



OVERSTRAND MUNISIPALITEIT
ERF 726, BUFFELSWEG 72,
PRINGLEBAAI: AANSOEK OM
ONDERVERDELING EN
HERSONERING: PLAN ACTIVE
NAMENS ENTK FAMILIETRUST

Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die volgende aansoeke van toepassing op Erf 726, Pringlebaai; naamlik:

Onderverdeling

Aansoek ingevolge Artikel 16(2)(d) van die Verordening ten einde Erf 726, Pringlebaai in 4 gedeeltes te onderverdeel, naamlik Gedeelte A ($\pm 1240\text{m}^2$), Gedeelte B ($\pm 1262\text{m}^2$), Gedeelte C ($\pm 1050\text{m}^2$), en Gedeelte D ($\pm 1285\text{m}^2$).

Hersonering

Aansoek ingevolge Artikel 16(2)(a) van die Verordening ten einde die nuutgeskepte Gedeelte D ($\pm 1285\text{m}^2$) vanaf Residensiële Sone 1: Enkelwoonsone (SR1) na Oopruimtesone 1: Natuurreservaat (OS1) te hersoer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus, en by die Bettysbaai Biblioteek, Clarencerylaan, Bettysbaai.

Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening by die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op **28 Junie 2024** met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Me. H van der Stoep** by 028313 8900. 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.

Dr. DGI O'Neill, Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, HERMANUS, 7200

Munisipale Kennisgewing Nr. **89/2024**

OVERSTRAND MUNICIPALITY
ERF 726, 72 BUFFELS ROAD,
PRINGLE BAY: APPLICATION FOR
SUBDIVISION AND REZONING: PLAN
ACTIVE ON BEHALF OF ENTK
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 726, Pringle Bay; namely:

Subdivision

Application in terms of Section 16(2)(d) of the By-Law to subdivide Erf 726, Pringle Bay into 4 portions, namely Portion A ($\pm 1240\text{m}^2$), Portion B ($\pm 1262\text{m}^2$), Portion C ($\pm 1050\text{m}^2$), and Portion D ($\pm 1285\text{m}^2$).

Rezoning

Application in terms of Section 16(2)(a) of the By-Law to rezone the newly created Portion D ($\pm 1285\text{m}^2$) from Residential Zone 1: Single Residential (SR1) to Open Space Zone 1: Nature Reserve (OS1).

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department : Town Planning at 16 Paterson Street, Hermanus, at the Betty's Bay Library, Clarence Drive, Betty's Bay.

Any written comments must be submitted to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) in accordance with the provisions of Sections 51 and 52 of the said By-law on or before **28 June 2024**, quoting your name, address and contact details, interest in the application and reasons for comment. 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 to formulate their comment.

Dr. DGI O'Neill, Municipal Manager, Overstrand Municipality, P.O. Box 20, HERMANUS, 7200

Municipal Notice No. **89/2024**

UMASIPALA WASEOVERSTRAND
ISIZA ESINGU-ERF 726, 72 BUFFELS
ROAD, PRINGLE BAY: ISICELO
NGOKWAHLULUHLULA NOKUCANDA
KWAKHONA: NGABAKWAPLAN ACTIVE
EGAMENI LE ENTK FAMILY TRUST

Kukhutshwe isaziso esimayela nemiba yeSoloty lama-47 nelama-48 nguMasipala waseOverstrand ngokuHlomela uMthethwana ongokuSetyenziswa koMhlaba kaMasipala ku2020 (UMthethwana) omayela nezi zicelo zilandelayo ezisebenza kwiSiza esinguErf 726, Pringle Bay; ezaziwa ngolu hlobo:

Ukwahlulahlula

Isicelo esingemiba emayela neSoloty le16(2)(d) loMthethwana ukwahlulahlula isiza esinguErf 726, Pringle Bay ibe zinxalenye ezi-4, ezibizwa Inxalenye A ($\pm 1240\text{m}^2$), neNxalenye B ($\pm 1262\text{m}^2$), neNxalenye C ($\pm 1050\text{m}^2$), neNxalenye D ($\pm 1285\text{m}^2$).

