

OVERSTRAND MUNICIPALITY	OVERSTRAND MUNISIPALITEIT	UMASIPALA WASE-OVERSTRAND
<u>RESTANT VAN ERF 2834 EN ERF 2836, SANDBAAL, OVERSTRAND MUNISIPALE AREA: AANSOEK OM ONDERVERDELING, KONSOLIDASIE, HERSONERING, WYSIGING VAN DIE GOEDGEKEURDE TERREINONTWIKKELINGSPLAN EN WYSIGING VAN BESTAANDE GOEDKEURINGSVOORWAARDES: URBAN DYNAMICS TOWN & REGIONAL PLANNERS NAMENS DE ZANDT DEVELOPMENT EN CURRO HOLDINGS LIMITED</u> Kragtens Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die volgende aansoek van toepassing op Restant van Erf 2834 en Erf 2836, Sandbaai (die eiendomme), naamlik: <u>Onderverdeling</u> Aansoek ingevolge Artikel 16(2)(d) van die Verordening om ongeregistreerde Erf 3084 Sandbaai te onderverdeel om Gedeelte A (±59ha) groot en ‘n Restant te skep. <u>Konsolidasie (Area 1)</u> Aansoek ingevolge Artikel 16(2)(e) van die Verordening om ongeregistreerde Erwe 2942-2944, 2975 en 2976, Sandbaai met Gedeelte A te konsolideer om Konsolidasie Area 1 (±3.81ha) groot te skep. <u>Onderverdelingsgebied en Hersonering</u> Aansoek ingevolge Artikel 16(2)(d) en 16(2)(a) van die Verordening vir die hersonering van Konsolidasie Area 1 vanaf Algemene Woonsonne 3: Woonstelle Massa-sonne 2(GR4) en Vervoersone 2: Pad en Parkering na Onderverdelingsgebied om die volgende te skep: • Vier (4) Algemene Woonsonne 3: Woonstelle Massa-sonne 2 (GR4) erwe; • Een (1) Gemeenskapsone 1: Gemeenskapfasiliteite (CO1) erf, en • Een (1) Vervoersone 2: pad en Parkering (TR2 A) erwe. <u>Konsolidasie (Area 2)</u> Aansoek ingevolge Artikel 16(2)(e) van die Verordening Erf 2836, Sandbaai met voorgestelde Gedeelte 5 (±1.91ha) te konsolideer om Konsolidasie Area 2 (±8.29ha) groot te skep. <u>Wysiging van die bestaande goedgekeurde terreinontwikkingsplan</u> Aansoek ingevolge Artikel 16(2)(l) van die Verordening om die ruimtelike herstrukturering van Restant van Erf 2834, Sandbaai te akkommodeer. <u>Wysiging van bestaande goedkeuringsvoorwaardes</u> Aansoek ingevolge Artikel 16(2)(h) van die Verordening van toepassing op Restant van Erf 2834, Sandbaai om die skool uitbreiding en die ruimtelike herstrukturering van die goedgekeurde ontwikkeling te akkommodeer. <u>Wysiging van ‘n Algemene Plan</u> Aansoek ingevolge Artikel 16(2)(k) van die Verordening van toepassing op Restant van Erf 2834, Sandbaai om die ruimtelike herstrukturering van die goedgekeurde ontwikkeling te akkommodeer. Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus en die munisipale webtuiste by die volgende skakel https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/ Enige kommentare op die voorstel moet skriftelik wees in ooreenstemming met Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (e) alida@overstrand.gov.za) bereik voor of op Vrydag, 4 September 2026, met u naam, adres en kontak-besonderhede, belang in die aansoek, asook die redes vir kommentaar. Telefoniese navrae kan gerig word aan die Stadsbeplanner, Mnr. B Minnaar by 028-3138900. Die Munisipaliteit mag weier om kommentaar wat na die sluitingsdatum ontvang word, te aanvaar. Enige persoon wat nie kan lees of skryf nie kan die Departement Stads-beplanning besoek waar hul deur ‘n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer. <i>U aandag word gevestig op die Bepalings van die “POPI” Wet, en aangesien u opmerking deel sal uitmaak van ‘n openbare deelname proses, u derhalwe toestem dat u naam, van, kontak-besonderhede en kommentaar openbaar gemaak mag word.</i>	<u>REMAINDER OF ERF 2834 AND ERF 2836, SANDBAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION, CONSOLIDATION, REZONING, AMENDMENT OF THE APPROVED SITE DEVELOPMENT PLAN AND AMENDMENT OF THE CONDITIONS OF EXISTING APPROVALS: URBAN DYNAMICS TOWN & REGIONAL PLANNERS ON BEHALF OF DE ZANDT DEVELOPMENT AND CURRO HOLDINGS LIMITED</u> 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 applications applicable to Remainder of Erf 2834 and Erf 2836, Sandbaai (the properties), namely: <u>Subdivision</u> Application in terms of Section 16(2)(d) of the By-Law to subdivide unregistered Erf 3084 Sandbaai to create Portion A (±0.59ha) in extent and the Remainder. <u>Consolidation (Area 1)</u> Application in terms of Section 16(2)(e) of the By-Law for the consolidation of unregistered Erven 2942-2944, 2975 and 2976, Sandbaai with Portion A to create Consolidation Area 1 (±3.81ha) in extent. <u>Subdivisional Area and Rezoning</u> Application in terms of Section 16(2)(d) and 16(2)(a) of the By-Law for the rezoning of Consolidation Area 1 from General Residential Zone 3: Flats Bulk Zone 2 (GR4) and Transport Zone 2: Road and Parking to Subdivisional Area to create the following: • Four (4) General Residential Zone 3: Flats Bulk Zone 2 (GR4) erven; • One (1) Community Zone 1: Community Facilities (CO1) erf, and • One (1) Transport Zone 2: Road and Parking (TR2 A) private road erf. <u>Consolidation (Area 2)</u> Application in terms of Section 16(2)(e) of the By-Law to consolidate Erf 2836, Sandbaai with proposed Portion 5 (±1.91ha) to create Consolidation Area 2 (±8.29ha) in extent. <u>Amendment of the existing approved site development plan</u> Application in terms of Section 16(2)(l) of the By-Law to accommodate the spatial reconfiguration of the Remainder of Erf 2834, Sandbaai. <u>Amendment of conditions of an existing approval</u> Application in terms of Section 16(2)(h) of the By-Law applicable to the Remainder of Erf 2834, Sandbaai to accommodate the school extension and the spatial reconfiguration of the approved development. <u>Amendment of a General Plan</u> Application in terms of Section 16(2)(k) of the By-Law applicable to Remainder Erf 2834, Sandbaai to accommodate the spatial reconfiguration of the approved development. Details regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus on the municipal webpage at the following link https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/ Any comments on the proposal must be in writing in accordance with Sections 51 and 52 of the By-Law to reach the Municipality (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za) on or before Friday, 4 September 2026, quoting your name, address and contact details, interest in the application, as well as the reasons for comment. Telephonic enquiries can be made to the Town Planner, Mr. B Minnaar at 028-3138900. The Municipality may refuse to accept comments 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 comment. <i>Please note that in terms of the Protection of Personal Information Act (POPIA), you will be entering into a public process and as such agree and consent to your name, surname, contact details and comment(s) may be disclosed / used in the (application) process.</i>	<u>INTSALELA YE-ERF 2834 KUNYE NE-ERF 2836, ISANDBAAL, UMMANDLA KAMASIPALA ONGAPHAYA: ISICELO SOLWAHLULO, UKUDITYANISWA, UKUCANDWA NGOKUTSHA, UKULUNGISWA KWESICWANGCISO SOPHUHLISO LWESIZA ESIVUNYIWEYO KUNYE NOKULUNGISWA KWEEMKO ZOKUVUNYWA OKUKHOYO: URBAN DYNAMICS TOWN & REGIONAL PLANNERS EGAMENI LIKA-DE ZANDT DEVELOPMENT KUNYE CURRO HOLDINGS LIMITED</u> Isaziso sinikwe apha ngokweCandelo lama-47 nelama-48 loMthetho kaMasipala oLungisiweyo we-Overstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, wowama-2020 (uMthetho kaMasipala) wezi zicelo zilandelayo zisebenza kwiNtsalela ye-Erf 2834 kunye ne-Erf 2836, eSandbaai (iipropati), ezizezi: <u>Ulwahlulo</u> Isicelo ngokweCandelo le-16(2)(d) loMthetho kaMasipala ukuhlahlula i-Erf 3084 Sandbaai engabhaliswanga ukwenza iSahlulo A (±0.59ha) ngokomlinganiselo kunye neNtsalela. <u>Ukuhlanganisa (Indawo 1)</u> Isicelo ngokweCandelo le-16 (2)(e) loMthetho kaMasipala wokudityaniswa kwe-Erven 2942-2944 engabhaliswanga, 2975 kunye no-2976, iSandbaai eneSahlulo A ukudala iNdawo yokuManyaniswa 1 (±3.81ha) ngokomlinganiselo. <u>Indawo yoLwahlulo kunye nokuCandwa ngokutsha</u> Isicelo ngokweCandelo le-16 (2) (d) nele-16 (2) (a) loMthetho kaMasipala wocando ngokutsha lweNdawo yokuManyaniswa 1 ukusuka kuMmandla wokuHlala ngokuBanzi 3: uMmandla we-Flats Bulk 2 (GR4) kunye noMmandla wezoThutho 2: Indlela kunye Indawo yokupaka ukuya kwiNdawo yoLwahlulo ukudala oku kulandelayo: • Isine (4) uMmandla wokuHlala ngokuBanzi 3: uMmandla we-Flats Bulk 2 (GR4) erven; • Enye (1) uMmandla woLuntu 1: Izibonelelo zoLuntu (CO1) erf, kunye • iZowuni yesi-2 yezoThutho (1): Indlela kunye nokuPaka (TR2 A) indlela yabucala. <u>Ukuhlanganisa (Indawo 2)</u> Isicelo ngokweCandelo le-16 (2)(e) loMthetho kaMasipala ukuhlanganisa i-Erf 2836, iSandbaai kunye neSahlulo esicetywayo sesi-5 (±1.91ha) ukudala uMmandla woBumbano 2 (±8.29ha) ngokomlinganiselo. <u>Ukulungiswa kwesicwangciso esikhoyo sophuhliso lwesiza esivunyiweyo</u> Isicelo ngokweCandelo le-16 (2)(l) loMthetho kaMasipala ukulungiselela uhlehlengiso lwesithuba seNtsalela ka-Erf 2834, eSandbaai. <u>Ukulungiswa kweemeko zemvume ekhoyo</u> Isicelo ngokweCandelo le-16 (2)(h) loMthetho kaMasipala osebenza kwiNtsalela ye-Erf 2834, eSandbaai ukulungiselela ukwandiswa kwesikolo kunye nohlehlengiso lwesithuba sophuhliso oluvunyiweyo. <u>Ukulungiswa kweSicwangciso Jikelele</u> Isicelo ngokweCandelo le-16(2)(k) loMthetho kaMasipala osebenza kwi-Remainder Erf 2834, eSandbaai ukulungiselela uhlehlengiso lwesithuba sophuhliso oluvunyiweyo. linkkukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlowe ngeentsuku zokusebenza ngamaxesha eveki phakathi kwentsimbi ye-08:00 kunye ne-16:30 kwiCandelo: Ucwangciso lweDolophu noMhlaba kwa-16 Paterson Street, Hermanus, nakwiphepha lewebhu likamasipala kule linki ilandelayo: https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/ Naziphi na izimvo ezibhaliweyo zingangeniswa ngokuhambelana namalungiselelo eCandelo lama-51 nelama-52 lalo Mthetho kaMasipala oxeliweyo kuMasipala (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za, 04 eyoMsintsi, 2026 okanye igama lakho idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo ngomnxeba ingenziwa kuMnu. B Minnaar kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvula. Nawuphi na umntu ongakwaziyo ukufunda okanye ukubhala angandwendwela iCandelo: loCwangciso lweDolophu kunye noMhlaba apho igosa likamasipala liya kuthi limncede ukuze abhale ngokusesikweni izimvo zakhe. <i>Nceda uqaphele ukuba ngokoMthetho woKhuseleko lweNgcaciso loLwazi loBuqu (POPIA), uya kuba ungena kwinkqubo kawonke-wonke kwaye uvuma ukuba igama lakho, ifani, iinkukacha zoqhagamshelwano kunye nezimvo zingabhengezwa / zisetyenziswe kwi (isicelo) inkqubo.</i>
Dr DGI O'Neill Municipal Manager / Munisipale Bestuurder / Umphathi Kamasipala PO Box / Posbus / Ibhokisi yePosi 20 HERMANUS 7200 <i>Notice no. / Kennisgewing nr. / Inothi si yeNomb: 152/2026</i>		



Prepared By:

Urban Dynamics
URBAN DYNAMICS CAPE
TOWN & REGIONAL PLANNERS



Prepared For:

DE ZANDT
CURRO

REMAINDER OF ERF 2834 & ERF 2836, SANDBAAI

**APPLICATION FOR SUBDIVISION, CONSOLIDATION,
REZONING, PERMISSION REQUIRED IN TERMS OF THE
CONDITIONS OF APPROVAL AND AMENDMENT OF
CONDITIONS IN RESPECT OF EXISTING APPROVALS**

May 2026



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SUBMITTED: MAY 2026

AUTHOR: VERONICA JANSEN (Pr. Pln.)

REVIEWED: PJ LERM (Pr. Pln.)



SECTION 1 INTRODUCTION

1.1. BACKGROUND & CONTEXTUAL INFORMATION

Urban Dynamics was appointed by the owners (and developers) of the **De Zandt** development, with Powers of Attorney attached hereto as **Annexure A**, to undertake the required land use applications relating to the proposed increase in the extent of the **Curro school** site. The *subject properties*, being the *Remainder of Erf 2834 and Erf 2836, Sandbaai*, form part of the broader Sandbaai area, which is characterised predominantly by residential development as illustrated in **Figure 1** below.

The **Remainder of Erf 2834, Sandbaai** forms part of the approved **De Zandt** development situated on the western side of Sandbaai. The broader development has received the necessary land use approvals which incorporates residential development. The existing **Curro school**, which is located on **Erf 2836, Sandbaai** has also received the necessary land use approvals.



Figure 1: Local Context

A series of approvals were granted between 2019 and 2026 for the residential development of the Re/2834. The following subsections provide an overview of the planning history, current proposal and application details.

1.2. PROPERTY INFORMATION

The application area is illustrated in **Figure 2** below and its relevant cadastral, ownership, and registration particulars are summarised in **Table 1** below.

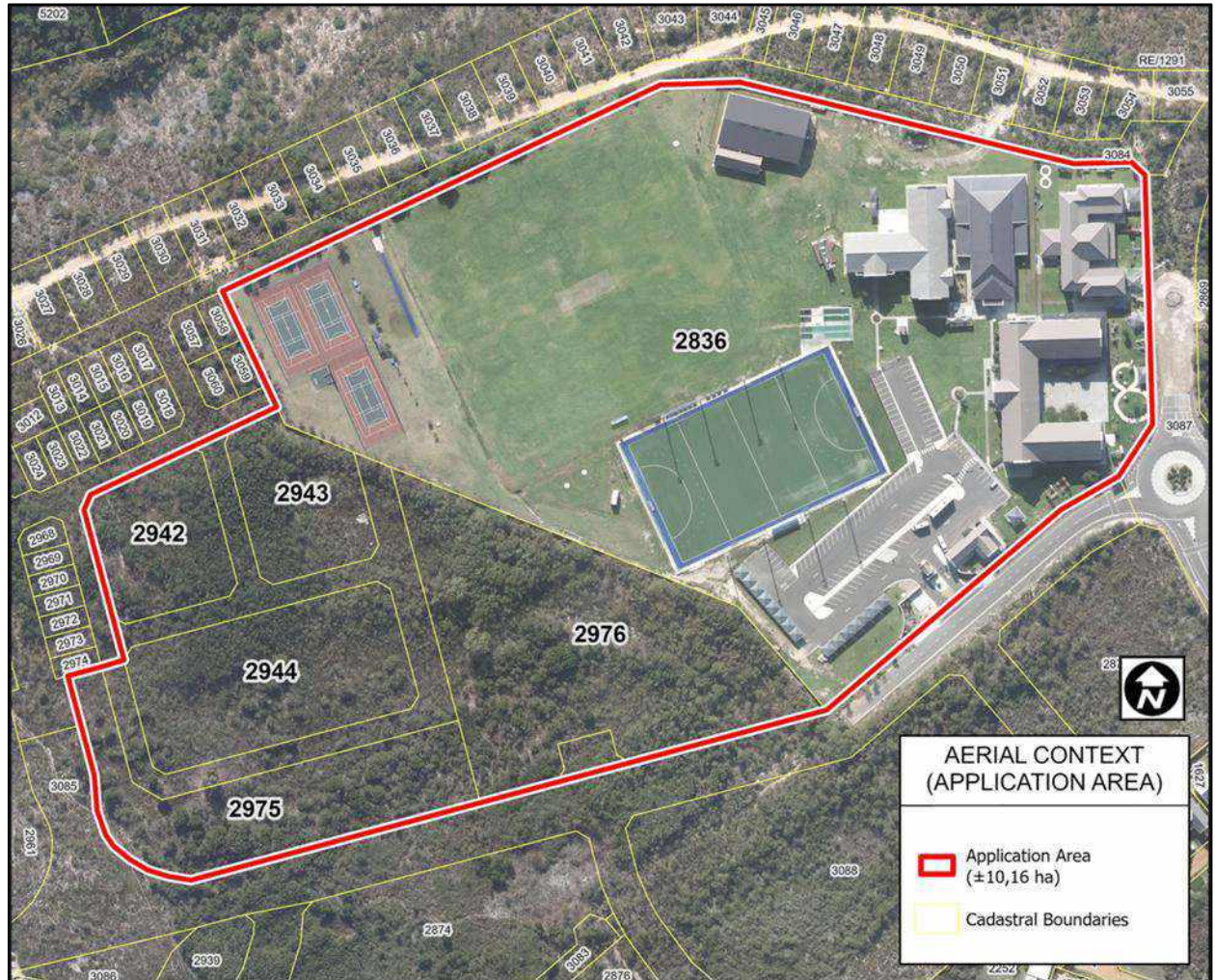


Figure 2: Subject properties and application area

Table 1: Property information of subject properties

Property description	Registered owner	Title deed	Extent
Remainder of Erf 2834 Sandbaai	De Zandt Development (Pty) Ltd (previously known as Pinaroux International Holdco (Pty) Ltd)	T5325/2018	39,4905 Ha
Erf 2836 Sandbaai	Curro Holdings Limited	T10625/2011	6,3847 Ha

The application area comprises Erf 2836 (**Curro school**) together with the following unregistered erven forming part of Re/2834 (**De Zandt**):

- Erf 2942 Sandbaai (±0.33 ha)
- Erf 2943 Sandbaai (±0.32 ha)
- Erf 2944 Sandbaai (±0.65 ha)
- Erf 2975 Sandbaai (±0.63 ha)
- Erf 2976 Sandbaai (±1.29 ha)
- Erf 3084 Sandbaai (±2.74 ha – Private Road)

These erven have been approved as part of the **De Zandt** development but have not yet been registered in the Deeds Office. The abovementioned unregistered erven are situated adjacent to the existing **Curro school** (Erf 2836 Sandbaai).

Accordingly, the *application area* comprises the existing school property together with approved, but unregistered, development erven forming part of the broader **De Zandt** footprint.

1.3. CURRENT ZONING

In terms of the OM's Public Viewer, the current zonings applicable to the application area are illustrated in **Figure 3** below and summarised as follows:

- Unregistered erven 2942, 2943, 2944, 2975 and 2976 Sandbaai:
General Residential Zone 3: Flats - Bulk Zone 2 (GR4)
- Unregistered Erf 3084 Sandbaai:
Transport Zone 2: Road and Parking (TR2 A- Private Road)

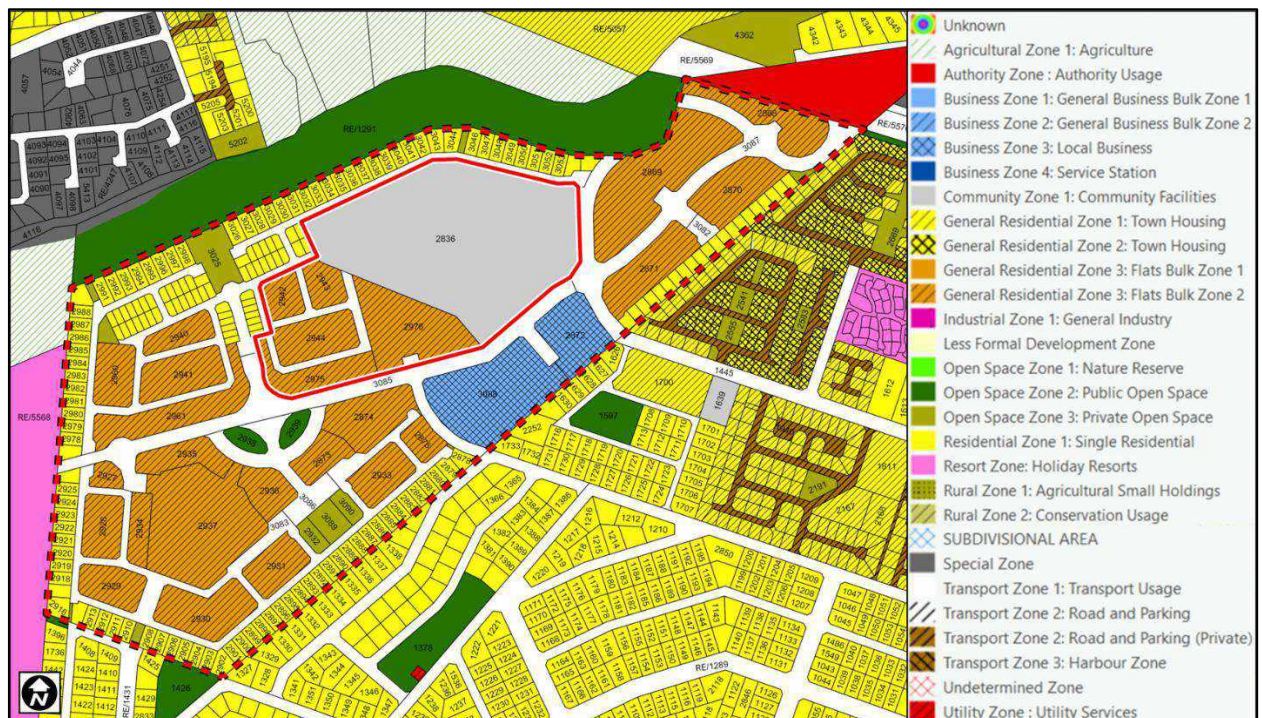


Figure 3: Status Quo Zoning Context

It is evident from the above that the existing zoning allocation accommodates residential, community and road infrastructure. **The application proposes only a reconfiguration of these approved zoning rights** through subdivision, consolidation and rezoning to Subdivisional Area relying on existing development parameters.

1.4. HISTORIC APPROVALS

Re/ 2834 has historically been approved for the development of **De Zandt** through a **series of land use approvals** granted since 2019. The approved development provides for an overall density of 29 dwelling units per hectare, which this application does not seek to increase whatsoever. Copies of the relevant Approval Letters are attached as **Annexure E**.

The historic approvals relevant to **De Zandt** are summarised in **Table 2** below:

Table 2: Historic Land Use Approvals for De Zandt (continues on next page)

Date of OM Letter:	Application details:	Amendment Required:
18 Apr 2019	Cancellation of existing subdivisional approval/plans, deviation from the OM Spatial Wide Development Framework (2006) & the Growth Management Strategy (2010), consolidation, rezoning, subdivision, consent use, departures & phasing. Approved Plan No. Rev17-0001 (<u>not</u> endorsed) dated 6 August 2018.	NO
3 Jul 2019	Amendment of SDF, Cancellation of existing subdivision, subdivision, rezoning, consent use, phasing of the development & establishment of a Home Owners Association.	
17 Jul 2019 (Final Letter)	Cancellation of existing subdivisional approval/plans, deviation from the OM Spatial Wide Development Framework (2006) & the Growth Management Strategy (2010), consolidation, rezoning, subdivision, consent use, departures & phasing. Approved Layout Plan No. Rev17-0001 (endorsed) dated 6 August 2018.	
6 Dec 2019	Amendment of the approved Site Development Plan dated 18 April 2019. Approved Plans Rev 32 & Rev 33.	NO
10 Feb 2020	Amendment of the approved Site Development Plan dated 18 April 2019. Approved Plans Rev 32 & Rev 33.	
26 Mar 2020	Erven 3 and 4 De Zandt: Phasing Plan and Site Development Plan (Phasing 1A).	NO
18 Sep 2020	Erven 2870 & 2871 (Portion of Erf 2834) Sandbaai: Application for departure.	NO
19 Jan 2021	Proposed Street Naming.	NO
29 Oct 2024	Application for extension of the period of validity of an existing approval.	NO
31 Mar 2026	Application for the amendment of the Site Development Plan, amendment of the Subdivisional Plan, Cancellation of the Phasing Plan, Amendment of Conditions of Approval, Amendment of the Surveyor General Plan and Departures. Approved Site Development Plan: Rev 37_0001.	YES



SECTION 2 APPLICATION INFORMATION

2.1. DEVELOPMENT PROPOSAL OVERVIEW

The proposal herein is to undertake the necessary land use applications required to facilitate the **extension of the existing Curro school site** within the De Zandt development area.

To achieve the above objective, the proposal entails the reconfiguration of approved land use rights within **De Zandt**, to create an additional land parcel, which is to be consolidated with *Erf 2836 (Curro School)*. In doing so, the school site will be expanded in order to accommodate additional facilities. The proposed re-layout is illustrated in **Figure 4** below and reflects the spatial reconfiguration required to enable the proposal.

