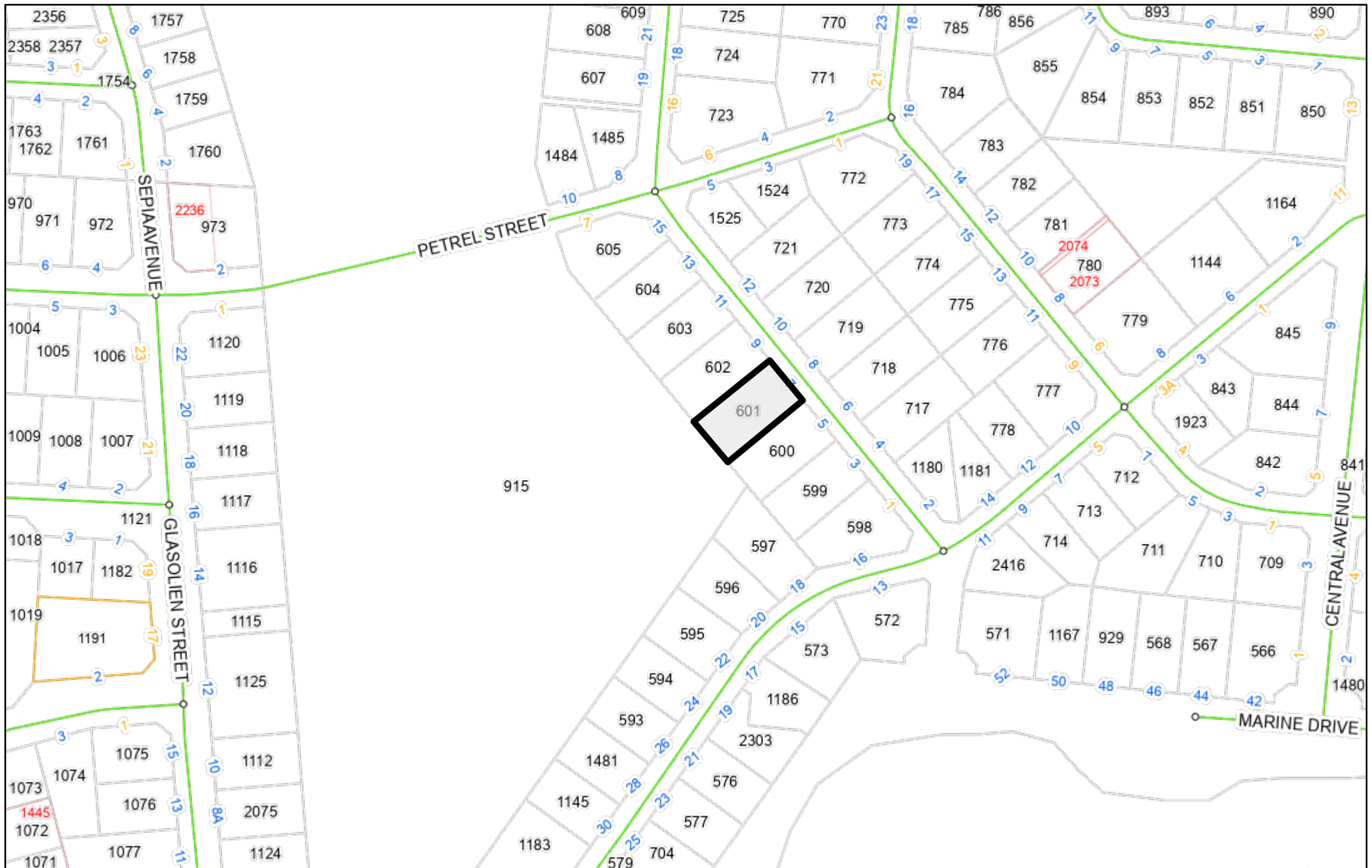


OVERSTRAND MUNICIPALITY	OVERSTRAND MUNISIPALITEIT	UMASIPALA WASE-OVERSTRAND
<p><u>ERF 601, 7 MALMOK CRESCENT, VERMONT: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITION: FUTURE PLAN TOWN & REGIONAL PLANNERS ON BEHALF OF D VIVIERS</u></p> <p>Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) of an application received for a removal of restrictive title deed condition in terms of Section 16(2)(f) of the By-Law for the removal of restrictive title deed condition E.(d) as contained in Title Deed T8245/2021 of the property to accommodate the proposed development of an additional dwelling on the property.</p> <p>Full details regarding the proposals above are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town and Spatial Planning, 16 Paterson Street, Hermanus.</p> <p>Any comments must be in writing and reach the Municipality (16 Paterson Street, Hermanus / (e) loretta@overstrand.gov.za) on or before 16 May 2025, with your name, address, contact details, interest in the application and the reasons for comment. Telephonic inquiries can be made to the Town Planner, Mr. H. Olivier at 028-3138900. The Municipality may refuse to accept comments after the closing date. Any person who cannot read or write can visit the Town and Spatial Planning Department where they will be assisted by a municipal official in formulating their comments.</p>	<p><u>ERF 601, MALMOKSINGEL 7, VERMONT: AANSOEK OM OPHEFFING VAN BEPERKENDE TITELAKTEVOORWAARDE: FUTURE PLAN STADS- EN STREEKBEPLANNERS NAMENS D VIVIERS</u></p> <p>Kennis word hiermee gegee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) van 'n aansoek ontvang vir 'n opheffing van beperkende titelaktevoorwaarde ingevolge Artikel 16(2)(f) van die Verordening vir die opheffing van beperkende titelaktevoorwaarde E.(d) soos vervat in Titelakte T8245/2021 van die eiendom om die voorgestelde ontwikkeling van 'n addisionele woning op die eiendom te akkommodeer.</p> <p>Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stads- en Streekbeplanning te Patersonstraat 16, Hermanus.</p> <p>Enige kommentaar moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (e) loretta@overstrand.gov.za) voor of op 16 Mei 2025, met u naam, adres, kontak besonderhede, belang in die aansoek en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die Stadsbeplanner, Mnr. H. Olivier 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 Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.