Ukucanda kwakhona

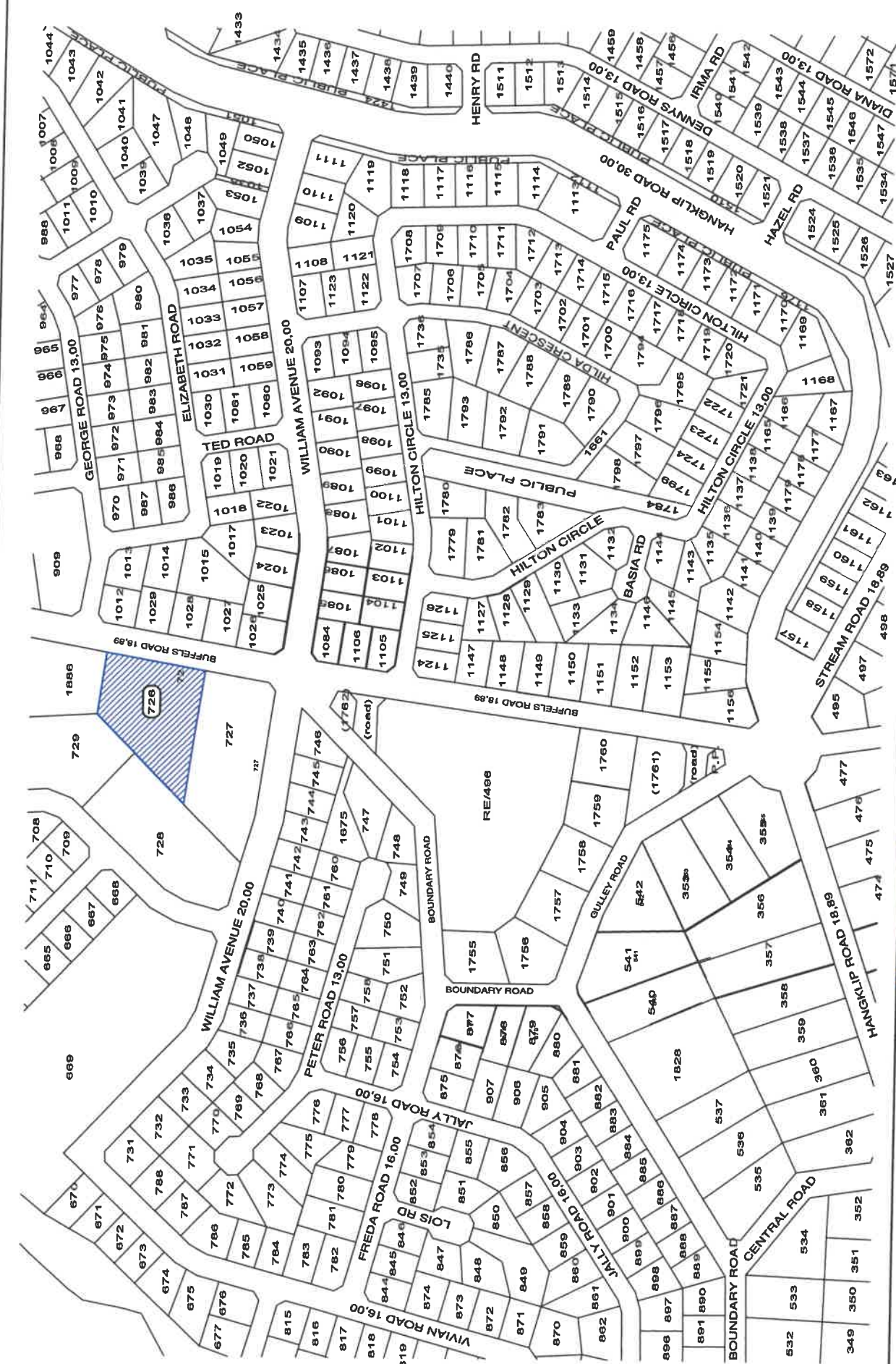
Isicelo esingeiba yeSoloty le16(2)(a) loMthethwana ukucanda kwakhona iNxalenye ekhoyo kwakhona iNxalenye D ($\pm 1285\text{m}^2$) ukusuka kwiZowuni yokuHlala iResidential Zone 1: neNdawo Yokuhlala Umntu Ngamnye [iSingle Residential (SR1)] ukuVula Icala iZowuni 1 engumyezo weZilwanyana [iOpen Space Zone 1: Nature Reserve (OS1)].

linkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka ukuze zihlowel kwiintsuku zaphakathi evekini Phakathi kwentsimbi ye08:00 ne16:30 kwiSebe: Izicwangciso zeDolophu kwa16 Paterson Street, Hermanus, eBetty's Bay Library, Clarence Drive, Betty's Bay.

Naziphi na izimvo ezibhaliweyo mazingeniswe kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngokwezibonelelo zeSoloty lama-51 nelama-52 loMthethwana ngomhla okanye ngaphambi komhla wama-28 Juni 2024, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdlawakho kwesi sicelo nezizathu zakho zokuhlomla. Imibuzo ngefowuni ingathunyelwa **kuMchwangcisi Omkhulu weDolophu, uNkszn. H van der Stoep** kwa-028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva womhla wokuvula. Nabani na ongakwazi ukufunda nokubhala makahambele kwiSebe Lezicwangciso zeDolophu apho igosa likaMasipala liza kumnceda ahlomle ngokusemthethweni.

Dr. DGI O'Neill, Municipal Manager, Umasipala wase-Overstrand, P.O. Ibhokisi 20, HERMANUS, 7200

Inothi kaMasipala Nomb. **89/2024**



NOTES:



Er 726 Pringle Bay

PIA Active
Stads- en Streeksbeplanners
Town & Regional Planners

All distances approximate
and subject to survey.

COPY RIGHT RESERVED

Property Description:

**ERF 726
PRINGLE BAY**

Plan Description:

LOCALITY MAP

Scale: NTS

Drawing Nr:
Date

pringle726.dwg
JANUARY 2022



PROPOSED SUBDIVISION AND REZONING**ERF 726 PRINGLE BAY****OVERSTRAND MUNICIPALITY****MOTIVATION REPORT****1. BACKGROUND**

Plan Active Town & Regional Planners has been appointed by E.W. Ottermann, on behalf of The ENTK Family Trust, the owner of erf 726 Pringle Bay, to apply for the subdivision and rezoning of a portion of the subject property.

Erf 726 Pringle Bay is 4 837m² in extent and is held by Title Deed No. T14326/2021.

The subject property is a vacant portion of land. The owner intends to subdivide erf 726 Pringle Bay into four portions to create three (3) single residential erven and one (1) public open space portion.

A land use application for the above was submitted in February 2022. The application was approved on 6 March 2023. An appeal was submitted by the Pringle Bay Rate Payers Association (PBRA) on 25 March 2023. The main reason for the appeal was because the PBRA believed all specialist studies should have been circulated to interested and affected parties as part of the public participation process. Since this was not available at the time (the specialist study was undertaken because of the outcome of the public participation period), the Pringle Bay Rate Payers Association indicated that the relevant studies should have been provided to them for comment before the application was referred for a decision. The appeal authority agreed, and the appeal was upheld. Copies of all the decision letters are attached.