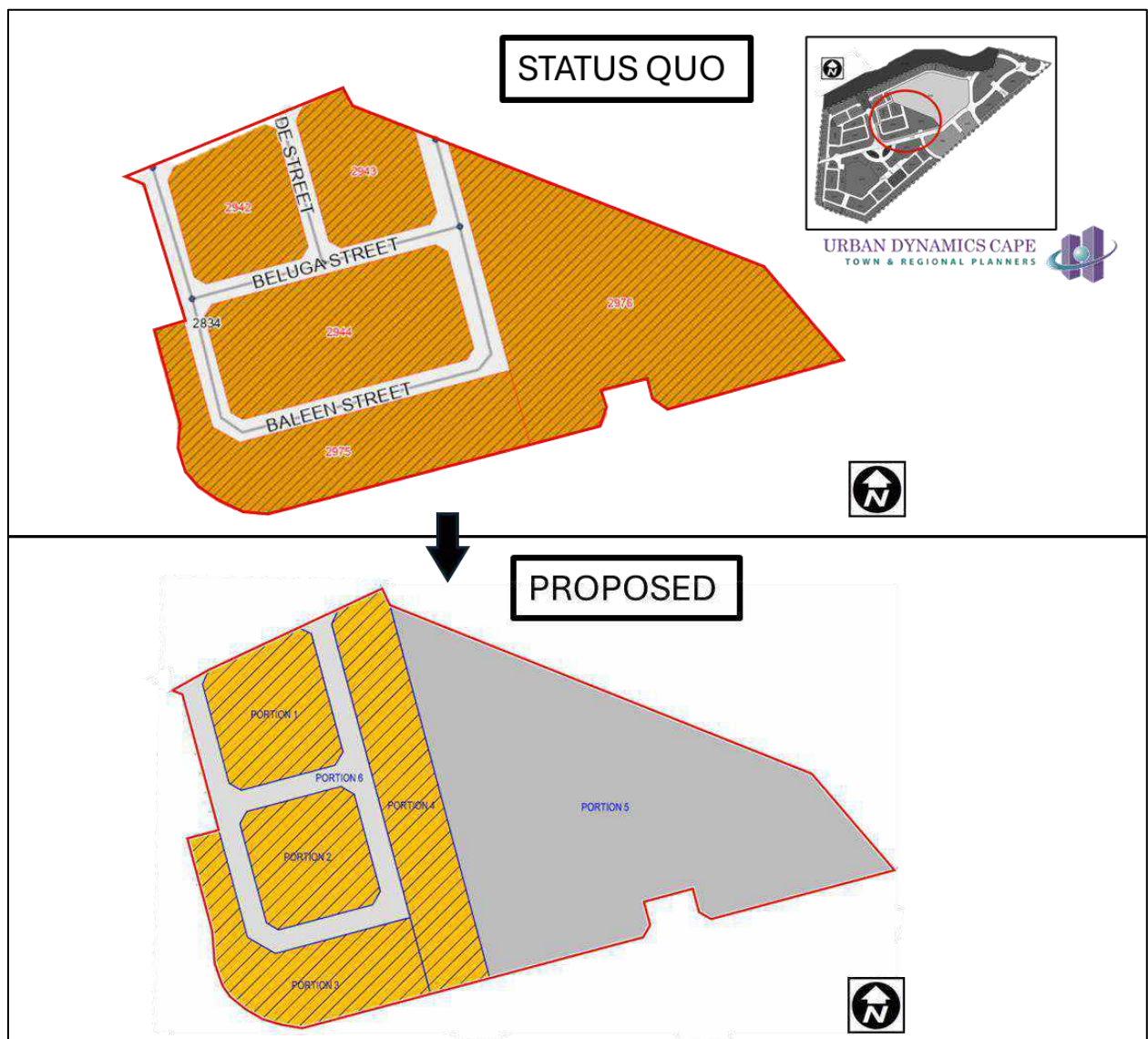


Figure 4: Present and proposed layout of Consolidation Area 1

Overall, the proposal represents a logical refinement of the approved development framework of **De Zandt**, enabling the structured extension of the existing **Curro school site** while maintaining the approved development rights, school's learner capacity, and overall development density.

The final representation of the intent of this application is illustrated in **Figure 5** below.

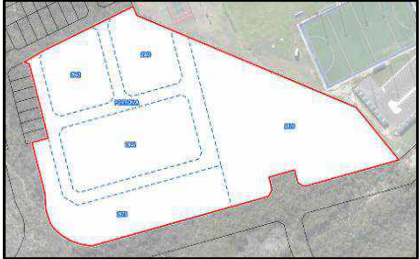


Figure 5: Illustration of Intent of this application

Application is therefore made in terms of Section 16(2) of the **Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law)** for the following:

Table 3: Description of applications made:

a)	Subdivision of unregistered Erf 3084 Sandbaai to create Portion A (±0.59 ha) and the Remainder in terms of Section 16(2)(d) of the By-Law.	
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b)	Consolidation of unregistered Erven 2942 – 2944, 2975 and 2976 Sandbaai with Portion A (± 0.59 ha) to create Consolidation Area 1 (± 3.81 ha) in terms of Section 16(2)(e) of the By-Law.	
c)	Subdivision and Rezoning in terms of Section 16(2)(d) and 16(2)(a) of the By-Law, for the rezoning of Consolidation Area 1 from <i>General Residential Zone 3: Flats - Bulk Zone 2</i> and <i>Transport Zone 2: Road and Parking</i> to Subdivisional Area and subdivision to create the following: (i) Four (4) <i>General Residential Zone 3: Flats - Bulk Zone 2 (GR4)</i> erven; (ii) One (1) <i>Community Zone 1: Community Facilities (CO1)</i> erf; and (iii) One (1) <i>Transport Zone 2: Road and Parking (TR2 A) private road</i> erf.	
d)	Consolidation of Erf 2836 Sandbaai with proposed Portion 5 (± 1.91 ha) to create Consolidation Area 2 (± 8.29 ha) in terms of Section 16(2)(e) of the By-Law.	
e)	Amendment of the existing approved Site Development Plan (SDP) of the Remainder of Erf 2834 Sandbaai in terms of Section 16(2)(l) of the By-Law to accommodate the spatial reconfiguration of the <i>Remainder of Erf 2834 Sandbaai</i> to enable the school extension, while maintaining the approved residential framework of the approved development.	
f)	Amendment of conditions in respect of an existing approval for the <i>Remainder of Erf 2834 Sandbaai</i> in terms of Section 16(2)(h) of the By-Law, to enable the school extension and align the reconfiguration of the approved development: (i) Condition 7(a) of the Decision Letter dated 31 March 2026.	
g)	Amendment of a General Plan No. 158/2020 of the <i>Remainder of Erf 2834 Sandbaai</i> in terms of Section 16(2)(k) of the By-Law, to accommodate the spatial reconfiguration of the approved development.	

2.2. DEVELOPMENT PARAMETERS

The proposed development was assessed in terms of the development parameters prescribed in the OM Amendment By-Law as well as the historic approval which allocated *General Residential Zone 3: Flats - Bulk Zone 2 (GR4)* and *Transport Zone 2: Road and Parking (TR2 A)* zoning to the application area (as previously illustrated in **Figure 4** of this report).

To ensure the functional integration of the proposal within the broader development context, the proposed **Subdivisional Area** will rely on the development parameters of the applicable zonings as outlined in **Table 4** below:

Table 4: Proposed Rezoning and Subdivision

Zoning	Portion No.	No. of Erven	Area (Ha)
<i>General Residential Zone 3: Flats - Bulk Zone 2 (GR4)</i>	1 - 4	4	± 1.51
<i>Community Zone 1 (CO1)</i>	5	1	± 1.91
<i>Transport Zone 2: Road and Parking (TR2 A)</i>	6	1	± 0.39
TOTAL			± 3.81

It is concluded that, **GR4 and TR2 A** zoning continues to be the most appropriate zoning for this portion of the approved development (**De Zandt**) while appropriately rezoning the intended school portion (Portion 5) to CO1 zoning.

2.3. SERVICES AND TRAFFIC

The owner of Erf 2836, namely *Curro Holdings Limited*, has indicated that no increase in learner capacity is proposed and that the proposed school extension may accommodate the following uses/facilities in support of the existing **Curro school** facilities: *sports facilities, additional classrooms, halls and offices, boarding facilities and staff accommodation, internal roads and parking areas.*

Services

An Engineering Services Report was originally submitted as part of the land use application for the development of the *Re/2834 Sandbaai (De Zandt)* and the land use application was subsequently approved (2019) with the associated conditions of approval. To the knowledge of this office, engineering services in respect of the (unregistered) erven forming part of **Consolidation Area 1** have not yet been installed. The proposed reconfiguration therefore occurs prior to the implementation of engineering services and accordingly avoids potential abortive infrastructure expenditure.

The proposed rationalisation of the internal access ensures continued functional circulation within **De Zandt**. As mentioned throughout this report, the proposal does not increase the approved development density, nor does it introduce additional residential yield. Furthermore, the proposal does not result in an increase in the learner capacity of the **Curro school**.

Accordingly, the proposed development remains consistent with the previously approved development framework, and it is therefore anticipated that the existing services provision, as approved for **De Zandt**, will be able to accommodate the proposal.



Traffic

Similarly, a **Transport Impact Assessment (TIA)** for the **De Zandt Development** (Re/2834 Sandbaai) was undertaken in 2018 and submitted as part of the same above-mentioned land use application that was **approved in 2019**.

Given that the *application area* is not proposed to be densified but only reconfigured to still include roads as previously approved, it is motivated that no additional traffic will be generated. As such, the proposal is consistent with the approved development which makes provision for adequate roads and access.

In respect of the proposed consolidation of Portion 5 with the existing **Curro Hermanus school** (Erf 2836, Sandbaai), it needs to be reiterated that the proposal does not result in an increase in the learner capacity of the school. The proposed extension area (**±1.91ha**) is intended to accommodate ancillary school facilities such as *sports fields, additional classrooms, and associated amenities*.

Based on information currently available and given that no increase in learner capacity is proposed, it is considered that the proposal will not result in additional traffic generation beyond that already assessed as part of the approved **De Zandt** development.

Any future development on the consolidated school erf will require the submission and approval of an amended Site Development Plan for the Curro site prior to development taking place. Accordingly, it is motivated that a further Transport Impact Assessment is not required for the purposes of this application.



SECTION 3 MOTIVATION & DESIRABILITY

3. APPLICATION MOTIVATION

As outlined throughout this report, this proposal relates to the subdivision, consolidation and rezoning of approved, but unregistered erven, forming part of **De Zandt**. The objective of the application is to facilitate the extension of land of the existing **Curro school**. The current application therefore represents a refinement of the approved development framework, while still maintaining the overall development intent and spatial structure of **De Zandt**.

It is important to note that the proposal does not introduce additional development rights, nor does it increase the approved development density applicable to **De Zandt**. Subsequently, the approved zoning allocations and densities remain unchanged while enabling the extension of the existing school located in the heart of **De Zandt**.

The applications forming part of this proposal are motivated individually in the following **subsections 3.1 – 3.7**.

3.1 SUBDIVISION

The proposal entails the **subdivision** of a portion of **unregistered Erf 3084 Sandbaai**, which is currently zoned *Transport Zone 2: Road and Parking (Private Road)*, to create the proposed **Portion A** as depicted in **Figure 6** below.

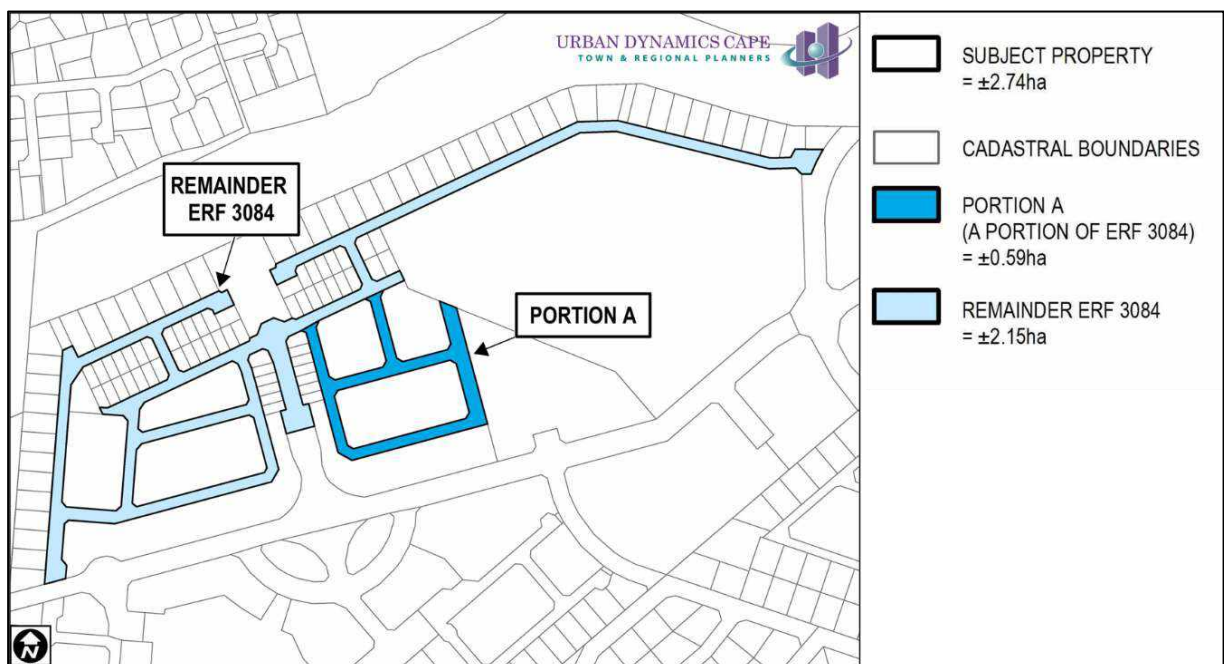


Figure 6: Proposed Subdivision to create Portion A & the Remainder of Erf 3084 Sandbaai

The purpose of the subdivision is to create **Portion A**, which will subsequently be consolidated with the five unregistered erven forming part of the *application area*, to create a consolidated land parcel referred to as **Consolidation Area 1**.

As engineering services have not yet been installed in this portion of the development, the proposed subdivision represents a logical pre-implementation refinement and does not compromise the approved infrastructure planning framework.

3.2 CONSOLIDATION (AREA 1)

The consolidation of **Portion A** with the **five GR4 zoned (unregistered) erven** creates a coherent land parcel that allows for rational subdivision and rezoning aligned with functional land use requirements of the *application area*, as illustrated in **Figure 7** below.



Figure 7: Proposed Consolidation Area 1

The consolidation promotes a more coherent spatial structure within **De Zandt** by eliminating fragmented cadastral arrangements and enabling the reconfiguration of erven to accommodate the proposed expansion of the school site.

3.3 SUBDIVISION AND REZONING

The proposed subdivision and rezoning of **Consolidation Area 1** are illustrated in **Figure 8** on the following page, giving effect to the revised land use configuration required to facilitate the proposed extension of the **Curro school** site within **De Zandt**.

The rezoning to **Subdivisional Area** introduces the following:

- **Four** (4) erven zoned **General Residential Zone 3: Flats Bulk Zone 2 (GR4)** retaining its approved residential rights;
- **One** (1) erf zoned **Community Zone 1 (CO1)** for the school site extension; and
- **One** (1) erf zoned **Transport Zone 2: Road and Parking (TR2 A)** for private road purposes.

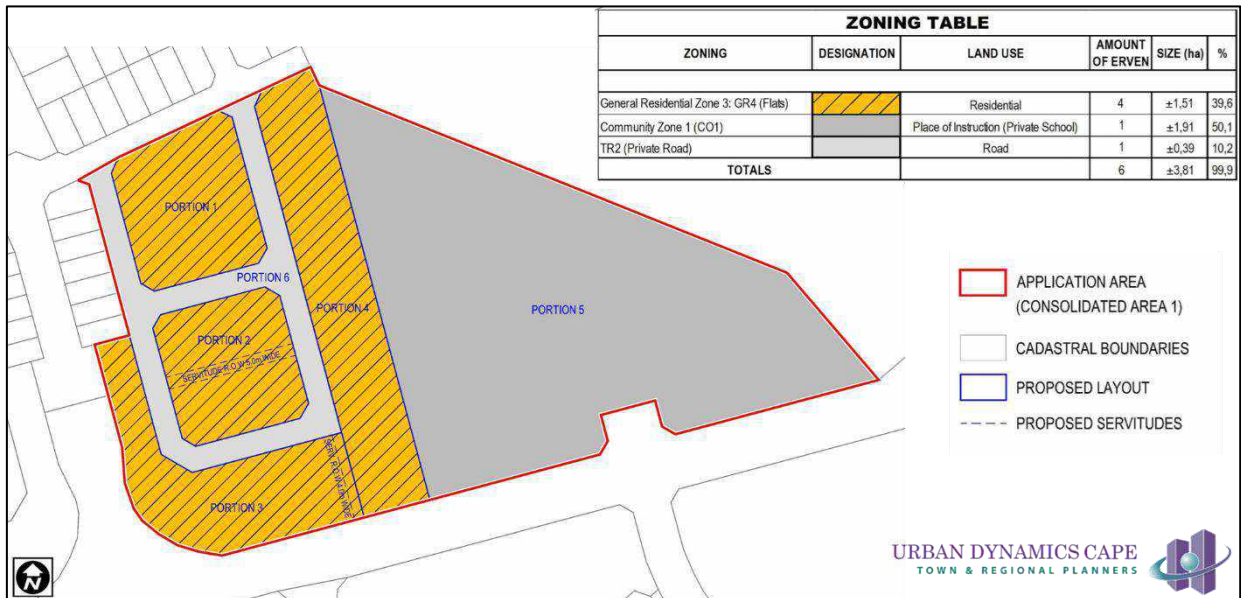


Figure 8: Proposed Subdivision and Rezoning Layout of Consolidation Area 1

As depicted in **Figure 8** above, **Consolidation Area 1** will be subdivided into six (6) defined portions and rezoned to accommodate the intended land uses associated with the development framework. The proposed subdivision layout therefore provides for residential portions retaining the existing *General Residential* zoning rights, a community facility portion to accommodate the proposed extension of the **Curro school**, as well as a transport portion to retain the necessary road and parking infrastructure serving the development.

The proposed rezoning does not introduce additional development rights or increase the approved development density applicable to **De Zandt**. Instead, the rezoning represents a rational reallocation of previously approved land use rights to better align the cadastral layout with the functional land use requirements of the development, specifically aimed at increasing the extent of the Curro school site.

The proposal further ensures that adequate provision is made for residential development, community infrastructure, and internal road access within the **application area**. By accommodating the extension of the existing school grounds within the development framework, the proposal strengthens the provision of community facilities while maintaining the overall spatial structure and development intent of **De Zandt**.

Accordingly, the proposed subdivision and rezoning are considered appropriate as **it improves the functional integration of land uses within the development area while remaining consistent with the previously approved development parameters.**

3.4 CONSOLIDATION (AREA 2)

Portion 5 is proposed to be consolidated with the existing school property (**Erf 2836, Sandbaai**) to **create a single, integrated enlarged school property**, as illustrated in **Figure 9** below.

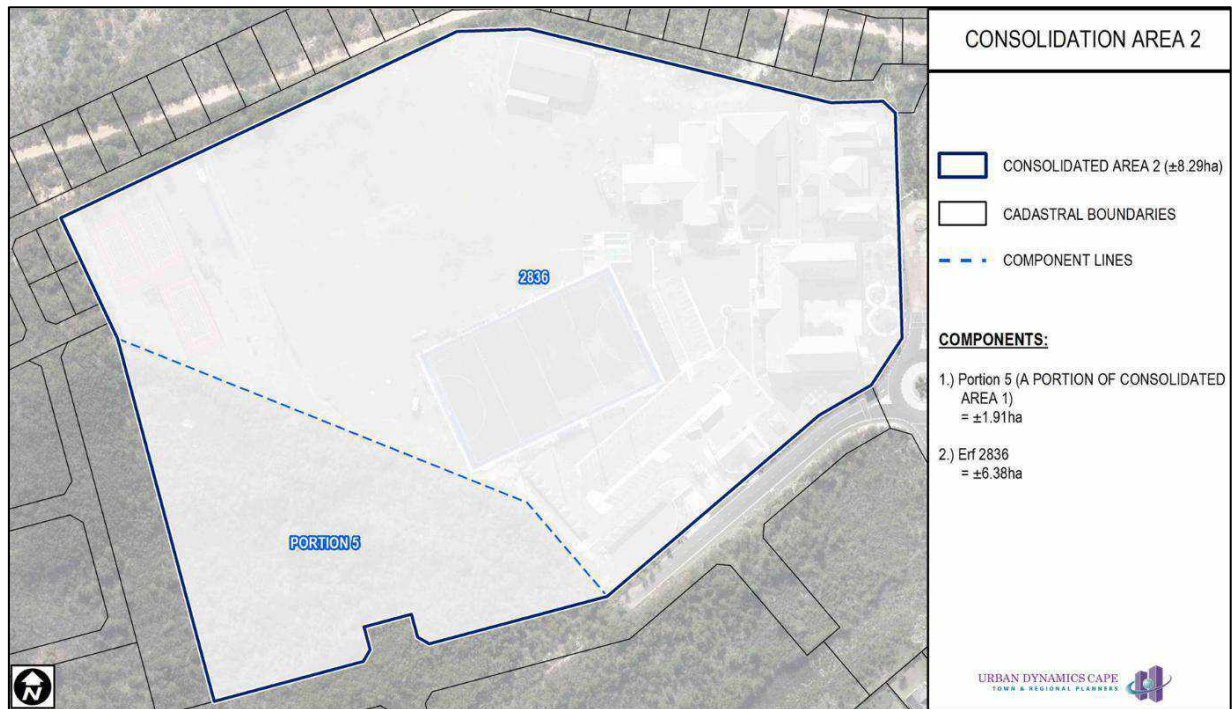


Figure 9: Proposed Consolidation Area 2 (Portion 5 & Erf 2836 Sandbaai)

The consolidation of **Portion 5** with **Erf 2836 Sandbaai** will result in a consolidated school property with an approximate extent of **±8.29 ha** (as illustrated above in **Figure 9**). This consolidation represents a logical and desirable planning outcome as it enables the coordinated expansion of an established educational facility in the heart of the development, while ensuring that the school infrastructure is accommodated within a single, integrated land parcel. In addition, the proposal allows for the orderly expansion of the **Curro school** grounds in a manner that remains consistent with the approved development framework of **De Zandt** and the surrounding area.

As noted previously in this report, the owner of **Erf 2836, Sandbaai** has indicated that the proposed extension (consolidation) does not entail an increase in learner capacity. The addition of **Portion 5** is intended to accommodate ancillary school facilities which may include *sports facilities, additional classrooms, halls and offices, boarding facilities and staff accommodation, as well as internal roads and parking areas.*

It is important to note that the consolidation does not introduce additional development rights or increase the approved development density application to **De Zandt**. Instead, the proposal facilitates the logical expansion of an existing community facility within the area while maintaining the overall spatial structure and development intent of **De Zandt**.

Any future development on the consolidated school property will require the submission and approval of an amended **Site Development Plan** prior to development taking place.

3.5 AMENDMENT OF THE APPROVED SITE DEVELOPMENT PLAN & CONDITIONS OF APPROVAL

The proposal further requires the amendment of the most recently approved Site Development Plan (SDP) applicable to **De Zandt**, together with the amendment of conditions of approval. These amendments are necessary to align the approved development with the revised land use configuration proposed in **Sections 3.1 – 3.4** above.

The amendment of the approved SDP is required to reflect the revised layout and the consolidation of *Portion 5* with Erf 2836 Sandbaai. The amended SDP therefore accommodates the proposed school extension footprint while maintaining the overall spatial structure and development intent of the approved **De Zandt** development.

The proposed amendment of the conditions of approval is largely administrative in nature and are required to ensure alignment between the approved SDP and the revised cadastral configuration proposed as part of this application. It needs to be reiterated that the proposed amendments do not introduce additional development rights and retain the previously approved land uses within the development area, as illustrated in **Figure 1** of this report. The amended SDP reflecting the revised development layout is attached as **Annexure G.4**.

The amendment proposed is only to the *General Residential 3 Bulk Zone 2 (GR4)* erven within the *application area* and **Table 5** below outlines a summary of the development framework proposed as part of the **amended SDP**.

Table 5: Proposed development

ZONING	DESIGNATION	LAND USE	NUMBER OF ERVEN	NUMBER OF UNITS	DENSITY U/HA	SIZE (ha)	%
Residential Zone 1		Dwelling House	129	129	25	5,15	13,7
Residential Zone 1		Retirement Village	47	47	17	2,82	7,5
General Residential Zone 1		Town Housing	129	129	52	2,50	6,7
General Residential Zone 3 Bulk Zone 2		Flats & Town Housing	11	501	102	4,92	13,1
General Residential Zone 3 Bulk Zone 2		Retirement Village	9	285	65	4,37	11,6
General Residential Zone 3 Bulk Zone 2		Frail Care & Dementia Facility / Retirement Village	1	164 (328 rooms)	75	2,18	5,8
General Residential Zone 3 Bulk Zone 2		Flats	1	6	120	0,05	0,1
Business Zone 3		Business	2	50	20	2,50	6,7
Open Space Zone 2		Public Open Space	2			0,29	0,8
Open Space Zone 3		Private Open Space	20			1,69	4,5
Transport Zone 2		Public Road	4			4,90	13,0
Transport Zone 2		Private Road	4			6,21	16,5
TOTAL			359	1311	35	37,58	100,0

The proposed amendments are limited to the reconfiguration of the erven within the *application area* specifically. Consequently, it does not introduce additional land use rights or increase the development intensity applicable to the GR4-zoned erven, nor the broader **De Zandt** following the implementation of **Consolidation Area 2**.

The amendment therefore optimises the use of **Portion 5**, which is to be consolidated with the existing **Curro school** erf, while remaining consistent with the original development intent and approved development framework of **De Zandt**.



Consequently, certain conditions of approval previously granted by the OM require amendment to reflect the revised development layout and cadastral re-configuration. The relevant conditions to be amended are summarised in **Table 6** below.

Table 6: Proposed amendment of existing conditions of approval

Approval Conditions 7. (a)(i) of Decision Letter dated 31 March 2026:	
Existing condition 7(a)(i):	<i>"7. that the approvals in Points 1. to 6. above be subject to the following conditions:</i> <i>(a) that this approval is only for the development as indicated on the following:</i> <i>(i) the Site Development Plan, Plan Number Rev37_0001,..."</i>
Amended as follows:	7. that the approvals in Points 1. to 6. above be subject to the following conditions: (a) that this approval is only for the development as indicated on the following: (i) the Site Development Plan, Plan Number 1, dated 29 April 2026 drawn by Urban Dynamics South Cape,...

3.6 AMENDMENT OF THE APPROVED GENERAL PLAN NO. 158/2020

Amendment of the approved General Plan No. 158/2020 in terms of *the By-Law* is necessitated by the **reconfiguration** to the previously approved subdivision layout, as discussed throughout **Section 3** of this report.

Since the *General Plan No. 158/2020* has already been approved by the Surveyor-General, it is a statutory requirement that the existing plan be formally amended to reflect the amended layout proposed in this application.

Approval for the amendment of the existing General Plan will therefore enable the property owners to lodge an **amended General Plan** consistent with the revised subdivision, ensuring that the cadastral record accurately represents the approved layout to be registered in the Deeds Office. This process is **administrative in nature** and does not alter the overall development intent or density previously approved on the *application area*.