</p>	<p><u>ISIZA 601, 7 MALMOK CRESCENT, VERMONT: ISICELO SOKUSUSWA KWEMIGAQO YESITHINTELO SETAYITILE YOBUNINI: FUTURE PLAN TOWN & REGIONAL PLANNERS EGAMENI LIKA D VIVIERS</u></p> <p>Isaziso siyanikezelwa ngokweCandelo lama-47 nelama-48 lomthetho kaMasipala woLungiso loLungiso lukaMasipala wase Overstrand kuCwangciso lokuSetyenziswa koMhlaba ka Masipala, ka 2020 (Umthetho kaMasipala) isicelo sifunyenwe sokususa imigaqo yesithintelo setayitile yobunini ngokwemigaqo yeCandelo 16(2)(f) waloMthetho wokususa imiqathango yesithintelo sobunini E.(d) njengokuqethwe kwisivumelwano sobunini mhlaba esingunombolo T8245/2021 ye Propati ukulungiselela isiphakamiso sophuhliso lokongezwa kwendawo yokuhlala kwi propati.</p> <p>linkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi ye08:00 neye16:30 kwiSebe: Izicwangciso zeDolophu nekucandwa kweNdawo, 16 Paterson Street, Hermanus.</p> <p>Naziphina izimvo mazibhalwe zifike kwaMasipala (16 Paterson Street, Hermanus / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi kwama-16 uCanzibe 2025, zibe negama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla kwakho. Imibuzo ngefowuni iingathunyelwa kuMchwangcisi Omkhulu weDolophu, uMnu. H. Olivier kwa 028-3138900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe Lezicwangciso zeDolophu neNdawo apho igosa likamasipala lizakumnceda afake izimvo zakhe ngokusemthethweni.</p>
<p>Dr DGI O'Neill Municipal Manager / Munisipale Bestuurder / Umphathi Kamasipala PO Box / Posbus / Ibhokisi yePosi 20 HERMANUS 7200</p> <p style="text-align: right;"><i>Notice no. / Kennisgewing nr. / Inothi si yeNomb: 73/2025</i></p>		





ERF 601, VERMONT

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

- *Section 16 (2) (f) - Removal of restrictive title deed condition.*

Application prepared for:

Diandra Viviers & Overstrand Municipality

Application prepared by:

Future Plan Town and Regional Planners

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Principal Planner:

Jan Visagie (A/1080/1999)

Submitted:

14 March 2025





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1. EXECUTIVE SUMMARY

1.1. Background Information

Future Plan Town and Regional Planners (hereafter referred to as *this office*) was approached by the property owner to assist with the applicable town planning application as was deemed necessary. This office was subsequently appointed to act on behalf of the property owner regarding the land use application on Erf 601, Vermont (hereafter referred to as the *application site*).

