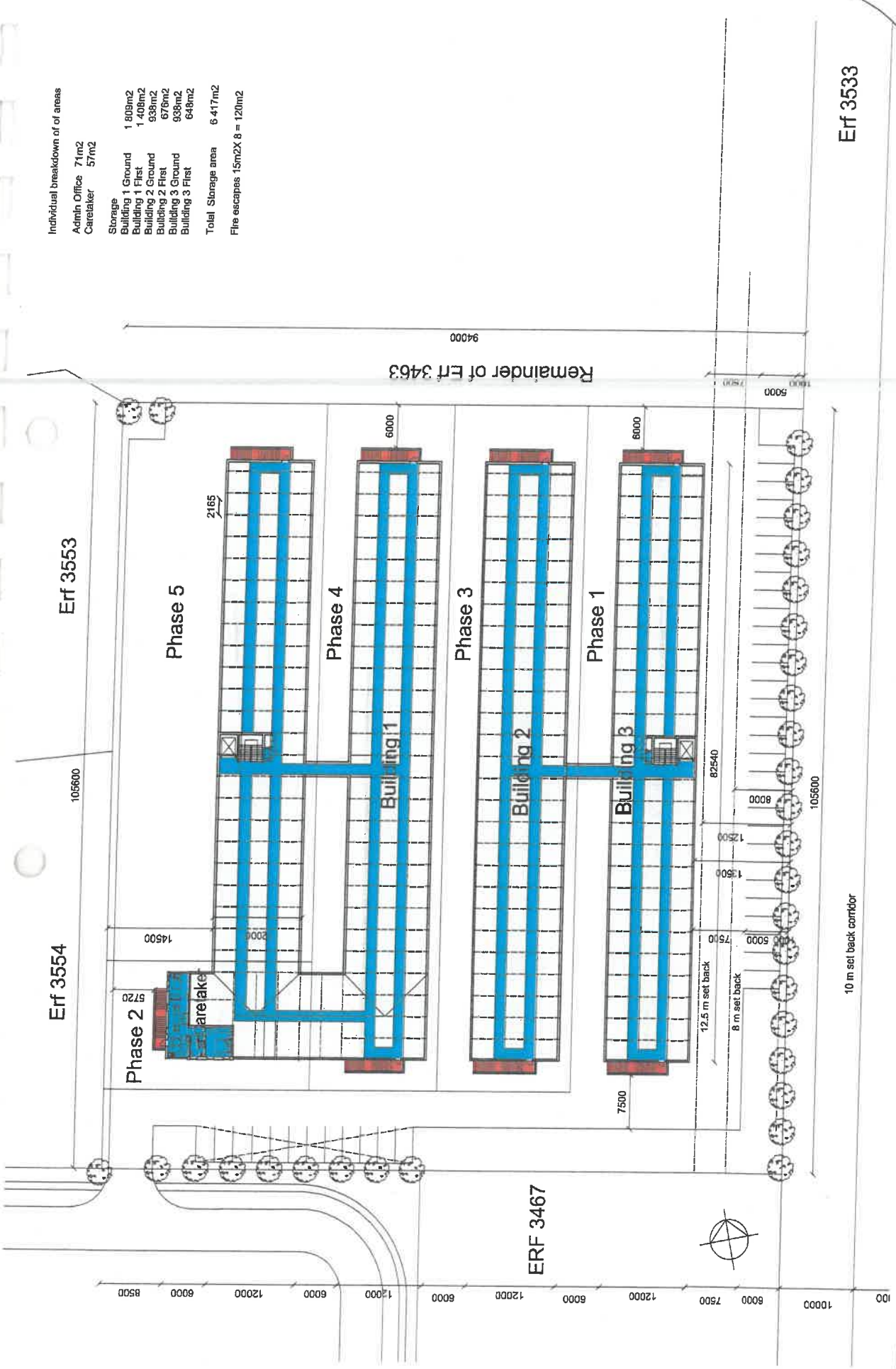
**URBAN DYNAMICS SOUTH CAPE**  
TOWN & REGIONAL PLANNERS

