



**OVERSTRAND MUNISIPALITEIT**  
**ERF 411, DE GOEDESTRAAT 13, HERMANUS,**  
**WESTCLIFF, OVERSTRAND MUNISIPALE GEBIED:**  
**AANSOEK OM HERSONERING EN OPHEFFING VAN**  
**'N BEPERKDE TITELAKTEVOORWAARDE:**  
**INTERACTIVE TOWN & REGIONAL PLANNING**  
**NAMENS CORE TRUST EN LOOTS FAMILY TRUST**

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 Erf 411, Hermanus, naamlik:

**Opheffing van 'n Beperkende titelaktevoorwaarde**  
Aansoek ingevolge Artikel 16(2)(f) van die Verordening vir die opheffing van beperkende titelaktevoorwaarde B.(3) soos vervat in Titelakte T29315/2023 van Erf 411, Hermanus ten einde die eiendom vir Sakesone 3: Plaaslike Sake doeleindes aan te wend; en

**Hersonering**  
Aansoek ingevolge Artikel 16(2)(a) van die Verordening vir die hersonering van Erf 411, Hermanus vanaf Residensiële Sone 1: Enkelresidensiële na Besigheidsone 3: Plaaslike Sake om die bestaande gebou op die eiendom vir joga- en pilatesklasse, mediese spreekkamers, en 'n koffiewinkel op grondvlak aan te wend, asook 'n woonstel op die eerste vloer te akkommodeer.

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

Enige kommentaar op die aansoek moet skriftelik ingedien word ingevolge die bepalinge van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) bereik voor of op **24 Mei 2024**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir die kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner Mnr. H Boshoff** by 028-313 8900. Die Munisipaliteit mag weier om kommentare wat na die sluitingsdatum ontvang word, te aanvaar. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, **HERMANUS**, 7200

Munisipale Kennisgewing Nr. 59/2024

**OVERSTRAND MUNICIPALITY**  
**ERF 411, 13 DE GOEDE STREET, HERMANUS,**  
**WESTCLIFF, OVERSTRAND MUNICIPAL AREA:**  
**APPLICATION FOR REZONING AND THE REMOVAL**  
**OF A RESTRICTIVE TITLE DEED CONDITION:**  
**INTERACTIVE TOWN & REGIONAL PLANNING ON**  
**BEHALF OF CORE TRUSTE AND LOOTS FAMILY**  
**TRUST**

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 411, Hermanus, namely:

**Removal of a Restrictive Title Deed condition**  
Application in terms of Section 16(2)(f) of the By-Law for the removal of restrictive title deed condition B.(3) as contained in Title Deed T29315/2023 of Erf 411, Hermanus to utilise the property for Business Zone 3: Local Business (B3) purposes; and

**Rezoning**  
Application in terms of Section 16(2)(a) of the By-Law for the rezoning of Erf 411, Hermanus from Residential Zone 1: Single Residential to Business Zone 3: Local Business to utilise the existing building on the property for yoga- and pilates classes, medical consulting rooms, and a coffee shop at ground floor level, as well as to accommodate a flat at first floor level.

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.

Any comments on the application must be submitted in writing in terms of the provisions of Sections 51 and 52 of the By-Law to reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **24 May 2024**, quoting your name, address and contact details, interest in the application, as well as the reasons for the comment. Telephonic enquiries can be made to the **Town Planner, Mr. H Boshoff** at 028-313 8900. The Municipality may refuse to accept comments that are 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.

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

Municipal Notice No. 59/2024

**UMASIPALA WASE-OVERSTRAND**  
**Isiza 411, 13 DE GOEDE STREET, HERMANUS,**  
**KUMASIPALA WASE-OVERSTRAND: ISICELO**  
**SOKUCANDWA NGOKUTSHA NOKUSUSWA**  
**KOMQATHANGO ONESITHINTELO KWITAYITILE:**  
**ABAKWA-INTERACTIVE TOWN & REGIONAL**  
**PLANNING EGAMENI LE CORE TRUSTE NELOOTS**  
**FAMILY TRUST**

Kukhutshwa isaziso ngokumayela neCandelo 47 neCandelo 48 loMthetho Otshintshiweyo woMasipala waseOverstrand ongokuSetyenziswa Nokucetywa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), ukuba kufunyenwe izicelo ezilandelayo ngokumayela neSiza 411, Hermanus ukuba:

**Ukususwa Komqathango Onesithintelo Kwitayitile**  
Isicelo ngokumayela neCandelo 16(2)(f) loMthetho kaMasipala ukuze kususwe umqathango B.(3) onesithintelo njengoko uqulethwe kwiTayitile T29315/2023 yeSiza 411, eHermanus ukuze kusetyenziswe iprothathi njengeNdawo Yoshishino 3: Iinjongo Zeshishini lasekuhlaleni (B3); kunye

**Ukucandwa ngokutsha**  
Isicelo simayela neCandelo 16(2)(a) loMthetho kaMasipala wokucanda ngokutsha isiza 411, eHermanus ukususela kwiNdawo Yokuhlala 1: Indlu Yokuhlala enye ukuya kwiNdawo Yoshishino 3: Ishishini lasekuhlaleni liza kusebenzisa isakhiwo esikwiprothathi ukuze kufundiswe iyoga nepilates, amagumbi kagqirha nevenkile ethengisa ikofu kumgangatho phantsi kwakunye nokuvumela iflethi kumgangatho wokuqala.

Iinkcukacha ezimayela noku kucetywayo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi ko-08:00 no-16:30 kwiSebe: Town Planning e-16 Paterson Street, Hermanus.

