



OVERSTRAND MUNICIPALITY	OVERSTRAND MUNISIPALITEIT	UMASIPALA WASE-OVERSTRAND
ERF 5977, 34 ESSEBOOM AVENUE, KLEINMOND: APPLICATION FOR SUBDIVISION AND DEPARTURE: PLATINUM TOWN AND REGIONAL PLANNERS CC ON BEHALF OF EJ NORTJE, EXECUTRIX FOR THE ESTATE OF THE LATE PF THERON 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 Erf 5977, Kleinmond (the property), namely: Subdivision Application in terms of Section 16(2)(d) of the By-Law to subdivide Erf 5977 Kleinmond into two portions, being proposed Portion 1 approximately 507m² (43%) in extent and the proposed Remainder approximately 683m² (57%) in extent. Departure Application in terms of Section 16(2)(b) of the By-Law to relax the following: - that the building line to the east of the "outbuilding" be relaxed to "0m" on the line marked "g-h" to cater for the existing outbuilding; - that the building line to the west of the "dwelling house" be relaxed to "1.6m" on the line marked "k-l" to cater for the existing dwelling house; and - that the building line to the west of the "garage" be relaxed to "0m" on the line marked "e-d" and "e-j" to cater for the existing garage. Full details regarding the proposals above are available for inspection during weekdays between 08:00 and 16:30 at the Division: Town and Spatial Planning, 16 Paterson Street, Hermanus, at the Kleinmond Library, Fifth Avenue, Kleinmond and on the municipal webpage at the following link https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/ Any comments must be in writing and reach the Municipality (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) on or before 28 August 2026, with your name, address, contact details, interest in the application and the reasons for comment. Telephonic inquiries can be made to the Principal Town Planner, Mrs. H. van der Stoep at 028-3138900. The Municipality may refuse to accept comments after the closing date. Any person who cannot read or write can visit the Division: Town and Spatial Planning where they will be assisted by a municipal official in formulating their comments. <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>	ERF 5977, ESSEBOOMLAAN 34, KLEINMOND: AANSOEK OM ONDERVERDELING EN AFWYKING: PLATINUM STADS- EN STREEK BEPLANNERS BK NAMENS EJ NORTJE, EKSEKUTRISE VIR DIE BOEDEL VAN WYLE PF THERON Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die onderstaande aansoek van toepassing op Erf 5977, Kleinmond (die eiendom), naamlik: Onderverdeling Aansoek ingevolge Artikel 16(2)(d) van die Verordening om Erf 5977 Kleinmond in twee gedeeltes te onderverdeel, naamlik voorgestelde Gedeelte 1 van ongeveer 507m² (43%) en die voorgestelde Restant van ongeveer 683m² (57%). Afwyking Aansoek ingevolge Artikel 16(2)(b) van die Verordening om die volgende te verslap: - dat die boulyn oos van die "buitegebou" verslap word na "0m" op die lyn gemerk "g-h" om voorsiening te maak vir die bestaande buitegebou; - dat die boulyn wes van die "woonhuis" verslap word na "1.6m" op die lyn gemerk "k-l" om voorsiening te maak vir die bestaande woonhuis; en - dat die boulyn wes van die "motorhuis" verslap word na "0m" op die lyn gemerk "e-d" en "e-j" om voorsiening te maak vir die bestaande motorhuis. Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning te Patersonstraat 16, Hermanus, by die Kleinmond Biblioteek, Vyfdelaan, Kleinmond en op die munisipale webtuiste by die volgende skakel https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/ Enige kommentaar moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (e) landuse@overstrand.gov.za) voor of op 28 Augustus 2026, met u naam, adres, kontak besonderhede, belang in die aansoek en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die Hoofstadsbeplanner, Me. H. van der Stoep by 028-3138900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Afdeling: Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer. <i>U aandag word gevestig op die Bepalinge van die "POPI" Wet, en aangesien u opmerkend deel sal uitmaak van 'n openbare deelname proses, u derhalwe toestem dat u naam, van en kontakbesonderhede openbaar gemaak mag word.</i>	ISIZA 5977, 34 ESSEBOOM AVENUE, KLEINMOND: ISICELO SOKUHLULWA KWAMAXABISO NOKUSUKA: I-PLATINUM TOWN NE-REGIONAL PLANNERS CC EGAMENI LIKA-EJ NORTJE, UMLAWULI WEFA LOMNTU ONGAKAPHELELIYO U-PF THERON Isaziso sinikezelwa ngokweCandelo 47 kunye nelama-48 loMthetho woLungiso lweDolophu kaMasipala wase-Overstrand malunga noCwangciso loSetyenziso loMhlaba kaMasipala, ka-2020 (uMthetho), malunga nezicelo ezilandelayo ezisebenza kwiSiza 5977, eKleinmond (ipropati), ezizezi: Ulwahlulo lwezindlu Isicelo ngokweCandelo 16(2)(d) loMthetho kaMasipala sokwahlulahlula iSiza 5977 eKleinmond sibe ziinxalenye ezimbini, esicetywayo yiNxalenye 1 malunga ne-507m² (43%) ubukhulu kunye neNtsalela ecetywayo malunga ne-683m² (57%) ubukhulu. Ukunduluka Isicelo ngokweCandelo 16(2)(b) loMthetho kaMasipala sokurhoxisa oku kulandelayo: - ukuba umgca wesakhiwo osempuma "wesakhiwo sangaphandle" ukhululwe ube "0m" kumgca ophawulwe "g-h" ukulungiselela isakhiwo sangaphandle esikhoyo; - ukuba umgca wesakhiwo osentshona "yendlu yokuhlala" ukhululwe ube "1.6m" kumgca ophawulwe "k-l" ukulungiselela indlu yokuhlala ekhoyo; kunye - nokuba umgca wesakhiwo osentshona "yegaraji" ukhululwe ube "0m" kumgca ophawulwe "e-d" kunye "e-j" ukulungiselela igaraji ekhoyo. linkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evelini ukusukela phakathi kwentsimbi ye-08:00 neye-16:30 kwiCandelo: LeziCwangciso zeDolophu NoBume, 16 Paterson Street, Hermanus, eKleinmond Library, Fifth Avenue, Kleinmond nakwiwebhphejiyi kamasipala kweli qhakamshela lilandelayo https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/ Naziphi na izimvo mazibhalwe phantsi kwaye zifike kuMasipala (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) ngaphambi okanye ngomhla wama-28 Agasti ka-2026, kunye negama lakho, idilesi, iinkcukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zoluvo. Imibuzo ngefowuni ingenziwa kuMchwangciso weDolophu oyiNtloko, uNksk. H. van der Stoep ku-028-3138900. UMasipala unokwala ukwamkela izimvo emva komhla wokuvala. Namphi na umntu ongakwaziyo ukufunda okanye ukubhala angatyelela iCandelo: Ucwangciso lweDolophu kunye neNdawo apho aya kuncedwa ligosa likamasipala ekuqulunqeni izimvo zakhe. Nceda uqaphele ukuba ngokwemiqathango yoMthetho woKhuseleko lweeNkcukacha zoBuqu (i-POPIA), uza kungena kwinkqubo yoluntu kwaye ngenxa yoko uyavumelana kwaye uyavuma ukuba igama lakho, ifani, iinkcukacha zoqhagamshelwano kunye noluvo/nezimvo zakho zinokutyhilwa /zisetenziswe kwinkqubo (yesicelo).
Dr DGI O'Neill Municipal Manager / Munisipale Bestuurder / Umphathi Kamasipala PO Box / Posbus / Ibhokisi yePosi 20 HERMANUS 7200 Notice no. / Kennisgewing nr. / Inothi si yeNomb: 145/2026		

