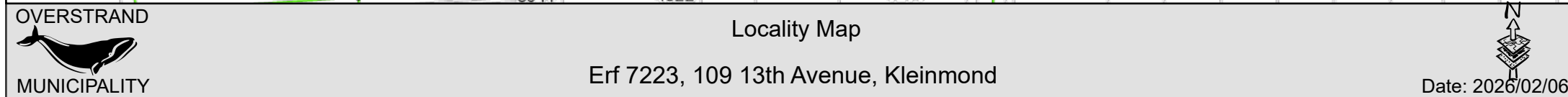




OVERSTRAND MUNICIPALITY	OVERSTRAND MUNISIPALITEIT	UMASIPALA WASE-OVERSTRAND
ERF 7223, 109 13th AVENUE, KLEINMOND: APPLICATION FOR REZONING AND SUBDIVISION: FUTURE PLAN TOWN & REGIONAL PLANNERS ON BEHALF OF ZENIVIA INVESTMENTS (PTY) LTD Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), of the following applications applicable to Erf 7223, Kleinmond (the property), namely: Rezoning Application in terms of Section 16(2)(a) of the By-Law to rezone Erf 7223, Kleinmond from Residential Zone 1: Single Residential (SR1) to General Residential Zone 1: Town Housing (GR1). Subdivision Application in terms of Section 16(2)(d) of the By-Law to subdivide Erf 7223, Kleinmond into 9 portions as follows: • Portion A, ±487m² to accommodate a proposed dwelling; • Portion B, ±446m² to accommodate a proposed dwelling; • Portion C, ±486m² to accommodate a proposed dwelling; • Portion D, ±446m² to accommodate a proposed dwelling; • Portion E, ±486m² to accommodate a proposed dwelling; • Portion F, ±446m² to accommodate a proposed dwelling; • Portion G, ±487m² to accommodate a proposed dwelling; • Portion H, ±446m² to accommodate a proposed dwelling; • Portion I, ±719m², to accommodate a proposed private road. 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 6 November 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 7223, 13de LAAN 109, KLEINMOND: AANSOEK OM HERSONERING EN ONDERVERDELING: FUTURE PLAN STADS- EN STREEK BEPLANNERS NAMENS ZENIVIA INVESTMENTS (PTY) LTD 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 7223, Kleinmond (die eiendom), naamlik: Hersonering Aansoek ingevolge Artikel 16(2)(a) van die Verordening om Erf 7223, Kleinmond, vanaf Residensiële Sone 1: Enkelwoonsone (SR1) na Algemene Woonsone 1: Dorpuisskema (GR1) te hersonereer. Onderverdeling Aansoek ingevolge Artikel 16(2)(d) van die Verordening om Erf 7223, Kleinmond in 9 gedeeltes te onderverdeel soos volg: • Gedeelte A, ±487m² om 'n voorgestelde woning te akkommodeer; • Gedeelte B, ±446m² om 'n voorgestelde woning te akkommodeer; • Gedeelte C, ±486m² om 'n voorgestelde woning te akkommodeer; • Gedeelte D, ±446m² om 'n voorgestelde woning te akkommodeer; • Gedeelte E, ±486m² om 'n voorgestelde woning te akkommodeer; • Gedeelte F, ±446m² om 'n voorgestelde woning te akkommodeer; • Gedeelte G, ±487m² om 'n voorgestelde woning te akkommodeer; • Gedeelte H, ±446m² om 'n voorgestelde woning te akkommodeer; • Gedeelte I, ±719m², om 'n voorgestelde privaatpad te akkommodeer. 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, Vyfde laan, 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 6 November 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 aandaag 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 en kontakbesonderhede openbaar gemaak mag word.