3.7 CONCLUSION OF SUBSECTIONS 3.1 – 3.6

Taking the above **Subsections 3.1 to 3.6** into account, it is concluded that the proposal:

- **Is consistent with- and responsive** to the existing land uses within the area and the historic approvals for **De Zandt (Re/2834 Sandbaai)**.
- Is refined and designed to **comply** with the development parameters outlined within the *OMLUS, 2020* of the present and proposed zonings.
- Represents a **positive and implementable response** to formalising and facilitate the delivery of a well-structured educational facility, within an established, suitable and accessible location.
- Will ensure formalisation of the proposed land uses and that the surrounding community may remain close to **an educational facility** in adequate distance from residential properties.
- The implementation of the proposal is anticipated to **contribute measurably** to economic growth within the broader Overstrand area.
- The revised layout still ensures **safe and efficient** vehicular movement, without adversely affecting the surrounding existing and proposed road network.

Accordingly, the proposal to accommodate the **extension of land** for the existing **Curro school** with **minimal reconfiguration** of the **De Zandt** layout, is recommended for approval.

3.8 DESIRABILITY CRITERIA

In terms of the **OM Amendment By-Law**, read together with *Section 42* of the **Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)** and Chapter VI of the **Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)**, the desirability of the proposal must be assessed in relation to the surrounding context, applicable spatial planning policies, and relevant planning principles.

As motivated throughout this report, the proposal does not introduce additional development rights or increase the approved development density applicable to De Zandt. Instead, the proposal facilitates the logical reconfiguration of previously approved land use rights to accommodate the extension of an existing educational facility within an established and approved development framework.

The proposal is considered desirable for the reasons outlined below.

3.8.1 Spatial Policy Alignment

The proposal is considered consistent with the applicable spatial planning policies relevant to the application area, particularly the **Overstrand Municipal Spatial Development Framework, 2020 (OMSDF)**.

The *OMSDF* promotes the principles of integrated settlement planning, efficient utilisation of urban land, strengthening of existing urban areas, and the enhancement of social and community infrastructure within established settlements.

The *application area* is located within the existing urban footprint of Sandbaai and forms part of the approved **De Zandt** development area. The proposal therefore does



not result in outward urban expansion or urban sprawl but rather represents the refinement and optimisation of land uses within an already approved development framework.

In addition, the proposal supports the consolidation and strengthening of an existing educational (and community) facility within an established urban environment. The OMSTDF encourages the development and enhancement of social facilities and community infrastructure in locations that are accessible to surrounding residential areas and integrated with the broader urban structure.

The proposal further aligns with the OMSTDF objectives of:

- ✓ Promoting integrated and sustainable settlement patterns;
- ✓ Encouraging the efficient use of existing infrastructure and approved development areas;
- ✓ Supporting appropriately located community facilities;
- ✓ Promoting accessibility to educational opportunities and accompanied social infrastructure; and
- ✓ Facilitating orderly urban development within the existing urban edge.

Furthermore, the proposal does not increase the approved development density or materially alter the approved spatial structure of **De Zandt**. Instead, the application rationalises previously approved land use rights to achieve a more coherent and functional integration between residential and community land uses.

Accordingly, the proposal is considered aligned with the broader spatial vision and development objectives contained in the OMSTDF and is therefore regarded as desirable from a municipal spatial planning perspective.

Taking the above assessment into account, **it is concluded that** the proposal is considered consistent with the broader spatial planning objectives of the *Overstrand Municipality* and relevant spatial planning legislation for the following reasons:

- The proposal supports the orderly and integrated development of land within an already approved and partially developed urban area.
- The proposal promotes the consolidation and strengthening of an existing community facility (**Curro school**) within **De Zandt**.
- The proposal utilises land that has already been approved for urban development purposes and therefore does not contribute to urban sprawl or the unnecessary expansion of the urban edge.
- The proposal maintains the approved residential development framework and density applicable to **De Zandt** while improving the functional integration of educational and residential land uses.
- The proposal contributes towards the provision and enhancement of social and educational infrastructure within the Sandbaai and broader Hermanus area.
- The proposal represents a logical and efficient refinement of an already approved development pattern and remains aligned with the existing spatial structure of the surrounding area.

Accordingly, the proposal is considered compatible with the applicable municipal spatial planning objectives and desirable from a spatial planning perspective.



3.8.2 Planning Principles (SPLUMA and LUPA)

The application is assessed against the planning and development principles contained in Section 42 of **SPLUMA** and Chapter VI of **LUPA**, namely spatial justice, spatial sustainability, efficiency, spatial resilience and good administration.

Spatial Justice

The proposal promotes spatial justice by improving access to educational and community-related opportunities within an established residential area. The extension of the existing **Curro school** grounds enables the continued provision of educational facilities within proximity to surrounding residential neighbourhoods and promotes integrated community development.

The proposal further supports the equitable distribution of social infrastructure within the urban area by strengthening an existing educational node within the middle of **De Zandt** rather than locating some of the school's facilities to peripheral areas.

Spatial Sustainability

The proposal is considered spatially sustainable as it utilises land within an already approved development area and does not result in urban sprawl or the unnecessary consumption of undeveloped land outside the existing urban footprint.

The proposal further represents the efficient reconfiguration of previously approved development rights while maintaining the approved development density and broader spatial structure of **De Zandt**. Existing infrastructure planning, access arrangements and engineering service capacity can continue to support the proposal without requiring substantial additional infrastructure investment.

Furthermore, the proposal supports the integration of residential and community land uses in a manner that promotes a sustainable and functional urban environment.

Efficiency

The proposal promotes efficiency through the optimal use of land, infrastructure and approved development rights within an existing approved development framework.

The proposal does not increase the approved residential yield or learner capacity and therefore does not place additional demand on infrastructure beyond that already assessed and approved as part of **De Zandt**.

The proposed consolidation and reconfiguration of erven further creates a more logical cadastral arrangement and improves the functional relationship between the existing school and the surrounding development area.

As engineering services have not yet been installed within the affected portions of the development, the proposal additionally avoids abortive infrastructure expenditure and promotes efficient implementation of the approved development.



Spatial Resilience

The proposal contributes towards spatial resilience by strengthening existing community infrastructure within the Sandbaai area. Educational facilities form an important component of resilient communities and support long-term social and economic sustainability.

The proposal also maintains flexibility within the approved development framework by enabling the logical expansion of the existing school facilities while retaining the approved residential development structure and internal road network.

Accordingly, the proposal supports the continued development of a balanced and sustainable urban environment capable of accommodating changing community needs over time.

Good Administration

The proposal is consistent with the principle of good administration as it seeks to formally regularise and align the approved subdivision layout, SDP and General Plan with the proposed cadastral reconfiguration.

The application has been prepared in accordance with the applicable legislative and procedural requirements of *SPLUMA*, *LUPA* and the *Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020*.

Furthermore, the proposal represents a logical refinement of previously approved land use rights and enables the orderly implementation of development within the application area.

3.8.3 Contextual Integration

The proposal is considered appropriately integrated within the surrounding context as the existing **Curro school** is already established within the middle of **De Zandt** and forms part of the broader Sandbaai urban fabric.

The proposed extension area is located directly adjacent to the existing school property and therefore represents a logical continuation and expansion of land of the established educational facility.

It is important to note that the proposal does not introduce new land uses that are incompatible with the surrounding area, nor does it result in increased traffic volumes. Residential, community and road infrastructure uses have already been approved as part of the broader **De Zandt** development and the proposal merely reconfigure these approved land use rights in a more functional, integrated and forward-thinking manner.

The proposal also retains adequate provision for internal roads, access and residential development while improving the relationship between the **Curro school** erf and surrounding land uses.

Accordingly, the proposal is considered compatible with the surrounding development context and desirable from an urban design and land use integration perspective.



SECTION 4

CONCLUSION AND RECOMMENDATION

4.1. CONCLUSION

This application seeks approval for the subdivision, consolidation, rezoning, amendment of conditions of approval, amendment of the approved Site Development Plan and amendment of General Plan No. 158/2020 to facilitate the extension of the existing **Curro school** grounds situated in the center of the approved **De Zandt** development.

As motivated throughout this report, the proposal does not introduce additional development rights, increase the approved development density, or increase the learner capacity of the existing **Curro school**. Instead, the proposal represents a logical and desirable refinement of the approved development framework to better accommodate the functional integration of educational and residential land uses within **De Zandt**.

The proposal remains consistent with the approved spatial structure of the area, the applicable development parameters of the OMLUS as per previous land use approvals, and the applicable legislation.

It is further concluded that the proposal is desirable as it:

- ✓ Is consistent with the objectives and spatial vision of the OMSDF;
- ✓ Aligns with the *OM Amendment By-Law, 2020* and complies with the applicable planning principles contained in *SPLUMA* and *LUPA*;
- ✓ Represents a logical, sustainable and efficient reconfiguration of previously approved land use rights within the approved **De Zandt** development framework;
- ✓ Promotes the orderly and integrated development of land through the functional integration of residential, educational and transport-related land uses;
- ✓ Supports and strengthens existing community infrastructure within Sandbaai through the expansion of land of the established **Curro** educational facility;
- ✓ Utilises existing approved land, infrastructure and engineering service capacity efficiently without resulting in abortive infrastructure expenditure;
- ✓ Does not introduce additional development rights, increase the approved residential density, expand the learner capacity of the existing **Curro school**, or materially increase development intensity;
- ✓ Remains compatible with the surrounding urban context and does not result in undesirable impacts on surrounding properties, infrastructure or the approved road network;
- ✓ Improves spatial coherence and cadastral integration within the development area prior to the implementation of infrastructure and registration processes; and
- ✓ Represents a desirable planning outcome that is in the public interest and supports the long-term socio-economic sustainability of the broader Overstrand area.

Based on the above considerations, **the proposal is considered appropriate, desirable and consistent with sound spatial planning and land use management principles**. It is therefore respectfully submitted that the application is in the public interest and should be **supported** by the Overstrand Municipality.



4.2. RECOMMENDATION

Following the above assessment and based on the motivation contained in this report, it is respectfully submitted that the application in respect of the **Remainder of Erf 2834, Sandbaai** and **Erf 2836, Sandbaai**, as outlined in **Table 3** of this report, complies with the applicable planning legislation of the OM and the applicable development principles. Approval of the land use application for the proposal is therefore recommended.



ANNEXURE B

DE ZANDT

SURVEYOR GENERAL DIAGRAM

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 19° X		S.G. No.
		Constants:		± 0,00 ± 0,00		2207/2009
AB	85,54	249 16 10	A	-16 939,39	+3 809 539,52	Approved
BC	174,87	245 04 40	B	-17 019,39	+3 809 509,24	<i>[Signature]</i>
CD	86,86	246 50 30	C	-17 177,97	+3 809 435,55	for 2009.05.22
DE	190,57	244 48 40	D	-17 257,83	+3 809 401,39	SURVEYOR-
EF	14,37	253 17 40	E	-17 430,28	+3 809 320,28	GENERAL
FG	61,11	268 07 30	F	-17 444,04	+3 809 316,15	
GH	93,57	286 40 10	G	-17 505,12	+3 809 314,15	
HJ	51,12	283 42 10	H	-17 594,76	+3 809 340,99	
JK	82,65	270 38 20	J	-17 644,43	+3 809 353,10	Sheet 1 of 2 sheets
KL	52,54	249 31 20	K	-17 727,07	+3 809 354,02	
LM	94,63	197 10 20	L	-17 776,29	+3 809 335,64	
MN	261,27	285 48 10	M	-17 804,23	+3 809 245,23	
NP	693,73	49 29 20	N	-18 055,63	+3 809 316,38	
PQ	494,64	49 28 50	P	-17 528,21	+3 809 767,03	
QR	263,94	109 28 48 20	Q	-17 152,19	+3 810 088,39	
RA	460,81	184 25 20	R	-16 903,86	+3 809 998,96	
		Mudge Point (31)	Δ	-13 686,63	+3 807 840,96	
		Onrust (207)	Δ	-17 112,01	+3 807 799,54	

Beacon Descriptions
R - 16mm iron peg
All others - 12mm iron peg

The figure **A B C D E F G H J K L M N P Q R**
represents 45,8752 hectares of land being
ERF 2834 A PORTION OF ERF 1291 SANDBAAI

Situate in Overstrand Municipality
Administrative District of Caledon
Province of Western Cape
Surveyed in April 2009 by me

[Signature]
NA Clark
Professional Land Surveyor
Registration Number PLS 1072

This diagram is annexed to No. T.10624/2011 d.d. : i.f.o. Registrar of Deeds	The original diagram is S.G. No. 3745/1933 Transfer 1935.164.8196 Grant :	File : S/10350/5/14 V1 S.R. : 858/2009 Comp. AI-3CB/Y31(445) AI-3CB/Y32(446) AI-3CB/X34(440) LPI C0130020
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EXEMPT FROM PROVISIONS OF ACT

70 OF 1970

SECTION 1 (a)

APPROVED BY THE M.C. COLLECT. 25

OF COUNCIL 15/1985

7/10/3/2 - Sandbaai Meent

REF

DATE 2 APRIL 2009

FOR ENDORSEMENT
SEE PAGE OF DIAGRAM

Erf 2834 SANDBAAI

S

S.G. No.

2207/2009

Approved

[Signature]
Surveyor-General

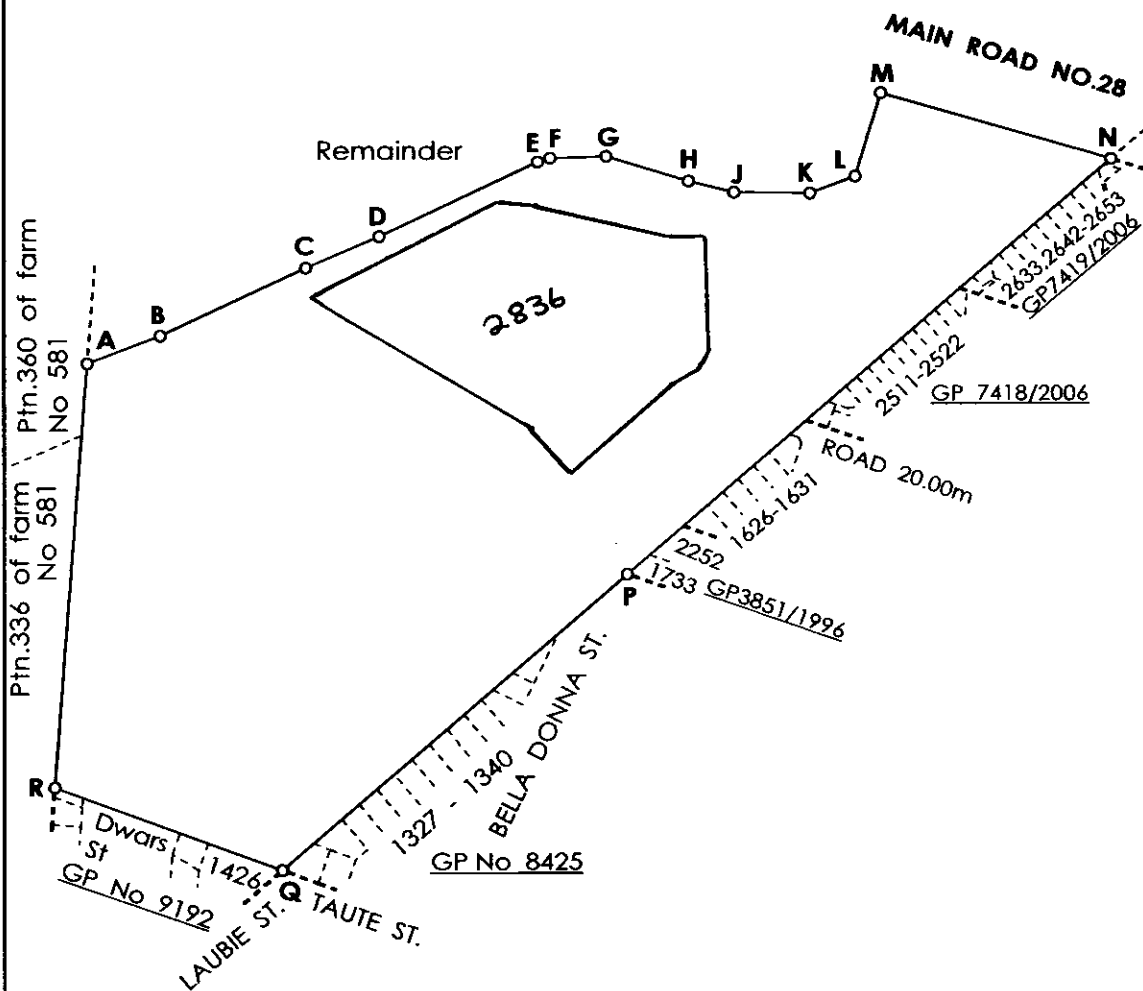
2009.05.21

Sheet 2 of 2 sheets



Rem

FOR SUBDIVISION OF THIS
PROPERTY VIDE GENERAL
PLAN 158/2020



Scale 1: 7500

ERF 2834 A PORTION OF ERF 1291 SANDBAAL

Situate in Overstrand Municipality
Administrative District of Caledon
Province of Western Cape
Surveyed in April 2009 by me

[Signature]

NA Clark
Professional Land Surveyor
Registration Number PLS 1072

S

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMR.
1988/2010	4494/2010	Erf 2836	6,3847 ha	10625/2010	2A	39,4905 ha
744/2011	1899/2011	Erf 2837		Withdrawn		

ANNEXURE B

CURRO HOLDINGS

SURVEYOR GENERAL DIAGRAM

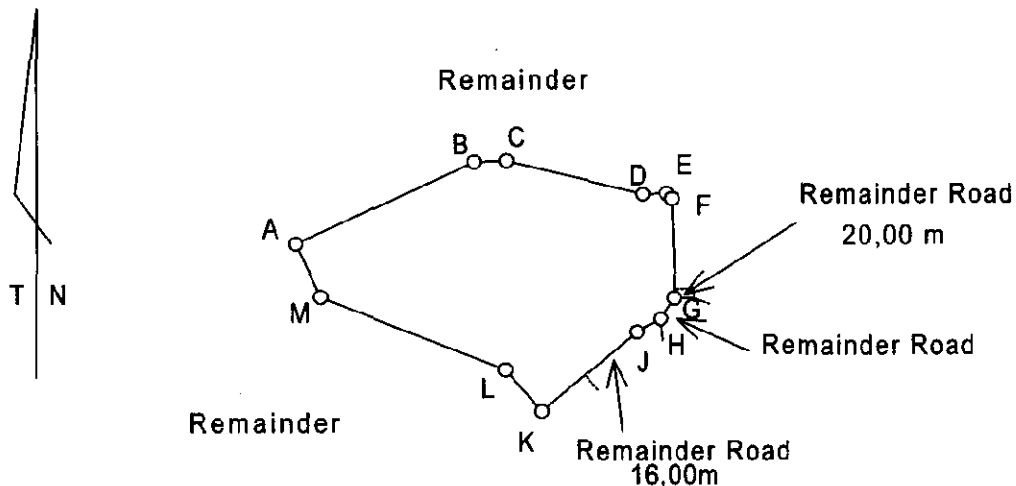
SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG19° X		S.G. No. 4494/2010
		Constants:	± 0,00	± 0,00	Approved
AB	204,96	244 48 30	A	-17 262,76	+3809 446,68
BC	33,68	268 08 40	B	-17 448,23	+3809 359,44
CD	145,51	283 42 10	C	-17 481,89	+3809 358,35
DE	24,19	268 16 20	D	-17 623,26	+3809 392,82
EF	8,01	313 16 50	E	-17 647,44	+3809 392,09
FG	105,42	358 16 20	F	-17 653,27	+3809 397,58
GH	26,26	33 09 30	G	-17 656,45	+3809 502,95
HJ	28,27	60 02 00	H	-17 642,09	+3809 524,93
JK	130,36	49 29 00	J	-17 617,60	+3809 539,05
KL	57,78	139 26 30	K	-17 518,50	+3809 623,74
LM	206,40	111 49 00	L	-17 480,93	+3809 579,84
MA	62,38	154 48 40	M	-17 289,31	+3809 503,13
		40AC19	⊕	-17 358,39	+3809 101,12
		41AC19	⊕	-17 582,02	+3809 160,59

for
SURVEYOR-
GENERAL

23-12-2010

Description of Beacons

A,B,C,D,E,F,G,H,J,K,L,M : 12mm Round Iron Peg



Scale 1:7500

The figure
represents

A B C D E F G H J K L M

6,3847 hectares

of land being

ERF 2836 (A PORTION OF ERF 2834) SANDBAAI

situate in the Overstrand Municipality
Administrative District of Caledon

Province of Western Cape

Surveyed in November 2010 by me

P.F.Spronk
Professional Land Surveyor
Registration Number PLS-0779

This diagram is
annexed to

No. T10625/2010
d.d.

i.f.o.

Registrar of Deeds

The original diagram is

S.G. No. 2207/2009

Transfer
Grant

LPI C0130020

File S/10350/5/14

S.R. 1988/2010

G.P.

Comp. AI-3CB/Y31(445)

AI-3CB/Y32(446)

AI-3CB/X34(440)

ERF 2836 SANDBAAI

S

EXEMPT FROM PROVISIONS OF ACT
70 OF 1976

SECTION 1(g)

APPROVED IN TERMS OF SECT. 25
OF ORD. 181965

REF. CURRO

DATE 01 November 2010

ANNEXURE E

DE ZANDT

PREVIOUS LAND USE APPROVAL

(DATED 2026)

DIRECTORATE: PLANNING & DEVELOPMENT
TOWN & SPATIAL PLANNING

ENQUIRIES | NAVRAE:
FILE REF | LEËRVERV:
APP ID AANSOEK ID:
DATE | DATUM:

B Minnaar (Town Planner)
2834 HSB (Unregistered Erven 2868-2871, 3060-3082 & 3087)
5094/2025
31 March 2026



EMAIL NOTIFICATION / REGISTERED MAIL

Messrs InterActive Town and Regional Planning
Attention: Andre Wiehan
6 Broad Street
HERMANUS
7200

info@iatrp.co.za

Dear Sir / Madam

DECISION LETTER TO APPLICANT

ERF 2834, SANDBAAI (UNREGISTERED ERVEN 2868-2871, 3060-3082 & 3087) OVERSTRAND MUNICIPAL AREA: APPLICATION FOR THE AMENDMENT OF THE SITE DEVELOPMENT PLAN, AMENDMENT OF THE SUBDIVISIONAL PLAN, CANCELLATION OF THE PHASING PLAN, AMENDMENT OF CONDITIONS OF APPROVAL, AMENDMENT OF THE SURVEYOR GENERAL PLAN AND DEPARTURES: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF DE ZANDT DEVELOPMENT (PTY) LTD

1. The application received on 25 September 2025 refers.
2. You are hereby notified in terms of Section 62 of the Overstrand By-law on Municipal Land Use Planning of the decision made by the Authorised Official on 26 March 2026.
3. The Resolution in terms of Section 61 of the Overstrand By-Law on Municipal Land Use Planning, with conditions, are as follows:

RESOLVED

- "1. *that the objection be noted;*
2. *that the application in terms of Section 16(2)(l) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the **Amendment of the Site Development Plan (SDP)** applicable to Remainder Erf 2834 & (Unregistered Erven 2868-2871, 3060-3082 & 3087) Sandbaai, **be approved**, in terms of Section 61 of the By-Law to accommodate the following:*
 - (a) *removal of the internal link road towards the R43 Provincial Road, and*
 - (b) *to convert and rezone the four General Residential Zone 3: Flats Bulk Zone 2 (GR4) zoned erven consisting of approximately 294 units to 129 General Residential Zone 1: Town Housing (GR1) erven and one General Residential Zone 3: Flats Bulk Zone 2 (GR4) zoned erf with 6 units applicable to Remainder of Erf 2834 Sandbaai,*

3. that the application in terms of section 16(2)(k) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the **cancellation of the existing approved phasing plan** to accommodate the phasing of the development in terms of a Service Level Agreement with the Municipality, and to **amend the existing approved Subdivision Plan and Surveyor General Plan** to accommodate the proposed development on the north-eastern portion applicable Remainder of Erf 2834 & (Unregistered Erven 2868-2871, 3060-3082 & 3087) Sandbaai, **be approved**, in terms of Section 61 of the By-Law;
4. that the application in terms of Section 16(2)(d) and Section 16(2)(a) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 to accommodate **subdivision and rezoning** of the north-eastern portion applicable to Remainder Erf 2834 & (Unregistered Erven 2868-2871, 3060-3082 & 3087), Sandbaai from General Residential Zone 3: Bulk Zone 2 (GR4), **be approved**, in terms of Section 61 of the By-Law to create the following:
 - (a) 22 Residential Zone 1: Single Residential (SR1) erven;
 - (b) 129 General Residential Zone 1: Town Housing (GR1) erven;
 - (c) 1 General Residential Zone 3: Flats Bulk Zone 2 (GR4) erf (consisting of 6 apartment units);
 - (d) 9 Open Space Zone 3: Private Open Space (OS3) erven, and
 - (e) 3 Transport Zone 2: Road and Parking (TR2) erven.
5. that the application in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for **departure** applicable to Remainder of Erf 2834 & (Unregistered Erven 2868-2871, 3060-3082 & 3087) Sandbaai, **be approved**, in terms of Section 61 of the By-Law in order to relax the following:
 - (a) applicable to the General Residential Zone 1: Town Housing (GR1) erven:
 - (i) internal lateral building lines from 1m to 0m to accommodate symmetrical adjoining town houses and associated braais and patios;
 - (ii) perimeter building lines from 3m to 2m to accommodate proposed braais and pergolas;
 - (iii) internal rear building lines from 1m to 0,65m to accommodate braais and patios, and
 - (iv) Portion 44: north-western building line from 1m to 0m to accommodate a pergola.
 - (b) applicable to the Residential Zone 1: Single Residential (SR1) erven:
 - (i) perimeter building lines from 3m to 2m to accommodate proposed dwelling houses;
 - (ii) lateral building lines of erven smaller than 400m² from 1m to 0m to accommodate pergolas;
 - (iii) lateral building lines of erven larger than 400m² from 2m to 0m to accommodate pergolas;
 - (iv) lateral building lines of erven larger than 400m² from 2m to 1m to accommodate proposed dwelling houses, and
 - (v) street building lines of erven larger than 400m² from 4m to 3,2m to accommodate proposed dwelling houses.

c) applicable to the General Residential Zone 3: Flats Bulk Zone 2 (GR4) erf (Portion 45):

- (i) northern lateral building line from 4,5m to 0m;
- (ii) eastern lateral building line from 4,5m to 0m;
- (iii) rear building line from 3m to 0m, and
- (iv) south eastern street building line from 4m to 0m to accommodate proposed flats.

