



OVERSTRAND MUNISIPALITEIT
ERF 6848, BERGROOSSINGEL 1, UITBREIDING 6,
KLEINMOND EN ERF 7308, GALJOENSTRAAT 2,
OVERHILLS, KLEINMOND: AANSOEK OM
HERSONERING, KONSOLIDASIE EN DIE
OORDRAG VAN DIE GEDEELTE GROND: PLAN
ACTIVE (nms OVERSTRAND MUNISIPALITEIT EN
THE BREAD OF LIFE ASSEMBLY OF SOUTH
AFRICA)

Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), asook Artikel 14 van die Wet op Plaaslike Regering: Munisipale Finansiëlebestuur (Wet 56 van 2003) (die Wet) word hiermee kennis gegee van die volgende aansoeke van toepassing op Erwe 6848 en 7308 Kleinmond, naamlik, die:

- (a) **hersonering** van Erf 6848 Kleinmond ingevolge Artikel 16(2)(a) van die Verordening vanaf Residensiële Sone 1: Enkelwoonsone (SR1) na Gemeenskapone (CO1);
 - (d) **konsolidasie** van Erf 6848 Kleinmond met Erf 7308, Kleinmond ingevolge Artikel 16(2)(e) van die Verordening om 'n gekonsolideerde eiendom van ±1498m² in grootte te skep; en
2. Raad se voorneme ingevolge Artikel 14 van die Wet van die oordrag van Erf 6848 Kleinmond in 1. hierbo aan die eienaar van Erf 7308 Kleinmond met die volgende besonderhede:

Koper: The Bread of Life Assembly of South Africa
Koopsom: R47,150.00 (BTW ingesluit)
Ligging: Bergroosstraat 1, Kleinmond
Doel: Motor en voetganger toegang tot Erf 7308 Kleinmond
Grootte: 162m²

Volle besonderhede rakende die voorneme in **paragrafe 1.(a) en (b)** hierbo is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die **Departement: Stadsbeplanning**, Patersonstraat 16, Hermanus en by die Kleinmond Biblioteek, Vyfdelaan, Kleinmond. Enige kommentare moet skriftelik wees, u naam, adres, en kontakbesonderhede bevat, sowel as u belang in die aansoek en die redes vir kommentaar, welke kommentaar die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (epos) loretta@overstrand.gov.za) moet bereik voor of op **1 April 2021**. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Me. H van der Stoep** by 028 313 8900.

Volledige besonderhede rakende die voorneme in paragraaf 2 hierbo is per afspraak beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die **Eiendomsadministrasie Departement**, h / v Molteno- en Viljoenstraat, Onrustrivier. Enige kommentaar moet skriftelik wees, u naam, adres, en kontakbesonderhede bevat, sowel as u belang in die aansoek en die redes vir kommentaar, welke kommentaar die Munisipaliteit (h/v Molteno- en Viljoenstraat, Onrustrivier / (f) 0283163721 / (epos) wmurtz@overstrand.gov.za) moet bereik voor of op **1 April 2021**. Telefoniese navrae kan gerig word aan die **Hoofklerk, Mej. W Murtz** by 0283165601.

Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persone wat nie kan lees of skryf nie kan bogenoemde toepaslike Munisipale Departement 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. 22/2021

OVERSTRAND MUNICIPALITY
ERF 6848, 1 BERGROOS CRESCENT,
EXTENTION 6, KLEINMOND AND ERF 7308, 2
GALJOEN STREET, OVERHILLS, KLEINMOND:
APPLICATION FOR REZONING,
CONSOLIDATION AND THE TRANSFER OF THE
PORTION OF LAND: PLAN ACTIVE (obo
OVERSTRAND MUNICIPALITY AND THE
BREAD OF LIFE ASSEMBLY OF SOUTH
AFRICA)

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), as well as Section 14 of the Local Government: Municipal Finance Management Act (Act 56 of 2003) (the Act) of the following applications applicable to Erven 6848 and 7308 Kleinmond, namely, the:

- (a) **rezoning** of Erf 6848 Kleinmond in terms of Section 16(2)(a) of the By-Law from Residential Zone 1: Single Residential (SR1) to Community Zone 1: Community Facilities (CO1);
 - (b) **consolidation** of Erf 6848 Kleinmond with Erf 7308 Kleinmond in terms of Section 16(2)(e) of the By-Law to create a consolidated property of ±1498m² in extent; and
2. Council's intention in terms of Section 14 of the Act of the transfer of Erf 6848 Kleinmond in 1. above to the owner of Erf 7308 Kleinmond with the following details:

Purchaser: The Bread of Life Assembly of South Africa
Purchase Price: R47,150.00 (VAT included)
Locality: 1 Bergroos Street, Kleinmond
Purpose: Vehicular and pedestrian Access to Erf 7308 Kleinmond
Size: 162m²

Full details regarding the intention in **paragraphs 1.(a) and (b)** above are available for inspection during weekdays between 08:00 and 16:30 at the **Department: Town Planning**, 16 Paterson Street, Hermanus and at the Kleinmond Library, Fifth Avenue, Kleinmond. Any comment must be in writing, quoting your name, address and contact details, as well as your interest in the application and the reasons for comment, which comment must reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (email) loretta@overstrand.gov.za) on or before **1 April 2021**. Telephonic enquiries can be made to the **Senior Town Planner, Ms. H van der Stoep** at 0283138900.

Full details regarding the proposal in **paragraph 2.** above are available by appointment for inspection during weekdays between 08:00 and 16:30 at the **Property Administration Department**, c/o Molteno and Viljoen Street, Onrustrivier. Any comment must be in writing, quoting your name, address and contact details, as well as your interest in the application and the reasons for comment, which comment must reach the Municipality (c/o Molteno and Viljoen Street, Onrustrivier / (f) 0283163721 / (email) wmurtz@overstrand.gov.za) on or before **1 April 2021**. Telephonic enquiries can be made to the **Principal Clerk, Ms. W Murtz** at 0283165601.

The Municipality may refuse to accept comments received after the closing date. Any persons who cannot read or write may visit the above appropriate Municipal Department where a Municipal official will assist them in formulating their comment.

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

Municipal Notice No. 22/2021

UMASIPALA WASE-OVERSTRAND
ISIZA ESINGU-ERF 6848, 1 BERGROOS
CRESCENT, EXTENTION 6, KLEINMOND NESIZA
ESINGU-ERF 7308, 2 GALJOEN STREET,
OVERHILLS, KLEINMOND: ISICELO SOKUCANDA
KWAKHONA, UKUHLANGANISA
NOKUYONDELELANISA NOKUKHUTSHELWA
KWENXALENYE YOMHLABA: NGABAKWAPLAN
ACTIVE (egameni likaMASIPALA WASE-
OVERSTRAND KUNYE NEBREAD OF LIFE
ASSEMBLY OF SOUTH AFRICA)

Kukhutshwe isaziso esimayela nemiba yeSolotya lama-47 nelama-48 loMthethwana kaMasipala waseOverstrand Osisihlomelo soMthethwana kaMasipala ngeZicwangciso zokuSetyenziswa koMhlaba ku2020 (UMthethwana), kunye neSolotya le14 likaRhulumente waseKhaaya: Umthetho WoLawulo lwezeMali kuMasipala (Umthetho 56 ka2003) (Umthetho) ngezi zicelo zilandelayo nezisebenza kwiziza ezinguErven 6848 no7308 eKleinmond, ezaziwa, ngo:

- (a) **kucanda kwakhona** isiza esinguErf 6848 eKleinmond ngokwemiba yeSolotya le16(2)(a) loMthethwana ukusuka kwiNdawo yokuHlala ebizwa iResidential Zone 1: Single Residential (SR1) ibe Yindawo Yokuhlala Uluntu iCommunity Zone 1: Community Facilities (CO1);
 - (b) **ngokuhlanganisa** isiza esinguErf 6848 Kleinmond nesiza esinguErf 7308 eKleinmond ngokwemiba yeSolotya le16(2)(e) loMthethwana ukwakha isiza esihlanganisiweyo sibe zizikwemitha ezi ±1498m² ngomlinganiselo; kunye
2. Neenjongo zeBhunga ngokwemiba yeSolotya le14 loMthetho **wokukhuphela** isiza esinguErf 6848 eKleinmond ku 1. ngentla ikhutshelwe kumninisa esinguErf 7308 eKleinmond nezinkcukacha zilandelayo:

Umthengi: The Bread of Life Assembly of South Africa
Ixabiso Lokuthenga: R47,150.00 (liquka iVAT)
Indawo: 1 Bergroos Street, eKleinmond
Injongo: Iziithuthi nabantu abahamba ngeenyawo ukufikelela kwiziza esinguErf 7308 eKleinmond
Isayizi: 162m²