Please refer to the sections below for a comprehensive summary of the application particulars. This will enable the reader or authorised official to decide based on the merits of the proposal at hand.

1.2. Application Summary

Herewith, a land use planning application is made in terms of the Overstrand Municipality Amendment By-law on Municipal Land Use Planning of 2020 (OMLUS) for:

- *Section 16 (2) (f) – Removal of restrictive title deed condition.*
 - *Removal of restrictive title deed condition E. (d) as per the attached title deed.*





2. THE PROPOSAL

The application entails the construction of a second dwelling unit on the application site. Therefore, it should be noted that an existing dwelling is on the application site, which will (after the approval of this application) be regarded as the second dwelling, and the proposed dwelling will be the primary dwelling unit, as it is larger than the existing dwelling. The total floor space of all the dwellings is approximately 240,565m² in extent. The proposed dwelling measures approximately 164,565m², and the existing dwelling is approximately 79m² in extent.

To reiterate Section 1 of this motivation report, an application is hereby made for the following:

2.1. Removal of Restrictive Title Deed Condition (Section 16 (2) (f))

Regarding Section 35 of the Amendment By-law on Municipal Land Use Planning, 2020, the Municipality must consider a few aspects upon approving or refusing the removal, suspension, or amendment (in this instance, the removal) of a restrictive condition. The condition read as follows:

- Condition E. (d): *Unless the permission of the Transferor Company in writing be obtained under condition (c) above the said property shall be used for residential purposes only and only one dwelling, together with such outbuildings as are ordinarily required for domestic purposes, shall be erected on any one lot, and in particular, subject to any permission granted as aforesaid no structure of the type commonly known as "flats" shall be erected on the said property.*

The restrictive title condition will be removed so that the owner may use the application site as a main dwelling and a second dwelling unit.

In terms of Section 35 of OMLUS, the Municipality must consider the following:

The financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vested in the person as the owner of a dominant tenement.

The subject restrictive condition does not have any significant value to a person or entity, nor is it deemed that removing this condition will alter the surrounding area's character as the proposal will remain residential. Condition E. (d) directly restricts the property owner from enjoying the full scope of the OMLUS and the primary rights of the SRZ1 zoning. The OMLUS clearly defines that an SRZ1 property may be used for dwelling and second dwelling purposes.





The personal benefits which accrue to the holder of rights in terms of the restrictive condition.

Some rights are vested with the South Western Districts Land and Finance Corporation (Proprietary) Limited. A deed search conducted by GLS Attorneys indicated that the company above no longer exists, and the rights are thus in favour of the Local Authority (Overstrand Municipality).

Therefore, it can be argued that the Council is the final decision maker regarding the impact of the proposed removal of the restrictive condition and can evaluate the potential impact. The proposed second dwelling unit is in line with the Council's By-law as it is deemed a primary land use right should it conform to the development parameters of the OMLUS.

The personal benefits which will accrue to the person seeking the removal of the restrictive condition if it is removed.

The property owner will possibly enjoy the benefit of an increase in property value (potentially). It should be stated that removing the condition will allow the property to align with the scheme regulations.

The social benefit of the restrictive condition remaining in place in its existing form.

The restrictive condition serves no purpose regarding the health, safety, and well-being of the surrounding community or the property owner. It does not deter a change in land use or similar deterrence that could harm the surrounding community. In essence, removing the restrictive condition only limits the property owner's development of their property.

The social benefit of the removal or amendment of the restrictive condition.

The subject restrictive condition holds no social benefit.

Whether the removal, suspension, or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.

The proposed removal of restrictive title deed conditions will prevent the beneficiary from losing all rights. The proposal only entails removing the existing condition that would potentially have a long-term negative impact on the property owner and his/her successors in title.