Naziphi na izimvo mazibhalwe ngokuhambelana nezibonelelo zeCandelo 51 nele-52 loMthetho kaMasipala zize zifike kwaMasipala (16 Paterson Street Hermanus / (f) 0283132093 / [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngaphambi okanye ingadlulanga **24 Ucanzibe- 2024**, ubhale igama lakho, idilesi yakho kunye neenkukacha zohagamshelelwano, umdla wakho kwisicelo nezizathu zokubhala izimvo zakho. Imibuzo ngefowuni ingabhekiswa ku**Mcebi Dolophu, Mnu. H Boshoff** ku 028-313 8900. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwazi kufunda okanye ukubhala angatyelela iSebe lokuCeba Idolophu apho igosa lakwamasipala liya kumnceda afake amagqabaza okuhlomla.

Umpathi kaMasipala, Overstrand Municipality, P.O. Box 20, **HERMANUS**, 7200

Isaziso sikaMasipala No.59/2024



Locality Map

ERF 411, 13 DE GOEDE, WESTCLIFF, HERMANUS



Date: 2023/12/14

# 1. Introduction

<p><b>a. Brief</b></p> <p>Refer to <b>Annexure B</b> for the Power of Attorney.</p>	<p>Interactive Town and Regional Planning is appointed by the owners of the property Loots Family Trust &amp; Core Trust to prepare and submit an application for the rezoning of Erf 411, Westcliff to Business Zone 3: Local Business and the removal of a restrictive title deed condition in terms of the relevant legislation.</p>
<p><b>b. Background</b></p>	<p>The application area is located at 13 De Goede Street, Westcliff and contains a dwelling house which was previously used as a crèche on a 1115m<sup>2</sup> erf within Westcliff, Hermanus.</p>

<p><b>c. Development Objective &amp; Application Proposal</b></p>	<p>The <b>development objective</b> is to allow for the following land uses on the application area:</p> <p>Ground floor</p> <ul style="list-style-type: none"> <li>• Yoga &amp; Pilates studio</li> <li>• Medical Consulting Rooms</li> <li>• Coffee shop</li> </ul> <p>First floor</p> <ul style="list-style-type: none"> <li>• Flat</li> </ul>
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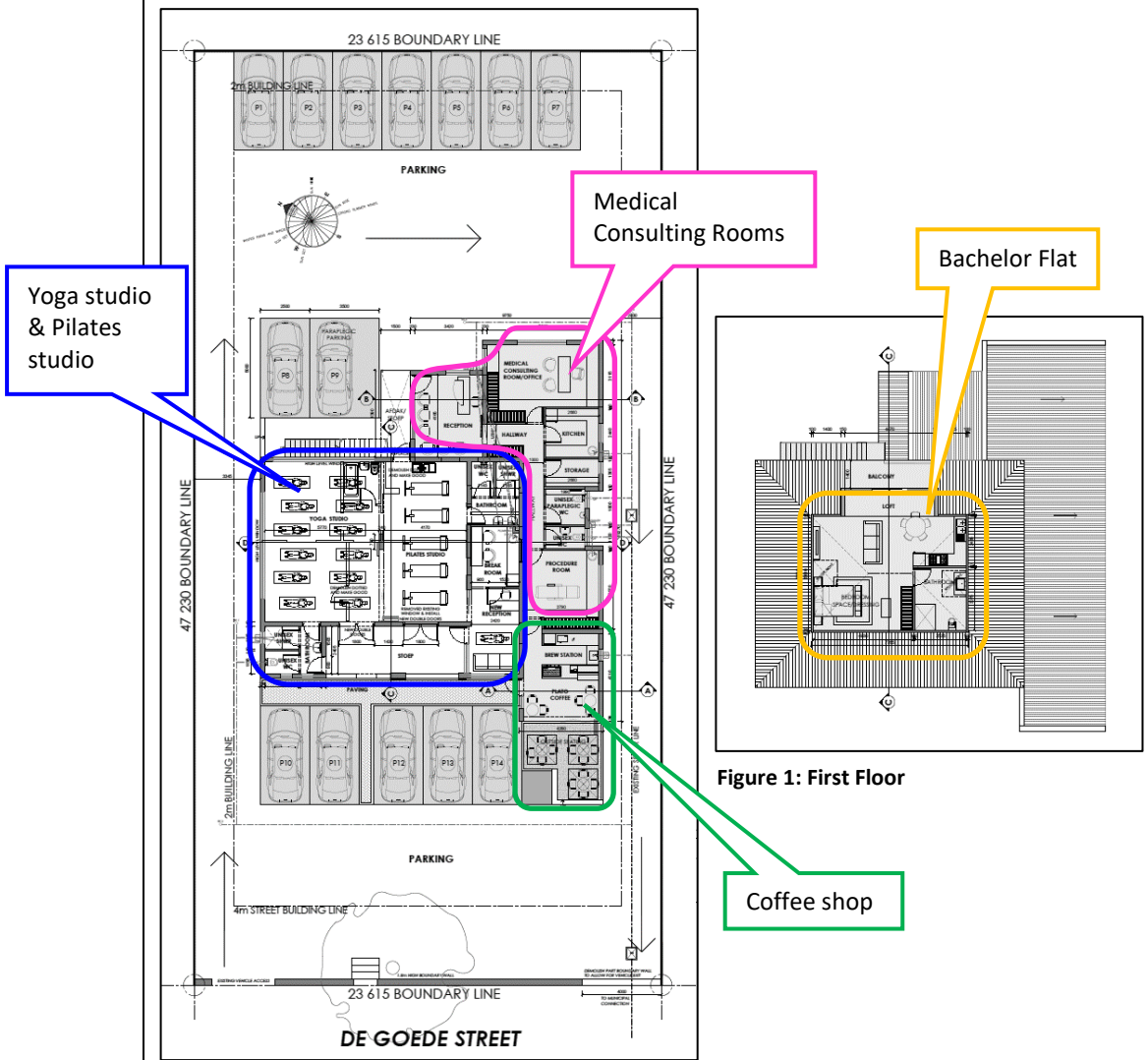