For background purposes, it should be noted:

- All the documents mentioned by the appellant (PBRA) in the previous application's appeal document and reasons for the appeal, that were not previously presented to the PBRA, except for the Biodiversity Assessment, were comments from various departments that were obtained during the public participation process and available for scrutiny by the Tribunal. The Biodiversity Assessment was done due to concerns raised by the objectors and submitted as part of the documentation to the Tribunal. The mitigation measures proposed by the Assessment was made part of the conditions of approval.
- In terms of the EMOZ, the erf is located in the Urban Conservation Category. This category is further divided into subcategories of which the following is applicable to erf 726 Pringle Bay, namely ecological process corridor and Category D. The latter is applicable to private owned properties and stipulates the following: *"In the face of development pressure, the Municipality may, if it deems it necessary, upon receipt of a development proposal or application that does not involved any activities identified by NEMA listing notices, require that specialist biodiversity and/or other relevant studies be undertaken by the developer/owner in order to inform development planning and retain priority ecological corridors and habitats."* A Biodiversity Assessment was conducted in August 2022 by Mr J. van Rensburg from Nature Works and submitted with the Item / report that served before the Tribunal.

In the light of the appeal received and upheld with the previous land use application, the following should be noted with this exact same land use application for consideration:

- The application is extensively dealt with in the land use planning report compiled by Plan Active Town Planners;
- The property owner has existing development rights and any development on the proposed subdivided properties needs to comply with the Ridge Guideline Development Plan, the EMOZ and the mitigation measures proposed in the Biodiversity Assessment;
- It should be clear that the application is for the *subdivision* of Erf 726 Pringle Bay, the proposed development on the erf portions to be created will be dealt with during the Building Plan Approval Phase.

It is our opinion that the merit of the application was not the concern with the previous land use application. As a result, we herewith apply for the exact same land use application – inclusive of all departmental comments and specialist studies undertaken for the previous

land use application to allow for a more comprehensive report to address the previous concerns raised and to allow for expectantly a positive outcome.

2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(d) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, for the subdivision of erf 726 Pringle Bay;
- Chapter 4, Section 16(2)(a) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, for the rezoning of a portion of erf 726 Pringle Bay.

3. NEED AND DESIRABILITY

3.1 PROPERTY DESCRIPTION

Erf 726 Pringle Bay is situated at 72 Buffels Road, Pringle Bay. Refer to the locality plan attached.

Erf 726 Pringle Bay is 4 837m² in extent and is held by Title Deed No T14326/2021.

The subject property is a vacant portion of land and characterized by natural vegetation (Fynbos). The site gradually slopes in a south-easterly direction (as indicated by the contours on the subdivision plan).

3.2 ZONING

Erf 726 Pringle Bay has the following land use rights:

ERF NUMBER	ZONING
Erf 726 Pringle Bay	Residential Zone 1: Single Residential (SR1)

Surrounding properties are zoned for single residential and public road purposes.

3.3 LAND USE

The subject property is currently a vacant portion of land.

Land uses that surround the subject property are dwellings, vacant erven and public roads.

3.4 THE POTENTIAL OF THE PROPERTY

Erf 726 Pringle Bay is currently an exceptionally large portion of land zoned Residential Zone 1: Single Residential (SR1) in the middle of an existing residential area. It is proposed to keep the zoning and land use of three proposed portions of erf 726 Pringle Bay to create three (3) single residential erven. The location of the subject property within an existing established single residential area allows the property to be developed for low impact land uses.

In the early 2000's an open space corridor was determined by the Nature Conservation Department of the Municipality in this specific area of Pringle Bay. The latter document is the basis on which subdivisions are evaluated in the area. The minimum required erf size is 1 000m² and the open space corridor must be provided in line with the aforementioned document. The open space corridor (±10 292m² in extent) represents the sensitive dune and wetland areas. To comply with the latter, a portion is created and will be rezoned from Residential Zone 1: Single Residential (SR1) to Open Space Zone 1: Nature Reserve (OS1). Refer to the letter from Mrs Hanneen van der Stoep dated 19 March 2020 confirming the need to address the open space corridor with future subdivision applications.

When evaluating the proposed subdivision and rezoning against surrounding erf sizes, minimum erf sizes, minimum street frontage widths, compliance with the open space corridor, etc. it is evident that the subject property has the potential to be subdivided and rezoned to create three (3) residential erven of at least 1000m² and larger in extent and a

conservation area / open space portion. Compliance with the minimum erf size requirement confirms the compatibility with the area.

A stricter building line applies on the newly created portions on the common boundary with the nature reserve portion. This does however not impact on the developable land since the extent of the erven is on the larger side. The contours of the site have been surveyed and favour subdivision.

Compliance with the current spatial planning policies (discussed in this report) and the positive outcome of the specialist study support and confirm the potential of the subject property for development. In addition, similar subdivisions have been approved in the area.

3.5 PROPOSAL

The following are proposed:

- The subdivision of erf 726 Pringle Bay in terms of Chapter 4, Section 16(2)(d) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, to create three (3) single residential erven and one (1) conservation area / open space portion as follows:
 - Portion A: ±1240m²
 - Portion B: ±1262m²
 - Portion C: ±1050m²
 - Portion D: ±1285m²
- The rezoning of Portion D, a portion of erf 726 Pringle Bay, from Residential Zone 1: Single Residential (SR1) to Open Space Zone 1: Nature Reserve (OS1) in terms of Chapter 4, Section 16(2)(a) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020.

The potential of the subject property is discussed in detail in *Section 3.4 Potential of the property*.