</i>	ISIZA 7223, 109 13th AVENUE, KLEINMOND: ISICelo SOKUMISELWA KWAKHONA (REZONING) NOKWAHLULWA-HLULWA: I-FUTURE PLAN TOWN & REGIONAL PLANNERS EGAMENI LE-ZENIVIA INVESTMENTS (PTY) LTD Isasizo apha sinikezwe ngokwemiqathango yeCandelo 47 no-48 loMthetho kaMasipala wase-Overstrand olungisiweyo woCwanciso lokuSetyenziswa koMhlaba kaMasipala, wango-2020 (uMthetho), malunga nezi zicelo zilandelayo ezichaphazeleka kwi-Erf 7223, eKleinmond (ipropati), ezizezi: Ukumiselwa kwakhona Isicelo ngokwemiqathango yeCandelo 16(2)(a) loMthetho sokumiselwa kwakhona kwe-Erf 7223, eKleinmond ukusuka kwiNdawo yokuHlala 1: Indawo yokuHlala yoSapho olunye (SR1) ukuya kwiNdawo yokuHlala ngokubanzi 1: Izindlu zaseDolophini (GR1). Ukwahlulwa-hlulwa Isicelo ngokwemiqathango yeCandelo 16(2)(d) loMthetho sokwahlula i-Erf 7223, eKleinmond ibe zizahlulo ezili-9 ngolu hlobo lulandelayo: • Isahlulo A, ±487m² ukulungiselela indawo yokuhlala ecetywayo; • Isahlulo B, ±446m² ukulungiselela indawo yokuhlala ecetywayo; • Isahlulo C, ±486m² ukulungiselela indawo yokuhlala ecetywayo; • Isahlulo D, ±446m² ukulungiselela indawo yokuhlala ecetywayo; • Isahlulo E, ±486m² ukulungiselela indawo yokuhlala ecetywayo; • Isahlulo F, ±446m² ukulungiselela indawo yokuhlala ecetywayo; • Isahlulo G, ±487m² ukulungiselela indawo yokuhlala ecetywayo; • Isahlulo H, ±446m² ukulungiselela indawo yokuhlala ecetywayo; • Isahlulo I, ±719m², ukulungiselela indlela yabucala ecetywayo. linkcukacha ezipheleleyo malunga neziphakamiso ezingentla ziyafumaneka ukuze zihlolwe ngeentsuku ziveki phakathi kwentsimbi yesi-08:00 neye-16:30 kwiCandelo loCwanciso lweDolophu noMhlaba, kwa-16 Paterson Street, eHermanus, nakwiThala leeNcwadi laseKleinmond, eFifth Avenue, eKleinmond, kunye nakwiwebhusayithi kamasipala kwikhonkco 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-6 EyeNkanga ka-2026, kunye negama lakho, idilesi, iinkcukacha zohagamshelelwano, umdla kwisicelo kunye nezizathu zoluvo. Imibuzo ngefowuni ingenziwa kuMchwancisi weDolophu oyiNtloko, uNksk. H. van der Stoep ku-028-3138900. UMasipala unokwala ukwamkela izimvo emva komhla wokulala. Namphi na umntu ongakwaziyo ukufunda okanye ukubhala angatyelela iCandelo: Uchwanciso lweDolophu kunye neNdawo apho aya kuncedwa ligosa likamasipala ekuqulunqeni izimvo zakhe. <i>Nceda uqaphele ukuba Uthetho omyela noMthetho Wokhuseleko Lwengxelo Ngomntu (POPIA), uza kuba ungena kwinkqubo yoluntu ngoko ke uvumela kwaye uvumelana nokusetyenziswa kwegama lakho, ifani, iinkcukacha ofumaneka kuzo kunye noluvo(nezimvo) zakhe zingadizwa / zingasetyenziswa (kwisicelo) kwinkqubo.</i>
EW JANTJIES Acting Municipal Manager / Waarnemende Munisipale Bestuurder / Umphathi Kamasipala Obambeleyo PO Box / Posbus / Ibhokisi yePosi 20 HERMANUS 7200 Notice no. / Kennisgewing nr. / Inothi yeNomb: 206/2026		





ERF 7223, KLEINMOND

A LAND USE PLANNING APPLICATION IN TERMS OF SECTION 16 OF THE OVERSTRAND MUNICIPALITY
AMENDMENT BY-LAW ON MUNICIPAL LAND USE PLANNING OF 2020 FOR:

- *Section 16 (2) (a) – Rezoning of land*
- *Section 16 (2) (d) – Subdivision of land*