Figure 2: Ground Floor

Figure 1: First Floor

	<p>The title deed, T29315/2023 contains a condition limiting land use to one dwelling and a cheche, which restricts the above development proposal.</p> <p>Subsequently the <b>application proposal</b> is for the following will be required to accommodate the above land-uses:</p> <ul style="list-style-type: none"><li>• The rezoning of the application area from Residential Zone 1: Single Residential to Business Zone 3: Local Business.</li><li>• The removal of a restrictive title deed condition, B(3).</li></ul>
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## 2. The Application

<p><b>a. Analysis: Title Deed</b> Refer to Annexure D for the Conveyancer Certificate.</p>	<p>The conveyancer Amelia Galvin from Virtual Lawyers provided a conveyancer certificate confirming Condition B.3. on Title Deed T29315/2023, restricts the development proposal.</p> <p>Condition B.3. reads as follows:  <i>“B.3. That not more than one dwelling, including facilities for a creche, be erected on the above erf and that not more than one-half the area of the above erf be built upon.”</i></p> <p>Application therefore includes the removal of Title Deed Condition B.3.</p>
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**b. Analysis: Development Criteria:**

The development parameters for Erf 411 Hermanus as per the Overstrand Municipality Land Use Scheme, 2020 are summarised as follows:

Parameters	Existing Zoning:	Proposed Zoning:	Proposal:	Comments	
<b>Zoning</b>	Residential Zone 1: Single Residential	Business Zone 3: Local Business	Business Zone 3: Local Business	Rezoning Application	
<b>Primary Use</b>	Crèche, dwelling house, guest rooms, home occupation, second dwelling unit and self-catering	Shops, dwelling unit (above ground floor), flats (above ground floor), offices, restaurant, caretaker's accommodation and self-catering	Shop, offices (including medical consulting rooms), flat above ground floor		
<b>Consent Uses</b>	Day care centre, green house, guest house, house shop, institution, place of instruction, place of worship, residential building & intensive horticulture	Bottle store, business premises, clinic, conference facility, dwelling unit (on ground floor), flats (on ground floor), town housing, tourist accommodation, hotel, institution, place of assembly, place of entertainment, place of instruction, place of worship, recreational facilities, residential building, sale of alcoholic beverages, service station, service trade and transmission apparatus	N/A	Consistent	
<b>Coverage</b>	50%	75%	25.6%	Consistent	
<b>Floor factor</b>	N/A	1.5	0.3	Consistent	
<b>Height</b>	8m	8.5m 2 storeys	7.2m	Consistent	
<b>Building lines</b>	<b>Street</b>	4m 4.72m title deed	0m	9.1m	Consistent
	<b>Side</b>	2m 1.57m title deed	3m	2.9m	Consistent
	<b>Rear</b>	2m	3m	14.6m	Consistent
<b>Parking</b>	Dwelling house: 2 bays Second dwelling: 1 bay	Medical consulting rooms, offices, shops, restaurants: 4 bays per 100m <sup>2</sup> GLA  Flats: 1.5 bays per 1 bedroom dwelling unit	13 bays required  14 bays provided	Consistent	

<p><b>c. Definitions</b></p>	<p>“shop” means a property or part of a property used for the retail sale of goods, items and <u>services to the public</u>, including a retail concern where goods which are sold are manufactured and repaired, provided that the floor space relating to such manufacture or repair shall not exceed 50% of the floor space of the shop; it excludes an industry, service trade, motor repair garage, service station, adult entertainment business or sale of alcoholic beverages, and if such uses are included on the property, they shall be regarded as separate uses subject to such separate development parameters as may be determined by the Municipality;</p> <p>“office” means property used for conducting an enterprise primarily concerned with administrative, clerical, financial or professional duties and <u>includes medical consulting rooms</u>;</p>
<p><b>d. Application:</b></p> <p>The application form is attached as <b>Annexure A</b>.</p>	<p>Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the following:</p> <ul style="list-style-type: none"> <li>• The rezoning of the application area from Residential Zone 1: Single Residential to Business Zone 3: Local Business in terms of Chapter IV, Section 16(2)(a).</li> <li>• The removal of Condition B.3. from Title Deed T29315/2023 in terms of Chapter IV, Section 16(2)(f).</li> </ul>

### 3. Contextual Site Information

**a. Property Description**

Property	Extent	Title Deed	Registered Owner
Erf 411 Hermanus	1115m <sup>2</sup>	T29315/2023	Loots Family Trust & Core Trust

Refer to Annexure E for the SG Diagrams, Annexure C for the Title Deed of Erf 411 Westcliff.

The following Surveyor General Plans reflect the application site:

Application Area

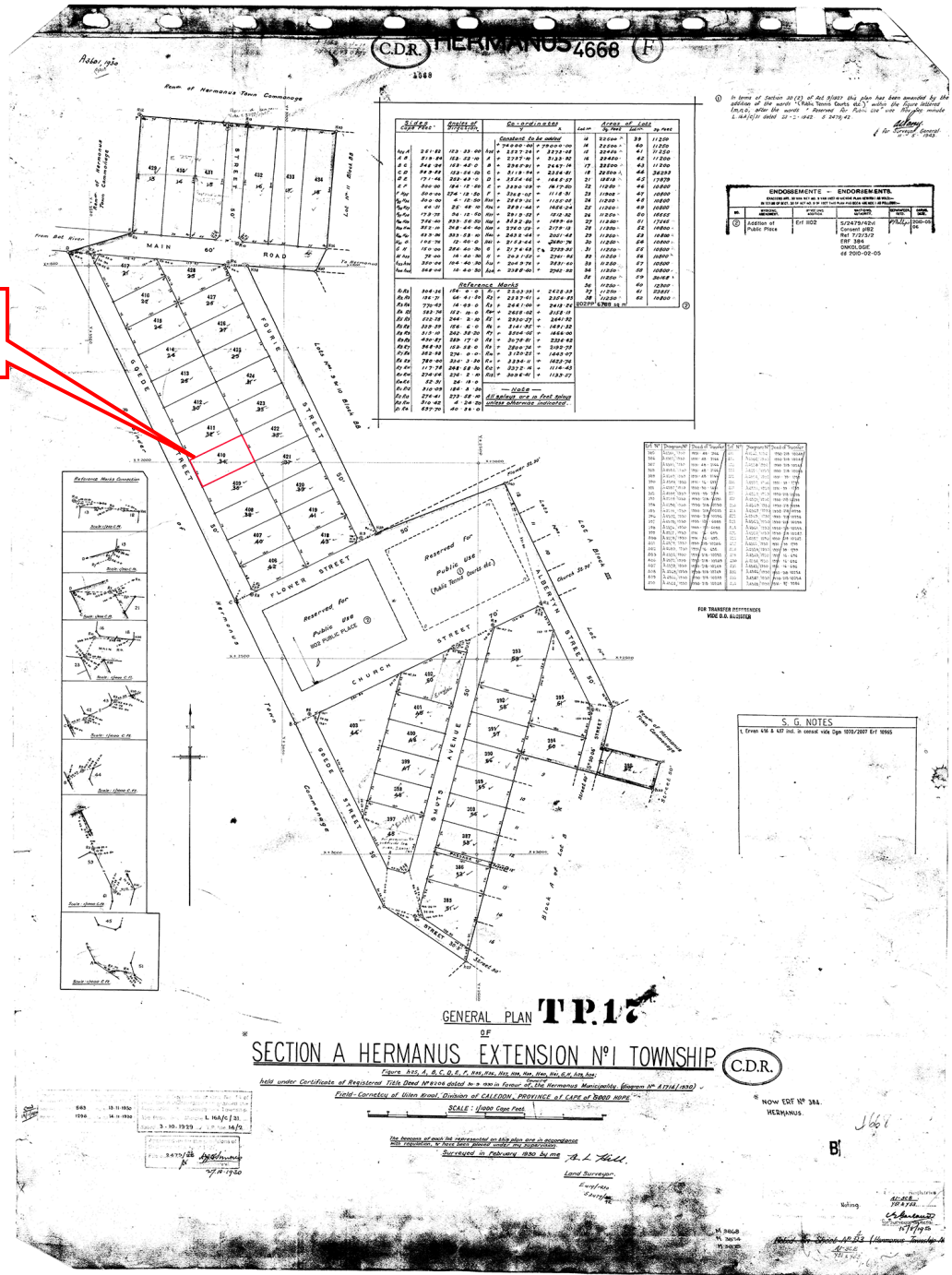


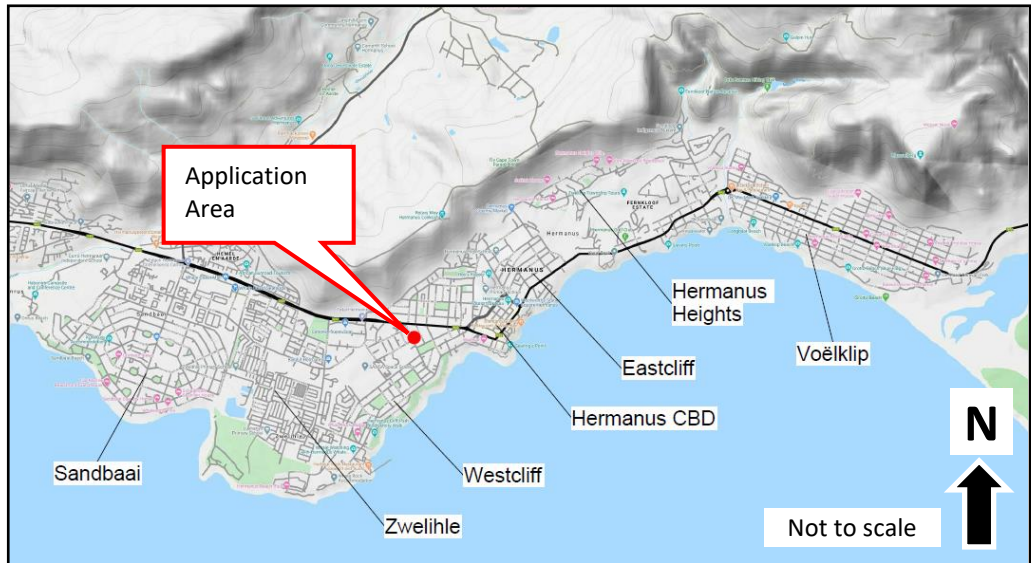
Figure 3: Extracts of the Surveyor General Plans of the application site

**b. Location:**

For the Locality Plans refer to Annexure F

**Regional Context:**

Within the regional context, the application area is located within Westcliff residential suburb, which forms part of Hermanus Central.



**Figure 4: Locality Plan – Regional Context**

**Local Context:**

Within the local context the application area consists of a single residential erf within Westcliff. The application area is located at number 13 De Goede Street.