6. that the application in terms of Section 16(2)(h) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the **amendment of the conditions of approval** relating to the approvals dated 18 April 2019, 10 February 2020, 26 March 2020 & 18 September 2020 applicable to Erf 2834, Sandbaai and (unregistered Erven 2868-2871, 3060-3082 & 3087), **be approved**, in terms of Section 61 of the By-Law; as follows:

(a) given that numerous previous approvals were granted, it is recommended that approvals be combined to be read as follows:

(i) that the application in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 read with Section 22 of the By-Law on Remainder Erf 2834, Sandbaai for the subdivision of the above rezoned property to create the following, as per the attached (Annexure D) amended Site Development Plan Revision 20 dated October 2025, **be approved** in terms of Section 51 of the By-Law:

- (i) 129 Residential Zone 1: Single Residential (SR1) erven (± 5.1498 ha in extent);
- (ii) 47 Residential Zone 1: Single Residential (SR1) erven for a retirement village (± 2.8222 ha in extent);
- (iii) 129 General Residential Zone 1 (GR1) erven (± 2.4977 ha in extent; 129 dwelling units);
- (iv) 13 General Residential Zone 3: Bulk Zone 2 (GR3) erven (± 6.6688 ha in extent; 507 dwelling units);
- (v) 9 General Residential Zone 3: Bulk Zone 2 – Retirement Village (GR3) erven (± 4.3667 ha in extent; 285 dwelling units);
- (vi) 1 General Residential Zone 3: Bulk Zone 2 – Retirement Village Frail Care & Dementia (GR3) erf (± 2.1840 ha in extent; 164 dwelling units consisting of 328 rooms);
- (vii) 2 Business Zone 3: Local Business (B3) erven (± 2.4952 ha in extent) plus 50 General Residential Zone 3: Bulk Zone 2 (GR3) units;
- (viii) 2 Open Space Zone 2: Public Open Space (OS2) erven (± 0.2945 ha in extent);
- (ix) 20 Open Space Zone 3: Private Open Space (OS3) erven (± 1.6922 ha in extent), and
- (x) 7 Transport Zone 2: Road and Parking (TR2) erven (± 11.3164 ha in extent).

- (ii) that the application in terms of Section 16(2)(o) of Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the **consent use** to develop a retirement village on the following updated erven numbers 2873-2926, 2928-2934, 2937 (±328 rooms), 3089, 3090 & 3082 in accordance with the approved Surveyor General Diagrams and the proposed Site Development Plan Revision 37, **be approved** in terms of the provisions of Section 61 of the By-Law;
- (iii) that the application in terms of Section 16(2)(k) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Remainder Erf 2834, Sandbaai for the **phasing** of the entire development be in accordance with the Service Level Agreement and all amendments thereto between the landowner and the Overstrand Municipality, **be approved** in terms of the provisions of Section 61 of the By-Law;

7. that the approvals in Points 1. to 6. above be subject to the following conditions:

- (a) that this approval is only for the development as indicated on the following:
 - (i) the Site Development Plan, Plan Number Rev37_0001,
 - (ii) the Subdivision Plan, Plan Number Rev37_0001, and
 - (iii) the Rezoning Plan, Plan Number Plan Number Rev37_0001.
- (b) that a Site Development Plan be submitted, prior to building plan submission, for approval by the Divisional Manager: Town & Spatial Planning Department;
- (c) that building plans be submitted to the Building Control Department for approval, and that all conditions of the Building Control – and the Fire Department be complied with at that stage;
- (d) that all the conditions in the Services Report (attached as Annexure D), as amended, be complied with;
- (e) that the development be phased in the new or revised Service Level Agreement as required by the Engineering Department;
- (f) that the parking layouts for the development comply with the provisions of the Overstrand Land Use Scheme, 2020;
- (g) that the road network be extended to End Street to alleviate school peak time traffic congestion;
- (h) that Architectural Design Guidelines be presented to Building Control Department for consideration, and that the latter be compatible with the relevant land use scheme;
- (i) that draft Architectural Design Guidelines be presented to the Overstrand Heritage and Aesthetics Committee for consultation prior to finalisation;
- (j) that the conditions imposed by the Western Cape Government: Environmental Affairs and Development Planning [EIA – ROD] be complied with;
- (k) that conditions imposed by the Western Cape Government: Department of Transport & Public Works, as amended be complied with;

- (l) *that the conditions imposed by BGCMA be complied with;*
 - (m) *that the conditions imposed by Heritage Western Cape be complied with;*
 - (n) *that the conditions imposed by Eskom be complied with;*
 - (o) *that the conditions imposed by Telkom be complied with;*
 - (p) *that the buffer zone of 70m be rehabilitated and landscaped with indigenous vegetation in consultation with the municipal Horticulturalist and Environmental Management Services Department;*
 - (q) *that all conditions imposed by the Fire Department be complied with;*
 - (r) *that all conditions imposed by the Environmental Management Services Department be complied with;*
 - (s) *that all development units must establish a Home Owners Association and all property owners within the development unit must be members of the Home Owners Association;*
 - (t) *that a Master Home Owners Association be established and all the Home Owners Associations must be members of the Master Home Owners Association;*
 - (u) *that the Constitutions of all Home Owners Association be submitted for approval by the Municipality (which reserves the right to impose conditions in this regard), and that the following aspects inter alia be addressed in this document:*
 - (i) *the approval of building plans by an "estate architect" prior to submission thereof to the Municipality, and*
 - (ii) *that the Constitution clarifies at what stage the responsibility would be transferred from the developer to the Home Owners Association to deal with approval of plans.*
 - (v) *that this approval does not absolve the applicant from compliance with any other relevant legislation, and*
 - (w) *that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.*
8. *that the applicant and legal persons who submitted an objection be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2020 with regard to the above conditions of approval."*

4. Reasons for the above decision are as follows:

14. REASONS FOR RECOMMENDATION

- ❖ That the objections relate purely to the Sandbaai neighbourhood traffic congestion during school peak hours and not the current application. The objection has been adequately responded to, and immediate mitigation methods are proposed to resolve the concerns.
 - ❖ The amended development proposal enhances the viability of the development potential in the economic climate by providing a variety of housing typologies to meet the various market demands.
 - ❖ The mixed-use concept of the development is retained.
 - ❖ The layout improves the sense of character of the surrounding residential neighbourhoods in the Sandbaai area.
 - ❖ The density has been reduced to conform to the spatial strategic documentation of the municipality.
 - ❖ The departures to accommodate portions of the pergolas, dwelling house and garages are minor which will improve the aesthetics of the residential development with minimal impact on the neighbouring residential properties.
 - ❖ The flow of traffic has been improved with the additional mitigation method to be implemented to develop the road network to link up with the End Street to alleviate the school peak time traffic.
 - ❖ Improved functional open spaces have been proposed.
 - ❖ The departures proposed are minor in nature which have similarly been approved in residential developments and normal residential properties within the Sandbaai area.
 - ❖ Adequate space surrounding the residential properties have been maintained to accommodate emergency services.
 - ❖ The previous land use approvals have been amended and included as part of this application to provide a complete recommendation without referring to previous approvals.
5. You are hereby informed of your right to appeal to the Appeal Authority in terms of Section 78(2) of the By-law.
- 5.1 The appeal form must be completed and should be directed to the Appeal Authority (Executive Mayor) and received **within 21 days of notification** of this decision together with proof of payment of the appeal fee (R4171-00).
- 5.2 The appeal form is available at request or alternatively on the municipal website (www.overstrand.gov.za).
- 5.3 Contact details are as follows:
- | | |
|-------------------|--|
| Physical address: | 16 Paterson Street, Hermanus, 7200 |
| Postal address: | PO Box 20, Hermanus, 7200 |
| E-mail address: | alida@overstrand.gov.za |
6. Kindly note that the rights are still not in place until the prescribed 21 days of registration of this letter have passed, and it is confirmed by our offices that there has been no appeal received against the proposal.

Annexures:

- Annexure C: Site Development Plan, *Plan Number Rev37_0001*, Subdivision Plan, *Plan Number Rev37_0001*, and Rezoning Plan, *Plan Number Plan Number Rev37_0001*
- Annexure D: Services Report
- Annexure E: Comment: Western Cape Government: Department of Transport & Public Works 13 February 2026
- Annexure L: Previous Land Use Planning Approvals dated, 18 April 2019, 10 February 2020, 26 March 2020 and 18 September 2020
- Annexure M: Comment: Western Cape Government: Environmental Affairs and Development Planning [EIA – ROD], dated 7 March 2019
- Annexure N: Comment: BGCMA, dated 27 November 2018
- Annexure O: Comment: Heritage Western Cape, dated 13 February 2019
- Annexure P: Comment: Eskom, dated 14 September 2018
- Annexure Q: Comment: Telkom, dated 21 September 2018

Additional Annexures:

Comment: Fire Services

Comment: Environmental Services

Yours faithfully

A handwritten signature in dark ink, appearing to read 'R. Kuchar', is written over a horizontal line.

R KUCHAR

DIVISIONAL MANAGER: TOWN & SPATIAL PLANNING

Remainder of Erf 2834, Sandbaai

Site Development Plan

1:1000

Zoning	Area	No of erven	No of dwelling units	Density 00/ha	Average erf size
Residential Zone 1	5.140ha	120	120	25	398m ²
Residential Zone 1 - Retirement Village	2.822ha	47	47	17	600m ²
General Residential Zone 1	2.467ha	120	120	52	194m ²
General Residential Zone 2	5.648ha	13	13	76	511m ²
General Residential Zone 3	1.367ha	8	8	86	482m ²
General Residential Zone 4	1.367ha	8	8	86	482m ²
General Residential Zone 5	1.367ha	8	8	86	482m ²
General Residential Zone 6	1.367ha	8	8	86	482m ²
General Residential Zone 7	1.367ha	8	8	86	482m ²
General Residential Zone 8	1.367ha	8	8	86	482m ²
General Residential Zone 9	1.367ha	8	8	86	482m ²
General Residential Zone 10	1.367ha	8	8	86	482m ²
General Residential Zone 11	1.367ha	8	8	86	482m ²
General Residential Zone 12	1.367ha	8	8	86	482m ²
General Residential Zone 13	1.367ha	8	8	86	482m ²
General Residential Zone 14	1.367ha	8	8	86	482m ²
General Residential Zone 15	1.367ha	8	8	86	482m ²
General Residential Zone 16	1.367ha	8	8	86	482m ²
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General Residential Zone 18	1.367ha	8	8	86	482m ²
General Residential Zone 19	1.367ha	8	8	86	482m ²
General Residential Zone 20	1.367ha	8	8	86	482m ²
General Residential Zone 21	1.367ha	8	8	86	482m ²
General Residential Zone 22	1.367ha	8	8	86	482m ²
General Residential Zone 23	1.367ha	8	8	86	482m ²
General Residential Zone 24	1.367ha	8	8	86	482m ²
General Residential Zone 25	1.367ha	8	8	86	482m ²
General Residential Zone 26	1.367ha	8	8	86	482m ²
General Residential Zone 27	1.367ha	8	8	86	482m ²
General Residential Zone 28	1.367ha	8	8	86	482m ²
General Residential Zone 29	1.367ha	8	8	86	482m ²
General Residential Zone 30	1.367ha	8	8	86	482m ²
General Residential Zone 31	1.367ha	8	8	86	482m ²
General Residential Zone 32	1.367ha	8	8	86	482m ²
General Residential Zone 33	1.367ha	8	8	86	482m ²
General Residential Zone 34	1.367ha	8	8	86	482m ²
General Residential Zone 35	1.367ha	8	8	86	482m ²
General Residential Zone 36	1.367ha	8	8	86	482m ²
General Residential Zone 37	1.367ha	8	8	86	482m ²
General Residential Zone 38	1.367ha	8	8	86	482m ²
General Residential Zone 39	1.367ha	8	8	86	482m ²
General Residential Zone 40	1.367ha	8	8	86	482m ²
General Residential Zone 41	1.367ha	8	8	86	482m ²
General Residential Zone 42	1.367ha	8	8	86	482m ²
General Residential Zone 43	1.367ha	8	8	86	482m ²
General Residential Zone 44	1.367ha	8	8	86	482m ²
General Residential Zone 45	1.367ha	8	8	86	482m ²
General Residential Zone 46	1.367ha	8	8	86	482m ²
General Residential Zone 47	1.367ha	8	8	86	482m ²
General Residential Zone 48	1.367ha	8	8	86	482m ²
General Residential Zone 49	1.367ha	8	8	86	482m ²
General Residential Zone 50	1.367ha	8	8	86	482m ²
General Residential Zone 51	1.367ha	8	8	86	482m ²
General Residential Zone 52	1.367ha	8	8	86	482m ²
General Residential Zone 53	1.367ha	8	8	86	482m ²
General Residential Zone 54	1.367ha	8	8	86	482m ²
General Residential Zone 55	1.367ha	8	8	86	482m ²
General Residential Zone 56	1.367ha	8	8	86	482m ²
General Residential Zone 57	1.367ha	8	8	86	482m ²
General Residential Zone 58	1.367ha	8	8	86	482m ²
General Residential Zone 59	1.367ha	8	8	86	482m ²
General Residential Zone 60	1.367ha	8	8	86	482m ²
General Residential Zone 61	1.367ha	8	8	86	482m ²
General Residential Zone 62	1.367ha	8	8	86	482m ²
General Residential Zone 63	1.367ha	8	8	86	482m ²
General Residential Zone 64	1.367ha	8	8	86	482m ²
General Residential Zone 65	1.367ha	8	8	86	482m ²
General Residential Zone 66	1.367ha	8	8	86	482m ²
General Residential Zone 67	1.367ha	8	8	86	482m ²
General Residential Zone 68	1.367ha	8	8	86	482m ²
General Residential Zone 69	1.367ha	8	8	86	482m ²
General Residential Zone 70	1.367ha	8	8	86	482m ²
General Residential Zone 71	1.367ha	8	8	86	482m ²
General Residential Zone 72	1.367ha	8	8	86	482m ²
General Residential Zone 73	1.367ha	8	8	86	482m ²
General Residential Zone 74	1.367ha	8	8	86	482m ²
General Residential Zone 75	1.367ha	8	8	86	482m ²
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General Residential Zone 77	1.367ha	8	8	86	482m ²
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General Residential Zone 79	1.367ha	8	8	86	482m ²
General Residential Zone 80	1.367ha	8	8	86	482m ²
General Residential Zone 81	1.367ha	8	8	86	482m ²
General Residential Zone 82	1.367ha	8	8	86	482m ²
General Residential Zone 83	1.367ha	8	8	86	482m ²
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General Residential Zone 86	1.367ha	8	8	86	482m ²
General Residential Zone 87	1.367ha	8	8	86	482m ²
General Residential Zone 88	1.367ha	8	8	86	482m ²
General Residential Zone 89	1.367ha	8	8	86	482m ²
General Residential Zone 90	1.367ha	8	8	86	482m ²
General Residential Zone 91	1.367ha	8	8	86	482m ²
General Residential Zone 92	1.367ha	8	8	86	482m ²
General Residential Zone 93	1.367ha	8	8	86	482m ²
General Residential Zone 94	1.367ha	8	8	86	482m ²
General Residential Zone 95	1.367ha	8	8	86	482m ²
General Residential Zone 96	1.367ha	8	8	86	482m ²
General Residential Zone 97	1.367ha	8	8	86	482m ²
General Residential Zone 98	1.367ha	8	8	86	482m ²
General Residential Zone 99	1.367ha	8	8	86	482m ²
General Residential Zone 100	1.367ha	8	8	86	482m ²

- The density over the entire development including the school is 25 dwelling units per hectare.
- The retirement village includes Erven 2873-2926, 2928-2934, 2937, 3088, 3090 & 3092.
- The full case & demolition facilities are on Erf 2937.

Application Area

Retirement Village

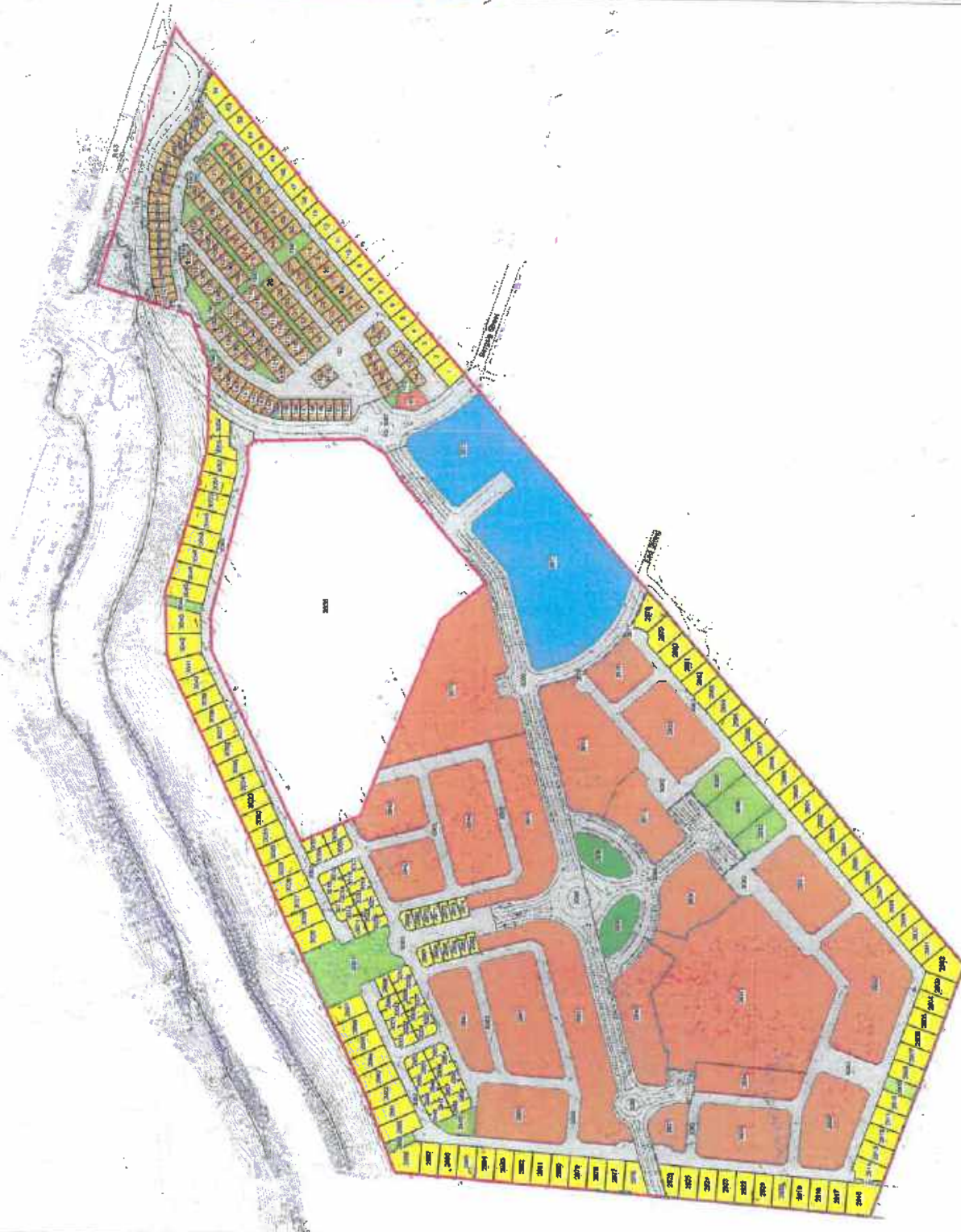
Proposed roads

50 year floodline

100 year floodline

RECEIVED
23 OCT 2025

DESIGNER	DATE	CHECKED BY	DATE
J.M.	2025/10/20	A.W.	2025/10/20
PROJECT NAME		PROJECT NUMBER	
Remainder of Erf 2834, Sandbaai		001	
DRAWING NUMBER		Rev37	
CLIENT			
InterActive Town & Regional Planning			

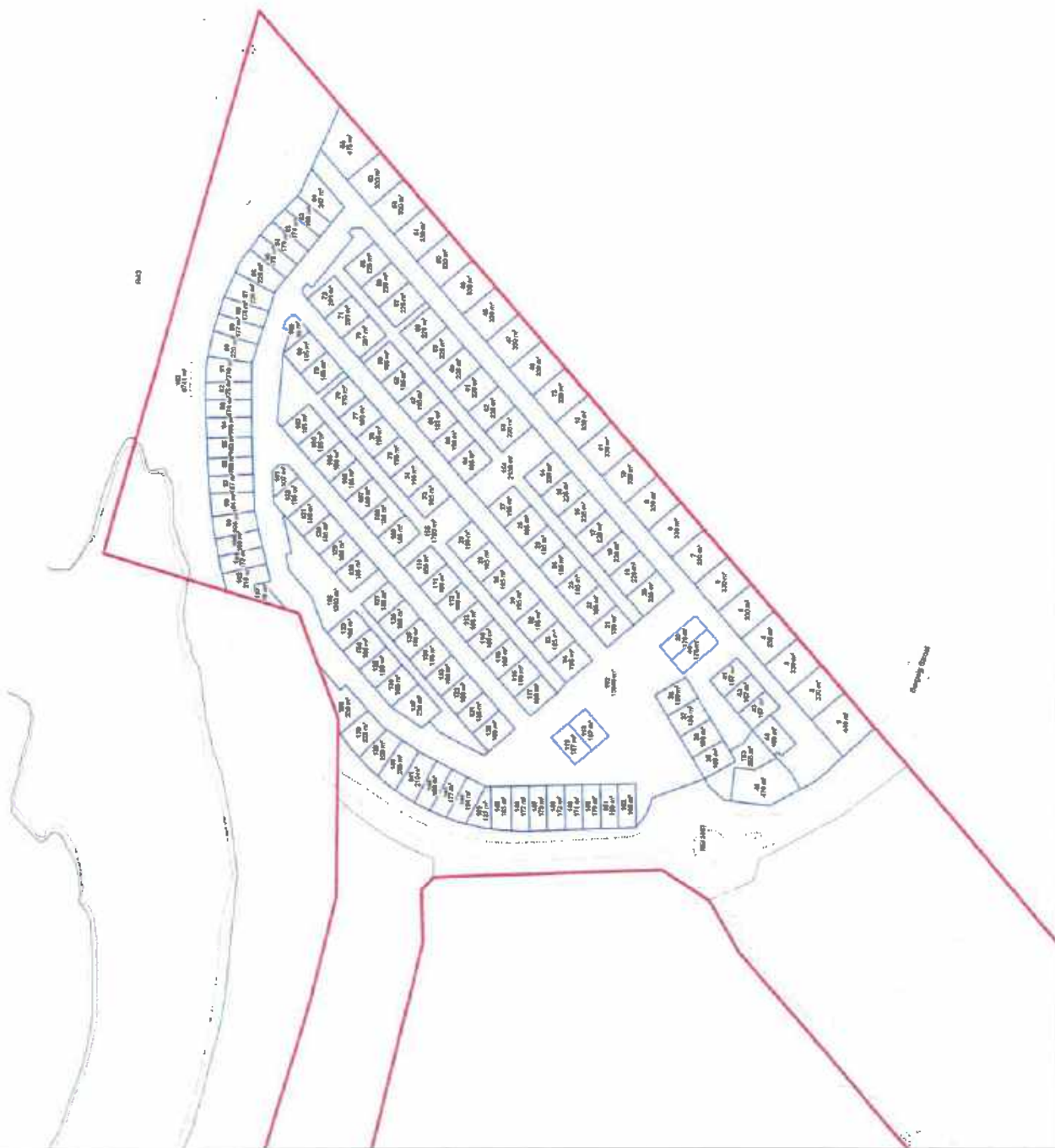


Remainder of Erf 2834, Sandbaai
(Unregistered Erven 2868-2871,
3060-3082 & 3087)

THE

Subdivision Plan

Application Area	Subdivision Lines	Proposed roads	50 year floodline	100 year floodline



SECURITY

ATTRACTIVE BORN A PERSONAL PLANNING LAW FIRM AND COMPANY OF ANY KIND, COMPOSED OF INFLUENT, WELL-REPUTED TO THE DATA AND SMALL, NOT BE TAKEN IN THE GREAT FOR ANY ACCOUNTS, OR CONSEQUENT RISK. CHARGES IN CONNECTION WITH OR ARISING OUT OF THE DATA, THE DATA REMAINS THE SOLE PROPERTY OF THE CLIENT AND MAY ONLY BE USED FOR THE PURPOSES OF A PROJECT WITH THE PERSON NAMED ABOVE, OR THE CLIENT.

PROGRAM BY AM	CHECKED BY AMT	DATE 2025/10/20
SCALE (KG-A1) As indicated		PROJECT NUMBER 0001

Rev 37

InterActive Towns & Regional Planning

800-777-7674 ext. 200
404-251-2222 ext. 200
404-251-2222 ext. 200
404-251-2222 ext. 200

CURRENT

Remainder of Erf 2834, Sandbaai
(Unregistered Erven 2868-2871,
3060-3082 & 3087)

Rezoning Plan

[illegible]

Zone	Primary Use	Concept Number (Page 3, Page 20)
Concepts	Plots and some hotels, middle-rise buildings	
Concepts	40%	
Height	6m	
Street Building Line	4m	
Side Building Line	4.5m	
Front Building Line	4m	
Parking	Plots per 1 building, 20 2 types per 2nd main building only	

Zoning	Open Space Zone N, Private Open Space
Primary Use	Private open space
Zoning	Transport Zone 2: Road & Transit
Primary Use	Private parking and private road

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--	---

1987

InterActive Tennis & Racketball Planning

Order inquiries to: P.O. Box 10000
1st Fl. or 2nd Fl. and Registered Post
Telephone 025 212 1200
Fax 025 212 1200



**COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR:
APPLICATION FOR PERMISSION REQUIRED IN TERMS OF CONDITIONS OF
APPROVAL, PHASING AND AMENDMENT OF A PLAN OF SUBDIVISION AND A
SURVEYOR GENERAL PLAN, CANCELAN OF PHASING PLAN,
AMENDMENT OF CONDITIONS IN RESPECT OF EXISTING APPROVALS,
REZONING, SUBDIVISION & DEPARTURE: REMAINDER ERF 2834, SANDBAAI
(5094/2025)**

Stormwater (SW) : In order
Electricity : In order
Water : In order
Sewer : In order
Roads and traffic : In order

Conditions

1. that all the conditions specified as part of the previously approved land use applications for Remainder Erf 2834 remains relevant and valid and should be adhered to.
2. that the current, signed service level agreement for municipal engineering services remain applicable and valid until a new or revised service level agreement has been concluded.
3. The contribution according to the current policy (2025/2026) is as follows:

Proposed SDP dated 20 October 2025:

Water	R 27 598.00 x 995.084	= R 27 462 328.23
Sewerage	R 19 725.00 x 995.084	= R 19 628 031.90
Roads	R 8 845.00 x 2102.74615	= R 18 598 789.70
Stormwater	R 10 205.00 x 618.522333	= R 6 312 020.41
Solid Waste	R 1 769.00 x 1373.380	= R 2 429 509.22
TOTAL (inclusive of VAT)		= R 74 430 679.46

Please note that the above figures:

- a) Are estimated amounts that may be adjusted.
- b) Are subject to annual tariff adjustments.
- c) Are based on a coverage of 75% and floor factor of 1.5 for Business Erven.
- d) Do not include investigation and connection fees.
- e) Do not include bulk electricity cost. Please contact Overstrand Municipality's Electrical Division for more details.