The owner intends to subdivide erf 726 Pringle Bay into four portions to create three (3) single residential erven and one (1) public open space portion. As previously mentioned, in

the early 2000's an open space corridor was determined by the Nature Conservation Department of the Municipality in this specific area of Pringle Bay. The latter document is the basis on which subdivisions are evaluated in the area. The minimum required erf size is 1 000m² and the open space corridor must be provided in line with the aforementioned document. The open space corridor (±10 292m² in extent) represents the sensitive dune and wetland areas. To comply with the latter, a portion is created and will be rezoned from Residential Zone 1: Single Residential (SR1) to Open Space Zone 1: Nature Reserve (OS1).

It was agreed with the Pringle Bay Ratepayers Association (PBRA) that it would be a condition of sale if future owners of these properties wish to subdivide, the portions of their properties that fall within this corridor be ceded to Council. In addition, the building line abutting the conservation area must be a minimum of 5m. The Ridge Guideline Development Plan remains relevant to subdivisions in this area and is not overridden by the Environmental Management Overlay Zone (EMOZ). Before the subject property was sold to our client, the estate agent (Ms W. Cilliers – Pam Golding) investigated the impact the open space corridor might have on the subject property, with the municipality. Overstrand Municipality confirmed the following for the consideration of the subdivision of erf 726 Pringle Bay in a letter dated 19 March 2020:

ERF 726 PRINGLE BAY

In the early 2000's an open space corridor was determined by the Nature Conservation Department of the Municipality. The latter document is the basis on which subdivisions are evaluated. The minimum required erf size of a 1000m² and the open space corridor. This corridor (±10298m² in extent) represents the sensitive dune and wetland areas.

It was agreed between Mr Hazelden and the Pringle Bay Ratepayers' Association that it would be a condition of sale if future owners of these properties wish to subdivide, the portions of their properties that fall within this corridor be ceded to Council. The building line abutting the Nature Conservation Area be a minimum of 5m. This was accepted by the Municipality and is still in place.

Erf 725 was dealt with by Barry Blout of Messrs Diesel & Munns Land Surveyors. Their contact details are 021-852 3800 or 852 3759 Somerset West.

Please take note, that a new building will need a surveyed plan with contours when submitted at the Municipality. Therefore the Open Space Zone 1 area needs to be determined and clarity in this regard will have to be obtained by the Environmental Officer and Cape Nature.

As confirmed by the town planner in the item / report that served before the Municipal Planning Tribunal, Pringle Bay Extension 3 was established in the 1970's and the application erf was allocated a residential zoning. It was never an Open Space, ecological corridor or any other use as residential. The proposed development is subject to more stringent measures due to the sensitive nature of the erf. However, a compromise in this case is necessary due to existing rights applicable and the sensitive nature of the erf. 6

The development parameters of The Ridge were established in the 2000's between the original owner, the Municipality and the Pringle Bay Ratepayers, which is captured in the title deeds and a development plan. This application complies with the requirements – i.e. the erven may not be less than 1000m² and a portion of the erf be ceded to the Municipality for conservation purposes.

Note that the municipality stipulates that the corridor represents the sensitive dune and wetland areas (and not the whole property). Due regard was given to the criteria for subdivision with the proposal for erf 726 Pringle Bay (surveyed plan for determining the OS1 portion; compliance with the minimum erf size for the area, etc.). And it is evident from the letter from Town Planning dated 19 March 2020 and the comments / consents received from the municipal departments that the municipality still regards the corridor guide plan as relevant for the consideration of subdivisions in this area.

Notwithstanding the above, when the proposed subdivision and rezoning of a portion of erf 726 Pringle Bay were considered cognisance was taken of the following criteria:

- physical characteristics of the subject property;
- surrounding and minimum erf sizes;
- nature conservation area requirement;
- accessibility to the subject properties;
- impact on the character of the area;
- erf shapes;
- applicable spatial planning policies and densification guidelines.

Firstly, it is proposed to subdivide erf 726 Pringle Bay to create three (3) Residential Zone I: Single Residential and one (1) conservation area / open space portion. The proposed subdivision will be as follows:

TOTAL AREA	4 837m ²
AREAS FOR SUBDIVISION	Portion A: ±1240m ² Portion B: ±1262m ² Portion C: ±1050m ² Portion D: ±1285m ²
OWNERS	The ENTK Family Trust
TITLE DEED	T14326/2021

Secondly, it is proposed to rezone Portion D, a portion of erf 726 Pringle Bay, from Residential Zone 1: Single Residential (SR1) to Open Space Zone 1: Nature Reserve (OS1). The zonings of the respective portions after subdivision and rezoning will be as follows:

		EXISTING / PROPOSED ZONING	TRANSFEREES
AREAS FOR SUBDIVISION	Portion A: ±1240m ²	Residential Zone 1: Single Residential	The ENTK Family Trust
	Portion B: ±1262m ²	Residential Zone 1: Single Residential	The ENTK Family Trust
	Portion C: ±1050m ²	Residential Zone 1: Single Residential	The ENTK Family Trust
	Portion D: ±1285m ²	Open Space Zone 1: Nature Reserve	Overstrand Municipality
TITLE DEED	T14326/2021		

Refer to the subdivision plan for erf 726 Pringle Bay attached.

The Overstrand Municipality's densification policy establishes the principle of incremental densification in an established residential area if it does not have a detrimental impact on its character. It is important to enhance and protect the character of the existing low-density residential areas such as Pringle Bay, while still sensitively densifying where appropriate. This ensures that a wide range of erf sizes and types of development are available, not only within Pringle Bay, but also within the entire Greater Hermanus area.