Inkcukacha ezipheleleyo mayela nejongo ezikumhlathi (**paragrafu**) 1.(a) no (b) ngentla ziyafumaneka ukuze kwintsoke zaphakathi evekini phakathi kwentsimbi ye08:00 neye-16:30 kwiSebe: **Izicwangciso ngeDolophu**, 16 Paterson Street, eHermanus eKleinmond Library, Fifth Avenue, Kleinmond. Naziphina izimvo zimele zibhalwe phantsi, uchaze igama lakho, idilesi neenkukukacha ofumaneka kuzo, kunye nomdla wakho kwesi sicelo nezizathu zokuhlomla, ezimele zifike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (email) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama1 uApril ka2021. Imibuzo ngefowuni ingabuzwa ku**Mcwangcisi weDolophu Omkhulu, Nkszn. H van der Stoep** kwa-0283138900.

linkcukacha ezipheleleyo nezimayela nesi siphakamiso sikumhlathi(**paragrafu**) 2. ongentla ziyafumaneka ngokwenzu idinga ukuze zihlole phakathi evekini ukusuka kwintsimbi ye08:00 ukuya kwi-16:30 kwiSebe **Lophuhliso Lwemihlaba (Property Administration Department)**, c/o Molteno and Viljoen Street, Onrustrivier. Nabani na ofuna ukuhlomla makabhale, achaze igama lakhe, idilesi neenkukukacha afumaneka kuzo, kunye nomdla wakho kwesi sicelo nezizathu zokuhlomla, kufuneka izimvo zakho zifike kwaMasipala (c/o Molteno and Viljoen Street, Onrustrivier / (f) 0283163721 / (i-imeyile) wmurtz@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama1 uApril ka2021. Imibuzo ngefowuni ingabuzwa ku**Nobhala kaMasipala, uNkszn. W Murtz** kwa-0283165601.

UMasipala angala ukwamkela izimvo zakho ezifunyenwe emva komhla wokuhlala. Nabanina ongakwazi ukufunda nokubhala angaya kwi-ofisi zeSebe likaMasipala elifanelekileyo apho igosa likaMasipala liza kukunceda ubhale phantsi izimvo zakho.

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

Inothisi kaMasipala Nomb. 22/2021





PLActive
Town & Regional Planners

Stads- en Streksbeplanners
Town & Regional Planners

All distances approximate
and subject to survey.

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Property Description:

**ERVEN 6848 & 7308
KLEINMOND**

Plan Description:

LOCALITY MAP

Scale: NTS

Drawing Nr: ERF6468L.dwg

Date: OCTOBER 2020



**PROPOSED REZONING AND
CONSOLIDATION**

ERVEN 6848 & 7308

KLEINMOND

DIVISION: CALEDON

OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

1. **BACKGROUND**

Mr J.P. White, on behalf of the Bread of Life Assembly of South Africa Church, the owner of Erf 7308 Kleinmond, has instructed the company Plan Active to apply for the rezoning of Erf 6848 Kleinmond and the consolidation of Erven 7308 and 6848 Kleinmond.

A church building is situated on Erf 7308 Kleinmond. The owner of Erf 7308 Kleinmond is in the process of purchasing the neighbouring property from the Overstrand Municipality, Erf 6848 Kleinmond (see annexure A, Deed of Sale). In order for Erven 7308 and 6848 Kleinmond to be consolidated, Erf 6848 Kleinmond should be rezoned from Residential Zone 1 to Community Zone 1, the same zoning as Erf 7308 Kleinmond.

Erf 6848 Kleinmond is 162m² in extent and is held by Title Deed Number T8309/1988. Erf 7308 Kleinmond is 1336m² in extent and is held by Title Deed Number T17876/2007.

2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(a) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the rezoning of Erf 6848 Kleinmond from Residential Zone 1 to Community Zone 1.
- Chapter 4, Section 16(2)(e) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the consolidation of Erven 6848 and 7308 Kleinmond.

3. DESIRABILITY

3.1 PROPERTY DESCRIPTION

Erven 6848 and 7308 Kleinmond are located on the corner of Bergroos Crescent and GM Siyoni Street, Kleinmond (Overhills). Erven 6848 & 7308 Kleinmond are 162m² and 1336m² in extent, respectively.