LOCALITY MAP

ERF 5977, KLEINMOND



SCALE: 1 : 5 000



REFERENCE



THE APPLICATION



TOWN PLANNERS

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MEMORANDUM

ERF 5977 KLEINMOND

A. PROPERTY DESCRIPTION

The property is known as Erf 5977 Kleinmond. The Erf is approximately 1190m² in extent.

B. OWNERSHIP

Erf 5977 Kleinmond is owned by "*The Executor in the Estate Late Pieter Francois Theron*". Title Deed T56830/2024 is attached as **Annexure A**.

There are no restrictive conditions in Title Deed T56830/2024 relevant to this Application.

There is no bond registered against Erf 5977 Kleinmond.

The "*Special Power of Attorney*" is attached as **Annexure B**.

The "*Letter of Executorship*" is attached as **Annexure C**.

C. LOCATION

Erf 5977 Kleinmond is located at 34 Esseboom Avenue, Kleinmond. The Locality Map is attached as **Annexure D**.

D. ZONING / ADJACENT LAND-USES

Erf 5977 Kleinmond is zoned "*Residential Zone 1: Single Residential (SR1)*" (**Annexure E**).

The area surrounding Erf 5977 Kleinmond is characterized by residential development, mainly single residential units (**Annexure F**).

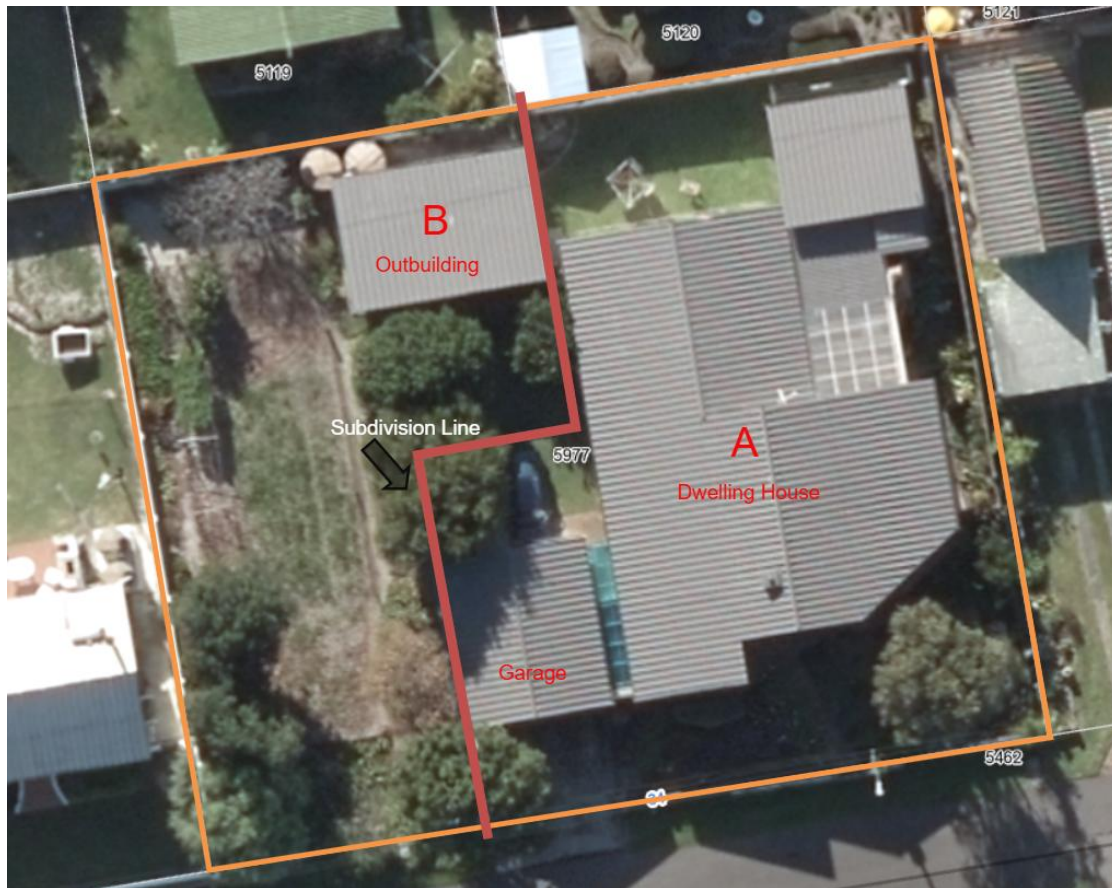
E. HISTORY

Erf 5977 Kleinmond was previously Erven 5126 and 5212 Kleinmond, which were consolidated to Erf 5977 Kleinmond. SG Diagram 3652/77 is attached as **Annexure G**.

One of the conditions in the Will of the Estate of Late Pieter Francois Theron is that Erf 5977 Kleinmond be subdivided: proposed Portion 1 approximately 507m² (43%) in extent and the proposed Remainder approximately 683m² (57%) in extent (**Annexure H**). These two new portions, once approved, will be transferred into the names of two of the beneficiaries.