The subdivision lines were determined to create erven of at least 1 000m² in extent to meet the minimum erf size requirement. The proposed subdivision lines were created in a manner to ensure optimal views from the subject property. The conservation area corridor plan / guideline development plan received from the municipality was used to demarcate the portion for conservation / open space purposes.

Minimum common boundary building lines of 2m (from the proposed subdivision lines / new erf boundaries) and street building lines of 4m will apply to all the newly created portions. A minimum common boundary building line of 5m will apply to the newly created erven where the erven share a common boundary with the conservation area corridor.

It was attempted to keep the subdivision lines as simple and practical as possible to avoid creating asymmetrical erf shapes that would have an impact on the future development of the subject properties as well as the character of the area. Pringle Bay is characterised by

various shaped erven and as a result the proposed erf shapes after subdivision are still compatible with the area.

The proposed subdivision and rezoning adhere to all other land use restrictions in the Overstrand Land Use Scheme Regulations (2020). The impact of the proposed subdivision and rezoning is considered a low impact land use application.

The coverage for the respective portions after subdivision will be 0% since the respective portions remain undeveloped. A maximum coverage of 50% for the SR1 zoned erven must be adhered to once the respective portions are developed in future. Since the newly created residential portions will be transferred to prospective buyers in future, any future development of Portions A to C, portions of erf 726 Pringle Bay, will be done in accordance with the land use restrictions applicable to the relevant zoning.

Approving the proposed development will not set a precedent since each land use application is evaluated on its own merit. In addition, similar land use applications have been approved in the past in the immediate area. It therefore seems as if the precedent is already set for low-impact, low-scale diversification of the residential land uses in the Pringle Bay area.

It is important to note that erf 726 Pringle Bay was one of the eight (8) erven created when the original plot referred to as "The Ridge" was subdivided. With the initial subdivision of the original erf there were certain conditions set at the time which included that any future subdivision of the erven would be restricted to a minimum erf size of at least 1000m² and that a section of the property would have to be ceded to the municipality to form part of the Ecological Corridor. These conditions were adhered to when three of the eight properties received permission to subdivide in the past. The subdivision of erf 726 Pringle Bay will adhere to the same conditions. We would therefore like to emphasize that of the original eight properties, three properties (erven 724, 725 & 728) have already been subdivided. The precedent is therefore already set and not being set with this application as suggested by the objectors. Two of the already subdivided erven (erven 724 and 725 Pringle Bay) have already been built on, with plans approved for a new house on erf 728 as well. In addition, a single house was also built on erf 721 Pringle Bay in 2021. This gives a total of five houses already been built on the "dune", with another one on the way on erf 728 Pringle Bay.

Nature Works was appointed to conduct a Specialist Biodiversity Assessment to inform development planning and retain priority ecological corridors and habitats on the subject property. It was concluded that although high and low medium sensitive areas exist on the subject property, development of the respective portions after subdivision can still be undertaken (without being detrimental to the biophysical environment) with the consideration and implementation of the necessary mitigation measures as stipulated in this document and the attached report. Refer to Section 3.12 of the report.

Refer to Section 3.15 of this report for further motivation in terms of the relevant spatial planning policies.

The proposed subdivision and rezoning will not have a negative impact on the surrounding even as the proposed zoning, land use and erf sizes are compatible with the immediate area and no deviations from the applicable zoning parameters are proposed.

The proposed subdivision and rezoning of a portion of erf 726 Pringle Bay are not in contrast to the existing land use tendencies in the surrounding environment and we therefore do not foresee any problems with the proposed application.

3.6 ECONOMIC IMPACT

The proposed subdivision and rezoning will have a positive impact on the economy of the area. By allowing the subdivision and rezoning of the subject properties, it creates three additional single residential portions from which the municipality can attain bulk service levies as well as monthly rates and taxes. Furthermore, the three portions after subdivision will be vacant portions of land and this implies that the future construction of a dwelling with an outbuilding on each of the respective properties will create temporary employment opportunities. The new portions will be occupied by new families who will invest and spend in the immediate local business area.

The proposed subdivision and creation of 3 residential even will allow for the provision of increased residential accommodation in a well-located area.

3.7 SOCIAL IMPACT

The proposal will have a positive social impact as the proposed subdivisions will facilitate additional ownership of property. The impact that new families to the area will have will be beneficial and no negative impacts are anticipated.

The impact on the social wellbeing and social coherence of the adjacent community will be minimal given the extent of the proposed portions after subdivision as well as the fact that the zoning and land use of the newly created portions will be in line with the zoning and land uses associated with the immediate area.

3.8 COMPATIBILITY WITH SURROUNDING LAND USES

The subject property is situated in an existing low-density residential area. The application proposes to create three (3) single residential erven and a nature conservation / open space portion. The respective land uses will therefore be for single residential (dwellings with outbuildings) and nature conservation uses. The proposed subdivision and rezoning create erven that are compatible with the surrounding zonings and land uses of the area.

As mentioned in Sections 3.4 and 3.5 of this report the surrounding erf sizes, the minimum erf size for the area, the street frontage widths of existing erven of similar sizes, the proposed layout and shapes of the new residential portions that are compatible with the layout and erf shapes of the existing residential area, compliance with the nature conservation requirement for the area, etc. proof that the subdivision and rezoning are compatible with the existing context and character of the area. Properties of $\pm 720\text{m}^2$ - 5000m^2 in extent exist in the immediate vicinity of erf 726 Pringle Bay. The extent of the newly created portions still promotes and is compatible with the existing low-density residential area.