3.2 ZONING

Erf 6848 Kleinmond is zoned Residential Zone 1 and is currently vacant. Erf 7308 Kleinmond is zoned Community Zone 1 and is utilised as a church. The surrounding properties are zoned for single residential purposes, public roads, and public open spaces.

3.3 LAND USE

Erf 6848 Kleinmond is currently vacant. A church building is situated on Erf 7308 Kleinmond and is utilised as such.

Land uses that surround Erven 6848 & 7308 Kleinmond are single dwellings, public roads and public open spaces. It is therefore evident that the subject properties is situated within a predominantly single residential area.

3.4 PROPOSAL

The following are proposed:

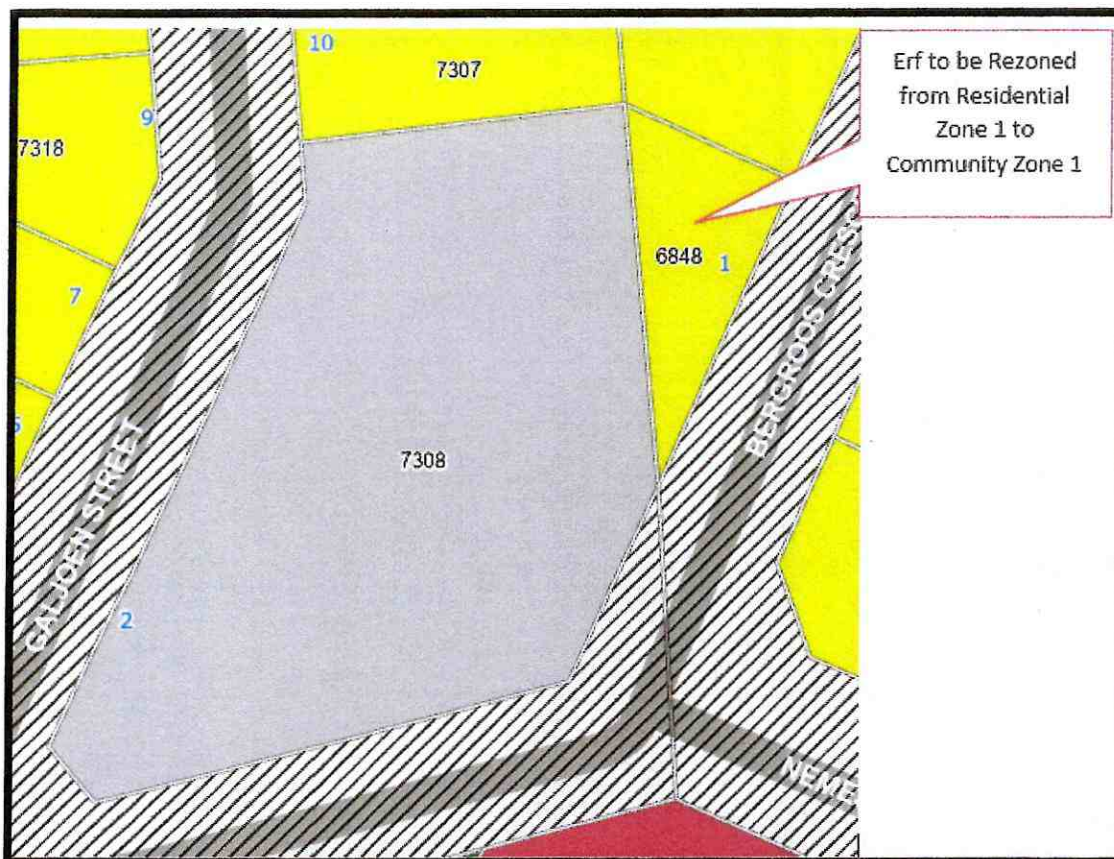
- Chapter 4, Section 16(2)(a) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the rezoning of Erf 6848 Kleinmond from Residential Zone 1 to Community Zone 1.
- Chapter 4, Section 16(2)(e) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the consolidation of Erf 6848 and Erf 7308 Kleinmond

Erven 6848 & 7308 Kleinmond are 162m² and 1336m² in extent, respectively. The intention of the owner of Erf 7308 Kleinmond is to rezone Erf 6848 Kleinmond from Residential Zone 1 to Community Zone 1 and consolidate the two subject properties to create a single erf.