Application prepared for:

Zenivia Investments & Overstrand Municipality

Application prepared by:

Future Plan Town and Regional Planners

PO Box 20, Postlink, 21 Third Street

Kleinmond, 7195

Cell: 082 576 0901 | 071 331 9337

E-mail: jan@futureplan.co.za | jaco@futureplan.co.za

Author:

Jaco van Schalkwyk (C/8702/2018)

Principal Planner:

Jan Visagie (A/1080/1999)

Submitted:

4 February 2026

Revision 3:

3 July 2026





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LIST OF PLANS & ANNEXURES

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1. THE APPLICATION

1.1. Background Information

Future Plan Town and Regional Planners (hereafter referred to as *this office*) was approached by the property owners to assist with the applicable land use management application, as deemed necessary by this office. After consultation between the property owner, which included a preliminary desktop study and procedures to follow, and us, we decided to proceed with the necessary land use application and the subsequent appointment of this office.

1.2. Application Summary

Considering the above, a land use planning application is submitted in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning of 2020 (OMLUS) for:

- *Section 16 (2) (a) – Rezoning of land*
 - *Rezoning of land from Single Residential 1 (SR1) to General Residential Zone 1 (GR1)*
- *Section 16 (2) (d) – Subdivision of land*
 - *Subdivision of land into nine (9) portions of land*

1.3. Application Particulars

Application is hereby made for the subdivision of land into 9 portions of land, including the right-of-way servitude and services servitude. This section is to be read in conjunction with the attached subdivision plan, attached hereto as Plan 2 – Subdivision Plan, for ease of reference:

1.3.1. Subdivision of Land (Section 16 (2) (d))

The proposal entails the subdivision of the application site into nine (9) portions, as follows:

Portion Name	Proposed Use	Extent (m ²)
Portion A	Dwelling	±487m ²
Portion B	Dwelling	±446m ²
Portion C	Dwelling	±486m ²
Portion D	Dwelling	±446m ²
Portion E	Dwelling	±486m ²
Portion F	Dwelling	±446m ²
Portion G	Dwelling	±487m ²
Portion H	Dwelling	±446m ²



Portion I	Private Road	±719m ²
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1.3.2. Rezoning of Land (Section 16 (2) (a))

The application site is currently zoned as Single Residential 1: Conventional Housing (SR1). In addition to the proposed subdivision of land, there is the proposed rezoning from Single Residential 1: Conventional Housing (SR1) to General Residential Zone 1: Town Housing (GR1)

1.3.3. Establishment of a Home Owner's Association (HOA)

Please refer to the attached Annexure D for a draft copy of the Home Owner's Association Constitution.

1.4. Desirability

To support an informed decision by the Authorised Official, it is crucial to address the application's need and desirability. Desirability is assessed in terms of Section 66 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning of 2020 and Section 49 of the Western Cape Land Use Planning Act of 2014. The measures of the desirability of the application are as follows:

- The layout has been done in a manner to optimise the maximum extent of the application site without a negative impact on the character of the surrounding residential area.
- No change in zoning is proposed.
- The proposal is aligned with all other relevant spatial planning within the area from a local and provincial perspective.

1.4.1. Additional Desirability Considerations:

- Economic Impact

The proposed development will create short-term jobs.

- Social Impact

The application site and its subsequent land use comply with the general parameters for a residential dwelling. It is therefore anticipated that there will be no adverse impacts on the surrounding properties.

- Infill Development/densification

The application site has been vacant and undeveloped since its registration. Kleinmond is slowly running out of vacant and developable land. The application site is deemed suitable for residential development, such as this land use proposal. It is further argued that developing undeveloped land is preferable to acquiring additional land for residential development outside Kleinmond's urban edge/developable areas.





- Compatibility with Surrounding Land Uses

As stated above, the proposal aligns with the area's residential character by conforming to the zoning of the surrounding erven.