**Figure 5: Locality Plan – Local Context**



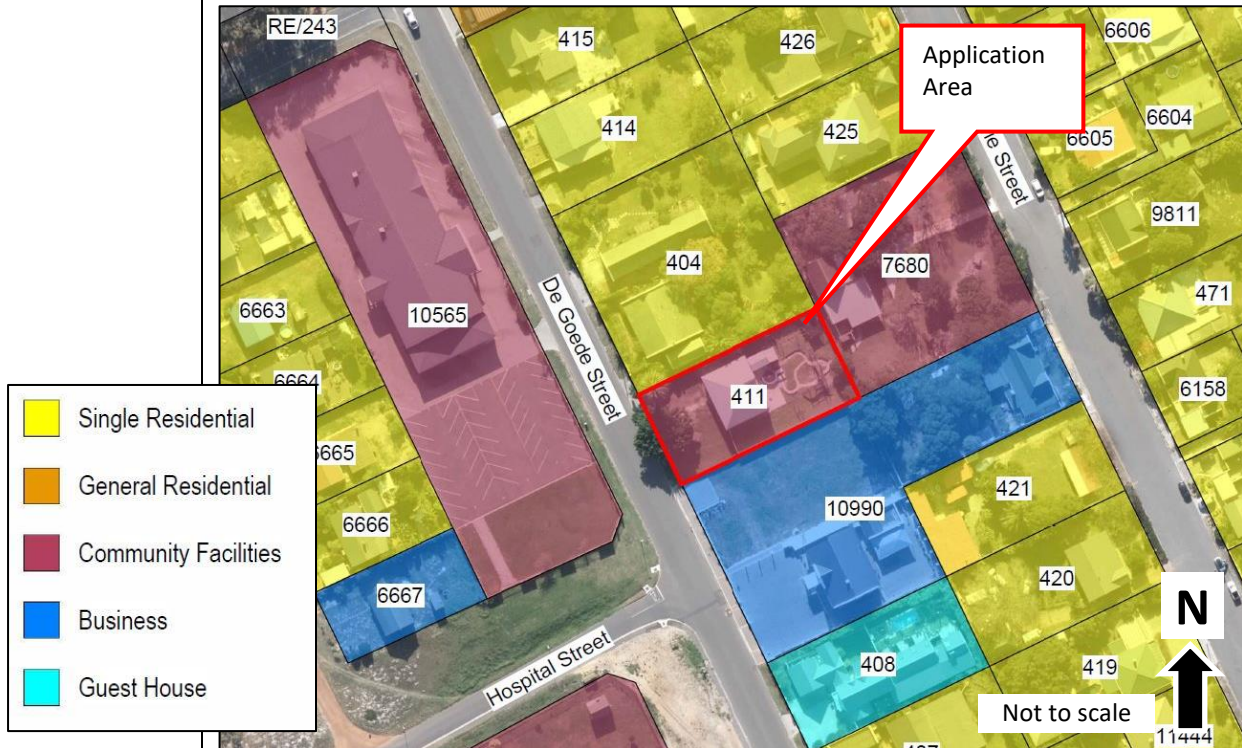
**c. Land Use:**

Refer to the Extract of Hermanus Zoning plan attached as Annexure G.

The application area accommodates a dwelling house on the property that was used as a crèche. The surrounding land-uses consist of single residential dwellings, business premises, community facilities and a guest house.



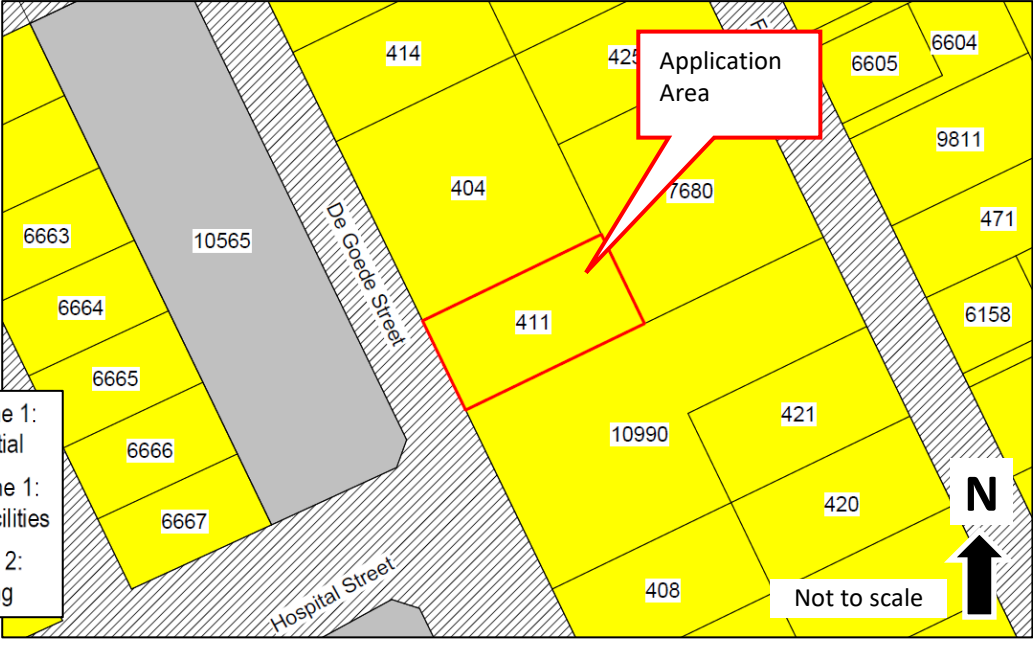
**Figure 6: Photos of the application area**

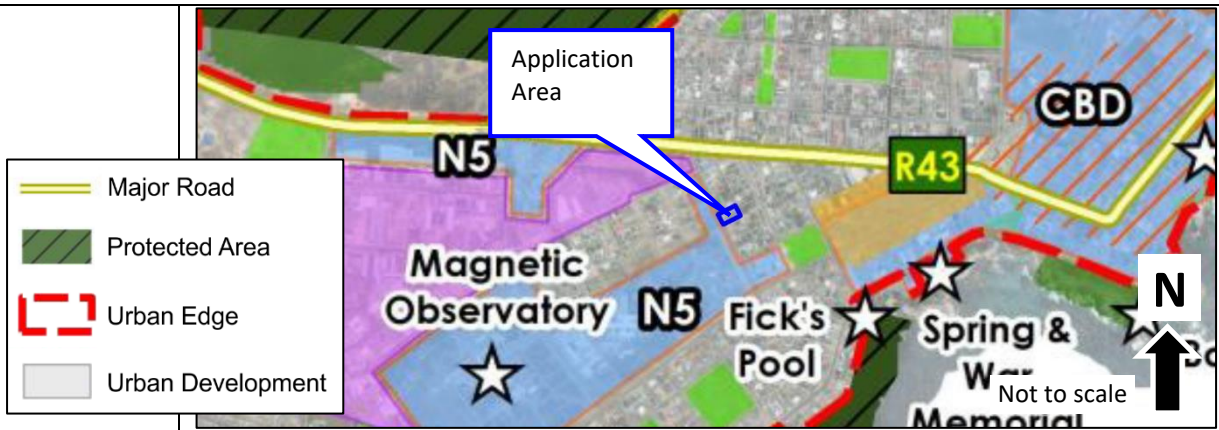





**Figure 7: Arial Image illustrating the residential land-use activities of the application area**

The proposed land use are shops (Coffee shop & Yoga/Pilates studio), offices (Medical Consulting Rooms) and a flat above ground floor.