3.4.1. Proposed Rezoning

The detail of the rezoning can be described as follows:

Rezoning of Erf 6848 Kleinmond				
Property description	Size	Land use	Current zoning	Proposed Zoning
Erf 6848	±162m ²	Vacant	Residential Zone 1	Community Zone 1



Erf 6848 Kleinmond is currently vacant. The triangular configuration of the erf, the size thereof and taking the land use restriction into consideration makes the site impractical to be utilised as a residential site. Erf 6848 Kleinmond can be better utilised by the church congregation once consolidated. The intention is to rezone the Erf 6848 Kleinmond from Residential Zone 1 to Community Zone 1. The property will be consolidated with the neighbouring property, Erf 7308 Kleinmond, which is zoned Community Zone 1.

The rezoning of the subject property will allow the subject property to be consolidated with Erf 7308 Kleinmond and can then be utilised with Erf 7308 Kleinmond as a place of worship. Erf 6848 Kleinmond is much smaller than the other residential properties in the vicinity and therefore the subject property can be utilised more feasible after the rezoning of the subject property and consolidation. The rezoning will not have any impact on the character or land values of the area of Kleinmond.

3.4.2 . Proposed Consolidation

The intention is to consolidate Erven 6848 and 7308 Kleinmond after the rezoning of Erf 6848 Kleinmond.

The consolidation can be described as follow:

Consolidation of Erven 6848 & 7308 Kleinmond			
Property description	Size	Land use	Current zoning
Erf 7308	±1336m ²	Church building	Community Zone 1
Erf 6848	±162m ²	Vacant	Residential Zone 1

TOTAL EXTENT OF PROPOSED CONSOLIDATION	±1498m ²
PROPOSED CONSOLIDATION	Erf 7308: ±1336m ² Erf 6848: ±162m ²
Please refer to the attached consolidation plan	

The zoning of the proposed consolidated erven, erven 7308 and 6848 Kleinmond will be the same after Erf 6848 Kleinmond is rezoned. Furthermore the existing structure on Erf 7308 Kleinmond will not encroach any land use restrictions (building lines, height, etc.) after consolidation.

The proposed consolidation of Erven 7308 and 6848 Kleinmond is not in contrast with the existing land use tendencies in the surrounding environment. Erf 6848 Kleinmond is much smaller than the residential erven in the vicinity and therefore can be better utilised if consolidated with the neighbouring property, Erf 7308 Kleinmond.

The proposed consolidation of the abovementioned properties will not have a negative impact on the environment, traffic or character of the area (the land use will remain unchanged). The municipality will also not be responsible for maintaining Erf 6848 Kleinmond and it will eventually benefit financially from the sale of the property. We therefore do not anticipate any problems with the proposed application.

3.5 ACCESS

Vehicular and pedestrian access to Erf 7308 Kleinmond and the existing church building are gained from Bergroos Street, Kleinmond, over Erf 6848 Kleinmond. The exact position to the newly consolidated erf will be confirmed once the proposed application for rezoning of Erf 6848 Kleinmond from Residential Zone 1 to Community Zone 1 and the consolidation of Erven 6848 and 7308 Kleinmond have been concluded.



3.6 SERVICES

As Erven 6848 and 7308 Kleinmond are situated in an already developed residential area, municipal services already exist. No new portions are created. No additional services are required in order for the proposed application to be approved.

3.7 TITLE DEED

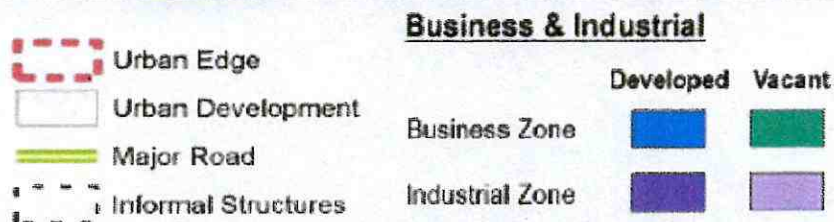
There are no restrictive Title Deed conditions in Title Deeds No. T17875/2007 and T8303/1988 that needs to be addressed in order to accommodate the proposed rezoning and consolidation.

There are no bonds registered against Erven 7308 and 6848 Kleinmond.

3.8 FORWARD PLANNING

Overstrand Municipal Spatial Development Framework (2020).