As per the above, the removal of Condition E. (d) of the subject Title Deed is not deemed to impact negatively on the surrounding community or the abutting properties. This office requests the favourable consideration of this application.





2.2. Desirability

For an informed decision by the Authorised Official, it is crucial to address the need and desirability of an application in terms of Section 66 of the OMLUS and Section 49 of the Western Cape Land Use Planning Act. Therefore, this office has summarised a few site-specific key aspects that should be considered before deciding. Herewith is the need for the proposal:

- The title deed prohibits a second dwelling unit on the application site.

The proposal is deemed desirable due to the following reasons:

- It is possible that the proposal may add value to Erf 601 and potentially the surrounding area.
- Infill development, especially residential development, is crucial to any Municipality. It is evident, especially in the Overstrand area, that developable land has become scarcer and is rarely readily available.
- The proposal will not detract from the abutting neighbours regarding privacy.
- The application is situated within an existing residential area and will fit with the surrounding area's character.
- A second dwelling unit is considered a primary right regarding the OMLUS.
- The application, site development plan, and subsequent attachments conform to the specified regulations and per Section 60 of the OMLUS requirement.
- The proposal will not detrimentally impact the surrounding area in terms of health and safety nor negatively impact the character of the surrounding area.

This office believes the proposed application is well motivated regarding the legislation provided in this motivation report and does not impose an unusual risk to the surrounding community due to the reasons listed under Section 4 of the Motivation report. It is proven that the application conforms to the parameters of Desirability.





3. CHARACTER OF ENVIRONMENT

3.1. Ownership Details

A perusal of the title deed revealed that a restrictive condition could prohibit the approval of this land use planning application. Below are the details of the subject title deed.

Property Description	Erf 601, Vermont, in the Overstrand Municipality, Division Caledon, Western Cape Province
Ownership	Diandra Viviers
Extent	782m ²
Title Deed Number	T8245/2021

3.2. Zoning, Utilisation, and the Surrounding Area

Zoning: Single Residential Zone 1 (SRZ1)

Utilisation: Residential

Surrounding Area: Vermont is considered a residential neighbourhood within the greater Hermanus area. The immediate area surrounding the application site consists of Single-Residential zoned erven, with a large Open Space forming the rear boundary of the application site.

3.3. Municipal Services

Herewith is a summary of the applicable services.

Municipal Service	Impact on Existing Service
Water	Currently available and deemed sufficient to service the additional dwelling unit.
Electricity	Eskom is the primary service provider. Connection to this service will be done promptly.
Refuse Removal	Waste will be stored in black refuse bins or a similar manner and removed weekly by the Overstrand Municipality.
Sewerage	The additional dwelling will connect to the existing sewerage network.
Stormwater	All stormwater will be disposed of as deemed suitable by the Engineers of Overstrand Municipality.
Access	Access will be taken from Malmok Crescent, as is currently the case. There is no need to create an additional carriageway.





4. LEGISLATION

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), 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.

The proposal is not deemed to contravene the Overstrand SDF as it does not contradict its key statutory requirements. In addition to those described above, the application site is in an urban development area within the urban edge of Bettys Bay. Thus, the proposal does not contravene the SDF.

Overstrand Integrated Development Plan (May 2020)

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

It is crucial to consider the IDP in any planning-related application. This office believes that the proposal promotes social development and creates a safe and healthy environment for the property owner and the surrounding residents of the area. The proposal will not negatively impact the objectives stated above.

Overstrand Municipal Growth Management Strategy (2010)

According to the Overstrand Growth Management Strategy, Vermont (Hermanus West) is regarded as the outlying suburbs of Hermanus, consisting of Vermont, Sandbaai, and Onrus. These suburbs are approximately 8km from the Hermanus CBD.

The application site situated in Planning Unit 1 does not entail any densification measures currently employed by the Overstrand Municipality, such as subdivisions. However, the consensus is that the general residential density should increase by approximately 3000 additional dwelling units.

Considering the aforesaid, the proposal is regarded as fitting with the character and nature of the surrounding area and the Growth Management Strategy.

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 regarding the "General criteria for consideration of applications". The proposal is not considered a deviation from the requirements, and it should be reiterated that land use is regarded as a primary right.