The current dwelling house and garage will be on the proposed Remainder (marked "A"). the main house, outbuilding and garage is appr. 275m² in extent, which represents appr. 40% of the proposed area of 683m². The outbuilding is on the proposed Portion 1 (marked "B").

The proposed subdivision line has the effect that the building line will have to be relaxed to "0m" from the eastern side of the outbuilding and the western side of the garage; and to 1.5m from the western side of the dwelling house.





The current buildings on Erf 5977 Kleinmond have been built in accordance with the approved Building Plans and the development controls in the Overstrand Municipality Land-use Scheme, 2020. (**Annexure I**).

F. APPLICATIONS

F.1 **Application 1:** A Subdivision Application is submitted in terms of Sections 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

It is the intention of the Landowner to subdivide Erf 5977 Kleinmond into two portions, being proposed Portion 1 approximately 507m² (43%) in extent and the proposed Remainder approximately 683m² (57%) in extent (**Annexure H**). One of the conditions in the Will of the Estate of Late Pieter Francois Theron is that Erf 5977 Kleinmond be subdivided: These two new portions, once approved, will be transferred into the names of two of the beneficiaries.

It is proposed that Erf 5977 Kleinmond be subdivided as follows (please refer to **Annexure H**):

- Proposed Remainder of Erf 5977 Kleinmond, approximately 683m² in extent; and
- Proposed Portion 1 of Erf 5977 Kleinmond, approximately 507m² in extent.

Access to the new proposed erven will be from Esseboom Avenue.

Each new proposed erf will have its own water connection, electricity connection and septic tank (if applicable).

F.2 **Application 2:** Application is hereby made for the departure from the provisions of the Land-use Scheme in terms of Sections 16(2)(b) of the Overstrand Municipality Amendment By-law on Municipal Land-use Planning (2020) regarding “*building lines*”.

The following is suggested (please refer to **Annexure H**):

The proposed building line relaxations, to accommodate the existing buildings, are:

- Outbuilding on proposed Portion 1 (Line “g-h”): building line to be relaxed to 0m
- Existing Dwelling House on proposed Remainder (Line “k-l”): building line to be relaxed to 1.6m to the west
- Existing Garage on proposed Remainder:
 - Line “e-d”: the building line be relaxed to 0m, including an anticipated extension (1st floor) on the garage and complying with relevant building regulations (i.e.) privacy.
 - Line “e-j”: the building line be relaxed to 0m, including an anticipated extension (1st floor) on the garage and complying with relevant building regulations (i.e.) privacy.

The normal building lines parameters as prescribed in the Overstrand Municipality Land-use Scheme, 2020 will be applicable for any new buildings to be built / extensions to existing buildings on both the proposed subdivisions.

G. NEED AND DESIRABILITY

G.1 PROPERTY

The property is known as Erf 5977 Kleinmond.

G.2 APPLICABLE LEGISLATION

The following legislation is applicable:

- The Spatial Planning and Land-use Management Act, 2013 (Act 16 of 2013)(SPLUMA);
- The Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and
- The Overstrand Municipality Land-use Scheme, 2020.

G.3 APPLICABLE PLANNING POLICIES / DOCUMENTS

G.3.1 SPATIAL PLANNING AND LAND-USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)(SPLUMA)

The following principles for development in the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), are discussed:

- ***Section 7(a) The principle of spatial justice***

The R44 from (i.e.) Gordonsbaai to Kleinmond is regarded as a Development Corridor. In general terms can a development corridor be defined as *a geographical area identified as a priority for investment to catalyze economic growth and development*. Along this R44-Corridor is coastal towns such as Rooi Els, Pringle Bay, Betty's Bay and Kleinmond located.

The R44-Corridor links with the R43-Development Corridor (Hermanus / Stanford / Gansbaai) further on.

In Kleinmond is development along the R44-Corridor (in Kleinmond known as Main Road) characterized by business development adjacent to it, with residential development to the south and the north of the Corridor.



Erf 5977 Kleinmond is located to the north of Main Road (R44).

The size of the proposed subdivisions of Erf 5977 Kleinmond is in line with the erf sizes in the immediate area.

- ***Section 7(b) the principle of spatial sustainability***

It is the intention of the Landowner to subdivide Erf 5977 Kleinmond into two portions, being proposed Portion 1 approximately 477m² (40%) in extent and the proposed Remainder approximately 713m² (60%) in extent. One of the conditions in the Will of the Estate of Late Pieter Francois Theron is that Erf 5977 Kleinmond be subdivided: . These two new portions, once approved, will be transferred into the names of two of the beneficiaries.