2. CHARACTER OF ENVIRONMENT

2.1. Location, Zoning, Utilisation, and Surrounding Area:

Location	109 Thirteenth Avenue, Kleinmond, 7195 34.335664°S 19.021274°E
Zoning	Single Residential Zone 1
Utilisation	Vacant
Surrounding Area	Residential

2.2. Ownership Details

Property Description	Erf 7223, Kleinmond, Overstrand Municipality, Division Caledon, Western Cape
Ownership	Zenivia Investments (Pty) Ltd (Registration Number: 2025/355660/07)
Extent	4453m ²
Title Deed Number	T57362/2025

2.3. Municipal Services

Water	The proposed subdivided erven will connect to the municipal water supply network.
Electricity	All proposed erven must be connected to the existing electrical network in the surrounding area.
Sewerage	Sewerage connections will be made to the existing sewerage network along Ninth Street.
Refuse	Refuse is to be collected and disposed of by the Overstrand Municipality.
Stormwater	All stormwater will be accommodated on the application site and disposed of within the existing Overstrand Municipal stormwater network.
Roads / Access	From Ninth Street as indicated on the attached Site Development Plan.



3. LEGISLATION

3.1. Overstrand Municipality Spatial Development Framework (May 2020)

The Municipal Spatial Development Framework is a sectoral component of the IDP that, in terms of the Municipal Systems Act, 2000 (Act No. 32 of 2000), provides general direction to guide decision-making on an ongoing basis, with the aim of creating integrated, sustainable, and habitable regions, cities, towns and residential areas.

The proposal is not deemed to be in contravention of the Overstrand SDF, as it does not conflict with the SDF's statutory requirements. Additionally, the application site is located in an urban development area at the urban edge of Kleinmond. The proposal is therefore not in contravention of the SDF.

3.2. Overstrand Integrated Development Plan (May 2020)

The Overstrand Municipality Integrated Development Plan (IDP) aims to address our communities' development needs through clearly defined strategic objectives and performance indicators.

The IDP is crucial to consider in any planning-related application. This office is of the opinion that the proposal promotes social development and creates a safe and healthy environment, not only for the property owner but also for the surrounding residents of the area. The proposal is not deemed inconsistent with the above.

3.3. Overstrand Municipal Growth Management Strategy (2010)

According to the Overstrand Municipal Growth Management Strategy, the application site is within Planning Unit 8. The Strategy states that this area is classified as high-density or capable of supporting higher densities due to the limited development currently within this Planning Unit.

We believe this proposal is suitable for the proposed application and will contribute to the Growth Management Strategy.

3.4. Overstrand Municipality Amended By-Law on Municipal Land Use Planning (2020)

It is essential to consider Section 66 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning, in terms of the "General criteria for consideration of applications". The proposal is not a deviation from the requirements described above; however, it is substantially in line with the current state of affairs.



The approval of the subject application will not conflict with the OMLUS, nor will it create an undesirable precedent for the surrounding area.

3.5. Planning Principles

The proposed development aligns with the principles set out in Chapter VI (Article 59) of the Land Use Planning Act (LUPA), Act 3 of 2014, and in Chapter 2 (Article 7) of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013. The principles of spatial justice, spatial sustainability, efficiency, spatial resilience, and sound administration will not be adversely affected by the proposal, as the application site lies within the urban edge of Kleinmond.

3.6. Environmental Management Overlay Zone (EMOZ, 2020)

A section of the application site falls within the “Urban Conservation” category, as depicted within the EMOZ. Herewith a summary of the impact of the proposed development on the Urban Conservation zone:

Table 1 (Schedule A): Prohibited Activities

Prohibited Activity	Applicability
<i>Agricultural practices within this EMOZ which may cause water logging and siltation</i>	Not Applicable
<i>Planting or harbouring of declared alieninvasive plant species on properties located within and adjacent to this EMOZ.</i>	Not Applicable
<i>Planting or harbouring of declared emerging weeds on properties within and adjacent to this EMOZ.</i>	Not Applicable
<i>Planting or harbouring of locally important emerging weed species within and adjacent to this EMOZ.</i>	Not Applicable
<i>Development or agriculture on slopes steeper than 1:4.</i>	Not Applicable. The slope is not greater than 1:4.
<i>Development above the 120m geographical contour line.</i>	Not Applicable
<i>Development on the crest of a mountain, ridge or hill.</i>	Not Applicable