According to the development rules of the Overstrand Land Use Scheme (2020) the subdivision and rezoning will allow for the development rules for erven $>400\text{m}^2$ to apply to the three newly created single residential portions. The proposed subdivision and rezoning will therefore maintain the existing development parameters that apply to the existing residential erven in the immediate vicinity.

The proposal will not set a precedent since the owners of The Ridge have primary rights that can be executed. In addition, The Ridge was never earmarked for Public Open Space purposes since the establishment of Pringle Bay Extension 3. It would be an assumption of surrounding owners to think as such since it is only now being developed.

3.9 IMPACT ON EXTERNAL ENGINEERING SERVICES

Erf 726 Pringle Bay is not serviced, but one service connection is available to the subject property. New services for the additional portions created will be provided in line with the Overstrand Municipality's regulations for installing services infrastructure.

A bulk services contribution levy will be payable by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council. Bulk service contributions are used to upgrade the bulk services in the area.

The latest Overstrand Municipal SDF (2020) confirms that Pringle Bay is currently adequately supplied with bulk water in terms of source and network provision, however continuous replacement of old water network pipelines is needed to reduce the high water losses.

The development rules for erven >400m² will apply to the newly created portions. The proposed subdivision will therefore maintain the existing development parameters applicable to the subject property as well as the surrounding properties. The subject property has existing rights. This entails that the property as it currently stands can be developed up to a maximum of 50% coverage (i.e. ±2418m²) – no land use approvals required (but subject to other statutory requirements, such as NEMA). This implies that 50% of the existing vegetation on the subject property can potentially be removed for development within the existing SR1 rights. A subdivision into four properties (one open space portion and three residential erven) spreads the 50% coverage over three residential erven, with no development proposed / allowed in the open space corridor portion. With three smaller and separate residential erven the stormwater management can most probably be better addressed than with the existing larger residential property.

The property has existing rights – due consideration should therefore be given to the impact the development of the property in its current format to its full potential could have on the area and demarcated conservation worthy portion of the property versus the application proposed (definite portion for conservation purposes created and to be ceded to the municipality; three smaller portions for development and most likely room for better stormwater infrastructure planning and subject to NEMA if any listed activities are triggered).

Previous discussions with the Overstrand Municipality's Engineering Services Department (Denovan van Rhodie, Senior Operational Manager: Kleinmond) confirmed that the municipality's capacity in terms of sewerage tankers were expanded for the area. The municipality will therefore be able to service the sewerage tanks of the proposed new erven. The necessary services are therefore available to accommodate the proposed three (3) residential erven pending the upgrade of the sewer services (in line with the Sewer Master Plan) for the area.

The **Municipal Engineering Services Department had no objection** to the previous (similar) proposed subdivision and rezoning application. Refer to a copy of their comment / services report dated 11 May 2022. Standard approval conditions are stipulated that our client has to adhere to prior to taking transfer / transferring the newly created portions. If Pringle Bay had insufficient services capacity the latter would have been indicated by the engineering services department, and this was not the case. No special conditions were stipulated to address the stormwater on the new portions after subdivision. Currently there is *no* monotorium placed on subdivisions due to insufficient infrastructure in this area of Pringle Bay.

Important to note is that the problems experienced by the surrounding owners in terms of especially storm water, is an operational function and be dealt with accordingly. The proposed development cannot be held accountable for infrastructure e.g., accommodating storm water in the area. The erven are extensive and storm water can be accommodated on the erven, without to the detriment of the surrounding denser and smaller erven.

3.10 IMPACT ON SAFETY, HEALTH AND WELLBEING OF SURROUNDING COMMUNITY

13

The proposed subdivision will have no impact on the general safety and wellbeing of the

surrounding community. It is anticipated that three new families will potentially occupy the three respective residential erven after the proposed subdivision of erf 726 Pringle Bay.

Furthermore, the construction of new dwellings on the respective portions after subdivision will conform to the relevant land use and construction guidelines of the municipality. The latter will ensure the safe construction of the dwellings and guarantee the safety and minimal noise pollution during construction to the immediate community.

Since the proposed subdivision and rezoning are not associated with a noxious trade with polluting air emissions the impact on the health of the community will be kept to a minimum.

3.11 IMPACT ON HERITAGE

The application does not involve changing the character of a site larger than 5 000m² (subject property is 4 837m² in extent). Consequently, the proposed application for the subdivision and rezoning does not trigger Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).

Erf 726 Pringle Bay is not earmarked for heritage conservation purposes in the Overstrand Heritage Report (2009). The subject property does not fall within the Heritage Overlay Zone demarcated in the Overstrand Municipal Growth Management Strategy (2010).

The subject property is a vacant portion of land. The impact on the visual landscape of the area will be kept to a minimum since the future dwellings on Portions A to C, portions of erf 726 Pringle Bay, will be developed in line with the zoning parameters for Residential Zone I: Single Residential erven as stipulated in the Overstrand Municipal Land Use Scheme Regulations (2020).

From the above it is evident that the proposed application does not encompass any heritage significance and therefore the impact on the heritage value of the area will be kept to a minimum.

