



ERRATUM / I-ERRATUM

OVERSTRAND MUNISIPALITEIT
ERF 4324, VIERDELAAN 59, KLEINMOND:
AANSOEK OM ONDERVERDELING EN
HERSONERING: OVERSTRAND
MUNISIPALITEIT

Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die volgende aansoeke van toepassing op Erf 4324, Kleinmond, naamlik:

1. **onderverdeling** van Erf 4324, Kleinmond ingevolge Artikel 16(2)(d) van die Verordening in 2 gedeeltes, naamlik Gedeelte A ($\pm 31\text{m}^2$) en 'n Restant ($\pm 564\text{m}^2$);
2. **herosnering** van die Restant ingevolge Artikel 16(2)(a) van die Verordening vanaf Owerheidsone: Owerheidsgebruik (AU) na Residensiële sone 1: Enkelwoonsone (SR1);

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

Enige kommentaar moet skriftelik ingedien word in terme van Artikels 51 en 52 van die bogenoemde Verordening aan die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op **28 Januarie 2022**, stipuleer u naam, adres, kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, 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 Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.

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

Munisipale Kennisgewing Nr. 167/2021

OVERSTRAND MUNICIPALITY
ERF 4324, 59 FOURTH AVENUE,
KLEINMOND: APPLICATION FOR
SUBDIVISION AND REZONING:
OVERSTRAND MUNICIPALITY

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 4324, Kleinmond, namely:

1. **subdivision** of Erf 4324, Kleinmond in terms of Section 16(2)(d) of the By-Law into 2 portions, namely Portion A ($\pm 31\text{m}^2$) and a Remainder ($\pm 564\text{m}^2$);
2. **rezoning** of the Remainder in terms of Section 16(2)(a) of the By-Law from Authority Zone: authority Use (AU) to Residential Zone 1: Single Residential (SR1);

Detail 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 and at the Kleinmond Library, Fifth Avenue, Kleinmond.

Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **28 January 2022**, quoting your name, address, contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Senior Town Planner, Ms. H. van der Stoep** at 028-313 8900. The Municipality may refuse to accept comment received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

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

Municipal Notice No. 167/2021

UMASIPALA WASE-OVERSTRAND
I-ERF 4324, 59 IVESI YOKUQALA,
KLEINMOND: ISICELO SOKUFAKWA
KWENKQUBO NOKUTSHINTSHWA KWAYO:
UMASIPALA WASE-OVERSTRAND

Kukhutshwe isaziso esimayela nemiba yeSolotyama-47 nelama-48 kuMasipala wase-Overstrand ngoMthethwana kaMasipala Ngokuhlonyelwa koMthethwana ngokusetyenziswa koMhlaba kaMasipala ku2020 esimayela nezicelo ezichazwe ngezantsi nezisebenza kwisiza esinguErf 4324, Kleinmond esaziwa ngolu hlobo:

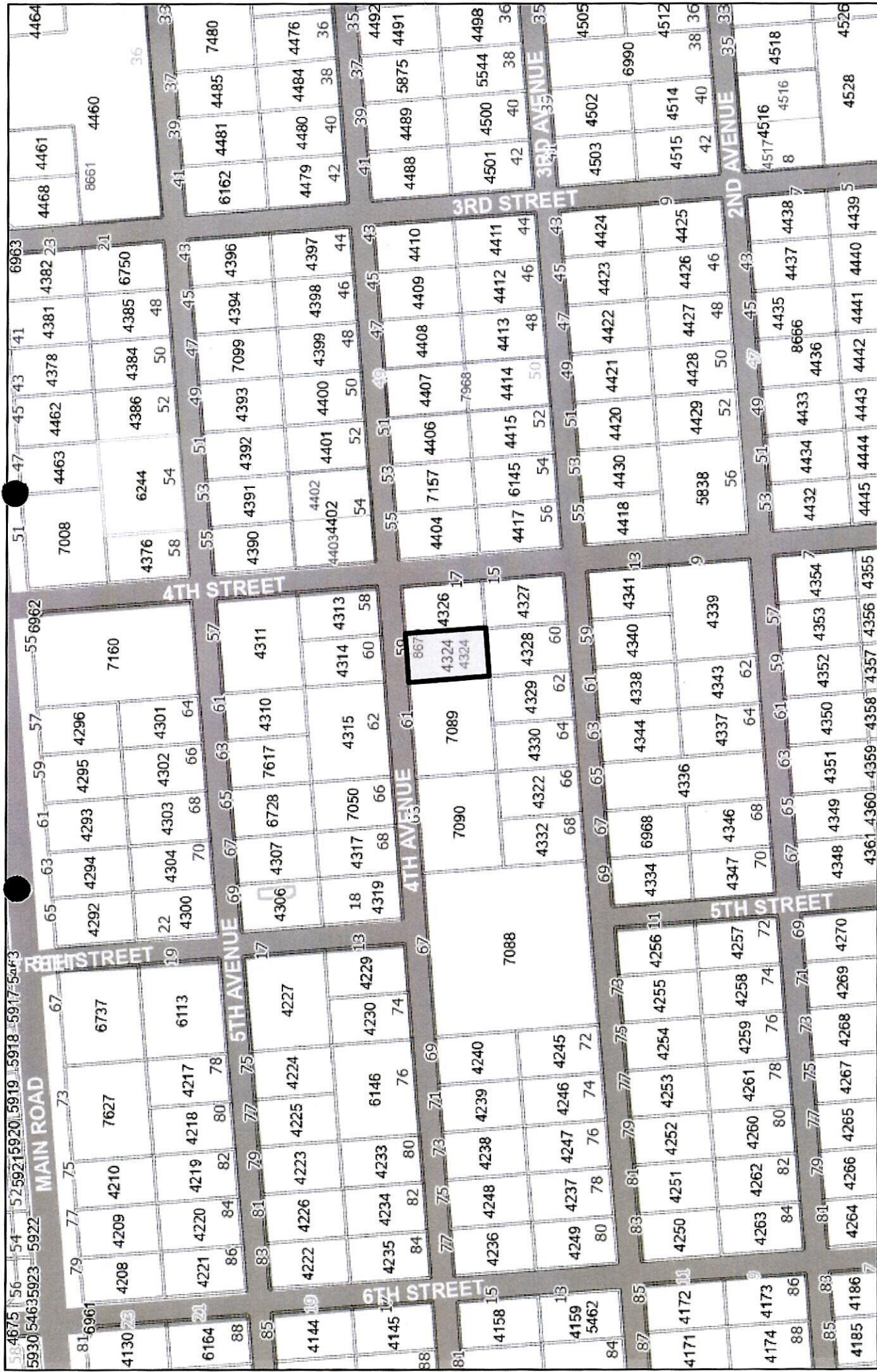
1. **ukwahlula-hlula** intsalela yesiza 4324, Kleinmond ngokwemiqathango yeSolotyama 16(2)(d) lalo Mthethwana kwinxalenye ezimbini, inxalenye A ($\pm 31\text{m}^2$) neNtsalela ($\pm 564\text{m}^2$);
2. **Ukucandwa** ngokutsha neNtsalela ngokweCandelo le-16 (2) (a) loMthetho kaMasipala oSuka kwi Authority Zone: Ukusetyenziswa kwegunya (AU) ibeyindawo yokuHlala 1: Indawo yokuhlala eyodwa (SR1);

linkcukacha ezimayela nesi siphakamiso siyafumaneka ukuze sihlolwe kwiintsuku zaphakathi evekini ukusuka kwintsimbi ye-08:00 ukuya ku16:30 kwiSebe: Izicwangciso ngeDolophu kwa16 Paterson Street, Hermanus eKleinmond Library, Fifth Avenue, Kleinmond.

Naziphina izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zeSolotyama-51 nelama-52 oMthethwana kaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphandle komhla **wama28 January 2022**, uchaze igama lakho, idilesi, neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla kwakho. Imibuzo ngefowuni ingabuzwa **kuMchwangcisi Omkhulu eDolophu, Nkszn. H. van der Stoep** kwa028-313 8900. UMasipala angala ukwamkela izimvo ezifunyenwe emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angaya kwiSebe Lezicwangciso zeDolophu apho igosa likaMasipala liza kumnceda ahlomle ngokusemthethweni.