- ***Section 7(c) the principle of efficiency***

It is the intention of the Landowner to subdivide Erf 5977 Kleinmond into two portions, being proposed Portion 1 approximately 477m² (40%) in extent and the proposed Remainder approximately 713m² (60%) in extent.

These two new portions, once approved, will be transferred into the names of two of the beneficiaries.

The size of the proposed subdivisions of Erf 5977 Kleinmond is in line with the erf sizes in the immediate area.

- ***Section 7(d) the principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks***

The Overstrand Local Municipality, in conjunction with the role players, compile and revisit spatial plans and land-use management procedures / systems that spatially resilient, flexible and in the interest of the community. However, flexibility in spatial plans, policies and land-use management is a must to ensure livelihoods in communities.

Erf 5977 Kleinmond is currently zoned "*Residential Zone 1: Single Residential (SR1)*". The existing dwelling house and garage on proposed Remainder of Erf 5977 will remain as is; whilst the Outbuilding on the proposed Portion 1 of Erf 5977 will be used part of the proposed portion. It is the intention to build a new dwelling unit on this portion.

The scarce resources, including the spatial resource to comply with this principle, are therefore utilized efficiently.

- **Section 7(e) the principle of good administration**

If required, will the public participation process, in accordance with the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, be sufficiently dealt with. The respective rights and all those affected will be adequately addressed during this process. The "*audi alterem partum-rule*", therefore, will have been complied with. The intrinsic knowledge of the process and the distribution of the Application to internal and external parties (where applicable) will also lead indisputably to the adherence of this requirement.

- **Section 42(c) take into account –**

- (i) **the public interest**

The Spatial Development Framework (SDF) for Overstrand does not go into detail as far as building control is concerned.

The development controls in the Overstrand Municipality Land-use Scheme, 2020 give attention to these details, as well as other detail building requirements as per NBR.

As proper public participation processes are followed with the compilation/amendments to (i.e.) the Overstrand Municipality Land-use Scheme, 2020 it is deemed that the Land-use Applications for Erf 5977 Kleinmond are in line with the policy documents of the Overstrand Local Municipality, which was approved on a higher level, and that the public interest was taken into consideration through the consultative process followed.

(iv) *the respective rights and obligations of all those affected*

If required, will the public participation process, in accordance with the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, be sufficiently dealt with. The respective rights and all those affected will be adequately addressed during this process. The "*audi alterem partem*-rule", therefore, will have been complied with. The intrinsic knowledge of the process and the distribution of the Application to internal and external parties (where applicable) will also lead indisputably to the adherence of this requirement.

(ii) *the constitutional transformation imperatives and the related duties of the State*

The proposed Applications process forms part of and supplement the development character of the broader R44-Corridor (known as Main Road in Kleinmond) from a legal point to enhance the development of the broader area within a concise space.

The proposed Applications, therefore, adheres to the constitutional and transformation imperatives and the related duties of the State in the sense that, prior the exercising of the land-use rights, the correct legal procedure and route are followed to assist the State, and in this case the Overstrand Local Municipality, to exercise its mandate to comply with the Constitution.

(iii) *the facts and circumstances relevant to the application*

Erf 5977 Kleinmond is located to the north of the R44-Corridor in Kleinmond.

The size of the proposed subdivisions of Erf 5977 Kleinmond is in line with the erf sizes in the immediate area.

(v) *the state and impact of engineering services, social infrastructure and open space requirements*

Engineering services (electricity, roads, storm water drainage, sewer and water) are readily available.

Within the broader development itself will ample open space be provided.

G.3.2 The National Development Plan (NDP)

The NDP is the supreme and overarching plan for South Africa that sets out the most crucial objectives and actions that need to be undertaken in the Republic of South Africa. The focus is to eliminate poverty and reduce inequality by 2030. The following sets out some of the key interventions that the NDP seeks to achieve:

- Significantly reduce unemployment and increase the size of the economy through a range of actions.
- Invest in economic infrastructures, such as electricity, water, public transport, and broadband networks.
- Enhance environmental sustainability and resilience.
- Develop an inclusive rural economy through agri-processing and agriculture, tenure security, land reform.
- Increase trade within Southern Africa.
- Transform our human settlements, by co-locating places of work and human settlements, densifying our settlements, and improving public transport.
- Improve education, training, and innovation at all levels of the education system.
- Improve the health outcomes of the country.
- Enhance and ensure social protection and build safer communities.
- Build a capable state.
- Fight corruption.
- Promote nation-building.