<i>Establishment of Informal settlements or Temporary Relocation Areas.</i>	Not Applicable
<i>No land user within this EMOZ may utilise the vegetation in a vlei, marsh or within the flood area of watercourse in a manner that may cause the deterioration or damage to the natural agricultural resources.</i>	Not Applicable
<i>Placement of religious symbols or memorabilia.</i>	Not Applicable
<i>Harvesting / collection of kelp / seaweed in municipal designated “no-take” zones.</i>	Not Applicable
<i>Harvesting, collection, moving, loading drying of kelp / seaweed, with a valid Seaweed Harvesting Permit or an exemption in terms of Section 81 or the MLRRA issued by the DAFF.</i>	Not Applicable
<i>Stockpiling, drying, processing or loading of marine resources beyond areas designated, demarcated and signposted by the Municipal Council for such purposes.</i>	Not Applicable
<i>Modification of the littoral active zone / functional dune systems in absence of approved management plans.</i>	Not Applicable
<i>Feeding, disturbing / pursuit of fauna</i>	Only a section of the application site falls under the urban conservation category. The surrounding areas will be free and undisturbed or any development.
<i>Disturbance, modification or destruction of the environment or species within special management areas designated, demarcated and signposted by the Municipal Council from time to time.</i>	Not Applicable
<i>Defacing / damaging / removing of any notice, sign, barrier building or other infrastructure.</i>	Not Applicable





<i>Playing or tampering with any rope, float, buoy, vessel, shelter or similar life - saving device.</i>	Not Applicable
<i>Staying overnight.</i>	Not Applicable
<i>The discharging of domestic effluent / grey water into all natural systems.</i>	All affluent will be discharged within the existing municipal reticulation systems.
<i>Tampering with security / surveillance infrastructure.</i>	Not Applicable
<i>Defacing of rocky outcrops and placement of memorial plaques, religious symbols or structures on natural features.</i>	Not Applicable
<i>Graffiti, vandalism or damaging of municipal infrastructure.</i>	Not Applicable
<i>Littering</i>	Not Applicable
<i>Disposal of cigarette butts, ash or other hazardous materials in any place or manner other than a receptacle designated for such items</i>	All materials and waste generated during construction will be disposed of at the nearest disposal facility.
<i>Dog walking / exercising of dogs in non - designated zones.</i>	Not Applicable

Table 2 (Schedule B): Permitted Activities

Activities only permitted with Council consent	Applicability
<i>Permission for the utilization of access routes to permitted kelp / seaweed harvesting sites.</i>	Not Applicable
<i>Removal or destruction of vegetation which is protected and / or of conservation concern.</i>	The owner will be advised to take care of protected vegetation during the construction phase.
<i>Dune maintenance on private land as per approved dune maintenance management plans.</i>	Not Applicable
<i>Excavation and destruction or removal of substrate (soil, substrate, rock, shellgrit, dune sediment, mineral deposits).</i>	All excavated soils will be reused on the application site.





<i>Discharging of pool backwashing or untreated grey water or the channelling of storm water into open spaces without the necessary approval from the Municipality.</i>	All stormwater will be managed, and disposed of within the existing Municipal system.
<i>Permit upon approval by Delegated Authority and / receipt of Tariff</i>	
<i>Access from private properties to open spaces, including the removal of vegetation and the establishment of paths, structures and infrastructure.</i>	Not Applicable
<i>Commercial filming.</i>	Not Applicable
<i>Construction or placement of any temporary object, building, shelter, path or structure.</i>	If required, prior consultation with Overstrand Municipality will take place.
<i>Use of engine or motor driven vehicles, remotely piloted aircraft or any other means of transport or other conveyances beyond designated, demarcated and signposted areas</i>	Not Applicable
<i>Launching of vessels at registered launch sites</i>	Not Applicable
<i>Council authorisation pending consent use application / lease agreement / applicable tariffs as applicable</i>	
<i>Buildings / Structures associated with: Taking of water, storing of water, impeding or diverting flow, stream flow reduction, altering the bed, banks, course characteristics, outflow structures or discharge pipes.</i>	Not Applicable
<i>Application for the designation of industrial sites and activities associated with the seaweed harvesting, collection, drying, transport and processing fishery.</i>	Not Applicable
<i>Encroachment of private buildings, structures, infrastructure, access routes.</i>	Part of this land use application.