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

Inothi kaMasipala Nomb. 167/2021



Locality Map

Erf 4324 Kleinmond

1. Background:

An application has been received by the Overstrand Municipality for the purchase of the erf to be used for residential purposes. The application has been circulated to all internal departments with regard to the need of the erf for Municipal services. The departments indicated that the erf is not needed, with the exception of the Electrical Department. The latter indicated that an existing electrical kiosk is located on the erf and that it needs to be subdivided to cater for the kiosk. There was no objection to the alienation of the erf.

2. Application:

Considering the above-mentioned, it was decided to start the process of alienation. The erf has a split zoning consisting of Authority Zone and Utility Zone, respectively.

Subdivision of erf 4324 into 2 portions: Portion A:

Remainder:

Rezoning of **REMAINDER** from Authority Zone to Residential Zone 1: Single Residential

Development Parameters:

Residential Zone1: Single Residential

As per the Overstrand Zoning Scheme

3. Regulatory Requirements:

EMOZ: Not Applicable

HPOZ: Not Applicable

Title Deed: There is no restrictive conditions prohibiting the rezoning or subdivision

4. Services:

The erf is located in a fully serviced predominantly residential area. Water, Sewage, Electricity and Solid Waste are available to the site.

Access will be obtained from 4th Avenue and the rezoning will not result in an increase in traffic.

5. Need and Desirability:

Erf 4324 is at present vacant and has a split zoning of Authority and Utility zone, respectively. The erf original intent was to cater for Municipal services and a portion of the erf is used for a Municipal service. However, the Municipality is not in need for the whole erf as indicated by the internal departments.

The erf has served its purpose and the remainder of the erf is a liability for the municipality which can be turned into an asset with the alienation of the erf. The proposed zoning is compatible with the surrounding land uses and zoning of residential.

6. Planning Principles:

Spatial Justice:

Not Applicable

Spatial sustainability:

The proposal does not entail encroachment on agricultural land, environmentally sensitive areas or biodiversity rich areas.

Efficiency:

The proposal promotes optimal use of Portion A which will contribute towards economically viable services available in the area.

Spatial resilience:

The subject erf is in synchrony with all relevant spatial planning policies. These policies contain proposals which enable the use applied for to absorb environmental and economic shocks.

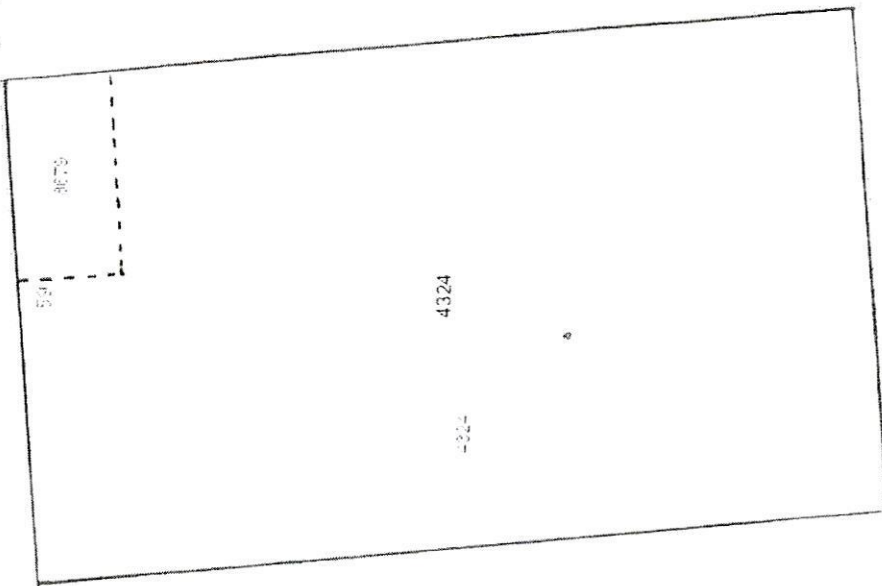
Good Administration:

Procedure as stipulated by the Overstrand Municipality will be adhered to.

Conclusion:

The application to rezone and subdivide erf 4324 Kleinmond is in line with the character of the surrounding environment and policy documents.

5402



4326

4327

4324

4328

4324

7089

4329

Legend:

Erf 4324 into two portions.

Portion A (8679): 31sq

Re of 4324: 564sq



Subdivision Plan - Erf 4324 Kleinmond



Date: 2021/03/01