The application proposal is considered compatible with the land use of the area.

<p><b>d. Zoning:</b></p> <p>Refer to the Extract of Hermanus Zoning plan attached as <b>Annexure H.</b></p>	<p>The application area, Erf 411, Westcliff is zoned Residential Zone 1: Single Residential. The surrounding erven are zoned Residential Zone 1: Single Residential as well. The proposal is to rezone the application area to Business Zone 3: Local Business.</p>  <p><b>Figure 8: Extract from the Overstrand Municipality: Online zoning viewer</b></p>
<p><b>e. Laws and policies relevant to the consideration of the application and forward planning and land use documents</b></p>	<p>The following policy is applicable to the application area and the development proposal:</p> <p><b>i. Overstrand Municipal Spatial Development Framework, 2020</b></p> <p><b>1.4 KEY STATUTORY REQUIREMENTS</b></p> <p><u>Economy</u> Promote resilient long term economic development, to ensure sustainable livelihoods for communities most likely to suffer the impacts of economic shocks.</p> <p><b>2.3 STATUTORY POLICY CONTEXT</b> Aligning spatial integration with economic development will be vital in ensuring sustainable growth in the Overstrand and the MSDF takes guidance from the IUDF's proposals towards achieving this, both in its spatial proposals and implementation framework.</p> <p><b>3.7 AN OVERSTRAND THAT ENABLES A PROSPEROUS AND DIVERSE ECONOMY</b> It should furthermore stimulate economic growth and improve stability by diversifying its economy by means of introducing new sectors and expanding existing sectors with growth potential.</p> <p>Businesses and organisations benefit from the opportunities of connecting to markets via quality transportation links and digital networks.</p> <ul style="list-style-type: none"> <li>• ECO 9. Overstrand strengthens its formal and informal business sector.</li> </ul> <p><b>5.8.2 2050 VISION: GREATER HERMANUS (EAST)</b> The application area falls within an urban development area within the Urban Edge. The application area is also adjacent to the N5 Business / Industrial / Community node.</p>



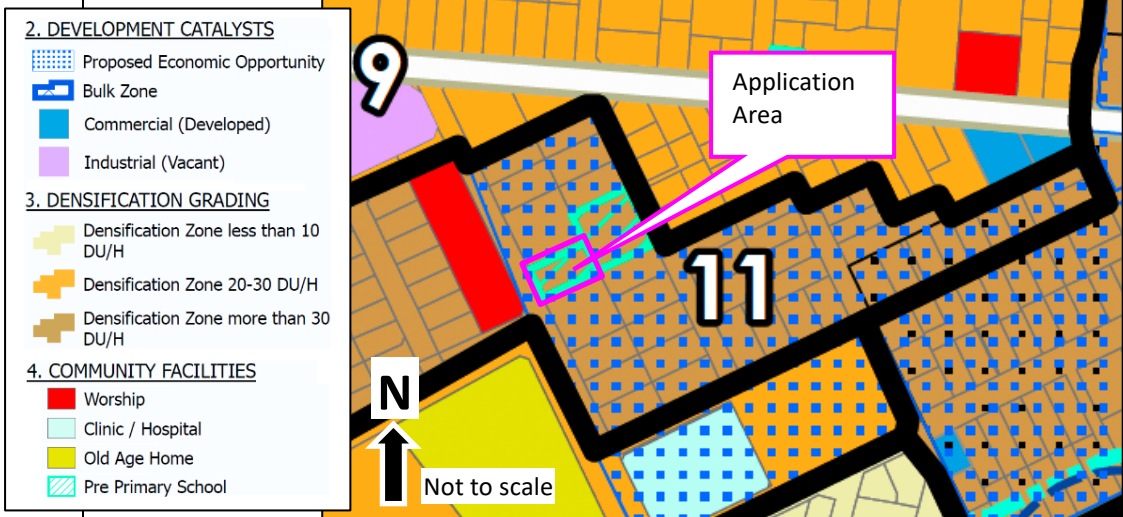
Commercial / Community Nodes	
 <b>N5 Business / Industrial / Community Node</b>	Commercial & Industrial activities within the Greater Hermanus area should be restricted to service and clean light industry. Where community facilities falls within these areas/nodes, the preservation of its quality, roles and functions should be preserved.
 <b>Industrial Development</b>	Industrial activities within the Greater Hermanus area should be restricted to service and clean light industry.
<b>Heritage</b>	
 <b>Heritage Areas / Overlay Zones</b>	Compile a Heritage Management Plan for the demarcated precincts with heritage informed development guidelines.

**Figure 9: Spatial Development Framework 2020 Spatial Proposals Plan**

The SDF supports appropriate economic development and job creation and the application is compatible with the Overstrand Municipal Spatial Development Framework, 2020.

**ii. Overstrand Municipality Growth Management Strategy, June 2020**

The application area is located on a former Pre-primary school site and in terms of the Updated Growth Management Strategy, June 2020 falls within a Proposed Economic Opportunity and Densification Grading area of more than 30 dwelling units per hectare.



**Figure 10: Extract from the Overstrand Municipality Growth Management Strategy, 2020 (Updated) reflecting the envisaged land-uses for the area.**

No densification is proposed, however a change in land-use to for business purposes.

The application is consistent with the Overstrand Municipality Growth Management Strategy, 2010.

## 4. Motivation

### Motivation for the application:

Refer to **Annexure I** for the Building Plan

#### a. Introduction and Background

The application area is a 1115m<sup>2</sup> erf containing a single dwelling house which was used as a crèche.