3.12 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The subject property is demarcated as Urban Conservation Area in terms of the Environmental Management Overlay Zone (EMOZ, 2020). In addition, a conservation area corridor runs over the western portion of the subject property. Refer to the extract from the EMOZ for Pringle Bay below:



Map 1: Environmental Management Overlay Zone (EMOZ, 2020): Pringle Bay

This application includes the subdivision of the western section of the subject property (Portion D) and the subsequent rezoning from SR1 to OS1 to meet the conservation area corridor requirement by the municipality. Portion D, a portion of erf 726 Pringle Bay, will be ceded to the municipality. The EMOZ was considered and $\pm 1285\text{m}^2$, which amounts to almost 27% of the total extent of erf 726 Pringle Bay, will be rezoned to OS1 to ensure compliance with the conservation area corridor identified for this area of Pringle Bay. This proposal is in line with Overstrand Municipality's greater planning for this conservation area and supports their non-fragmented approach to protect the conservation area corridor. The subject property falls under Category D for the Urban Conservation Area demarcated for this area and then quote the Category D information. Section 8.5.1.1.4. of Category D clearly stipulates that the discretion lies with the municipality's officials to determine whether additional studies must be submitted even in cases where no NEMA listed activities are triggered:

"In the face of development pressure, the Municipality may, if it deems it necessary, on receipt of a development proposal or application, that does not involve any activities identified under the NEMA listing Notices, require that specialist biodiversity and / or other

relevant studies, be undertaken by the developer / owner in order to inform development planning and retain priority ecological corridors and habits.”

No specialist studies were requested by the municipality with the previous land use application. In addition, the Environmental Management Department of Overstrand Municipality has not indicated the need for an Operational Management Plan for the whole Pringle Bay Urban Conservation Area or the need to submit additional specialist studies. The aforementioned cannot be pinned on merely one property owner intending to subdivide in this area. This was not a requirement for the subdivision of erven in this immediate vicinity in the past and should not become the financial burden for our client. The need for such a plan is also superfluous when considering the municipal and provincial environmental departments' comments / consents on the application.

Michelle Naylor, environmental consultant at Lomay Environmental Consulting, confirmed that the wetland requirements for the future development of dwellings on the respective portions after subdivision can only be attended to once there are building plans available. To submit an application to address the wetland requirements is considered premature on a rezoning / subdivision application, because the footprints for development (building plans) are not available as yet and the environmentalist has no idea what the impacts will be at this moment in time. This matter will be addressed by the respective property owners once there are building plans available. If the proposed development of each erf is more extensive than a single residential dwelling, then a dedicated freshwater specialist's might be required. It should also be noted that the subject property does not fall within a Critically Biodiverse Area but is listed as an Ecological Support Area 2 (ESA) according to the Western Cape Biodiversity Spatial Plan. No site development plan is available for the proposed new erven after subdivision. As a result, the possible impact of the footprints of these dwellings cannot be determined at this stage.

The proposed subdivision (land use application) to create two additional single residential erven and one conservation area / open space portion does not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998). The latter was confirmed by the Department of Environmental Affairs & Development Planning (DEA&DP): Regions 1 and 2 as per the respective letters dated 30 March 2022 and 3 May 2022 in the previous land use application process. The proposal remains unchanged hence their comment remains relevant.

As stipulated in the letters from DEA&DP received on the previous land use application the subsequent development on the erven may constitute listed activities defined in terms of the NEMA EIA Regulations, 2014, should the development of the erven deviate from the vested rights (amendment of the specific parameters for which the property was set apart) and if construction activities entail the clearing of indigenous vegetation, in terms of the latter, if the site (different properties / cadastral units that were set apart for a particular purpose in terms of a General Plan) in question was cleared of indigenous vegetation prior to the EIA Regulations coming into effect, but not repeatedly so, and specifically not in the preceding ten-year period, clearance of indigenous vegetation would require environmental authorisation should the thresholds in the various listed activities in this regard be triggered. Developments deviating from the vested rights of the property i.e. amendment of the specific parameters for which the property was set apart may also require environmental authorisation should the thresholds in the various listed activities in this regard be triggered.

Consequently, if certain listed activities in terms of NEMA might become applicable, if facilities and infrastructure are constructed in future, it will be dealt with as separate environmental applications when the need arises in future. Should the future development of the respective properties trigger a NEMA application (removal of vegetation; wetland; etc.), due process will be followed prior to the commencement of the construction on site. The onus is with the landowner to inform potential buyers that some of the proposed properties fall within a demarcated wetland area. New property owners might have to apply for environmental authorization, depending on the development proposed for each respective property. New property owners should be made aware that the erven are not sold with the required rights in terms of NEMA.

In addition (and very importantly), the Overstrand Municipality's Environmental Management Section had no objection to the previous land use application (the proposal remains unchanged hence their comment remains relevant). A copy of the department's comments / consent dated 22 April 2022 is attached. The department indicates that due to the presence of a Floodplain Wetland on the property the Breede-Gouritz Catchment Management Agency (BGCMA) must be contacted for water use authorization on the property in relation to Sections 21 and 22 of National Water Act. It should be noted that the presence of this Floodplain Wetland applies to most of the adjacent and surrounding properties – also the properties of most of the objectors. And yet none of the adjacent properties were denied the right to develop at least one dwelling with ancillary outbuildings on the subject properties. The reference to the Floodplain Wetland does not restrict the development of the properties per se (since the department clearly stipulates it has no

objection to the proposed subdivision and rezoning) but is merely considered a condition of approval.

Breede-Gouritz Catchment Management Agency (BGCMA) commented on the previous application (copy of their comment dated 14 June 2022 attached). BGCMA had no objection to the proposed land use application, subject to certain conditions as stipulated in their letter.

Cape Nature also commented on the previous land use application (copy dated 23 May 2022 attached). The department supported the application and recommended that a specialist biodiversity study be undertaken to inform the proposed subdivision.

The new land use application will be circulated to all relevant departments who commented in the previous application process to obtain updated comments / consents on the application. This process runs concurrently with the public participation process.