RICARDO ANDREW


DATE

PRINCIPAL TECHNOLOGIST: DEVELOPMENT CONTROL



**Western Cape
Government**

Department of Infrastructure

Vanessa Stoffels

Chief Directorate: Road Planning

Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: DOI/CFS/RN/LU/REZ/SUB-21/158 (Application No: 2026-01-0026)

The Municipal Manager
Overstrand Municipality
PO Box 20
HERMANUS
7200

Attention: Ms L Isaacs

Dear Madam

REMAINDER OF ERF 2834, SANDBAAI: APPLICATION FOR PERMISSION REQUIRED IN TERMS OF THE CONDITIONS OF APPROVAL, PHASING AND AMENDMENT OF A SUBDIVISION PLAN, CANCELLATION OF PHASING PLAN, AMENDMENT OF CONDITIONS IN RESPECT OF EXISTING APPROVALS, REZONING, SUBDIVISION AND DEPARTURES

1. Your letter 5094/2025 to this Branch dated 11 December 2025 refers.
2. The subject property is in Sandbaai and is undeveloped.
3. This application is for the following:
 - 3.1. Amendment of the approved Site Development Plan to accommodate the following:
 - 3.1.1. Removal of the internal link road towards Trunk Road 28 Section 1 (R43).
 - 3.1.2. The conversion of the existing four erven from General Residential zone 3 (± 294 units) to 22 Residential Zone 1 erven, 129 General Residential zone 1 erven and 1 General Residential zone 3 erf (consisting of 6 units).
 - 3.2. Cancellation of the approved Phasing Plan and amendment of the approved subdivision plan to accommodate the proposed development on the north-eastern portion of erf 2834.
 - 3.3. Amendment of conditions of existing approval.
 - 3.4. Rezoning and subdivision of the north-eastern portion of Erf 2834 from General Residential Zone 3 to create 22 Residential Zone 1 erven, 129 General Residential Zone 1 erven and 1 General Residential Zone 3.
 - 3.5. Departures to relax the building lines.

4. This Branch offers no objection to the proposal in terms of the Land Use Planning Act no.3 of 2014.
5. The detailed design drawings for access must be submitted to this Branch's Design Directorate, attention of Mr. F. Hunter (faiz.hunter@westerncape.gov.za, tel: 021 831 8751), for approval.

Yours Sincerely



DD FORTUIN

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 13 FEBRUARY 2026

Navrae:
Enquiries: H van der Stoep (Senior Town Planner)

Lêerwysing:
File Reference: 2834 HSB (4021)

Datum:
Date: 18 April 2019

Munisipaliteit • U-Masipala • Municipality

OVERSTRAND



**TOWN PLANNING / STADSBEPLANNING
HERMANUS**

InterActive Town & Regional Planning
A Wiehahn
PO Box 980
HERMANUS
7200

REGISTERED MAIL

Dear Sir

DECISION LETTER TO APPLICANT

REMAINDER ERF 2834 AND UNREGISTERED ERF 2837, SANDBAAI ("SANDBAAI COMMONAGE"): APPLICATION FOR CANCELLATION OF EXISTING SUBDIVISIONAL APPROVALS/PLANS, DEVIATION FROM THE OVERSTRAND MUNICIPALITY SPATIAL WIDE DEVELOPMENT FRAMEWORK (2006) AND THE GROWTH MANAGEMENT STRATEGY (2010), CONSOLIDATION, REZONING, SUBDIVISION, CONSENT USE, DEPARTURES AND PHASING: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF PINAROUX INTERNATIONAL HOLDCO (PTY) LTD

1. The application received on 21 May 2018 refers.
2. You are hereby notified in terms of Section 62 of the Overstrand By-law on Municipal Land Use Planning of the decision made by the Special Municipal Planning Tribunal on 12 April 2019.
3. The Resolution in terms of Section 61 of the Overstrand By-law on Municipal Land Use Planning, with conditions, are as follows:

RESOLVED:

- *1. *that the application in terms of Section 16(2)(k) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the cancellation of the existing subdivisional approvals/plans applicable to the above properties, be approved in terms of the provisions of Section 61 of the By-Law;*
2. *that the application in terms of Section 16(2)(e) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the consolidation of the above two (2) properties to form one (1) property of ±39,5 ha in extent, be approved in terms of the provisions of Section 61 of the By-Law;*
3. *that the application in terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the rezoning of the above consolidated property from Agricultural Zone 1: Agriculture (AGR1) to Subdivisional Area Zone (SA), be approved in terms of the provisions of Section 61 of the By-Law;*

4. that the application in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 read with Section 22 of the By-Law on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the subdivision of the above rezoned property to create the following:

- (i) 149 Residential Zone 1: Single Residential (SR1) erven ($\pm 5,75$ ha in extent);
- (ii) 47 Residential Zone 1: Single Residential (SR1) erven for a retirement village ($\pm 8,56$ ha in extent);
- (iii) 29 General Residential Zone 1: Town Housing (GR1) erven ($\pm 0,81$ ha in extent);
- (iv) 16 General Residential Zone 3: Flats (GR4) erven ($\pm 10,49$ ha in extent);
- (v) 13 General Residential Zone 3: Flats (GR4) erven for a retirement village ($\pm 6,13$ ha in extent);
- (vi) 2 Business Zone 3: Local Business (B3) erven ($\pm 2,50$ ha in extent);
- (vii) 3 Open Space Zone 2: Public Open Space (OS2) erven ($\pm 0,51$ ha in extent);
- (viii) 11 Open Space Zone 3: Private Open Space (OS3) erven ($\pm 0,49$ ha in extent); and
- (ix) 5 Transport Zone 2: Road and Parking (TR2) erven ($\pm 10,01$ ha in extent)

be approved, in terms of the provisions of Section 61 of the By-Law;

5. that the application in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the consent use to develop a retirement village on the erven numbered 31, 34 - 41, 45 (± 328 rooms), 46 - 52 and 53 - 100 on the proposed Subdivisional Plan, be approved in terms of the provisions of Section 61 of the By-Law;
6. that the application in terms of Section 16(2)(k) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the phasing of the entire development in eight (8) phases, be approved in terms of the provisions of Section 61 of the By-Law;
7. that the approval in Points 1. - 6. be subject to the following conditions:
- (a) that the approval is only for the development as indicated on Plan Number Rev17-0001 dated 6 August 2018, as submitted with the application;
 - (b) that a parking layout be submitted for approval by the Authorised Official;
 - (c) that should there be a parking shortfall, it be resolved before any building plan be approved;
 - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
 - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (f) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
 - (g) that a refuse area must be built according to municipal specifications;
 - (h) that Architectural Design Guidelines be presented to Building Control Department for consideration, and that the latter be compatible with the Zoning Scheme;
 - (i) that draft Architectural Design Guidelines be presented to the Overstrand Heritage and Aesthetics Committee for consultation prior to finalisation;
 - (j) that the conditions imposed by the Western Cape Government: Environmental Affairs and Development Planning [EIA – ROD] be complied with;

- (k) that the conditions imposed by the Western Cape Government : Transport & Public Works be complied with;
 - (l) that the conditions imposed by BGCMA be complied with;
 - (m) that the conditions imposed by Heritage Western Cape be complied with;
 - (n) that the conditions imposed by Eskom be complied with;
 - (o) that the conditions imposed by Telkom be complied with;
 - (p) that all the conditions in the Services Report be complied with;
 - (q) that the buffer zone of 70m be rehabilitated and landscaped with indigenous vegetation in consultation with the municipal Horticulturist and Environmental Section;
 - (r) that all the conditions imposed by the Fire Department be complied with;
 - (s) that all the conditions imposed by the Environmental Management Department be complied with;
 - (t) that all development units must establish a Home Owners Association and all property owners within the development unit must be members of the Home Owners Association;
 - (u) that a Master Home Owners Association be established and all the Home Owners Associations must be members of the Master Home Owners Association;
 - (v) that the Constitutions of all Home Owners Associations be submitted for approval by the Municipality (which reserves the right to impose conditions in this regard), and that the following aspects inter alia be addressed in this document:
 - the approval of building plans by an "estate architect" prior to submission thereof to the Municipality, and
 - that the Constitution clarifies at what stage the responsibility would be transferred from the developer to the Home Owners Association to deal with approval of plans.
8. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the following departures :
- (i) to relax the parking ratio for the development of the erven numbered 1 - 4 on the proposed Subdivisional Plan from 1,5 parking bays to 1,25 parking bays per 1 bedroom unit, and from 2 parking bays per 2 or more bedroom units to 1,75 parking bays, and
 - (ii) to relax the parking ratio of the frail care component of the proposed retirement village on the erf numbered 45 on the proposed Subdivisional Plan from 1 parking bay per bed and 4 parking bays per consulting room to 0,25 parking bays per bed and 2 parking bays per consulting room;
- not be approved.
9. that the applicant and objector be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2016 with regard to the above decision.

10. *that the application to deviate from the Overstrand Spatial Development Framework, 2006 in order to change the reservation of Remainder Erf 2834, Sandbaai from residential purposes and community facilities to mixed development purposes, as well as to deviate from the Overstrand Municipal Spatial Growth Management Strategy, 2010 in order to change the reservation of the said property to a higher densification grading, in terms of the provisions of Section 22(2) of the Spatial Planning Land Use Management Act, be recommended to Council for approval."*

4. Reasons for the above decision are as follows:

REASONS FOR APPROVAL

- ❖ The application was found desirable in terms of all technical requirements.
- ❖ The need for a retirement development with frail care and dementia do exist since most of the facilities in the Hermanus area has a backlog and a dementia centre does not exist.
- ❖ Market research indicated that the need for higher density and secure residential areas exist.
- ❖ Residential Zone 3 (Flats) is in short supply in the Hermanus area according to the market research.
- ❖ The density is within the allowable parameters as per the Overstrand Zoning Scheme and the deviation of the SDF will not detract from the development parameters.
- ❖ The design has taken due cognisance of the environment and the adjacent built character of Sandbaai township.

REASON FOR NON-APPROVAL (Point 8.)

- ❖ The need for the deviation of the parking requirements was not sufficiently addressed in terms of compliance with the Zoning Scheme.
- ❖ There is no clear indication how many beds are to be used for frail care and dementia.
- ❖ There is also no indication of the number of consulting rooms.
- ❖ The parking relaxation of the flats did not address visitors' parking or where it will be allocated.

5. You are hereby informed of your right to appeal to the Appeal Authority in terms of Section 78(2) of By-Law.

- 5.1 The appeal form must be completed and should be directed to the Appeal Authority (Executive Mayor) and received within 21 days of notification of this decision together with proof of payment of the appeal fee (R3 034-00).

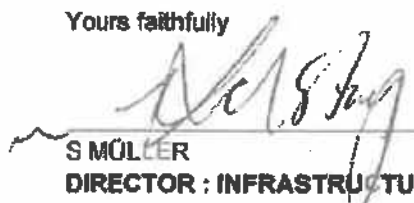
- 5.2 The appeal form is available at request or alternatively on the Municipal website (www.overstrand.gov.za).

- 5.3 Contact details are as follows:

Physical address : 16 Paterson Street, Hermanus, 7200
 Postal address : PO Box 20, Hermanus, 7200
 E-mail address : loretta@overstrand.gov.za

6. Please be advised that subsequent to the finalization of any possible appeal application by you, with regard to the above decision, the recommendation as contained in the above decision to deviate from the Spatial Development Framework and Growth Management Strategy still has to be referred to Council for a decision. You may thus not act on the above decision of the Municipal Planning Tribunal prior to receipt of written confirmation, which will only be issued upon receipt of Council's resolution.

Yours faithfully


 S MOLLER

DIRECTOR : INFRASTRUCTURE AND PLANNING

Navre:
Enquiries: H van der Stoep (Senior Town Planner)

Laerwysing:
File Reference: 2834 & Unreg Erf 2834 HSB

Aansoek ID:
App ID: 3416/2019

Datum:
Date: 10 February 2020

Munisipaliteit • U-Mszipala • Municipality



**TOWN PLANNING / STADSBEPLANNING
HERMANUS**

InterActive Town & Regional Planning
Attention: A Wiehahn
PO Box 980
HERMANUS
7200

REGISTERED MAIL
(wiehahn.a@gmail.com)

Dear Sir

DECISION LETTER TO APPLICANT

**REMAINDER ERF 2834, SANDBAAL, HERMANUS: PROPOSED AMENDMENT OF THE SITE
DEVELOPMENT PLAN: MESSRS INTERACTIVE TOWN- AND REGIONAL PLANNERS (PTY)
LTD ON BEHALF OF PINNAROUX INTERNATIONAL HOLDCO (PTY) LTD**

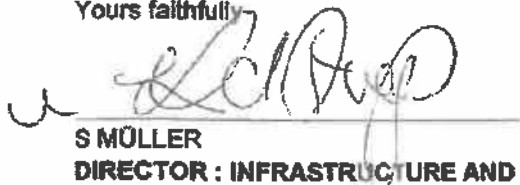
1. The applications received on 30 October 2019 and 5 November 2019 refers.
2. You are hereby notified in terms of Section 62 of the Overstrand By-law on Municipal Land Use Planning of the decision made by the Authorised Official on 3 December 2019.
3. The Resolution in terms of Section 61 of the Overstrand By-Law on Municipal Land Use Planning, with conditions, are as follows:

RESOLVED

- *1. *that the application in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use, 2015 (By-Law) for the amendment of the approved Site Development Plan dated 18 April 2019, be approved in terms of the provisions of Section 61 of the By-Law;*
2. *that the approval in Point 1. be subject to the following conditions:*
 - (a) *that an amended site plan be submitted in order to comply with the parking ratios of the Zoning Scheme, if applicable;*
 - (b) *that all other conditions as per approval letter dated 18 April 2019 remains applicable;*
 - (c) *that the proposed development be restricted to the plans as submitted with the application, Rev 32 and Rev 33. A final site development plan be submitted reflecting the amendments;*
 - (d) *that the developer must submit a Rational Fire Safety Design by a competent person (Fire Engineering) as determined by the National Building and Fire Protection Regulations SANS10400A:2010 and 10400T:2011 to the Municipality for approval prior commencement of any development;*

- (e) *that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Departments be complied with at that stage;*
 - (f) *that all the conditions in the Services Report (attached as Annexure D), be complied with;*
 - (g) *that this approval does not absolve the applicant from compliance with any other relevant legislation;*
 - (h) *that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with, and*
3. *that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision."*
4. Reasons for the above decision are as follows:
- ❖ The need have been proven by the applicant.
 - ❖ The mixed use concept is retained.
 - ❖ Enhances the viability of the development potential in the present economic climate.
 - ❖ The amendments are minor to make the development more efficient, whilst retaining the Urbanism concept.
5. Please note that the consolidation as per approval letter dated 18 April 2019 is not applicable anymore. Conditions as stipulated in the approval letters 18 April 2019 and 6 December 2019 remains applicable.

Yours faithfully



S MÖLLER
DIRECTOR : INFRASTRUCTURE AND PLANNING

Navree:
Enquiries: H van der Sloep Marwe (Senior Town Planner)

Lêerwysing:
File Reference: De Zandt

U Verw:
Your Ref:

Datum:
Date: 26 March 2020



Messrs Interactive Town & Regional Planning
Attention: A Wieshahn
PO Box 980
HERMANUS
7200

(email: wieshahn.a@gmail.com)

Dear Sir

SITE DEVELOPMENT PLAN: ERVEN 3 AND 4: DE ZANDT: PHASING PLAN AND SITE DEVELOPMENT PLAN (PHASING 1A)

You are hereby notified in terms of Section 62 of the Overstrand By-law on Municipal Land Use Planning of the decision made by the Authorised Official on 26 March 2020.

The Resolution in terms of Section 61 of the Overstrand By-Law on Municipal Land Use Planning, with conditions, are as follows:

RESOLVED :

1. that the Phasing Plan No 4251, 11001, revision F(attached as Annexure A), be approved.
2. that the Site Development Plans for erven 3 and 4, Plan no 4251, 11100,11101, 11102, revision G and 1208, 1209, 1210 and 1211, revision J (attached as Annexure B), be approved."

Please note that any structures (pergolas) transgressing the street building line is omitted as per email dated 26 March 2020.

Yours faithfully


S MÜLLER
DIRECTOR: INFRASTRUCTURE & PLANNING

Navrae:
Enquiries: H van der Stoep (Senior Town Planner)

Lêervernysing:
File Reference: 2870 & 2871 (2834) HSB

Aansoek ID:
Application ID:

Datum:
Date: 18 September 2020

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**TOWN PLANNING / STADSBEPLANNING
HERMANUS**

Messrs InterActive Town- and Regional Planners
PO Box 980
HERMANUS
7200

Email: wiehahn.a@gmail.com

Dear Sirs

DECISION LETTER TO APPLICANT

ERVEN 2870 AND 2871 (PORTIONS OF ERF 2834), SANDBAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF PINAROUX INTERNATIONAL HOLDCO (PTY) LTD

1. The application received on 1 June 2020 refers.
2. You are hereby notified in terms of Section 62 of the Overstrand By-law on Municipal Land Use Planning, 2015 of the decision made by the Authorized Official on 15 September 2020.
3. The Resolution in terms of Section 61 of the Overstrand By-Law on Municipal Land Use Planning, 2015 with conditions are as follows:

RESOLVED

- *1. *that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erven 2870 and 2871 (Portions of Erf 2834), Sandbaai, in order to relax the following:*

- ❖ *to relax the building line of Erf 2870, boundary B-C from 4m to 1,76m to allow for a pergola;*
- ❖ *to relax the building line of Erf 2870, boundary C-D from 4m to 167m to allow for pergolas;*
- ❖ *to relax the building line of Erf 2870, boundary D-E from 4m to 3,30m to allow for a pergola;*
- ❖ *to relax the building line of Erf 2870, boundary E-F from 4m to 1,42m to allow for a pergola;*
- ❖ *to relax the building line of Erf 2870, boundary F-G from 4m to 1,36m to allow for pergolas;*
- ❖ *to relax the building line of Erf 2870, boundary G-H from 4m to 1,41m to allow for pergolas;*
- ❖ *to relax the building line of Erf 2870, boundary H-I from 4m to 1,33m to allow for pergolas;*
- ❖ *to relax the building line of Erf 2870, boundary I-J from 4m to 0,93m to allow for pergolas;*

- ❖ to relax the building line of Erf 2870, boundary J-K from 4m to 0,92m to allow for pergolas;
- ❖ to relax the building line of Erf 2870, boundary E-F from 4m to 0,89m to allow for a pergola;
- ❖ to relax the building line of Erf 2871, boundary P-Q from 4m to 0,93m to allow for pergolas;
- ❖ to relax the building line of Erf 2871, boundary S-T from 4m to 0,92m to allow for pergolas;
- ❖ to relax the building line of Erf 2871, boundary T-U from 4m to 0,78m to allow for pergolas;
- ❖ to relax the building line of Erf 2871, boundary U-V from 4m to 0,80m to allow for pergolas;
- ❖ to relax the building line of Erf 2871, boundary V-W from 4m to 0,99m to allow for pergolas;
- ❖ to relax the building line of Erf 2871, boundary X-Y from 4m to 0,86m to allow for a pergola, and
- ❖ to relax the building line of Erf 2871, boundary Y-Z from 4m to 1,33m to allow for pergolas.

as indicated on the Site Development Plans, be approved in terms of the provisions of Section 61, subject to the following conditions:

- (a) that this approval only relates to building line relaxations as indicated on undated plans 3005, 3000, 11110, 11120 and 3015, and the two (2) site development plans for Erven 2870 and 2871 in the planning report, and
 - (b) that building plans be submitted to the Building Department, and that all conditions set by the Building- and Fire Department at that stage, be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above mentioned approval."

4. Reasons for the resolution for approval:

- ❖ There are no surrounding properties affected by the application as the area to the west of the two (2) properties are vacant and also part of the future development of the former Sandbaai commonage.
- ❖ The pergolas are low non-imposing minor structures that will hardly be visible over the boundary wall that will be constructed around the development.
- ❖ The pergolas will create partially sheltered functional recreational areas for units, improving the quality of life of residents.
- ❖ The structures are low and hardly visible from the external street, and will not impact traffic or the street facade.
- ❖ The pergolas would improve the aesthetics of the double storey apartment block, providing more human scale.
- ❖ The application will not have a negative impact on the character of the area, and is desirable.

5. You are hereby informed of your right to appeal to the Appeal Authority in terms of Section 78(2) of By-Law.

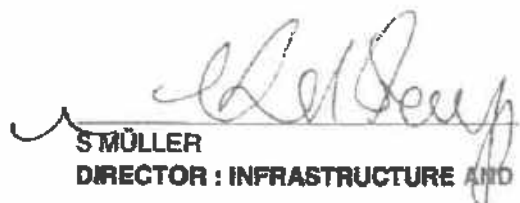
- 5.1 The appeal form must be completed and should be directed to the Appeal Authority (Executive Mayor) and received within 21 days of notification of this decision together with proof of payment of the appeal fee (R3 351-00).
- 5.2 The appeal form is available at request or alternatively on the Municipal website (www.overstrand.gov.za).

5.3 Contact details are as follows:

Physical address: 16 Paterson Street, Hermanus, 7200
Postal address: PO Box 20, Hermanus, 7200
E-mail address: alida@overstrand.gov.za

6. Kindly note that the rights are still not in place until the prescribed 21 days of registration of this letter have passed and it is confirmed by our offices that there has been no appeal received against the proposal.

Yours faithfully


STÖLLER
DIRECTOR : INFRASTRUCTURE AND PLANNING



Directorate: Development Management
(Region 1)

REFERENCE: 16/3/3/5/E2/35/1040/18
NEAS REFERENCE: WCP/EIA/AMEND/0000287/2018
ENQUIRIES: Arabel McClelland
DATE OF ISSUE: 2019-03-07

ENVIRONMENTAL AUTHORISATION

APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND PART 2 OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED) FOR THE AMENDMENT OF THE ENVIRONMENTAL AUTHORISATION ISSUED ON 29 SEPTEMBER 2010: PROPOSED URBAN DEVELOPMENT ON REMAINDER ERF NO. 2834 (PREVIOUSLY DESIGNATED ERF NO. 1291), SANDBAAL

With reference to your application for the abovementioned, find below the outcome with respect to this application.

A. DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended), the Department herewith grants the amendment of the Environmental Authorisation issued on 29 September 2010 (DEA&DP Ref: E12/2/3/2-E2/34-0134/09), in terms of Part 2 of the EIA Regulations, 2014 (as amended).

1) The Environmental Authorisation is amended as set out below:

a) Section A: DESCRIPTION OF ACTIVITY:

The description of the activity, which read as follows:

"The Overstrand Municipality proposes to subdivide and rezone Erf 1291, Sandbaal in order to establish urban development. The proposed development will entail:

- 97 residential zone I erven ~550 – 650m²;
- 160 residential zone II erven distributed in two clusters each consisting of two open space erven;
- 295 residential zone III erven in an area of ~5.9 hectares at a density of ~50 units per hectare;
- A school situated on ~6.38 hectares;
- Business area on ~0.91 hectares consisting of inter alia convenience store and launderette;
- Retirement village which further consists of 46 buffer erven, 82 transition erven, 115 small units, frailcare apartments and service centre;
- Open spaces consisting of walkways, landscaping and community space; and
- Associated roads and infrastructure."

Is amended to read:

The development of the De Zandt Village in Sandbaai, which will comprise of the following:

- 196 Residential Zone 1 erven of approximately 437m² (23 dwelling units/hectare);
- 29 General Residential Zone 1 erven of approximately 280m² (33 dwelling units/hectare);
- 1022 dwelling units on 28 General Residential Zone 3: Bulk Zone 2 erven (70 dwelling units/hectare);
- 164 dwelling units on one General Residential Zone 3: Bulk Zone 2 Retirement Village erf (78 dwelling units/hectare);
- 50 dwelling units on two Business Zone 3 erven (20 dwelling units/hectare);
- 3 Open Space Zone 2 erven;
- 11 Open Space Zone 3 erven; and
- 5 Transport Zone 3 erven.

b) Section G: CONDITIONS OF AUTHORISATION:

Condition 9:

"The Environmental Management Programme ("EMP") submitted as part of the application for environmental authorisation is accepted and must be implemented."

Is amended to read:

The amended Environmental Management Programme ("EMP"), dated December 2009 and revised September 2018, submitted as part of the application for the amendment of the authorisation, is herewith accepted and must be implemented.

The following additional conditions of authorisation are included:

Condition 24:

The storm water management plan compiled by Deca Consulting Engineers, dated 13 November 2018, must be implemented.

Condition 25:

Alien vegetation along the Onrus River must be removed in order to promote growth of indigenous vegetation. Cleared areas remaining following construction must be rehabilitated with indigenous vegetation immediately upon completion of the construction phase.

Condition 26:

An archaeologist must be appointed to undertake an archaeological impact assessment for each phase of clearance of the site, with proof of such appointment submitted to Heritage Western Cape prior to construction work commencing on each phase. A full report, including proof of monitoring, must be submitted to Heritage Western Cape and the Department, for record-keeping purposes, at the end of each phase.

c) Section I: REASONS FOR THE DECISION:

The description of the preferred alternative, which read as follows:

"Option 2 (preferred alternative):

In terms of this alternative, the sewage reticulation from the entire development will consist of a small bore gravity uPVC piped system, which will be connected to the existing sewerage reticulation system of Sandbaai. The existing pump station in Sandbaai will be upgraded in order

to ensure supply of 60l/s with a single pump. The stormwater will be discarded into a 4500m³ attenuation facility south of Erf 2834. The outlet of the pond is a 750mm diameter pipe culvert which in turn discharges into a 900mm diameter pipe culvert within the road reserve of Laubie and Nico van der Merwe streets. From this point, stormwater will be discarded via an existing outlet into the ocean."

is amended to read:

Preferred Alternative (herewith authorised)

The internal sewerage reticulation system will consist of a gravity uPVC piped system, which will be connected to the existing external sewerage reticulation system. The existing pump station in Sandbaai will be upgraded in order to ensure capacity of 63l/s. Three of the four storm water drainage areas on the site will drain storm water runoff directly into the Onrus River. Runoff quality control measures include enhanced swales, which incorporate stilling and sedimentation chambers, and permeable paving. The fourth area will require a 1200mm diameter pipe culvert within the road reserves of Dwars- and Nico van der Merwe Streets to convey storm water to the existing storm water outlet at the public open space near the southern end of West End Street.

d) Addition of Annexure 1: De Zandt Layout Plan

The layout plan, titled "De Zandt – RE 2834 Sandbaai", Revision 16, dated 12 June 2018, is herewith attached as Annexure A.