While the NDP is an extensive plan with a significant amount of detail, more detailed Spatial Development Frameworks (SDF's) are needed at provincial level, district level, and municipal level. These SDF's should be local tools through which the NDP is implemented.

G.3.3 Western Cape Provincial Spatial Development Framework (PSDF)

This PSDF aims to put in place a coherent framework for the Province's urban and rural areas that:

- gives spatial expression to the national and provincial development agendas;
- serves as basis for co-ordinating, integrating and aligning "*on the ground*" delivery of national and provincial departmental programmes;
- supports municipalities to fulfil their municipal planning mandate in line with the national and provincial agendas; and
- communicates government's spatial development intentions to the private sector and civil society.

In taking this forward the PSDF applies the following spatial principles:

- **Spatial Justice:** A socially just society based on the principles of equality, solidarity, and inclusion. Past spatial and other development imbalances should be redressed through improved access to and use of land.
- **Sustainability and Resilience:** Land development should be spatially compact, resource-frugal, compatible with cultural and scenic landscapes, and should not involve the conversion of high potential agricultural land or compromise ecosystems. The focus must be on creating complex, diverse and resilient spatial systems that are sustainable in all contexts.
- **Spatial Efficiency:** Efficiency relates to the form of settlements and use of resources - compaction as opposed to sprawl; mixed-use as opposed to mono-functional land uses; residential areas close to work opportunities as opposed to dormitory settlement, and prioritisation of public transport over private car use.
- **Accessibility:** Improving access to services, facilities, employment, training and recreation, and safe and efficient transport modes is essential to achieving the stated settlement transitions of the NDP and One Cape 2040. Accessibility is also defined by convenient and dignified access to private and public spaces for people with impaired mobility.
- **Quality and Liveability:** The quality of an environment directly contributes to its liveability. Legible built environments are characterized by the existence of landmarks such as notable buildings and landscaping, well- defined public spaces, as well as navigable street networks.

To deliver on the Western Cape Growth Strategic Objectives, the PSDF focuses on growing the economy, building greater environmental resilience and much better inclusion. It is summarised as follows:

- Growing the Western Cape economy in partnership with the private sector, non-governmental and community-based organisations
- Using infrastructure investment as primary lever to bring about the required urban and rural spatial transitions; and
- Improving oversight of the sustainable use of the Western Cape's spatial assets.

These focus points are the pillars for the more detailed Spatial Development Frameworks (SDF's) at district level (Overberg DC) and municipal (Overstrand LM) level.

G.3.4 Overberg District Spatial Development Framework (ODSDF)

The purpose of ODSDF is to:

- Prepare a spatial perspective of the current developmental status quo within the Overberg District Municipality (ODM) to inform a basis for discussion on key spatial issues and linkages to other sector plans and opportunities to inform the Districts' future spatial development;

- Review and update the spatial vision and strategic direction of the municipality, to inform the drafting/amendment of the Integrated Development Plan (IDP) of the ODM; and
- Review and update the Spatial Development Framework proposals to guide local municipalities in the District regarding future spatial planning, strategic decision-making, and regional integration. The Overberg District SDF will focus on the following:
 - Identifying the structure and role of settlement,
 - transportation, and regional services infrastructure across and between the local municipalities within the district area.
 - Classifying areas that require protection and conservation (i.e., protected areas), which include threatened ecosystems, critical biodiversity areas, valuable agricultural land, water catchment areas, and other resources of value within the District.
 - Identifying growth nodes, priority investment areas, and areas of rural decay within the District.
 - Classifying areas that require protection and conservation (i.e., protected areas), which include threatened ecosystems, critical biodiversity areas, valuable agricultural land, water catchment areas, and other resources of value within the District.
 - Resolving contradictions between the planning visions of the District's local municipalities.
 - Describing the general urban design principles to be applied in all settlements located in the District. Critically, the District SDF must guide local municipalities in the development of their own SDF's, without impeding on local-level planning detail. The District sets the framework and context for local municipalities to work within. It is also critical that the District aligns to the Provincial and National planning and policy context. It is therefore clear that the District must operate within a well-defined (at the conceptual level) policy and planning context and therefore is constrained to these insofar as proposals that can be made.