In terms of the Overstrand Spatial Development Framework the subject property is earmarked for urban development purposes. Although the Residential zoning of Erf 6848 Kleinmond will not be retained after the proposed rezoning and consolidation application, Erf 6848 Kleinmond can be better utilised being consolidated with Erf 7308 Kleinmond as it is much smaller than the residential erven in the area. The rezoning of Erf 6848 Kleinmond from Residential Zone 1 to Community Zone 1 and the consolidation of Erven 6848 and 7308 Kleinmond will allow the small erf to be incorporated with a larger erf enhancing its functionality.



Overstrand Growth Management Strategy (2010)

With reference to the Overstrand Growth Management Strategy the subject erven fall within Planning Unit 3 that consists of the western section of Proteadorp in Kleinmond. Given the existing levels of development no further densification proposals are applicable to this Planning Unit. This application does however not propose to create any additional portions, nor does it propose the construction of an additional dwelling units on the subject property. The density will therefore remain unchanged.

3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.9.1 HERITAGE VALUE

Erven 6848 & 7308 Kleinmond are not situated within the Heritage Overlay Zone as determined by the Overstrand Municipality Growth Management Strategy (2010). The properties are not earmarked for heritage conservation purposes in terms of the Overstrand Heritage Survey Report (2009).

The subject properties are not associated with any important persons or groups or important events and activities. The subject properties have no association with the history of slavery and are not used for living heritage.

In light of the above mentioned it is evident that the proposed rezoning and consolidation will not have a negative impact on the heritage value of the subject properties or the greater area of Kleinmond

3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed rezoning and consolidation do not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).

3.10 PLANNING PRINCIPLES

The planning principles of spatial justice, spatial sustainability, efficiency and spatial resilience of this application can be described as follows:

Spatial Justice: The proposed rezoning and consolidation are in line with the current land use tendencies in the vicinity within the Kleinmond area. The proposed rezoning and consolidation will allow the smaller residential erf to form part of a bigger Community Zone property and will be utilised much better.

Spatial sustainability: The proposed rezoning of Erf 6848 and the consolidation of Erf 7308 Kleinmond and Erf 6848 Kleinmond are in line with the current character within the subject area. The proposed application will have no impact on the conservation worthy areas of Kleinmond. Spatially the land use and proposed rezoning and consolidation will be in line with the current character of the Kleinmond area.

Efficiency: The proposed application for the rezoning and consolidation will promote the optimisation of the use of space within a developed residential area. The Residential property is currently vacant and with the proposed application it will be utilised much better in conjunction with Erf 7308 Kleinmond. The subject properties are also situated close to the CBD of the Kleinmond area

Spatial Resilience in the context of land use planning refers to the need to promote the development of sustainable livelihoods for the poor (i.e. communities that are most likely to suffer the impacts of economic and environmental shocks). Spatial resilience also refers to the requirement for flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks. The spatial plans, policies and land use management systems should enable the communities to be able to resist, absorb and accommodate these shocks and to recover from these shocks in a timely and efficient manner, which includes the preservation and restoration of essential basic infrastructure and functions, but also adaptation in order to ensure increased resilience

in terms of future shocks (United Nations Office for Disaster Risk Reduction, 2009). In our opinion the principle of Spatial Resilience is not applicable to this application.