#### b. Proposal

The **development objective** is to allow for the following land uses on the application area:

Ground floor

- Yoga studio & Pilates studio
- A medical consulting room
- Coffee shop

First floor

- Bachelor Flat

Subsequently the application is made for the rezoning of the application area from Residential Zone 1: Single Residential to Business Zone 3: Local Business.

The primary uses of Business Zone 3: Local Business allows for all of the proposed land uses.

The title deed however includes a clause restricting the land use to one dwelling and a cheche.

Application therefore made for the removal of restrictive title deed condition B.3. from Title Deed T29315/2023.

The following sketch provides the proposed land-use activities envisaged for the application site:

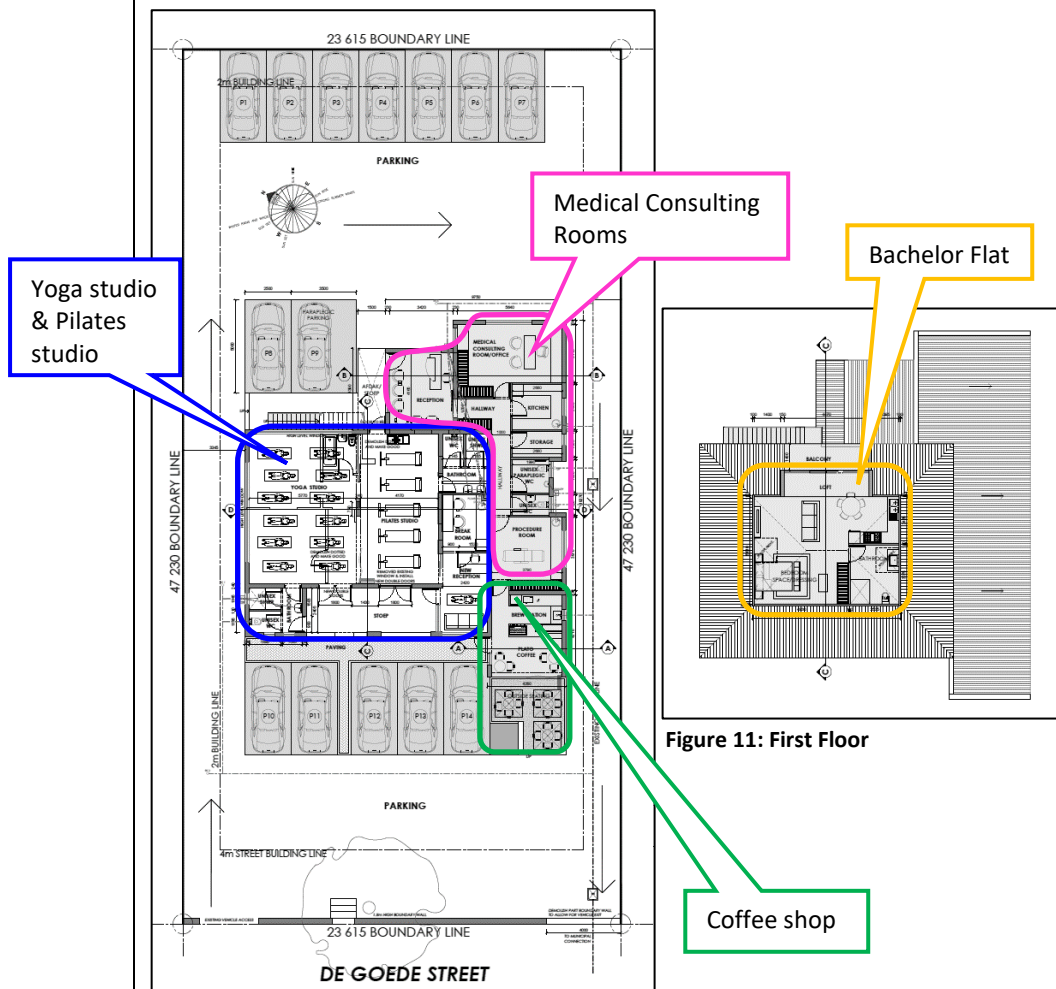
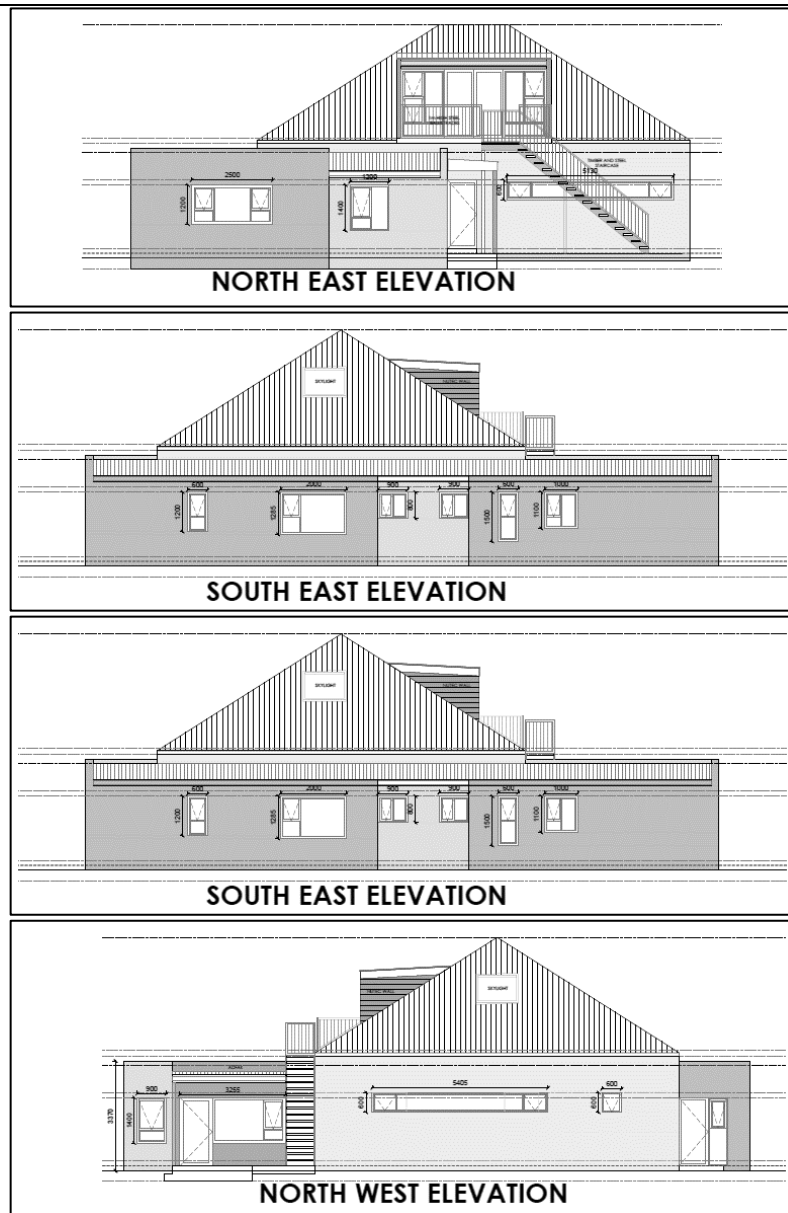