Overstrand Municipality Environmental Management Overlay Zone Regulations – EMOZ (2020)

The application site is within the Urban Conservation area (Category D) of Hermanus West. The purpose of the Urban Conservation Environmental Management Zone (EMOZ) is to –

- *Identify viable conservation-worthy public open space areas (CWAs) for focussed conservation management interventions;*
- *Identify developed as well as undeveloped properties adjacent to CWAs for unique environmental awareness strategies or development planning to minimise risks and impacts on the CWAs and*
- *Ensure that development in urban areas will assist in maintaining a healthy environment through:*
 - *Conserving critical elements of environmentally sensitive areas and associated ecological processes,*
 - *Retaining and enhancing areas of eco-cultural tourism and recreation value, as well as*
 - *Retaining a natural ‘sense of place’.*

The Overlay Zone also identifies Specific Biophysical Characteristics of the Bettys Bay West Urban Conservation EMOZ that make it Conservation-worthy, which are –

- *Endangered wetlands as well as important drainage wetlands and water drainage lines.*
- *Part of Cape Whale Coast Important Bird Area (IBA).*
- *Open water wetland habitat for waterfowl of the region.*
- *Globally threatened vegetation type – Critically Endangered Kogelberg Sandstone Fynbos and Hangklip Sand Fynbos (Threatened Ecosystems – NEMBA).*
- *Remnant areas of highly impacted coastal plain (lowland) vegetation types and habitats.*
- *Contiguous or semi-contiguous ecological corridors from the mountain to the coast and along the coastal plain.*
- *There is associated indigenous wildlife present — some with restricted ranges specific to habitat/vegetation type—including several endangered SA Red Data plant, bird, and amphibian species.*
- *Falls within a Critical Biodiversity Area (CBA) and Ecological Support Area (ESA).*

Special care should be taken in these areas to preserve the natural characteristics of the Urban Conservation Zones. Herewith is a summary of the EMOZ’s Prohibited Activities (Schedule A) and Activities Only Permitted with Council’s Consent (Schedule B):





Prohibited Activities – Schedule A		
Urban Conservation Area (Category D)		
Regulation	Applicability	Comment(s)
<i>Agricultural practices within this EMOZ which may cause water logging and siltation.</i>	N/a	
<i>Planting or harbouring of declared alien invasive plant species on properties located within and adjacent to this EMOZ</i>	N/a	
<i>Planting or harbouring of declared emerging weeds on properties within and adjacent to this EMOZ.</i>	N/a	
<i>Planting or harbouring of locally important emerging weed species within and adjacent to this EMOZ.</i>	N/a	
<i>Development or agriculture on slopes steeper than 1:4.</i>	N/a	
<i>Development above the 120m geographical contour line</i>	N/a	
<i>Development on the crest of a mountain, ridge or hill.</i>	N/a	
<i>Establishment of Informal settlements or Temporary Relocation Areas.</i>	N/a	
<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>	N/a	
<i>Placement of religious symbols or memorabilia</i>	N/a	
<i>Harvesting/collection of kelp/seaweed in municipal designated “no-take” zones.</i>	N/a	
<i>Harvesting, collection, moving, loading, drying of kelp /seaweed, with a valid</i>	N/a	





<i>Seaweed Harvesting Permit or an exemption in terms of Section 81 or the MLRRA issued by the DAFF</i>		
Prohibited Activities – Schedule A		
Urban Conservation Area (Category D)		
Regulation	Applicability	Comment(s)
<i>Stockpiling, drying, processing or loading of marine resources beyond areas designated, demarcated, and signposted by the Municipal Council for such purposes.</i>	N/a	
<i>Modification of the littoral active zone/functional dune systems in the absence of approved management plans.</i>	N/a	
<i>Feeding, disturbing/pursuit of fauna</i>	N/a	
<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>	N/a	
<i>Defacing/damaging/removing of any notice, sign, barrier building or other infrastructure</i>	N/a	
<i>Playing or tampering with any rope, float, buoy, vessel, shelter or similar life-saving device</i>	N/a	
<i>Staying overnight</i>	N/a	
<i>The discharging of domestic effluent/grey water into all natural systems</i>	N/a	
<i>Tampering with security/surveillance infrastructure.</i>	N/a	
<i>Defacing of rocky outcrops and placement of memorial plaques, religious symbols or structures on natural features.</i>	N/a	