B. REASONS FOR THE DECISION

In reaching its decision, the Department took, *inter alia*, the following into consideration:

1. The nature of the proposed development remains largely unchanged and within the bounds of that previously authorised in terms of the spatial extent and land use types. However, the development will be substantially amended through the change in layout, densification of the residential development and concomitant increase in the total number of units. The proposed amended development proposal will, however, be undertaken on the existing approved footprint.
2. Overstrand Municipality has confirmed sufficient available bulk service capacity to cater for the amended development proposal and increased number of units. Installation of, and upgrades to, service infrastructure remains a component of the development, as previously approved.
3. Heritage Western Cape has indicated support for a phased approach to clearance of the site and construction thereof. The Overstrand Municipality's Heritage and Aesthetics Committee confirmed there are no objections to the amended development in the meeting held on 17 January 2019.
4. CapeNature does not object to the amendment provided storm water management is sufficient, for which specific runoff control measures and management have been prepared by the project engineers for implementation.
5. The Breede Gouritz Catchment Management Agency has confirmed in correspondence dated 25 January 2019 that the water use associated with the proposed development, in terms of Section 21 (c) and (l) of the National Water Act, 1998 (Act No. 36 of 1998), falls within the ambit of General Authorisation.
6. A Transport Impact Assessment ("TIA"), dated June 2018, was compiled by Deca Consulting Engineers to assess the potential transport impacts associated with the amended development proposal. As the proposed De Zandt Village was assessed to have a significant traffic impact, various recommendations have been made in order to mitigate this potential impact and upgrade and improve the surrounding road network, specifically access and intersection control

to the development. Comments obtained from the Department of Transport and Public Works, dated 13 December 2018, and the relevant section of the Overstrand Municipality, dated 23 January 2019, indicate the recommendations made in the TIA will mitigate the potential impact of the amended development proposal and must be undertaken.

7. No-go areas and buffers have been retained within the amended development layout, as per the original environmental authorisation.
8. Construction on site in furtherance of the original environmental authorisation has commenced.
9. As required in terms of Regulation 41 of the NEMA EIA Regulations 2014 (as amended), a public participation process was conducted for the amendment application which comprised of the following:
 - Potential Interested and Affected Parties ("I&APs") identified, including owners and occupiers of land adjacent to the site where the listed activities are to be undertaken, and all previous registered I&APs, including the municipality, ward councillor, local organisations and ratepayers' associations, and Organs of State, which have jurisdiction in respect of any aspect of the relevant activities, were notified of the amendment application on 29 June 2018;
 - A site notice was placed on site on 10 June 2018;
 - An advertisement was placed in the local newspaper, 'Hermanus Times', on 28 June 2018;
 - A 30-day commenting period on the Draft Amendment Report was allowed from 29 June 2018; and
 - A 30-day commenting period on the revised Draft Amendment Report was allowed from 28 August 2018.

The following authorities were consulted:

- Department of Water and Sanitation;
- Breede Gouritz Catchment Management Agency;
- Department of Transport and Public Works;
- Heritage Western Cape;
- CapeNature; and
- Overstrand Municipality.

C. CONDITIONS

1. The holder must in writing, within 14 (fourteen) calendar days of the date of this decision-
 - 1.1 notify all registered I&APs of -
 - 1.1.1 the outcome of the application;
 - 1.1.2 the reasons for the decision as included in Section B;
 - 1.1.3 the date of the decision; and
 - 1.1.4 the date when the decision was issued.
 - 1.2 draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of National Appeals Regulations, 2014 detailed in Section D below;
 - 1.3 draw the attention of all registered I&APs to the manner in which they may access the decision; and
 - 1.4 provide the registered I&APs with:
 - 1.4.1 the name of the holder (entity) of this Environmental Authorisation;
 - 1.4.2 name of the responsible person for this Environmental Authorisation;
 - 1.4.3 postal address of the holder;
 - 1.4.4 telephonic and fax details of the holder;
 - 1.4.5 e-mail address, if any, of the holder; and

1.4.6 the contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the 2014 National Appeals Regulations.

2. One week's notice must be given to the Directorate: Development Management (Region 1) before commencement of construction activities. The said notice must also include proof of compliance with Condition 1 described in Section C of this Environmental Authorisation.
3. All other conditions contained in the Environmental Authorisation issued on 29 September 2010 (DEA&DP Reference: E12/2/3/2-E2/34-0134/09) (attached as Annexure B) remain unchanged and in force.

D. APPEALS

Appeals must comply with the provisions contained in the National Appeal Regulations 2014 (as amended).

1. An appellant (if the holder of the decision) must, within 20 (twenty) calendar days from the date on which notification of the decision was sent to the holder by the Competent Authority –
 - 1.1 Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 1.2 Submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
2. An appellant (if NOT the holder of the decision) must, within 20 (twenty) calendar days from the date on which the holder of the decision sent notification of the decision to the registered I&APs–
 - 2.1 Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 2.2 Submit a copy of the appeal to the holder of the decision, any registered I&AP, any Organs of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
3. The holder of the decision (if not the appellant), the decision-maker that issued the decision, the registered I&AP and the Organs of State must submit their responding statements, if any, to the appeal authority and the appellant within 20 (twenty) calendar days from the date of receipt of the appeal submission.
4. The appeal and the responding statement must be submitted to the address listed below:

By post: Western Cape Ministry of Local Government, Environmental Affairs and Development
Planning
Private Bag X9186
CAPE TOWN
8000

By facsimile: (021) 483 4174; or

By hand: Attention: Mr Jaap de Villiers (Tel: 021 483 3721)
Room 809
8th Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

Note: For purposes of electronic database management, you are also requested to submit electronic copies (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Authority to the address listed above and/ or via e-mail to Jaap.DeVilliers@westerncape.gov.za.

5. A prescribed appeal form as well as assistance regarding the appeal processes is obtainable from Appeal Authority at: Tel. (021) 483 3721, E-mail Jaap.DeVilliers@westerncape.gov.za or URL <http://www.westerncape.gov.za/eadi>.

E. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Environmental Authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully


MR. ZAAHLE TOEFY
DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)

DATE OF DECISION: 07/03/2019

CC: (1) Mr. C. Bruwer Sm (EnviroAfrica)	Fax: (086) 513 2141
(2) Ms. P. Aplon (Overstrand Municipality)	Fax: (028) 316 4953
(3) Mr. R. Le Roux (Breede-Gouritz Catchment Management Agency)	Email: rleroux@bgcma.co.za
(4) Ms. W. Dhansay (Heritage Western Cape)	Email: Waseefa.Dhansay@westerncape.gov.za
(5) Mr. E. Danzfuss (Multi Projects)	Email: erich@dnahu.com
(6) Mr. A. Wiehahn (InterActive Town and Regional Planning)	Email: wiehahn.a@gmail.com

—END—

ANNEXURE A
AMENDED SITE LAYOUT PLAN



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ANNEXURE B
ENVIRONMENTAL AUTHORISATION ISSUED ON 29 SEPTEMBER 2010



**DEPARTMENT of
ENVIRONMENTAL AFFAIRS
& DEVELOPMENT PLANNING**

Provincial Government of the Western Cape

**DIRECTORATE LAND MANAGEMENT
Region 2**

mailto:nlceding@pgw.gov.za
tel: +27 21 453 6833/3185; fax: +27 21 453 4372
UEBos Building, 1 Dorp Street, 8001
Private Bag X9084 Cape Town 8000
www.capegateway.gov.za

REFERENCE: E12/2/3/2-E2/34-0134/09

ENQUIRIES:

DATE OF DECISION: 2010-09-29

**The Municipal Manager
Overstrand Municipality
P.O. Box 20
HERMANUS
7200**

For attention: R Kuchar

Tel: (028) 313 8000

Fax: (028) 313 1894

**THE PROPOSED URBAN DEVELOPMENT FOR THE PROPOSED URBAN DEVELOPMENT,
ERF 1291, SANDSAAI.**

With reference to your application, find below the environmental authorisation including exemption notice, hereinafter referred to as "the environmental authorisation" in respect of this application.

A. DESCRIPTION OF ACTIVITY:

The Overstrand Municipality proposes to subdivide and rezone Erf 1291, Sandbaai in order to establish urban development. The proposed development will entail:

- 97 residential zone I erven ~550 – 650m²;
- 160 residential zone II erven distributed in two clusters each consisting of two open space erven;
- 295 residential zone III erven in an area of ~5.9 hectares at a density of ~50 units per hectare;
- a school situated on ~6.38 hectares;
- business area on ~ 0.91 hectares consisting of inter alia convenience store and laundrette;
- retirement village which further consists of 46 buffer erven, 62 transition erven, 115 small units, frailcare apartments and service centre;
- open spaces consisting of walkways, landscaping and community space; and
- associated roads and infrastructure.

Directorate: Land Management (Region 2)

These are activities identified in Government Notice No. R. 386 of 21 April 2006, being:

Item Number 1(e): "The construction of facilities or infrastructure, including associated structures or infrastructure for any purpose where towns, playing fields or sports tracks covering an area of more than three hectares, but less than ten hectares, will be established".

Item Number 1(k): "The construction of facilities or infrastructure, including associated structures or infrastructure for the bulk transportation of sewage and water, including storm water, in pipelines or channels with -

- (a) An internal diameter of 0,36 metres or more; or
- (b) A peak throughput of 120 litres per second or more".

Item Number 1(m): "The construction of facilities or infrastructure, including associated structures or infrastructure for any purpose in the one in ten year flood line of a river or stream, or within 32 metres from the bank of a river or stream where the flood line is unknown, excluding purposes associated with existing residential use, but including -

- (i) canals;
- (ii) channels;
- (iii) bridges;
- (iv) dams; and
- (v) weirs".

Item Number 1(v): "The construction of facilities or infrastructure, including associated structures or infrastructure, for advertisements as defined in classes 1(a), 1(b), 1(c), 3(a), 3(b), 3(d) of the South African Manual for Outdoor Advertising Control".

Item Number 1s: "The construction of a road that is wider than 4 metres or that has a reserve wider than 6 metres, excluding roads that fall within the ambit of another listed activity or which are access roads of less than 30 metres long".

Item Number 2: "The prevention of the free movement of sand, including erosion and accretion, by means of planting vegetation, placing synthetic material on dunes and exposed sand surfaces within a distance of 100 metres inland of the high-water mark of the sea".

Item Number 3: "The removal or damaging of indigenous vegetation of more than 10 square metres within a distance of 100 metres inland of the high-water mark of the sea".

Item Number 12: "The transformation or removal of indigenous vegetation of 3 hectares or more or of any size where the transformation or removal would occur within a critically endangered or an endangered ecosystem listed in terms of section 52 of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004)".

Directorate: Land Management (Region 2)

Item Number 14: "The transformation of undeveloped, vacant or derelict land to –

- (a) establish infill development covering an area of 5 hectares or more, but less than 20 hectares; or**
- (b) residential, mixed, retail, commercial, industrial or institutional use where such development does not constitute infill and where the total area to be transformed is bigger than 1 hectare".**

Item 18: "The subdivision of portions of land 9 hectares or larger into portions of 5 hectares or less".

Government Notice No. R387 of 21 April 2006, being:

Item 2: "Any development activity, including associated structures and infrastructure, where the total area of the developed area is, or is intended to be, 20 hectares or more".

Government Notice No. R544 of 18 June 2010, being:

Item 9: "The construction of facilities or infrastructure exceeding 1000metres in length for the bulk transportation of water, sewage or storm water:

- (i) with an internal diameter of 0,36 metres or more; or**
 - (ii) with a peak throughput of 120 litres per second or more,**
- excluding where:**

- a) such facilities or infrastructure are for bulk transportation of water, sewage or storm water or storm water drainage inside a road reserve; or**
- b) where such construction will occur within urban areas but further than 32 metres from a watercourse, measured from the edge of the watercourse".**

Item 11: "The construction of:

- (i) canals;**
- (ii) channels;**
- (iii) bridges;**
- (iv) dams;**
- (v) weirs;**
- (vi) bulk storm water outlet structures;**
- (vii) moles;**
- (viii) jetties exceeding 50 square metres in size;**
- (ix) slipways exceeding 30 square metres in size;**
- (x) buildings exceeding 50 square metres in size; or**
- (xi) infrastructure or structures covering 50 square metres or more**

Directorate: Land Management (Region 2)

where such construction occurs within a watercourse or within 32 metres of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line".

Item 16: "Construction or earth moving activities in the sea, an estuary, or within the littoral active zone or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever is the greater, in respect of:

- (i) fixed or floating jetties and slipways;
- (ii) tidal pools".

Item 17: "The planting of vegetation or placing of any material on dunes and exposed sand surfaces, within the littoral active zone for the purpose of preventing the free movement of sand, erosion or accretion, excluding where the planting of vegetation or placement of material relates to restoration and maintenance of indigenous coastal vegetation or where such planting of vegetation or placing of material will occur behind a development setback line".

Item 23: "The transformation of undeveloped, vacant or derelict land to

- (i) residential, retail, commercial, recreational, industrial or institutional use, inside an urban area, and where the total area to be transformed is 5 hectares or more, but less than 20 hectares, or
- (ii) residential, retail, commercial, recreational, industrial or institutional use, outside an urban area and where the total area to be transformed is bigger than 1 hectare but less than 20 hectares;

except where such transformation takes place for linear activities".

Government Notice No. R545 of 18 June 2010, being:

Item 15: "Physical alteration of undeveloped, vacant or derelict land for residential, retail, commercial, recreational, industrial use where the total area to be transformed is 20 hectares or more;

except where such physical alteration takes place for:

- (i) linear development activities; or
- (ii) agriculture or afforestation where activity 16 in this Schedule will apply".

Government Notice No. R546 of 18 June 2010, being:

Item 4: "The construction of a road wider than 4 metres with a reserve less than 13,5 metres".

Item 12: "The clearance of an area of 300 square metres or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation".

Directorate: Land Management (Region 2)

Item 13: "The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetation cover constitutes indigenous vegetation, except where such removal of vegetation is required for:

(2) the undertaking of a linear activity falling below the thresholds.

Item 24: "The expansion of

(c) buildings where the buildings will be expanded by 10 square metres or more in size; or

(d) infrastructure where the infrastructure will be expanded by 10 square metres or more

where such construction occurs within a watercourse or within 32 metres of a watercourse, excluding where such construction will occur behind the development setback line".

hereinafter referred to as "the activity".

B. LOCATION:

The proposed development will be located on Erf 2834 an unregistered Portion of Erf 1291, Sandbaai. The property is situated ~4 kilometres west of the central business district of Hermanus to the south of the R43.

Co-ordinates:

Latitude: 34° 24' 44" S

Longitude: 19° 11' 44" E

The SG 21 Digit code for the site is CD1300200000129100000

hereinafter referred to as "the property".

C. APPLICANT:

% R Kuchor

Overstrand Municipality

P O Box 20

HERMANUS

7200

Tel: (028) 313 8000

Fax: (028) 313 1894

*Directorate: Land Management (Region 2)***D. ENVIRONMENTAL ASSESSMENT PRACTITIONER**

EnviroAfrica Environmental Planning and Impact Assessment Consultants

Charel Bruwer, Jnr.

P O Box 4

ONRUS

7201

Tel: (028) 314 2888

Fax: (086) 513 2717

E. SITE VISIT(S):

On 4 May 2010 officials from this Directorate undertook a site visit.

F. DECISION:

The Department is satisfied, on the basis of information available to it and subject to compliance with the conditions of this environmental authorisation, that the applicant should be authorised to undertake the activities specified above.

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment Regulations, 2006 ("EIA") the competent authority hereby authorises the activities described above.

The granting of this environmental authorisation is subject to the conditions set out below.

G. CONDITIONS OF AUTHORISATION:

1. The activity, including site preparation, may not commence within 20 (twenty) days after receipt of this environmental authorisation. In the event that an appeal notice and subsequent appeal is lodged with the competent authority, the effect of this environmental authorisation will be suspended until such time as the appeal is decided.
2. One week's notice, in writing, must be given to the Directorate: Integrated Environmental Management (Region 2), (hereinafter referred to as "this Directorate"), before commencement of construction activities.
 - 2.1 Such notice shall make clear reference to the site location details and reference number given above.
 - 2.2 The said notice must also include proof of compliance with the following conditions described herein:

*Directorate: Land Management (Region 2)**Conditions: 1 and 12.*

3. An integrated waste management approach must be used that is based on waste minimisation and must incorporate reduction, recycling, re-use and disposal where appropriate.
4. Any solid waste shall be disposed of at a licensed landfill site.
5. No surface or ground water may be polluted due to any activity on the property/site. The relevant requirements of the National Water Act, 1998 (Act No. 36 of 1998) must be complied with at all times.
6. All landscaping must make use of indigenous plant species, and wherever practically possible, locally occurring indigenous plant species.
7. A buffer strip of 70m/more in width measured from the centre of the Onrus River must be implemented into the overall layout of the proposed development.
8. The license must be obtained from the Department of Agriculture, Forestry and Fisheries for the removal or pruning of milkwood trees.
9. The Environmental Management Programme ("EMP") submitted as part of the application for environmental authorisation is accepted and must be implemented.
10. The development must incorporate water and energy saving technologies. This must include, but not be limited to, the following:
 - 10.1 Low-energy lighting must be installed on the grounds of the proposed development. Replacement bulbs must also be low-energy. Lighting must be carefully done to retain a simple character of the area that supports the fisherman village culture lifestyle.
 - 10.2 External lighting must be kept to a minimum to reduce energy wastage. All external lighting must be switched off during the day.
 - 10.3 Waterwise landscaping must be done. Indigenous plants and plants that require very little water must be used. The use of kluyu grass must be prohibited. Non-invasive, low-water use grass must be used for lawns.
 - 10.4 All toilets installed on the property must be dual-flush toilets.
 - 10.5 All shower heads must be fitted with water-saving devices, i.e. low-flow showerheads. Tap aerators and/or flow restrictors must also be installed on all taps.

Directorate: Land Management (Region 2)

- 10.6 All installed geysers must be covered with geyser "blankets" to improve the efficiency of the geyser. All electric geyser thermostats must be set at the most optimal temperature.
- 10.7 All fitted appliances must have an energy rating and only the most efficient models must be used.
- 10.8 Energy efficient streetlight technology must be used as far as possible to reduce the energy requirements of the streetlight network.
- 10.9 An automatic drip irrigation system must be installed and must be adjusted to reduce water application during cooler and wetter months.
- 11. Should any heritage remains be exposed during excavations, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape (in terms of the National Heritage Resources Act, 1999 [Act No. 25 of 1999]). Heritage remains uncovered or disturbed during earthworks must not be disturbed further until the necessary approval has been obtained from Heritage Western Cape:
 - 11.1 If any archaeological remains (including but not limited to fossil bones and fossil shells, coins, indigenous and/or colonial ceramics, any articles of value or antiquity, marine shell heaps, stone artefacts and bone remains, structures and other built features, rock art and rock engravings) are discovered during construction they must immediately be reported to Heritage Western Cape and must not be disturbed further until the necessary approval has been obtained from Heritage Western Cape.
 - 11.2 If any graves or unmarked human burials are discovered, they must be treated with respect and South African heritage Resource Agency ("SAHRA") must be notified immediately and the burials must not be disturbed further until the necessary approval has been obtained from SAHRA. An archaeologist must be contracted to remove the remains at the expense of the developer.
- 12. The applicant must, in writing, within 10 (ten) calendar days of being notified of the Department's decision to authorise the activity (the date of "being notified" is deemed to be the date the notice of the Department's decision was sent) –
 - 12.1 Notify all registered interested and affected parties of the outcome of the application and the reasons for the decision; and –
 - 12.2 Specify the date on which the authorisation was issued.
 - 12.3 Inform all registered interested and affected parties of the appeal procedure provided for in Chapter 7 of the regulations.

Directorate: Land Management (Region 2)

- 12.4 Advise all registered interested and affected parties that, should they wish to appeal that they must lodge a notice of intention to appeal with the Minister, within 10 days of being notified of the Department's decision (the 10 day period available to registered interested and affected parties is deemed to only start 10 calendar days after the date of issue of the Department's decision) and must submit their appeal within 30 days of the lodging of their notice of intention to appeal.
- 12.5 Inform all registered interested and affected parties that a prescribed Notice of Intention to Appeal form and Appeal form is obtainable from the Minister's office at tel (021) 483 3721/3195, email lederville@pawc.gov.za or <http://www.capegateway.gov.za/eng>.
- 12.6 Inform all registered interested and affected parties that should they wish to appeal the appellant must serve on the applicant, on the same day that the notice of intent is lodged with the Minister, a copy of the notice of intention to appeal form as well as a notice indicating that the appeal submission will be available for inspection for a period of 30 days, that must either start on or before the date the appeal is submitted to the Minister, and also indicate where the appeal submission will be available for inspection.
- 12.7 If the applicant should decide to appeal, the applicant must –
- 12.7.1 lodge a notice of intention to appeal with the Minister, within 10 days of being notified of this decision (the date of "being notified" deemed to be the date the notice of the Department's decision was sent);
 - 12.7.2 submit the appeal within 30 days of the lodging of the notice of intention to appeal; and
 - 12.7.3 serve a copy of the notice of intention to appeal, on the same day that the notice of intent is lodged with the Minister, on all registered interested and affected parties as well as a notice indicating that the appeal submission will be available for inspection for a period of 30 days, that must either start on or before the date the appeal is submitted to the Minister, and also indicate where the appeal submission will be available for inspection.

Directorate: Land Management (Region 2)

13. The holder of the authorisation shall be responsible for ensuring compliance with the conditions by any person acting on his behalf, including but not limited to, an agent, sub-contractor, employee or any person rendering a service to the holder of the authorisation.
14. Any changes to, or deviations from, the project description set out in this authorisation must be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether to grant such approval or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of the authorisation to apply for further authorisation in terms of the regulations.
15. The holder of the authorisation must notify this Directorate and any other relevant authority, in writing, within 24 hours thereof if any condition of this authorisation is not adhered to.
16. A copy of this authorisation must be kept at the property where the activity(ies) will be undertaken. The authorisation must be produced to any authorised official of the Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the authorisation who works or undertakes work at the property.
17. Where any of the applicant's contact details change, including the name of the responsible person, the physical or postal address and/ or telephonic details, the applicant must notify the Department as soon as the new details become known to the applicant.
18. Non-compliance with a condition of this authorisation may result in the withdrawal of the authorisation and may render the holder liable for criminal prosecution.
19. This Department must be notified, within 30 days thereof, of any change of ownership and/or project developer. A request for the transfer of the rights and obligations contained in this environmental authorisation must be submitted in the following way:
 - (i) The current holder of the environmental authorisation must submit an original signed letter to the Department stating that he/she wish the rights and obligations contained in this environmental authorisation to be transferred, provide the Department with (a) confirmation that the environmental authorisation is still in force (i.e. validity period have not yet expired or the activity(ies) was lawfully commenced with), (b) the contact details of the person to whom the rights and obligations are to be transferred, and (c) the reasons for the requested transfer.
 - (ii) The person to whom the rights and obligations are to be transferred must also submit an original signed letter to the Department (a) accepting the rights and obligations contained in this environmental authorisation and (b) must indicate that he/she has the ability to implement the mitigation measures and to comply with the conditions of authorisation.

Directorate: Land Management (Region 2)

If the transfer is found to be appropriate by the Department, the Department will issue a letter confirming the transfer of the rights and obligations contained in this environmental authorisation.

20. Departmental officials shall be given access to the property referred to in 8 above for the purpose of assessing and/or monitoring compliance with the conditions contained in this environmental authorisation, at all reasonable times.
21. The activities which are authorised may only be carried out at the property indicated above.
22. Notwithstanding this authorisation, the holder of the authorisation must still comply with any other statutory requirements that may be applicable to the undertaking of the activity.
23. The activities must commence within a period of 3 (three) years from the date of issue. If commencement of the activities does not occur within that period, the authorisation lapses and a new application for environmental authorisation must be made in order for the activity to be undertaken.

H. RECOMMENDATIONS:

This Directorate recommends that the following should be considered in planning the development:

- Local labour especially consisting of previously disadvantaged individuals should be employed during the construction phase and operational phase of the proposed development.
- The stormwater from the proposed development should be treated (e.g. retention dams) before it enters the Onrus River.
- Urban Design concepts such as pedestrian and cycle trails along the corridor(s) should form part of the overall design layout.

I. REASONS FOR THE DECISION:

In reaching its decision, the Department took, *inter alia*, the following into consideration:

- (a) The information contained in the Scoping Report and Plan of Study for EIA which was received on 28 January 2010;
- (b) Illustrative material which included location and site/layout plans;
- (c) Photographs of the site, the proposed layout and its immediate surrounding environment;
- (d) Correspondence from Heritage Western Cape dated 22 October 2009 and 1 December 2009;

Directorate: Land Management (Region 2)

- (e) Correspondence from CapeNature dated 2 December 2009, 12 February 2010 and 17 February 2010;
- (f) Correspondence from the Overstrand Municipality dated 2 December 2009;
- (g) Correspondence from the Department of Agriculture dated 14 December 2009;
- (h) The Archaeological Impact Assessment prepared by Jonathan Kaplan from the Agency for Cultural Resource Management dated November 2009;
- (i) The Botanical Assessment prepared by Dr D J McDonald from the Bergwind Botanical Surveys & Tours dated 9 December 2009;
- (j) The information contained in the EIA Report dated May 2010 which was received on 11 May 2010;
- (k) The additional information submitted by Charel Bruwer Jnr, of EnviroAfrica Environmental Planning and Impact Assessment Consultants on 14 June 2010, 1 September 2010 and 7 September 2010;
- (l) Relevant information contained in the Departmental information base; and
- (m) The objectives and requirements of relevant legislation, policies and guidelines, including Section 2 of the NEMA.

All information presented to the Department was taken into account in the Department's consideration of the application. A summary of the issues which, in the Department's view, were of the most significant is set out below.

Environment

The area earmarked for the proposed development consists of vacant land which is covered in natural and alien vegetation. The area furthermore consists of a relatively flat topography with a shallow gradient sloping in the north east and south west of the site. The natural vegetation found on site is Overstrand dune Strandveld and Overberg Fynbos. Both of these vegetation types have a conservation status of least threatened. The southern as well as northern part of the site has been impacted by alien infestation as well as soil disturbance, with the latter having a certain amount of viable Overberg Sandstone Fynbos remaining. It is projected that the loss of vegetation will have a low impact due to the fact that natural vegetation being widespread and therefore classified as least threatened. Other impacts such as alien infestation, fire over a long period and uncontrolled soil disturbance have degraded the state of the local flora.

Given the extensive scale of the proposed development loss of ecological processes are inevitable during the construction and operational phases of the proposed development. The scale of the proposed development will therefore have a high negative impact on the connectivity and biological processes of the remaining local ecology, most notably flora.

Directorate: Land Management (Region 2)

However, given the prevailing and ongoing negative impacts such as alien infestation the ecology was found to be fragmented.