1001 GARDEN STREET, 1ST FLOOR, UNIT 2, OAKLAND DRIVE, BELLVILLE  
TEL: (021) 846 049  
WWW.URBANDYNAMICS.CO.ZA



Individual breakdown of areas

Admin Office	71m <sup>2</sup>
Caretaker	57m <sup>2</sup>
Storage	
Building 1 Ground	1 809m <sup>2</sup>
Building 1 First	1 408m <sup>2</sup>
Building 2 Ground	939m <sup>2</sup>
Building 2 First	676m <sup>2</sup>
Building 3 Ground	938m <sup>2</sup>
Building 3 First	648m <sup>2</sup>
Total Storage area	6 417m <sup>2</sup>
Fire escapes 15m <sup>2</sup> X 8	= 120m <sup>2</sup>



# Flagship Business Park

First floor 1:500  
24 Nov 2022



124 2nd Avenue Midrand 7195  
T: 083 271 3479 C: 082 853 3770  
gfd@suburbanresearch.co.za



**Schedule of areas**

Building 1 Ground	2 186m <sup>2</sup>
Building 1 First	2 112m <sup>2</sup>
Building 2 Ground	1 021m <sup>2</sup>
Building 2 First	986m <sup>2</sup>
Building 3 Ground	1 021m <sup>2</sup>
Building 3 First	971m <sup>2</sup>
<b>Total area</b>	<b>8 307m<sup>2</sup></b>
Parking 1 / 200m <sup>2</sup>	8 307m <sup>2</sup> / 200m <sup>2</sup> = 42 parkings
Parking supplied - 42 parkings	
Double storey Structure	
Area of Erf 9 926m <sup>2</sup>	
GLA allowed 0,75	0,75 X 9 926m <sup>2</sup> = 7 445m <sup>2</sup>
Actual GLA	
Building 1 3 427m <sup>2</sup>	
Building 2 1 614m <sup>2</sup>	
Building 3 1 585m <sup>2</sup>	
<b>Total</b>	<b>6 626m<sup>2</sup></b>
Coverage 4 722m <sup>2</sup> / 9 926m <sup>2</sup> = 48%	
Future carports 640m <sup>2</sup> = 54%	