<i>Graffiti, vandalism, or damaging of municipal infrastructure.</i>	N/a	
Prohibited Activities – Schedule A		
Urban Conservation Area (Category D)		
Regulation	Applicability	Comment(s)
<i>Littering</i>	N/a	
<i>Disposal of cigarette butts, ash or other hazardous materials in any place or manner other than a receptacle designated for such items</i>	N/a	
<i>Dog walking/exercising of dogs in non-designated zones</i>	N/a	

Prohibited Activities – Schedule B		
Urban Conservation Area (Category D)		
Regulation	Applicability	Comment(s)
<i>Permission for the utilization of access routes to permitted kelp/seaweed harvesting sites.</i>	N/a	
<i>Removal or destruction of vegetation which is protected and/or of conservation concern.</i>	Yes	Some indigenous plants may be on the application site; however, special care will be taken to preserve these plant species from destruction.
<i>Dune maintenance on private land as per approved dune maintenance management plans.</i>	N/a	
<i>Excavation and destruction or removal of substrate (soil, substrate, rock, shellgrit, dune sediment, mineral deposits)</i>	Yes	However, the proposed structure is limited as it will be placed on stilts, thus reducing the need for strip foundations.
<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>	N/a	



<i>Installation of conservancy tanks or biological treatment plants within 50 metres from the edge of a watercourse/wetland.</i>	N/a	The proposed addition will connect with the existing sewer network.
Prohibited Activities – Schedule B		
Urban Conservation Area (Category D)		
Regulation	Applicability	Comment(s)
<i>Access from private properties to open spaces, including the removal of vegetation and the establishment of paths, structures and infrastructure.</i>	N/a	
<i>Commercial filming.</i>	N/a	
<i>Construction or placement of any temporary object, building, shelter, path or structure.</i>	N/a	
<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>	N/a	
<i>Launching of vessels at registered launch sites.</i>	N/a	

The proposed development is substantially per any residential development or a single dwelling. The initial impact on the protected area is anticipated but deemed to recover once construction has ended.

Overstrand Municipality Heritage Protection Overlay Zone Regulations – HPOZ (2020)

The application site is situated outside of a Heritage conservation-worthy overlay zone.

Planning Principles

The proposed development supports the principles of Chapter VI (Article 59) of the Land Use Planning Act (LUPA), Act 3 of 2014, and Chapter 2 (Article 7) of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013.

The principles of Spatial Justice, Sustainability, Efficiency, Resilience, and Good Administration are not being impacted negatively. The application site is situated in a well-established residential area with adequate service capacity. The existing and intended land use all conform to primary rights in terms of the OMLUS and would, therefore, not constitute a threat to the surrounding community in terms of health and safety.





5. CONCLUSION & RECOMMENDATION

The motivation report has provided a clear and complete analysis of the land use proposal. It was proven that the application is desirable and will not adversely impact the existing landscape. It was also demonstrated that the proposal is well aligned with the spatial planning initiatives for the area in which it is located.

The following factors should also be considered when evaluating the feasibility of the proposed application:

- It is possible that the proposal may add value to Erf 601 and potentially the surrounding area.
- Infill development, especially residential development, is crucial to any Municipality. It is evident, especially in the Overstrand area, that developable land has become scarcer and is rarely readily available.
- The proposal will not detract from the abutting neighbours regarding privacy.
- The application is situated within an existing residential area and will fit with the surrounding area's character.
- A second dwelling unit is considered a primary right regarding the OMLUS.
- The application, site development plan, and subsequent attachments conform to the specified regulations and per Section 60 of the OMLUS requirement.
- The proposal will not detrimentally impact the surrounding area in terms of health and safety nor negatively impact the character of the surrounding area.

Considering the above, it is recommended that the following applications:

- *Section 16 (2) (f) – Removal of restrictive title deed condition.*
 - *Removal of restrictive title deed condition E. (d) as per the attached title deed.*

be approved in terms of Section 16 of the OMLUS.