<i>Commercial Harvesting / collection and removal of any natural resource.</i>	Part of this land use application.
<i>Construction or placement of any permanent object, building, shelter, pathway or structure.</i>	Part of this land use application.

This office takes cognisance of Schedule C, as per the EMOZ.



4. CONCLUSION & RECOMMENDATION

The motivation report provides a clear and comprehensive analysis of the land-use proposal. It has been shown that the application is desirable and will not adversely impact the existing landscape. The proposal has also been shown to be well aligned with the spatial planning initiatives.

The following factors should also be taken into consideration when evaluating the feasibility of the proposed application:

- **Economic Impact**

The proposed development will lead to short-term job creation.

- **Social Impact**

The application site and its subsequent land use conform to the general parameters of a residential dwelling. It is therefore anticipated that there will be no adverse impacts on the surrounding properties.

- **Infill Development/densification**

The application site has been vacant and undeveloped since its registration. Kleinmond is slowly running out of vacant and developable land. The application site is deemed suitable for residential development, such as this land use proposal. It is further argued that developing undeveloped land is preferable to acquiring additional land for residential development outside Kleinmond's urban edge/developable areas.

- **Compatibility with Surrounding Land Uses**

As stated above, the proposal aligns with the surrounding residential character of the area, as it conforms to the zoning of the surrounding erven.

Considering the above, it is hereby requested that the application for:

- *Section 16 (2) (a) – Rezoning of land*
 - *Rezoning of land from Single Residential 1 (SR1) to General Residential Zone 1 (GR1)*
- *Section 16 (2) (d) – Subdivision of land*
 - *Subdivision of land into nine (9) portions of land*

be approved under the OMLUS.

Locality Plan



FUTURE PLAN

Project Title

Erf 7223, Kleinmond

Client Name

Zenivia Investments

Street Address

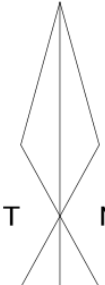
109 Thirteenth Avenue,
Kleinmond, 7195

Property Particulars

Erf Number	7223
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Area	Kleinmond
------	-----------

Extent	4453m ²
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GENERAL NOTES

ALL DIMENSIONS AND COORDINATES MUST BE CORRELATED BY A PROFESSIONAL AND REGISTERED LAND SURVEYOR.

ANY DIFFERENCES MUST BE BROUGHT TO THE ATTENTION OF THE DRAUGHTSMAN IMMEDIATELY.

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CLIENT			
ZENIVIA INVESTMENTS			
PROJECT			
ERF 7223, KLEINMOND			
DRAWING			
SUBDIVISION PLAN			
DATE	DRAWN BY	SCALE	ISSUED
18.05.2026	JVS	AS SHOWN	18.05.2026
PROJECT NO.		DRAWING NO.	
SUB 0001.2026		0001.29012026	

Erf 5462

Thirteenth Avenue

Ninth Street

Erf 4754

Erf 4760

Erf 7938

Erf 4811

GENERAL NOTES

ALL DIMENSIONS AND COORDINATES MUST BE CORRELATED BY A PROFESSIONAL AND REGISTERED LAND SURVEYOR.

ANY DIFFERENCES MUST BE BROUGHT TO THE ATTENTION OF THE DRAUGHTSMAN IMMEDIATELY.

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CLIENT

ZENIVIA INVESTMENTS

PROJECT

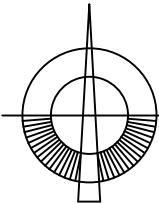
ERF 7223, KLEINMOND

DRAWING

SUBDIVISION PLAN

DATE	DRAWN BY	SCALE	ISSUED
18.05.2026	JVS	AS SHOWN	18.05.2026

PROJECT NO.	DRAWING NO.
SUB 0001.2026	0001.29012026



PROPOSED SUBDIVISION PLAN
SCALE 1:500