G.3.5 Overstrand Integrated Development Planning (IDP)

The Integrated Development Plan (IDP) is a municipality's principal strategic plan that deals with the most critical development needs of the municipal area (external focus) as well as the most critical governance needs of the organization (internal focus). It aims to co-ordinate the work of local and other spheres of government in a coherent plan to improve the quality of life for all the people living in an area. It should consider the existing conditions and problems and resources available for development. The projects within the IDP are linked to the municipality's budget.

G.3.6 Overstrand Municipality Spatial Development Framework (SDF)

The Municipal Spatial Development Framework is a sectoral component of the IDP that, in terms of the Municipal Systems Act, is aimed at providing general direction to guide decision making on an ongoing basis, aiming at the creation of integrated, sustainable, and habitable regions, cities, towns and residential areas.

Within the SDF a hierarchal classification of nodes is based on the nature of the function of the nodes, considering factors such as population size, influence sphere, interconnectivity, service delivery as well as informants from the Growth Potential of Towns Study, 2014 (GPTS).

Kleinmond is classified as Sub-Regional Node. The following key strategic land-use proposals for Kleinmond is proposed:

- Conservation of the natural environment, particularly its combination of riverine estuarine conditions and sandy beaches;
- Spatial integration and accessibility of the different land-use components through (i.e.) pedestrian linkages;
- Promotion of Kleinmond as a retirement and tourism town.

Erf 5977 Kleinmond falls within the area earmarked as “*urban development*”.

H. ENGINEERING SERVICES

Engineering services (electricity, roads, storm water drainage, sewer and water) are readily available.

Each new proposed erf will have its own water connection, electricity connection and septic tank (if applicable).

Access to the new proposed erven will be from Esseboom Avenue and Doringboom Avenue.

I. ENVIRONMENTAL ISSUE

Erf 5977 Kleinmond is located within an existing Township. No environmental authorization is needed.

J. CONCLUSION / RECOMMENDATION

In view of the above mentioned it is recommended that Overstrand Local Municipality approves:

J.1 **Application 1:** the Subdivision Application in terms of Sections 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020. It is proposed that Erf 5977 Kleinmond be subdivided as follows (**Annexure H**):

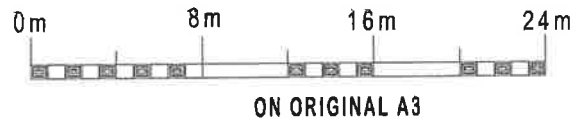
- Proposed Remainder of Erf 5977 Kleinmond, approximately 683m² in extent; and
- Proposed Portion 1 of Erf 5977 Kleinmond, approximately 507m² in extent.

J.2 **Application 2:** the Application for the departure from the provisions of the Land-use Scheme in terms of Sections 16(2)(b) of the Overstrand Municipality Amendment By-law on Municipal Land-use Planning (2020) regarding “*building lines*”. The following is proposed:

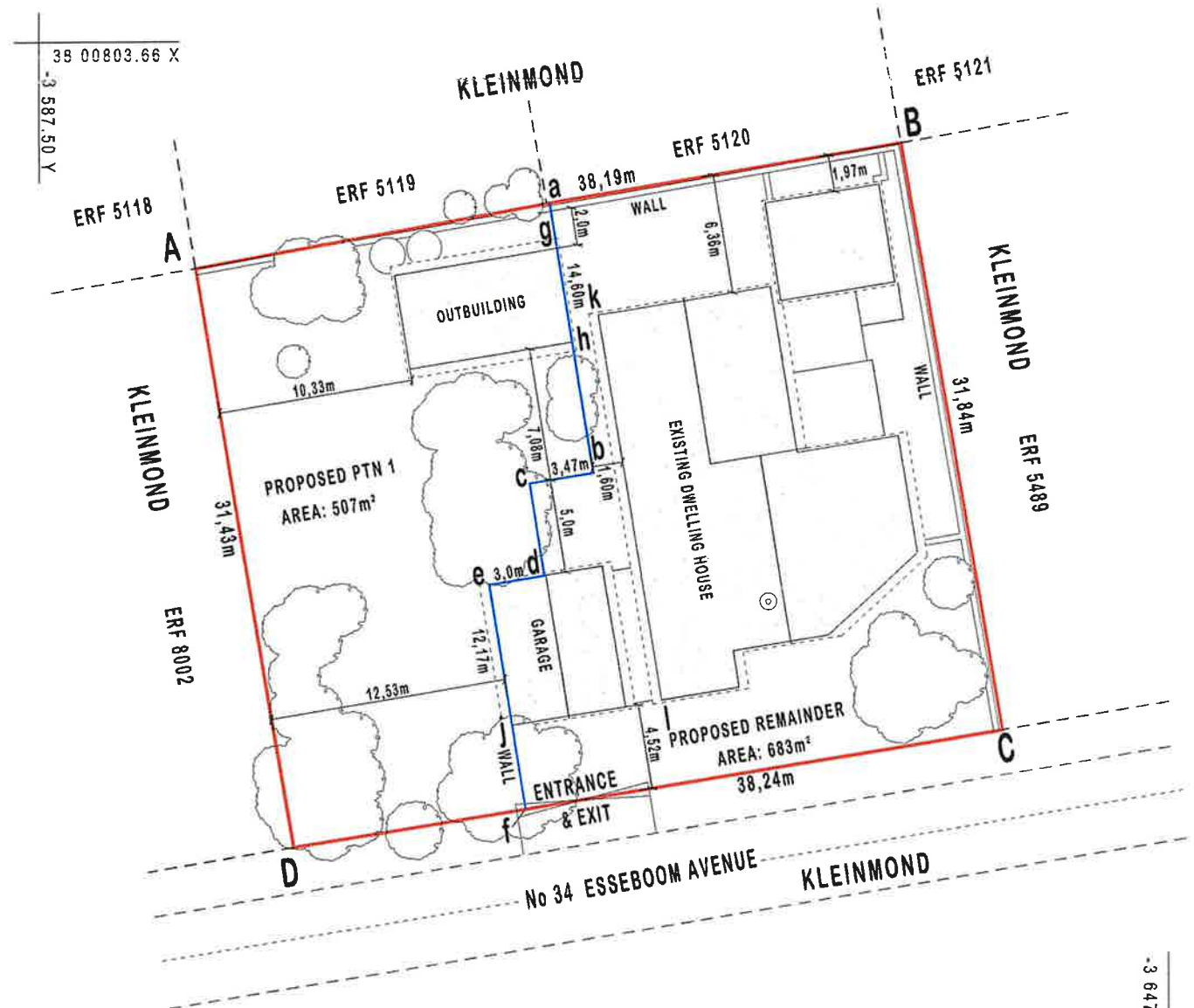
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- Existing Dwelling House on proposed Remainder (Line “k-l”): building line to be relaxed to 1.6m to the west
- Existing Garage on proposed Remainder:
 - Line “e-d”: the building line be relaxed to 0m, including an anticipated extension (1st floor) on the garage and complying with relevant building regulations (i.e.) privacy.
 - Line “e-j”: the building line be relaxed to 0m, including an anticipated extension (1st floor) on the garage and complying with relevant building regulations (i.e.) privacy.

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**SKETCH PLAN:
PROPOSED SUBDIVISION OF
ERF 5977,
KLEINMOND
LOCAL AUTHORITY: OVERSTRAND MUNICIPALITY.**



SCALE: 1 : 250

OPTION 2**NOTE FOR ZONING:**

ERF 5977
RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL

PROPOSED SUBDIVISION AREAS:

Proposed Portion 1 (Fig: A-a-b-c-d-e-f-D-A)	507 m ²
Proposed Remainder (Fig: a-B-C-f-e-d-c-b-a)	683 m ²
TOTAL AREA OF ERF 5977	1 190 m²

GENERAL NOTES:

- ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.
- GEODETIC DATUM PLANE : WG 19°
- PROPERTY AREA : 1 190 m²
- OWNER : LATE ESTATE PF THERON
- DEED OF TRANSFER : T56830/2024
- DENOTES THE PROPOSED SUBDIVISION LINE.

PLAN NUMBER: 5977/01	
REF: KLEINMOND 5977	
Applicant Signature _____	
DATE	AMENDMENTS
JAN 2026	SUBMISSION

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