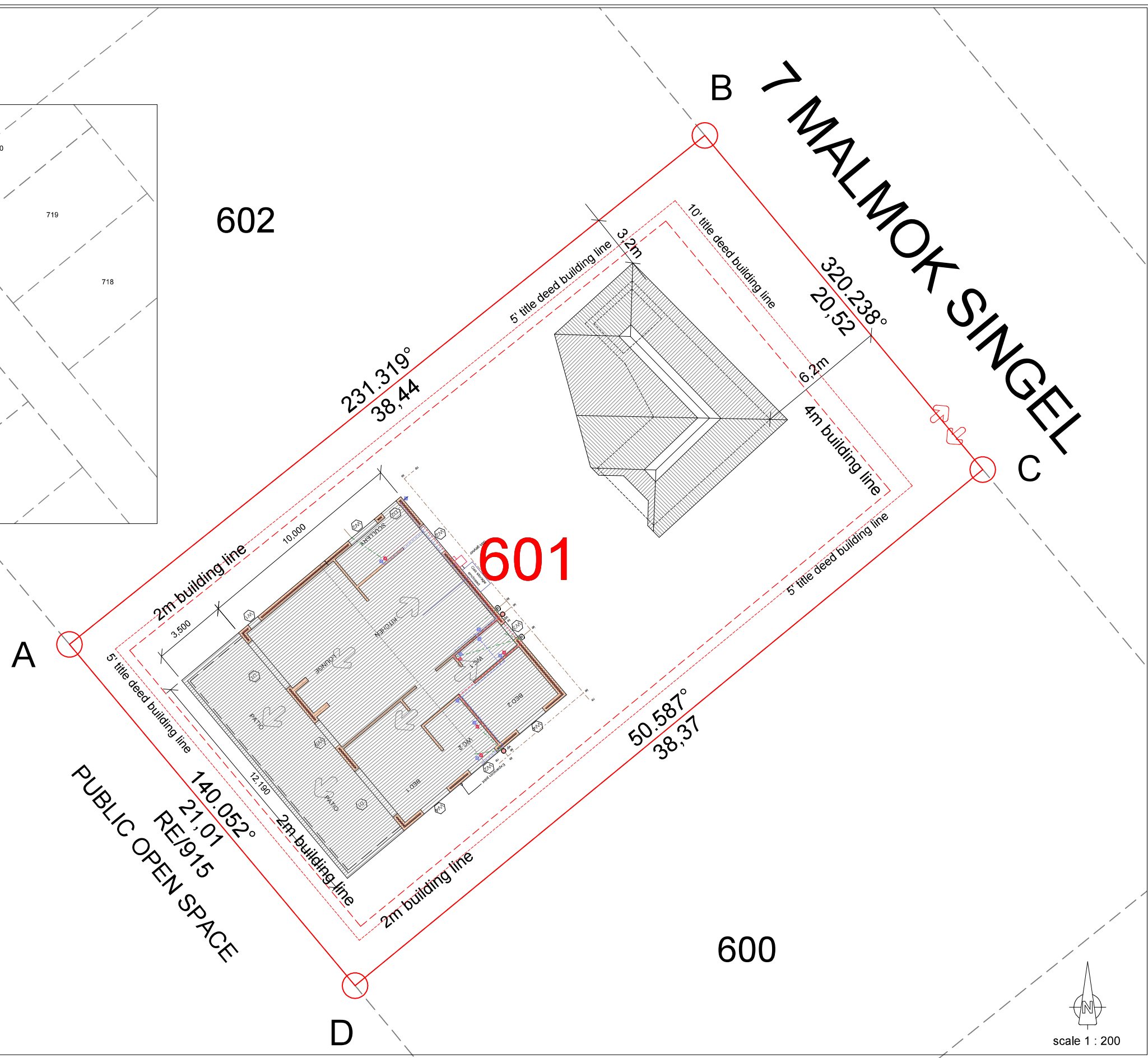
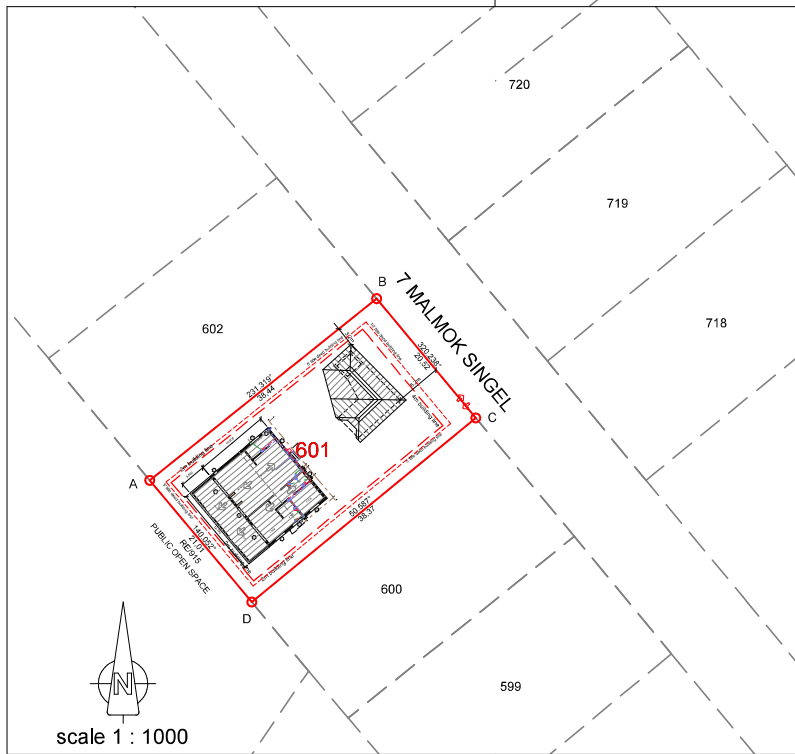