In terms of the impacts on the Onrus River which borders the north-western side of the proposed site, a buffer of 70m/more must be implemented to serve as a corridor between the proposed development and the aquatic system (please refer to condition 7). This measure is also to ensure that the ecological integrity of the system is maintained and not impacted on by the proposed development.

Heritage

The Archaeological Impact Assessment for the proposed site found minimal archaeological occurrences, which included various chunks of tools of quartzite. These remnants were all found to be in a disturbed/degraded condition and were further rated as having low local significance. The receiving environment is therefore not considered to be archaeological significant.

Visual

The proposed development will have a visual impact with the local impact on residents north of Erf 2834 and by-passers on the R43. The visual impact of the proposed development will be mitigated by means of adopting sensitive architectural style and maintaining the existing trees which would screen the proposed development (particularly from the residents north of Erf 2834 and by-passers on the R43).

Traffic

The proposed development is expected to generate a total of 2664 trips during the morning peak with a further 1186 trips during the afternoon peak. Several short and medium-term measures are proposed to address the traffic impact which includes: the development of an internal road alignment towards the Onrus River, the upgrade of the Onrus Main Road and an extension across Vermont Avenue at the end of the main road, extending the Bergsig Street through Sandbaai to the West of Zwelisha and general improvements at Sandbaai main road and Bergsig Street intersection. These mitigation measures (which forms part of the transport master plan for the Overstrand area) will ensure that traffic levels will operate at acceptable levels.

Activity need and desirability

The proposed development is aimed at alleviating the current shortage in housing opportunities experienced in the area while also addressing the issues of spatial integration through the provision of integrated mix-used urban development (including 'GAP' housing and schooling infrastructure).

*Directorate: Land Management (Region 2)***Policy: Regional/planning context**

The proposed site is currently zoned Residential Zone I, II and III. A rezoning application is required in terms the Land Use Planning Ordinance, 1985 (Ordinance No. 15 of 1985) ("LUPO") to permit certain aspects of the proposed development. The site falls within the local urban edge accepted as part of a Structure Plan adopted under Section 4(6) and is also consistent with the greater Hermanus Spatial Development Framework (2000) which earmarked the land for urban development.

NEMA Principles

The Environmental Management Principles set out in Section 2 of the NEMA which apply to the actions of all organs of state, serve as guidelines by reference to which any organ of state must exercise any function when taking any decision in terms of the said Act. This Department adopted an integrated approach during its decision-making by taking cognisance of the three pillars (biophysical, social and economic) of sustainable development.

Alternatives

Alternatives investigated included the site alternative, design alternatives in respect of sewerage reticulation and stormwater design as well as the no-go option, which are as follows:

Site Alternative:

In terms of the site alternative, only one site alternative was assessed due to the site being owned by the applicant. All impact studies referred to in this authorisation therefore refers to E1 1291, Scribedool on which the proposed development will take place.

Design alternatives in respect of sewerage reticulation and stormwater design:

Option 1: (rejected alternative)

In terms of this alternative, the sewage produced by the proposed development would be piped across the Onrus River and fed into the existing sewerage reticulation. Existing sewerage reticulation situated adjacent to the Onrus River would be used to disperse sewage via a pumpstation to the existing sewage works situated in Zwelithe. The accumulated sewage would be drained by gravity via a series of ~150 millimetre pipes across the Onrus River. Pipelines crossing the Onrus River would be located subsurface and will be concrete cased. This alternative would require earthworks and construction activities in areas directly adjacent as well as underneath the bed of the Onrus River. Permanent structures would be positioned in the proposed buffer situated in the southern bank of the Onrus River. This alternative would also increase potential risk for contamination of the said river in the event of leakages. Maintenance would also add to the potential risk of pollution.

Directorate: Land Management (Region 2)

This alternative is motivated from an engineering perspective since no upgrade in terms of the pumpstation infrastructure would be required, thus reducing initial capital cost. The fact that the stormwater would be led along a 1200mm diameter pipe culvert along the Habanlim erf boundary into the ocean is not preferred from an environmental perspective. This is mainly due to the extensive earthworks which will be required, the servitude which will be required on private land and the fact that a new outlet would be required into the ocean.

Option 2: (preferred alternative)

In terms of this alternative, the sewage reticulation from the entire development will consist of a small bore gravity UPVC piped system, which will be connected to the existing sewerage reticulation system of Sandbaai. The existing pump station in Sandbaai will be upgraded in order to ensure supply of 60l/s with a single pump. The stormwater will be discarded into a 4500m³ attenuation facility south of Erf 2834. The outlet of the pond is a 750mm diameter pipe culvert which in turn discharges into a 900mm diameter pipe culvert within the road reserve of Laubie and Nico van der Merwe streets. From this point, stormwater will be discarded via an existing outlet into the ocean.

No-go option

This alternative was assessed in terms of retaining the status quo which was found not feasible due to the following implication:

- all the much needed urban amenities as proposed will not be developed;
- the pressure on the local school and other existing social amenities will persist; and
- goals of urban densification through infilling development within the urban edge, as proposed will not be realised.

Public Participation

The public participation undertaken for the Scoping phase consisted of, inter alia, the following:

- the social profiling to determine the potential interested and Affected Parties and organs of state who may have an interest in the proposed development;
- brainstorming session which was held with authorities to further identify key stakeholders who may have an interest in the proposed development;
- placing of an advertisement in the Hermanus Times publication on 23 October 2009;
- site notices being erected;
- the distribution of a Back Information Document to interested and Affected Parties and organs of state; and
- the distribution of the Scoping Report and Plan of Study for EA to registered interested and Affected Parties and organs of state.

Directorate: Land Management (Region 2)

The public participation undertaken for the EIA phase consisted of, *inter alia*, the following:

- availing a draft and final EIA Report to registered Interested and Affected Parties and organs of state.

At the end of the commenting periods, members of the public as well authorities delivered comment as well one overarching objection. This objection related to the fact that the scale of development should be taken into consideration in view of the other vacanterven in the greater Sandbaai area. The EAP response was that the total site, Erf 1291, Sandbaai is already zoned for residential purposes. In addition, the overall development concept is inclusive of urban facilities such as a school with sporting facilities, which the Overstrand area is in need of.

A register of I&APs was opened and maintained with comments received and responses given thereto. The Directorate is satisfied with the public participation process followed and that it met with the necessary legal requirements.

Authority(s) Consultation

The following authorities commented on the proposed development:

- Heritage Western Cape;
- Department of Agriculture;
- CapeNature; and
- Overstrand Municipality.

In view of the above, this Directorate is satisfied that, subject to compliance with the conditions contained in the environmental authorisation, the proposed activity will not conflict with the general objectives of integrated environmental management laid down in Chapter 5 of the NEMA and that any potentially detrimental environmental impacts resulting from the proposed activity can be mitigated to acceptable levels. The application is accordingly granted.

J. APPEAL:

Appeals must comply with the provisions as outlined in Chapter 7 of the Regulations.

If the applicant should decide to appeal, the applicant must lodge a Notice of Intention to Appeal with the Minister, within 10 days of being notified of this decision (the date of "being notified" deemed to be the date the notice of the Department's decision was sent, i.e. the date of issue), and serve a copy of the Notice of Intention to Appeal, on the same day that the Notice of Intent is lodged with the Minister, on all registered Interested and affected parties as well as a notice indicating that the appeal submission will be available for inspection for a

Directorate: Land Management (Region 2)

period of 30 days, that must either start on or before the date the appeal is submitted to the Minister, and also indicate where the appeal submission will be available for inspection.

Should any other person decide to appeal, the person must lodge a Notice of Intention to Appeal with the Minister, within 10 days of being notified of the Department's decision (the 10 day period is deemed to only start 10 days after the date of issue of the Department's decision), and serve a copy of the Notice of Intention to Appeal, on the same day that the notice of intent is lodged with the Minister, on the applicant as well as a notice indicating that the appeal submission will be available for inspection for a period of 30 days, that must either start on or before the date the appeal is submitted to the Minister, and also indicate where the appeal submission will be available for inspection.

All appeals must be submitted, within 30 days of the lodging of the Notice of Intention to Appeal, by means of one of the following methods:

By post: The Provincial Minister for Local Government, Environmental Affairs and
Development Planning
Private Bag X9186
Cape Town
8000

By facsimile: (021) 483 4174; or

By hand: 9th floor Umfas Building
For Attention: Mr Jaap de Villiers
1 Dorp Street
Cape Town
8001

A prescribed Notice of Intention to Appeal form and Appeal form is obtainable from the Minister's office at tel (021) 483 3721, email ledav@mgwc.gov.za or URL <http://www.capegateway.gov.za/eng/>.

29/09/2018 12:12 8888

141.

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Directorate: Land Management (Region 2)

Provincial Government, Local Authority or committees appointed in terms of the conditions of the application or any other public authority or organisation shall not be held responsible for any damages or losses suffered by the developer or his successor in title in any instance where construction or operation subsequent to construction be temporarily or permanently stopped for reasons of non-compliance by the developer with the conditions of authorisation as set out in this document or any other subsequent document emanating from these conditions of authorisation.

Your interest in the future of our environment is greatly appreciated.

Yours faithfully



ANTHONY BARNES

DIRECTOR: LAND MANAGEMENT REGION 2

DATE: 29/9/2018

CC: C Bruwer (EnviroAfrica)

Fax: (086) 513 2141



BREED-GOURITZ

51 Barng Street Worcester 6850, Private Bag X3055 Worcester 6850



TRA Theert
CH Olivier)

Enquiries: Rafeeq Le Roux Tel: 023 346 8000

Fax: 023 347 2012

E-mail: rlerox@bgcma.co.za

Reference No: 4/10/1/G40/VERF2834,SANDBAAI

Date: 27th November 2018

Overstrand Municipality
P.O.Box 20
Hermanus
7200
loriaanisacs@overstrand.gov.za

Attention: Ms Loriaane Isaacs

FILE NO:	EL 2834
SCAN NO:	Sandbaai
COLLABORATOR NO:	1236459

COMMENT ON THE APPLICATION FOR CANCELLATION OF EXISTING SUBDIVISIONAL APPROVALS/PLANS, DEVIATION FROM THE OVERSTRAND MUNICIPALITY SPATIAL WIDE DEVELOPMENT FRAMEWORK (2006) AND THE GROWTH MANAGEMENT STRATEGY (2010), CONSOLIDATION, REZONING, SUBDIVISION, CONSENT USE, DEPARTURES AND PHASING.

With reference to the above mentioned application received by this office on 09/10/2018, comment dated 17/10/2018, please be advised as follows:

1. This office hereby confirms that it has received a Risk Matrix as part of initial information to authorise Water Use in terms of Section 21 (c) & (i) of the National Water Act, 1998 (Act 36 of 1998) on 05/11/2018.
2. This office further confirms that it has received a External Engineering Services report on 05/11/2018, the report has a component that refers to stormwater management.
3. Based on the above, a site visit is scheduled to take place on Tuesday 04 December 2018 with the BGCMA Freshwater Ecologist and Professional Engineer, the subject of which is to make a determination on which authorization (General Authorisation) and Water Uses (other than Section 21 (c) and (i)) are applicable in terms of the National Water Act, 1998 (Act 36 of 1998).
4. This office, in principle, therefore does not object to the Land Use Planning process provided the water user makes the necessary Water Use Authorisation application to the BGCMA and adequately addresses all concerns that will be highlighted after the scheduled site inspection.
5. Please note that an application for Water Use Authorisation is not a guarantee that a Water Use Authorisation will be issued. The application will follow the normal

TP 28 NOV 2018

application process culminating in a decision. The activities related to Water Use may only commence once a authorization is issued in terms of the National Water Act, 1998 (Act 36 of 1998).

The onus remains on the registered property owner to confirm adherence to any relevant legislation with regards to the activities which might trigger and/or need authorization for

Please do not hesitate to contact this office if you have any further queries.

Please ensure to quote the above reference in doing so.

Yours Faithfully



MR. JAN VAN STADEN

CHIEF EXECUTIVE OFFICER (ACTING)

CC:

Enviro Africa (Overberg)
P.O. Box 4
Onrus River
7201
charel@enviroafrica.co.za

Attention: C.A. Bruwer Snr

ANNEXURE O

150 TRA Theart
(Choliver)

Our ref: HM/ OVERBERG/ OVERSTRAND/ SANDBAAL/ ERF 2834 (FORMER 1291)
Case No.:
Enquiries: Waseefa Dhanoo
E-mail: waseefa.dhanoo@westerncape.gov.za
Tel: 021 483 9533
Date: 13 February 2019

Charel Bruwer
Enviro Africa
Po Box 4
Onrus
7201



COMMENT

In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

PROPOSED DEVELOPMENT ON ERF 2834, SANBAAL, SUBMITTED IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

DEADP Reference: 14/3/5/E2/35/1040/18

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 24 August 2015. This matter was discussed at the Heritage Officers meeting held on 04 September 2015.

Amongst other things, the following was discussed:

- In 2009, a proposal was approved for archaeological work during and after clearing of vegetation on the development site. This decision is still valid and must be implemented. However DEA&DP cannot approve the proposal until HWC endorses a phased approach as requested by the developer.
- An archaeologist must be appointed for each phase and must report to HWC at the end of each phase.

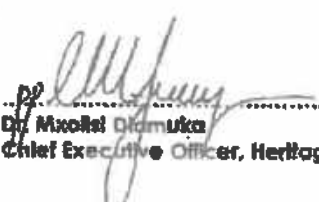
COMMENT

The phased approach is endorsed with the following conditions:

1. An archaeologist is appointed for each phase, and proof of such appointment must be provided to HWC prior to work being commenced.
2. A full monitoring and finds report to be submitted to HWC at the end of each phase.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.


Dr. Mxolisi Dlamuka
Chief Executive Officer, Heritage Western Cape

FILE NO:	EL 2834
	Sandbaal ✓
SCAN NO:	HSB 2834
COLLABORATOR NO:	1263328

06 MAR 2019

www.westerncape.gov.za

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The Municipal Manager
OVERSTRAND MUNICIPALITY
P O Box 20
HERMANUS
7200
Per email: bstewart@overstrand.gov.za
Attention: Brendelene Stewart

TP-A Theart
(H Olivier)

Date:
14 September 2018

Enquiries:
Shaun Swanepoel
Tel 021 980-3913
Fax 086 860 0941

Dear Madame

ERF 2834 SANDBAAI

OUR REF: 03069/18

This application affects the following Eskom power lines

- HERMANUS FARMERS 11 OVERHEAD POWERLINE

FILE NO: EL 2834-HSB

SCAN NO:

HSB 2834

COLLABORATOR NO:

1209387

Eskom has no objection to the abovementioned application, provided the following conditions are adhered to:

- a) The following building and tree restriction on either side of centre line of overhead power line must be observed:

Voltage	Building restriction either side of centre line
11kV	9.0 m
66 kV	11.0 m
132 kV	15.5 m

- b) No construction work may be executed closer than 6 (SD) metres from any Eskom structure or structure-supporting mechanism.
- c) No work or no machinery nearer than the following distances from the conductors:

Voltage	Not closer than:
11kV	3.0 m
66kV	3.2 m
132kV	3.8 m

- d) Natural ground level must be maintained within Eskom reserve areas and servitudes.
- e) That a minimum ground clearance of the overhead power line must be maintained to the following clearances:

Voltage	Safety clearance above road:
11kV	6.3 m

Distribution Division - Western Region (Land Development)
Western Region
Eskom Road Brackenfell 7560 P O Box 222 Brackenfell 7561 SA
Tel +27 86 003 7566 www.eskom.co.za

Eskom Holdings SOC Limited Reg No 2002/015527/30



66kV	6.9 m
132kV	7.5 m

- f) That existing Eskom power lines and infrastructure are acknowledged as established infrastructure on the properties and any rerouting or relocation would be for the cost of the applicant/developer.
- g) That Eskom rights or servitudes, including agreements with any of the landowners, obtained for the operation and maintenance of these existing power lines and infrastructure be acknowledged and honoured throughout its lifecycle which include, but are not limited to:
- i. Having 24 hour access to its infrastructure according to the rights mentioned in (a) above,
 - ii. To perform maintenance (structural as well as servitude – vegetation management) on its infrastructure according to its maintenance programmes and schedules,
 - iii. To upgrade or refurbish its existing power lines and infrastructure as determined by Eskom,
 - iv. To perform any other activity not listed above to ensure the safe operation and maintenance of the Eskom power lines or infrastructure.
- h) Eskom must have at least a 10m obstruction free zone around all pylons (not just a 10m radius from the centre).
- i) Eskom shall not be liable for the death or injury of any person, or for loss of or damage to any property, whether as a result of the encroachment or use of the area where Eskom has its services, by the applicant, his/her agent, contractors, employees, successors in title and assignees.
- j) The applicant indemnifies Eskom against loss, claims or damages, including claims pertaining to interference with Eskom services, apparatus or otherwise.
- k) Eskom shall at all times have unobstructed access to and egress from its services.
- l) Any development which necessitates the relocation of Eskom's services will be to the account of the developer.
- m) **DIRK SWART, CALEDON CNC** must be contacted on +27-28 214 5710 before working in close proximity to the overhead power lines.

Kindly contact Shaun Swanspoel at Tel: 021 980 3913, should you require any further information.

Yours sincerely

Shaun Swanspoel
LAND DEVELOPMENT (BRACKENFELL)
 (Transmitted electronically and thus not signed)



ANNEXURE Q114



Division of Telkom SA SOC Ltd

10 Jan Smuts Drive
Pinelands
7404



TR A Thant
CH Olivier

FILE NO.	EL 2834
SCAN NO:	HSB 2834
COLLABORATOR NO:	12 3864

Candice Spammer
Tel: 021 414 5582
Fax: 086 480 0517
Email: spammec1@telkom.co.za

Our Ref.: WWIP_WONR2971_18
Your Ref.: 2834 HSB 4021

21 September 2018

Attention: S Muller

Overstrand Municipality
HERMANUS

PLANT AFFECTED:

CANCELLATION OF EXISTING SUBDIVISIONAL APPROVALS / PLANS, DEVIATION FROM THE OVERSTRAND MUNICIPALITY SPATIAL WIDE DEVELOPMENT FRAMEWORK AND THE GROWTH MANAGEMENT STRATEGY, CONSOLIDATION, REZONING, SUBDIVISION, CONSENT USE, DEPARTURES AND PHASING: ERF 2834, SANDBAAI

With reference to your application received AUGUST 2018.

As important OPTIC FIBRE cables and other infrastructure are affected, please contact our representative Frederik Swart at 028 514 1199 / 081 363 7815 / Frederik5@openserve.co.za and 48 hours prior of commencement on construction work.

I hereby inform you that Open Serve approves the proposed work indicated on your drawing in principle. This approval is valid for 12 months only, after which reapplication must be made if the work has not been completed.

Any changes or deviations from the original planning during or prior to construction must immediately be communicated to this office.

Approval is granted, subject to the following conditions.

61 Oak Avenue, Highveld, Techno Park, Centurion 0157,
Private Bag X881, Pretoria, Gauteng, 0001



As per sketch attached, Open Serve infrastructure ~~will be affected~~ consequently the conditions below and on the attached legend will apply.

Telecommunication services position is shown as accurately as possible but should be regarded as approximate only.

Should alterations or relocation of existing infrastructure be required, such work will be done at the request and cost of the applicant.

Please notify this office within 21 working days from this letter of acceptance and if any alternative proposal is available or if a recoverable work should commence.

It would be appreciated if this office can be notified within 30 days of completion of the construction work. Confirmation is required on completion of construction as per agreed requirements.

~~Should Open Serve infrastructure be damaged while work is undertaken, kindly contact our representative immediately.~~

All Open Serve rights remain reserved.

Yours faithfully


Selwyn Bowers
Operations Manager
Wayleave Management: Western Region

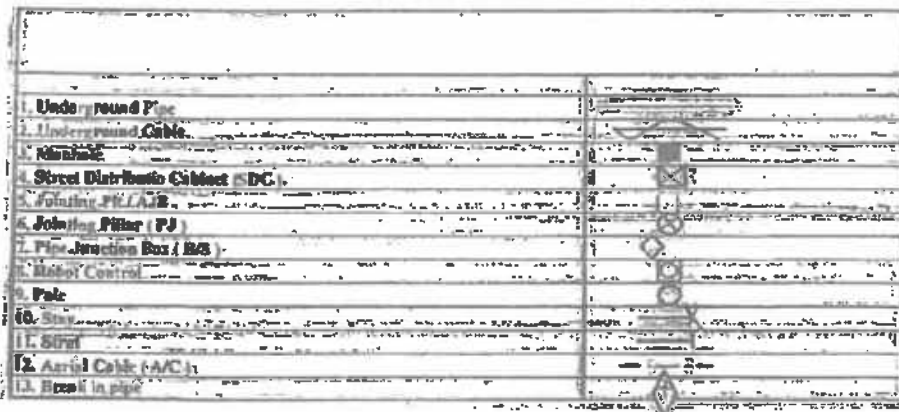
This wayleave, Reference Number **WWIP WONR2971 18** is valid for 12 months from date here of and is subject to the following conditions:

1. No mechanical plant or vibrator type compactors may be used within three metres of any Open Serve plant (I.E. any Telecommunication equipment above or below ground level.)
2. The position of any plant affected by the proposal is indicated as approximate and **Fredrick Swart** at telephone number **084 565 2815** must be contacted at least 48 hours prior to commencement of the work, upon which the actual location of Open Serve Plant will be indicated on site.
3. A written request must be submitted to Open Serve for consideration should the applicant require our plant to be relocated. The cost of such a relocation will be recoverable from the applicant.
4. It is the responsibility of the applicant to verify the existence of the indicated plant and to notify Open Serve immediately, should the applicant locate any Open Serve plant indicated on the provided plans.
5. Should the applicant expose any Open Serve plant, the safeguard thereof will be the applicant's full responsibility.
6. Failing to comply with the above conditions or any special conditions addendum hereto will be regarded as gross negligence and the applicant will be held responsible for the damage or loss as a result thereof.

Date: 21 September 2018

By: C Spammer

For Regional General Manager
Western Cape (N2W3T18)



The pipeline indicated contains OPTIC FIBRE cables.

F Swart - telephone **028 514 1129** must be contacted at least 48 hours before commencement of work.





Scale 1:10,000



File reference:	Rem 2834 HSB
Date:	15/10/2019

INTERNAL MEMORANDUM

From	: Town Planning Department
Town Planner	: Hanneen van der Stoep

TO:

Area Manager	Building Department	District Health	Electrical Department
Environmental Officer	Fire Department	Infrastructure and Planning (Onrus)	Local Heritage Committee
Operational Services	Traffic Department	Ward Councillor (D Botha)	Waste Management

Applicant	InterActive Town & Regional Planning obo Pinaroux International Holdco (Pty) Ltd
Property Details	REMAINDER ERF 2834, SANDBAAI (COMMONAGE)
Application Description	AMENDMENT OF APPROVED SITE DEVELOPMENT PLAN

ATTACHMENTS :

1.	Motivation	Should the information be insufficient for you to make an informative comment, please list any additional documentation that you would require to make informed comments.
2.	Approval dated 12 April 2019	
3.	Site Development Plan	
4.		

YOUR DEPARTMENT'S COMMENTS:

The fire department have no objection subject to compliance with the provisions of SANS 10400	
Of 2011 and the By-Law to Community Fire Safety	
ASSISTANT CHIEF Enrico Solomons  P.O. Box 20 HERMANUS 7200 Tel: 028 313 8575 Fax: 028 313 1493	
Date: 07 NOV 2019	
Signature: <u>E Solomons</u>	Date: <u>15/10/2019</u>
Email: esolomons@overstrand.gov.za	

Please provide your comments (with specific reference to any conditions of approval that should be imposed) in the space provided above or in a separate Memo by not later than the date stipulated below. If you require an extension of time, please request this in writing. Should no comments be received, it will be assumed that you have no objection to the proposal and where appropriate, the Mayoral Committee will be informed accordingly.

- Building Control Department to confirm that all structures are in accordance with the approved building plans.

COMMENTS REQUIRED BY: 30 October 2019
--

TPA-EMS-240815-01

Town Planning Application on 15-08-2024

Generated on Unitl by Heloise Fortune on 15-08-2024



Basic Information

Captured Reference	15-08-2024 14:14 TPA-EMS-240815-01	Call Time	15-08-2024 14:14	Captured By	
District	Overberg			Office	EMS
Municipality	Overstrand			Status	Open

Description

REMAINDER ERF 2834 AND UNREGISTERED ERF 2837, SANDBAAI (DE ZANDT VILLAGE): OVERSTRAND MUNICIPAL AREA: APPLICATION FOR EXTENSION OF THE PERIOD OF VALIDITY OF AN EXISTING APPROVAL:

Geographical Information



ERF 2834 Sandbaai Hermanus (-34.4152; 19.1874)

Application Details

File Reference	FILE REF: 2834 HSB APP ID:4676/2024 INTERACTIVE TOWN & REGIONAL PLANNING
Applicant	ON BEHALF OF PINAROUX INTERNATIONAL HOLDCO (PTY) LTD
Property Details	REMAINDER ERF 2834, SANBAAI, HERMANUS

Application Comments

This office has no objection to this application.

Conclusion: Alien vegetation control should be implemented as per Condition 25 of the Environmental Authorisation.