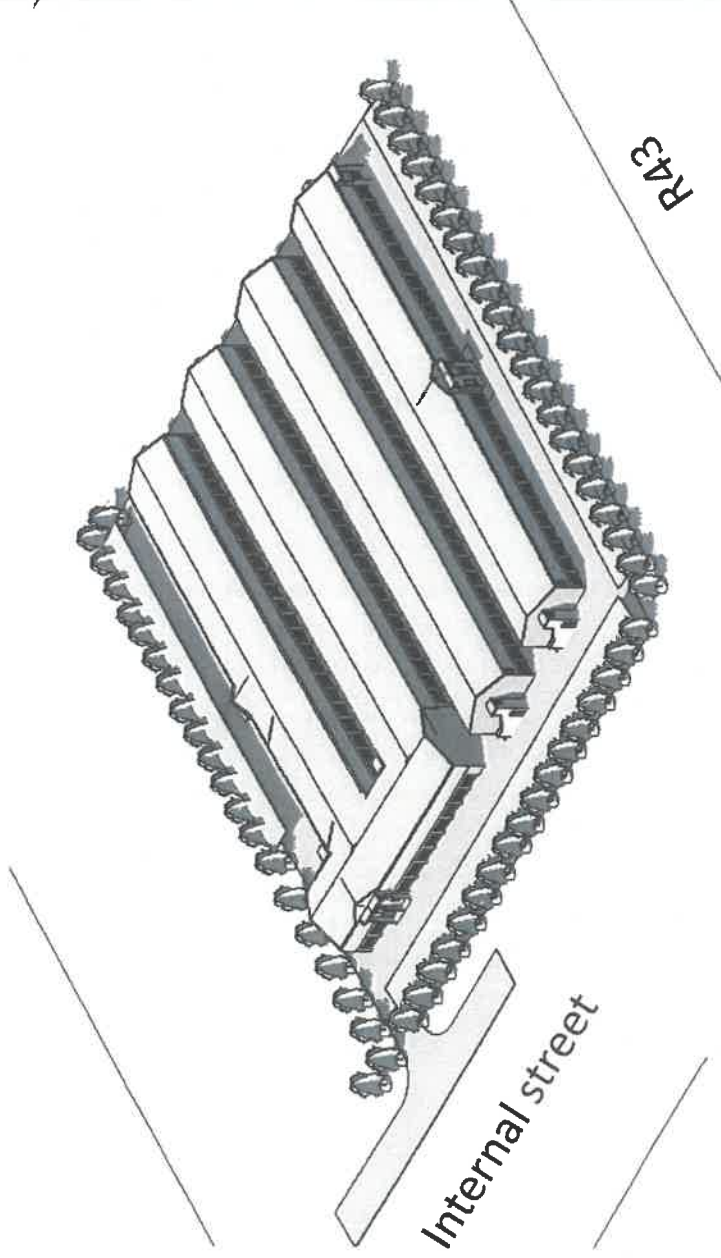
**Coverage**

Building 1	2 197m <sup>2</sup>
Building 2	1 025m <sup>2</sup>
Building 3	1 025m <sup>2</sup>
Carports	475m <sup>2</sup>
<b>Total</b>	<b>4 722m<sup>2</sup></b>

**Flagship Business Park**  
 Site plan 1:500  
 24 Nov 2022



124 2nd Avenue Midrand 7105  
 T: 028 271 3479 C: 082 853 3770  
 gfiloni@schonraadstrich.co.za