SITE DEVELOPMENT PLAN FOR REMOVAL OF TITLE DEED RESTRICTIONS & SECOND DWELLING: ERF 601, VERMONT OVERSTRAND MUNICIPALITY, CALEDON DISTRICT, PROVINCE WESTERN CAPE

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. COPYRIGHT IS RESERVED ON ALL DRAWINGS AND MAPS.

LEGEND:

PROPERTY BOUNDARY	
ADJACENT PROPERTIES	
BUILDING LINES	
BUILDINGS SUBJECT PROPERTY	
BUILDINGS ADJACENT	
WATER LINES	
SEWERAGE CONNECTION	
ELECTRICAL LINES	
ROAD	
ROAD RESERVE	
FENCE LINES	
TELECOM LINES	
SUBDIVISION LINE	
DAMS	
STREAMS/RIVERS	
TREES/PLANTS	
TRIG BEACONS	
SERVITUDE LINES/AREAS	
STREETS	
PROPERTY NUMBERS	
SPOT HEIGHTS	
PERENNIAL PAN	
NON-PERENNIAL CENTRE LINE	
ELEVATION LINE	
ENCROACHMENT AREA	
ENCROACHMENT PERCENTAGE	
PROPERTY SIZE	
BUILDING SIZE	
OUTBUILDING SIZE	
TOTAL BUILDINGS	
PERCENTAGE COVERAGE	
PARKING REQUIRED	
PARKING PROVIDED	
LOADING BAYS REQUIRED	
LOADING BAYS PROVIDED	
PARKING BAY	
LOADING BAY	
PERMISSIBLE HEIGHT	
HEIGHT	
FLOOR AREA	
FLOOR FACTOR	
COVERAGE	
REFUSE AREA/SERVICE YARD	
GARAGES/CAR PORTS	
SCREENING	



AMENDMENTS		WYSISINGS	
NO.	DESCRIPTION	BY WHOM	DATE

FUTURE PLAN
TOWN AND REGIONAL PLANNING
2827 SKOOL STREET
BOT RIVER ESTATE
BOT RIVER 7185
CELL: 082 57 60 90 1
EMAIL: javisagie@gmail.com

D VIVIERS

PROJECT TITLE:
REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS
ADDITIONAL DWELLING

DRAWING: E 001 VERMONT MARCH 2025			
DATE: 2025/03/05	DRAWN: JAV	SCALE: SEE DRAWING	ISSUED: 2025/03/05
PROJECT NO: E001 VERMONT 2025	DRAWING NO: E001 VERMONT 2025 51		

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