Closing Comments

Heloise Fortune



15 August 2024

Name and Surname

Signature

Date

ANNEXURE F

DE ZANDT

APPROVED GENERAL PLAN

MAIN FIGURE DATA				
SIDES	ANGLES OF DIRECTION	CO-ORDINATES		
Metres	Constants	Y System WGS 1984 X		
		+ 0.00	+ 0.00	
AB	85.64	249 16 10	A	-6 939.59
BC	174.87	245 04 40	B	-7 019.59
CD	65.86	245 04 40	C	-7 177.91
DE	190.57	244 48 10	D	-7 257.83
EF	14.37	250 17 40	E	-7 430.28
FG	61.11	268 07 30	F	-7 444.04
GH	93.57	286 40 10	G	-7 505.12
HJ	51.12	282 42 10	H	-7 594.76
JK	82.65	270 58 20	J	-7 644.43
KL	52.54	249 31 20	K	-7 727.07
LM	84.63	197 10 20	L	-7 776.59
MN	261 27	246 48 10	M	-7 804.23
NP	693.73	49 29 20	N	-16 055.63
PQ	494.64	49 29 20	P	-17 528.21
QR	263.94	109 46 20	Q	-17 152.19
RA	464.81	194 25 20	R	-6 903.86

EXCLUDED FIGURE DATA				
SIDES	ANGLES OF DIRECTION	CO-ORDINATES		
Metres	Constants	Y System WGS 1984 X		
		+ 0.00	+ 0.00	
ST	204.96	244 48 30	S	-17 262.76
TU	33.68	268 08 40	T	-17 446.23
UV	145.51	283 42 10	U	-17 481.89
VW	24.19	268 16 20	V	-17 623.25
WX	8.61	313 16 50	W	-17 647.44
XY	106.42	316 16 30	X	-17 657.29
YZ	26.06	32 08 30	Y	-17 656.45
ZA	28.27	60 02 00	Z	-17 642.09
1A'B	130.36	49 29 00	A'	-17 617.60
1B'C	57.78	139 26 30	B'	-17 518.50
1C'D	206.40	11 49 00	C'	-17 490.93
1D'S	62.38	154 48 40	D'	-17 285.21

BLOCK CORNER CO-ORDINATES				
CO-ORDINATES	Y System WGS 1984 X			
	+ 0.00	+ 0.00	+ 0.00	+ 0.00

BLOCK CORNER CO-ORDINATES				
CO-ORDINATES	Y System WGS 1984 X			
	+ 0.00	+ 0.00	+ 0.00	+ 0.00

A1	-8 001.06	-3 809 301.48	G1	-17 499.83	-3 809 757.18
A2	-18 006.19	-3 809 308.49	G2	-17 406.80	-3 809 750.93
A3	-18 006.73	-3 809 318.16	G3	-17 479.53	-3 809 746.45
A4	-18 003.11	-3 809 328.99	G4	-17 461.14	-3 809 729.96
A5	-17 995.11	-3 809 342.16	G5	-17 446.62	-3 809 710.12
A6	-17 963.06	-3 809 350.97	G6	-17 442.66	-3 809 702.66
A7	-17 966.43	-3 809 356.04	G7	-17 438.48	-3 809 692.95
A8	-17 949.21	-3 809 363.63	G8	-17 433.40	-3 809 673.81
A9	-17 937.96	-3 809 366.30	G9	-17 426.58	-3 809 666.40
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BLOCK CORNER CO-ORDINATES				
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BLOCK CORNER CO-ORDINATES				
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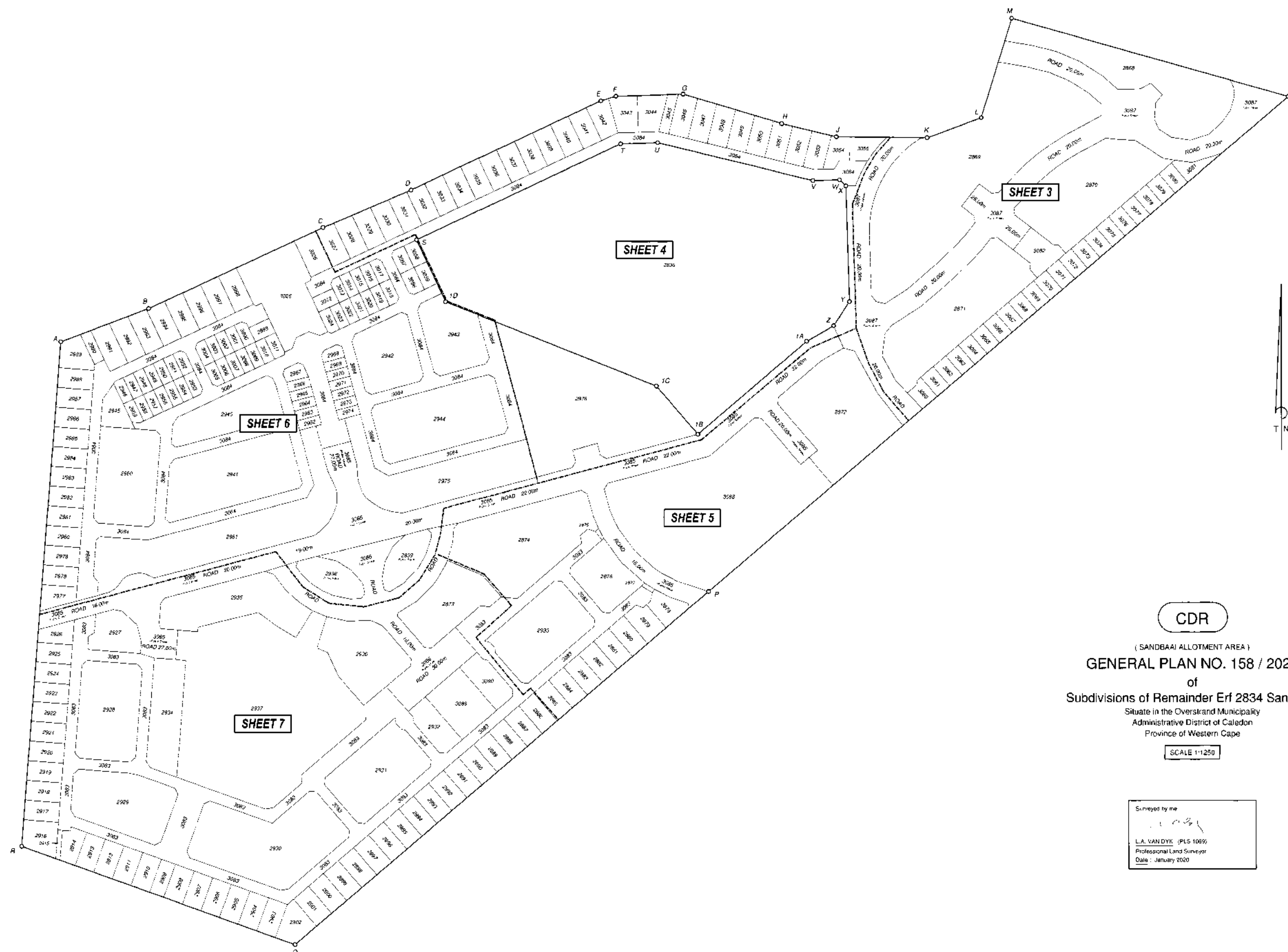
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V1	-6 900.23	-3 809 353.81			

APPROVED

for Surveyor-General

Date: 23.03.2020



CDR

(SANDBAAI ALLOTMENT AREA)

GENERAL PLAN NO. 158 / 2020

of

Subdivisions of Remainder Erf 2834 Sandbaai

Situate in the Overstrand Municipality

Administrative District of Caledon

Province of Western Cape

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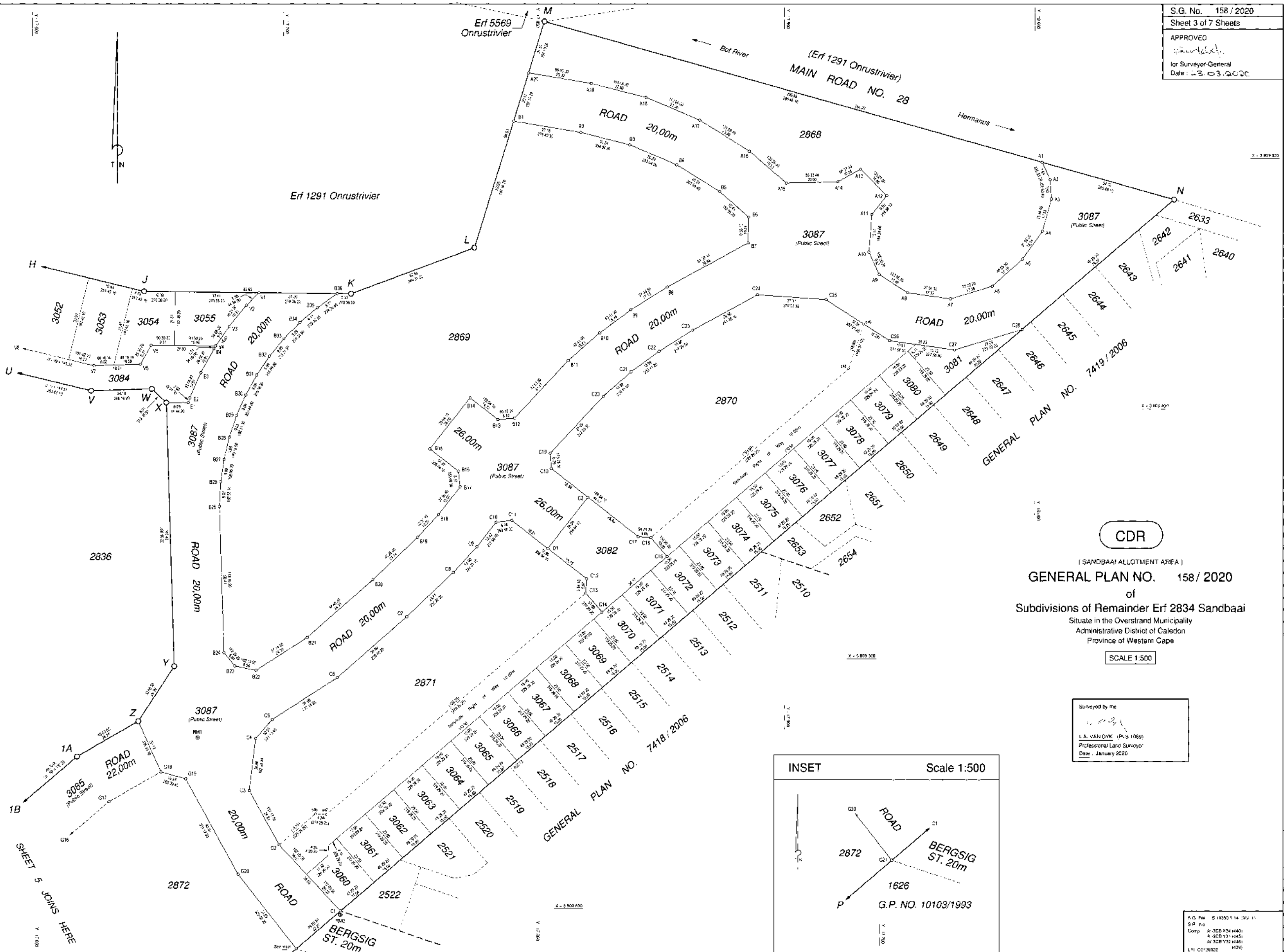
Surveyed by me

L.A. VANDYK (PLS 1059)
Professional Land Surveyor
Date: January 2020

APPROVED

For Surveyor-General

Date: 13.03.2020



CDR

(SANDBAAI ALLOTMENT AREA)

GENERAL PLAN NO. 158 / 2020

of

Subdivisions of Remainder Erf 2834 Sandbaai

Situate in the Overstrand Municipality

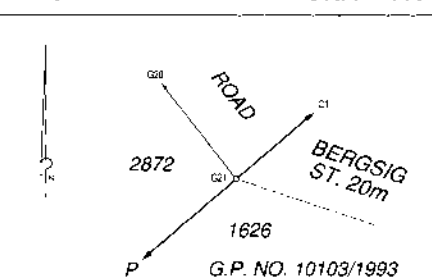
Administrative District of Caledon

Province of Western Cape

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SHEET

CDR

(SANDBAAL ALLOTMENT AREA)

GENERAL PLAN NO. 158 / 2020

of

Subdivisions of Remainder Erf 2834 Sandbaai

Situate in the Overstrand Municipality
Administrative District of Caledon
Province of Western Cape

SCALE 1:500

Surveyed by me

L.A. VAN DYK (PLS 1069)
Professional Land Surveyor
Date: January 2020

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S.C. File 5 10550 5 14 1997 11
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CDR

(SANDBAAI ALLOTMENT AREA)

GENERAL PLAN NO. 158 / 2020

of

Subdivisions of Remainder Erf 2834 Sandbaai

Situate in the Overstrand Municipality

Administrative District of Caledon

Province of Western Cape

SCALE 1:500

Surveyed by me

L.A. VAN DYK (PLS 1068)
Professional Land Surveyor
Date: January 2020

S.G. No. 158 / 2020

Sheet 5 of 7 Sheets

APPROVED

for Surveyor-General

Date: 23.03.2020



CDR

(SANDBAAI ALLOTMENT AREA)

GENERAL PLAN NO. 158 / 2020

of

Subdivisions of Remainder Erf 2834 Sandbaai

Situate in the Overstrand Municipality

Administrative District of Caledon

Province of Western Cape

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S.G. No. 158 / 2020

Sheet 6 of 7 Sheets

APPROVED

[Signature]

for Surveyor-General

Date: 23.03.2020

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Portion 360
of the farm
ONRUST RIVER
No. 581

Portion 336 of the farm ONRUST RIVER No. 581

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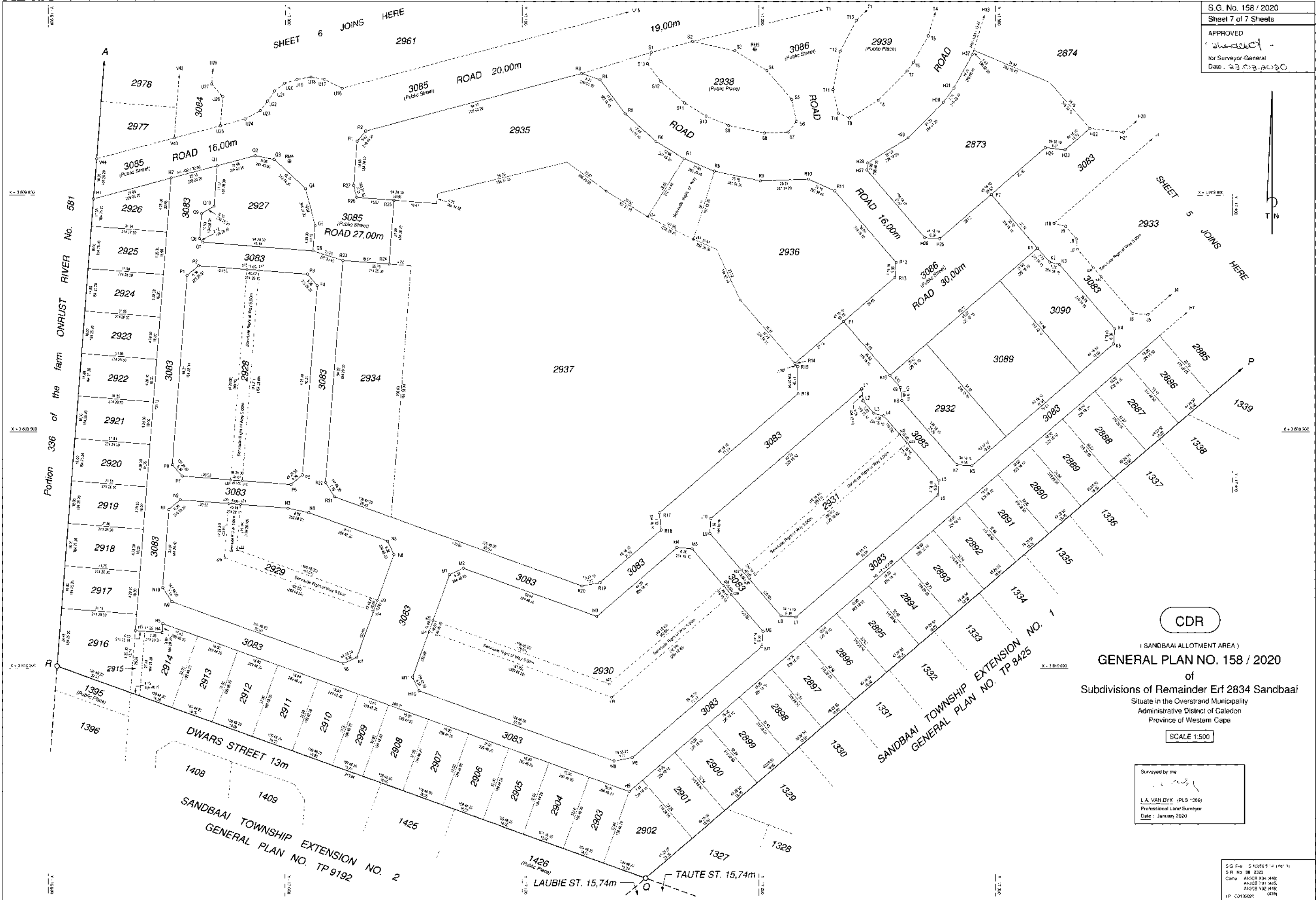
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Surveyed by me
[Signature]
L.A. VAN DYK (PLS 1069)
Professional Land Surveyor
Date: January 2020

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S.G. No. 158 / 2020
Sheet 7 of 7 Sheets
APPROVED
for Surveyor-General
Date: 23.03.2020



CDR

(SANDBAAI ALLOTMENT AREA)
GENERAL PLAN NO. 158 / 2020
of
Subdivisions of Remainder Erf 2834 Sandbaai
Situate in the Overstrand Municipality
Administrative District of Caledon
Province of Western Cape

SCALE 1:500

Surveyed by me
L.A. VAN DYK (PLS 1269)
Professional Land Surveyor
Date: January 2020

S.G. Form 5 (Rev. 11)
S.R. No. 88/2020
Comp. AI-SCN X34/440;
AI-SCB 121/445;
AI-SCB 132/446;
I.P. C0130001/4391

ANNEXURE G.1

DE ZANDT

CONSOLIDATION PLAN - AREA 1

SANDBAAI

ERVEN 2942, 2943, 2944,
2975, 2976 & 3084

CONSOLIDATION AREA 1

 CONSOLIDATED AREA 1 (± 3.81 ha)

 CADASTRAL BOUNDARIES

 COMPONENT LINES

COMPONENTS:

- 1.) Portion A (A PORTION OF ERF 3084)
= ± 0.59 ha
- 2.) Erf 2942
= ± 0.33 ha
- 3.) Erf 2943
= ± 0.32 ha
- 4.) Erf 2944
= ± 0.65 ha
- 5.) Erf 2975
= ± 0.63 ha
- 6.) Erf 2976
= ± 1.29 ha

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

REF:

COMPILED BY: F. Birtz

INDEMNITY

THESE PLANS ARE MADE AVAILABLE TO YOU FOR YOUR INFORMATION ONLY. THE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

DATE: December 2025

CLIENT

SCALE: See Linescale

PLAN NO: 3

FILE NAME:

URBAN DYNAMICS SOUTH CAPE
TOWN & REGIONAL PLANNERS

SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2,
CARL CRONJE DRIVE, BELLVILLE, 7530

TEL: (021) 948-1548

Website: www.udwc.co.za
Urban Dynamics South Cape (PTY) LTD Reg. No: 1997/005197/07



0 12,5 25 50 75
Meters

ANNEXURE G.2

DE ZANDT

SUBDIVISION AND REZONING PLAN

SANDBAAI

CONSOLIDATED AREA 1

PROPOSED SUBDIVISION & REZONING PLAN

-  APPLICATION AREA
(CONSOLIDATED AREA 1)
-  CADASTRAL BOUNDARIES
-  PROPOSED LAYOUT

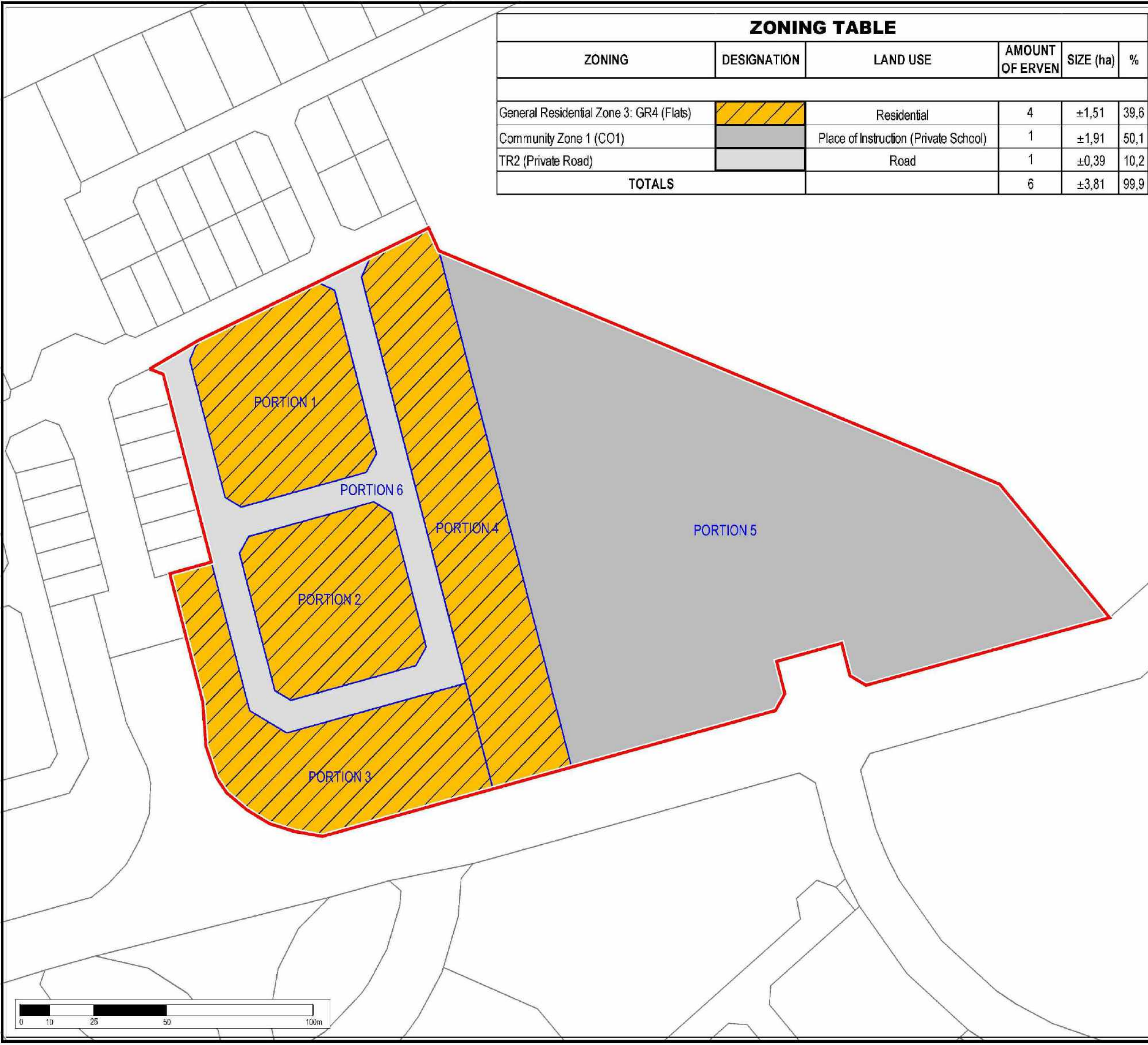
PLEASE NOTE:
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THE DATA REMAINS THE SOLE PROPERTY OF THE CLIENT AND MAY ONLY BE USED FOR THE
PURPOSES OF A PROJECT WITH THE PRIOR WRITTEN APPROVAL OF THE CLIENT.

	DATE	31 March 2026	CLIENT
	SCALE	See linescale	
	PLAN NO.	4	

FILE NAME:

ZONING TABLE					
ZONING	DESIGNATION	LAND USE	AMOUNT OF ERVEN	SIZE (ha)	%
General Residential Zone 3: GR4 (Flats)		Residential	4	±1,51	39,6
Community Zone 1 (CO1)		Place of Instruction (Private School)	1	±1,91	50,1
TR2 (Private Road)		Road	1	±0,39	10,2
TOTALS			6	±3,81	99,9



ANNEXURE G.3

DE ZANDT

CONSOLIDATION PLAN - AREA 2

SANDBAAI

ERVEN 2836 & PORTION 5

CONSOLIDATION AREA 2

 CONSOLIDATED AREA 2 (± 8.29 ha)

 CADASTRAL BOUNDARIES

 COMPONENT LINES

COMPONENTS:

- 1.) Portion 5 (A PORTION OF CONSOLIDATED AREA 1)
= ± 1.91 ha
- 2.) Erf 2836
= ± 6.38 ha

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

REF:

COMPILED BY: F. Birtz

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DATE: January 2026

CLIENT

SCALE: See Linescale

PLAN NO: 5

FILE NAME:

URBAN DYNAMICS SOUTH CAPE
TOWN & REGIONAL PLANNERS

SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2,
CARL CRONJE DRIVE, BELLVILLE, 7530

TEL: (021) 948-1548

Website: www.udsc.co.za
Urban Dynamics South Cape (PTY) LTD Reg. No: 1997/005197/07



0 12.5 25 50 75
Meters

ANNEXURE G.4

DE ZANDT

SITE DEVELOPMENT PLAN

SANDBAAI

REMAINDER ERF 2834 SANDBAAI

SITE DEVELOPMENT PLAN

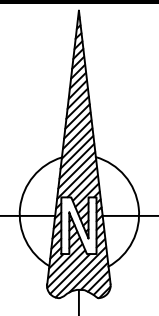
- APPLICATION AREA (±37.58ha)
(EXCLUDING CURRO SCHOOL)
- AREA OF SDP (INCLUDING CURRO SCHOOL)
= ±45.88ha
DENSITY OF SDP (INCLUDING CURRO SCHOOL)
= 29 u/ha
- CADASTRAL BOUNDARIES
- PROPOSED LAYOUT
- 50 YEAR FLOODLINE
- 100 YEAR FLOODLINE
- CONTOURS (0.5m INTERVALS)
- RETIREMENT VILLAGE
- PHASE 1

SOURCE:
PHASE 1 DEVELOPMENT LAYOUT REV37_0001
AS RECEIVED FROM INTERACTIVE TOWN & REGIONAL PLANNING



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

INDEMNITY
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	DATE	29 April 2026	COPYRIGHT RESERVED	CLIENT
	SCALE	See linescale		
	PLAN NO.	1		
FILE NAME:				



SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2, CARL CRONJE DRIVE
SOUTH GATE TYGER WATERFRONT
BELLVILLE
7530
TEL: (021) 948 1545
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URBAN DYNAMICS WESTERN CAPE INC REG. No : 95/09962/21

EXCLUSIVE FIGURE
(CURRO SCHOOL)

ZONING	DESIGNATION	LAND USE	NUMBER OF ERVEN	NUMBER OF UNITS	DENSITY U/HA	SIZE (ha)	%
Residential Zone 1		Dwelling House	129	129	25	5,15	13,7
Residential Zone 1		Retirement Village	47	47	17	2,82	7,5
General Residential Zone 1		Town Housing	129	129	52	2,50	6,7
General Residential Zone 3 Bulk Zone 2		Flats & Town Housing	11	501	102	4,92	13,1
General Residential Zone 3 Bulk Zone 2		Retirement Village	9	285	65	4,37	11,6
General Residential Zone 3 Bulk Zone 2		Frail Care & Dementia Facility / Retirement Village	1	164 (328 rooms)	75	2,18	5,8
General Residential Zone 3 Bulk Zone 2		Flats	1	6	120	0,05	0,1
Business Zone 3		Business	2	50	20	2,50	6,7
Open Space Zone 2		Public Open Space	2			0,29	0,8
Open Space Zone 3		Private Open Space	20			1,69	4,5
Transport Zone 2		Public Road	4			4,90	13,0
Transport Zone 2		Private Road	4			6,21	16,5
TOTAL			359	1311	35	37,58	100,0