**Building mass**

6m set back from street East

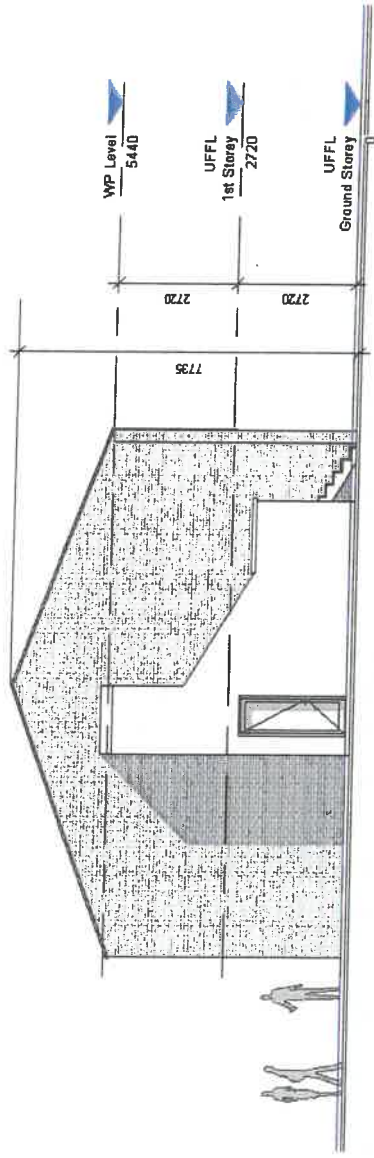
8 & 12.5m setback from R43 South

Building mass facing internal street in excess of 75%

Parapet gabled walls on building ends

One tree per two parkings on perimeter

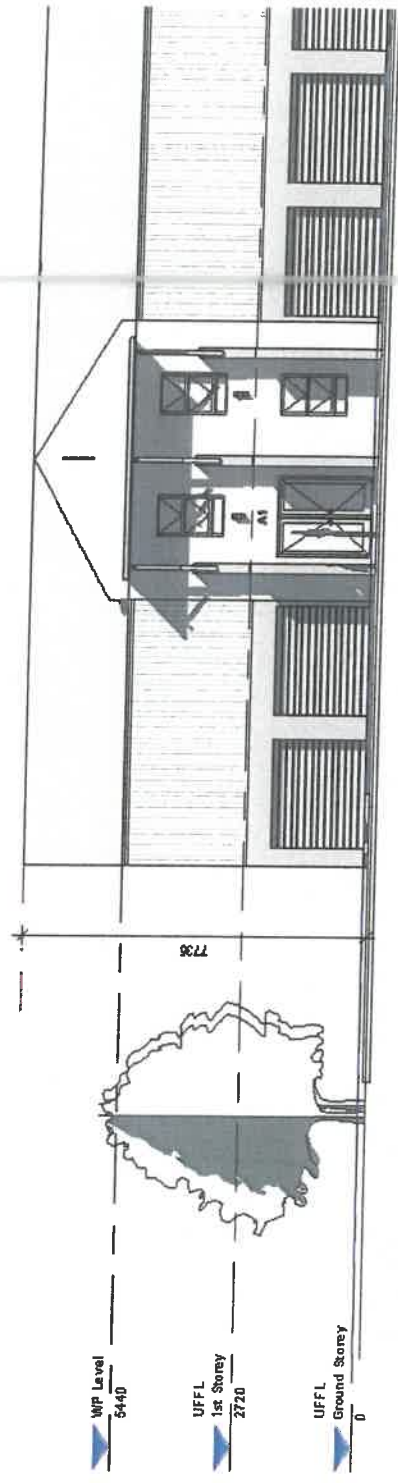
**Storage – Flagship Business Park**



**Building height**

Two levels of 3m each with low angled roof to remain within 8m threshold

Total height 7 735mm  
Two storeys



**Storage – Flagship Business Park**

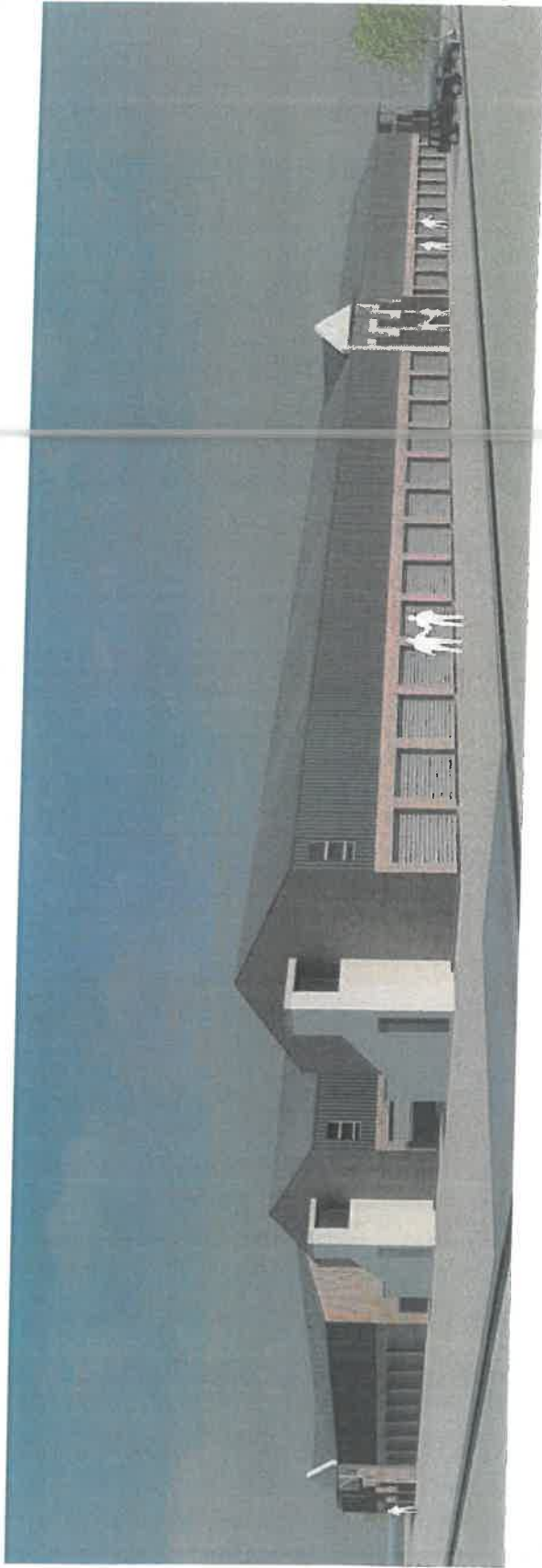