Figure 12: Ground Floor

Figure 11: First Floor



**Figure 13: Elevations**

**Rezoning**

The application includes the rezoning of the application area from Residential Zone 1: Single Residential to Business Zone 3: Local Business.

The primary objective of the of the application area is to provide medical and health facilities. The surrounding land-uses consist of single residential dwellings, business premises, community facilities and a guest house including a number of medical facilities and hospitals. Due to the mixed use nature of surrounding area and close proximity to other health related facilities, the application proposal is therefore considered consistent with the land uses of the area.

Along De Goede Street a variety of land-uses with a diverse building scales are found.

The building alterations proposed to accommodate the proposed business premises has a coverage of 222m<sup>2</sup> (i.e. less than 30%) and is proposed to accommodate a dwelling unit (flat) on the first floor. The scale of the proposed building is compatible with the surrounding buildings.

The application area has good access due to De Goede street having direct access from the Main Road (R43) and located on a collector road providing access to the Hermanus Provincial Hospital, the Hermanus Medi Clinic as well as the Hermanus Day Hospital.

The application proposal is consistent with the zoning criteria including the parking criteria which is proposed for the application area.

In terms of the Overstrand Municipal Spatial Development Framework, 2020, the application area is on the edge of a community node and within an urban development area and supported in terms of the Updated Overstrand Municipality Growth Management Strategy, 2020 by the "Proposed Economic Opportunity" Development Catalyst.

The application proposal is considered consistent with the relevant policy documents.

#### **Removal of Restrictive Title Deed Conditions**

The application proposal includes the removal of a restrictive title deed condition.

The proposal includes business land uses while the title deed restricts the land use to one dwelling and a crèche, Condition B.3. of title deed T29315/2023 reading as follows:

*"B.3. That not more than one dwelling, including facilities for a creche, be erected on the above erf and that not more than one-half the area of the above erf be built upon."*

It is derived that the restrictive condition originated from title deed No T10248/1930. The purpose of the clause was to control land uses in the absence of a Municipal Zoning Scheme. A Municipal Zoning Scheme has since come into effect, thus making the title deed condition redundant. Furthermore the nature of the area has changed since 1930 to include more community facilities and business uses, which is restricted in terms of Clause B.3.

In order to allow for business land uses which are consistent with the emerging character of the area, application is therefore made to remove Condition B.3. from title deed T29315/2023.

#### **c. Desirability**

- The application proposal is compatible with the character of the area.
- The application proposal is compatible with the scale of buildings and businesses in the area.
- The application proposal has good access.
- Sufficient parking is provided.
- The application proposal is consistent with the proposed zoning criteria.
- The application proposal is considered consistent with the relevant policy documents.

#### **d. Planning Principles**

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:

- 1) **Spatial Justice** which refers to the need for redressing the past apartheid spatial development imbalances and aims for equity in the provision of access opportunities, facilities, services and land.

##### **Possible results of the development**

The application area facilities and potential employment opportunities will be equitably available.

The application proposal is **consistent** with the principle of **spatial justice**.

- 2) **Spatial Sustainability** which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.

##### **Possible results of the development**

The application proposal will allow for the development of an existing developed erf and will not impact on valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic or cultural landscapes.

The application proposal is consistent with the principle of **spatial sustainability**.

	<p>3) <b>Efficiency</b> which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.</p> <p><b>Possible results of the development</b> The application area is for a mixed use development, is centrally located with good access.</p> <p>The application proposal is <b>consistent</b> with the <b>efficiency principle</b>.</p> <p>4) <b>Spatial Resilience</b> which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.</p> <p><b>Possible results of the development</b> The application proposal will provide health facilities as well as provide income and employment which improves the ability to resist or absorb shocks.</p> <p>The application proposal is <b>consistent</b> with the principle of <b>spatial resilience</b>.</p> <p>5) <b>Good Administration</b> which, in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure that a joint planning approach is pursued.</p> <p><b>Possible results of the development</b> Consultative practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the relevant government tiers and the general public to participate in the eventual decision-making process.</p> <p>The application proposal is <b>consistent</b> with the principle of <b>good administration</b>.</p>
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## 5. Conclusion

The application as motivated in this report is regarded **desirable** and consistent with the character of the area.

It is therefore recommended that the application **be approved** in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, for the following:

- The rezoning of the application area from Residential Zone 1: Single Residential to Business Zone 3: Local Business in terms of Chapter IV, Section 16(2)(a).
- The removal of Condition B.3. from Title Deed T29315/2023 in terms of Chapter IV, Section 16(2)(f).