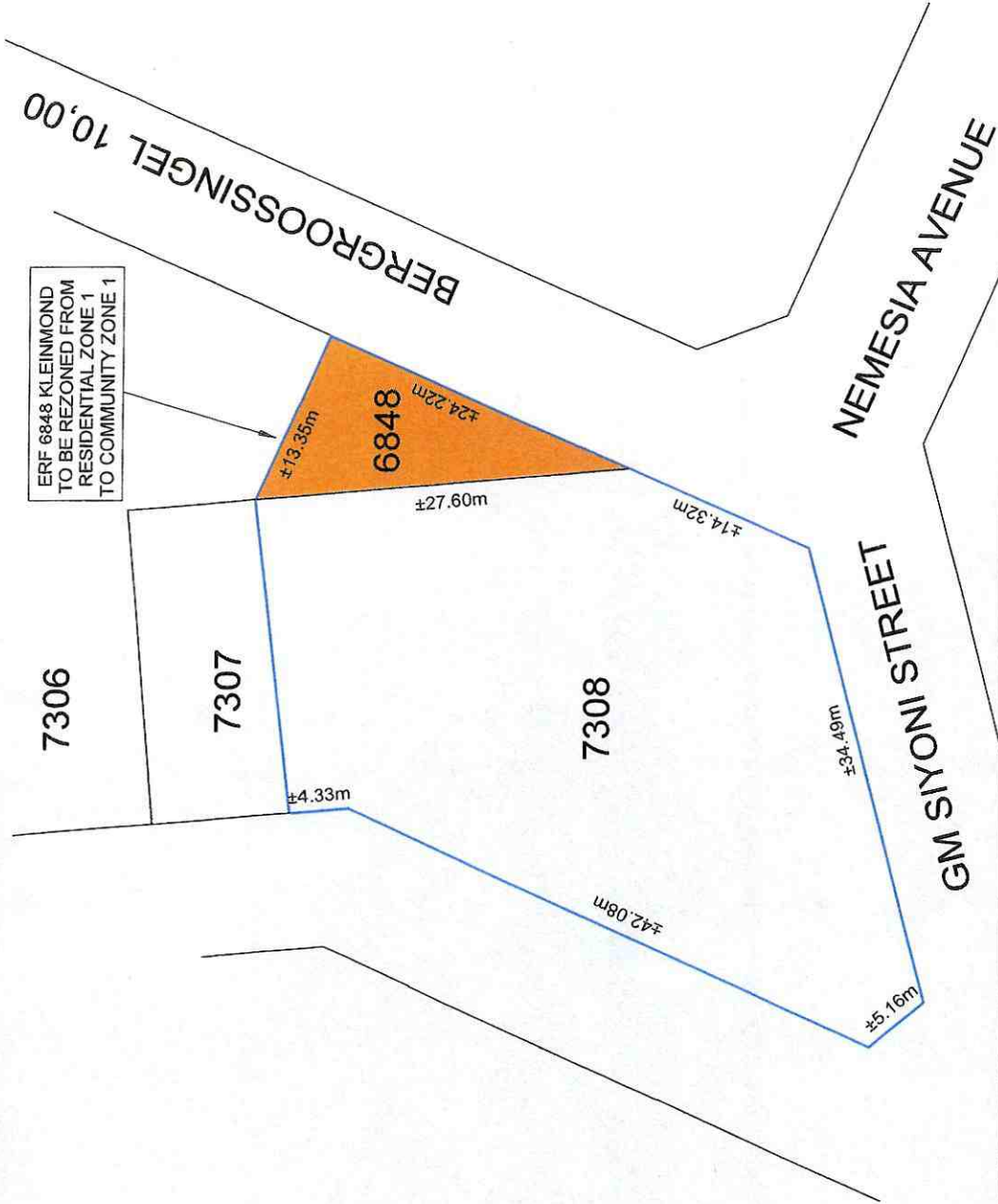
Good administration: Our Company is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's bylaw and related provincial and national land use planning legislation. All measures will be taken to ensure an efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020.

4. **RECOMMENDATION**

When this application is evaluated it is important to take note of the following:

- The proposed rezoning of Erf 6848 Kleinmond and the consolidation of erven 6848 and 7308 Kleinmond fall within the existing land use tendencies in the area;
- The proposed rezoning and consolidation do not have a negative impact on the current character and land values of the surrounding erven.
- The proposed rezoning of Erf 6848 Kleinmond and the consolidation of Erven 6848 and 7308 Kleinmond will have no impact on the existing church building as the structure will still comply with the land use restrictions applicable to erven with a Community Zone 1 zoning.
- The proposed application is in line with Spatial Planning Land Use Management Act, 2013 (SPLUMA) and the Land Use Planning Act, 2014 (LUPA).

With regards to the above mentioned it would be appreciated if the Overstrand Municipality would consider the application favourably for the rezoning of Erf 6848 Kleinmond and the consolidation of erven 6848 and 7308 Kleinmond.



ERF 6848 KLEINMOND
TO BE REZONED FROM
RESIDENTIAL ZONE 1
TO COMMUNITY ZONE 1

NOTES	
ERF 7308	±1336m ²
ERF 6848	±162m ²
NEW CONSOLIDATED ERF ±1498m ² (ERVEN 7308 & 6848 KLEINMOND)	

	Property Description: ERVEN 7308 & 6848 KLEINMOND	Plan Description: CONSOLIDATION PLAN	Scale: 1:500	
	All distances approximate and subject to survey. COPY RIGHT RESERVED	Drawing Nr: ERVEN 7308 AND 6848.dwg	Date: OCTOBER 2020	