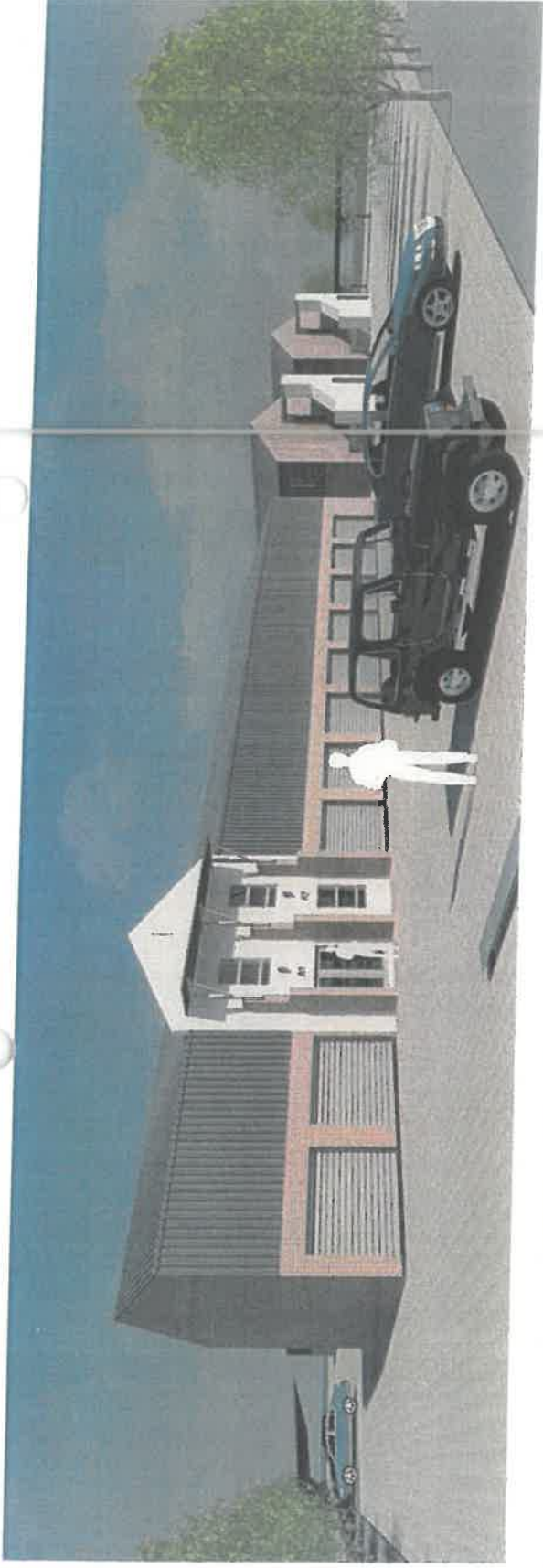


### **Materials and finishes**

- Face brick no maintenance plinth
- Pre-coated roller shutter doors on ground floor
- Concealed fix zincalume roof sheeting and vertical cladding
- Gable building ends with plastered attic stair configuration
- Entrance to buildings plastered finish with separate roof to articulate the building mass
- Powder coated aluminium windows and doors

## **Storage – Flagship Business Park**





## Storage – Flagship Business Park