A **Specialist Biodiversity Assessment** for the Subdivision and Rezoning of erf 726 Pringle Bay was compiled by environmental scientist, Mr Jacques van Rensburg, at Nature Works. A copy of the report dated August 2022 is attached. Nature Works was appointed to conduct a Specialist Biodiversity Assessment to inform development planning and retain priority ecological corridors and habitats. The specialist assessment entailed the following:

- *Identify and describe biodiversity patterns at the community and ecosystem level (primary vegetation type, plant communities in the vicinity and threatened/vulnerable ecosystems), species level (threatened Red List species, presence of alien species) and insignificant landscape features.*
- *Assess the local and regional importance of the vegetation communities and plant species within the affected areas based on the relevant biodiversity plans, bioregional planning documents, Environmental Management Frameworks etc.*
- *Describe the sensitivity of the site and its environs and map these resources.*
- *Identify any areas unsuitable for development or related activities (No-Go Areas) and associated buffers that should be observed.*
- *Include any rehabilitation or monitoring measures that may be required.*

The study / report concluded that: *the study area contains endangered Hangklip Sand Fynbos vegetation. The eventual development will result in the permanent loss of intact and degraded vegetation, which has high and low-to-medium sensitivity, respectively, in terms of*

the biodiversity value and ecological function. The site is part of a larger green belt home to endangered vegetation and a wetland. This area is not essential for meeting biodiversity targets but plays an important role in supporting the functioning of PAs or CBAs and is often vital for delivering ecosystem services.

The proposed subdivision of erf 726 will create three (3) single residential erven and one (1) conservation area / open space portion. The subsequent development impact on the vegetation of the site will be restricted to portions A, B, and C. Portion D will be zoned as Open Space Zone 1: Nature Reserve (OS1) in terms of Chapter 4, Section 16(2)(a) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020. The Nature Reserve (Portion D: ±1285m²) will create an adequate buffer between the terrestrial habitat of portions A, B and C and the channelled valley-bottom wetland to the north of the site. The open space is an intact representation of Hangklip Sand Fynbos and must be managed to prevent indirect habitat degradation.

The subdivision for ERF 726 does not trigger any listed activities in terms of the NEMA EIA regulations 2014 (as amended) as defined in listing notices ("LN") 1, 2 & 3 of 7 April 2017. However, it is essential to note that due to the site's ecosystem threat status and the presence of ESA2, the subsequent development on the erven may constitute listed activities as defined in terms of the NEMA Regulations. In this case, any clearance of vegetation over 300m² will trigger LN 3, activity 12 of NEMA and require environmental authorisation from the competent authority before such activities may commence.

A Site Sensitivity Map was compiled as informed by the above factors. Refer to the Site Sensitivity Map below (Figure 6 in the attached report):



Map 2: Site sensitivity map

The following ***development mitigation measures*** were proposed to accommodate the proposed land use application:

Mitigation options are generally considered in terms of the following mitigation hierarchy: (1) avoidance, (2) minimisation, (3) restoration and (4) offsets.

- ***The development must not detract visually from the natural environment, i.e., by building on the ridgeline and steep slopes.***

- *The larger shrubs and slow-growing dune stabilising vegetation such as Euclea racemose should be kept in situ to prevent further degradation of the dune habitat.*
- *The impact should be restricted to the construction site.*
- *The site is situated on a stabilised old dune, and the construction phase will likely destabilise the dune. Restoration work will be required to ensure that the dune habitat stays intact.*
- *The current alien plant extent is low to moderate; these alien species must be removed. Annual clearing should be undertaken to ensure the effective management of all IAPs, especially after the disturbances caused by the construction activities.*
- *Landscaping should include native species rescued from the construction activities.*

As per the above and also the attached specialist report it is evident that subdivision and rezoning of the subject property is possible; however the necessary mitigation measures should be followed to ensure that the development of the newly created portions in future takes the existing vegetation, ridgeline and slopes into consideration to ensure a low impact single residential development.

3.13 TRAFFIC IMPACT, PARKING AND ACCESS

The subject property abuts Buffels Road (existing tarred road) on its eastern erf boundary. The newly created residential portions (Portions A to C) will continue to take access from Buffels Road as depicted on the subdivision plan. The exact position of the access points / gates will only be determined once building plans are available and submitted in future for the respective portions.

Portion D, a portion of erf 726 Pringle Bay, will be landlocked. This portion will however be rezoned from SR1 to OS1 and will form part of the greater nature conservation area / corridor identified for this area. Hence, access to this portion is not a requirement.

The impact on the traffic of Pringle Bay and the immediate area will be kept to a minimum since the proposal is in line with the status quo for the area. A Traffic Impact Assessment / Statement is not required since the proposed development does not create an additional 50

trips or more to the area and since the access to the respective portions can easily be addressed.

The development of the respective portions after subdivision will comply with the relevant scheme regulations' parking requirements – i.e. at least two parking bays / garages must be provided for on site for each new portion created.

The Engineering Services Department did not request a Traffic Impact Assessment or Statement as part of the previous (similar) land use application. The zoning of the erf remains intact and will not have any impact on the road users with the addition of two (2) households. These types of applications generally generate low traffic and noise pollution to residential areas. The staggered nature of people arriving at their respective homes will further mitigate the proposed subdivision's traffic impact and ensure that the surrounding area and its road network are not overwhelmed with vehicular traffic. The traffic and noise generated will be low and in keeping with the residential character. In addition, the municipal engineering services department did not express any concerns with regards to the width or state of the road or additional traffic to the area.

3.14 TITLE DEED

Title Deed No. T14326/2021 has no restrictions that need to be removed to accommodate the proposed subdivision and rezoning of erf 726 Pringle Bay. A conveyancer's certificate from compiled by Mr H.L. van Zyl at Van Zyl Kruger Attorneys dated 12 April 2022 is attached.

There is a bond registered against the subject property. The bondholder's consent dated 11 February 2022 is attached.

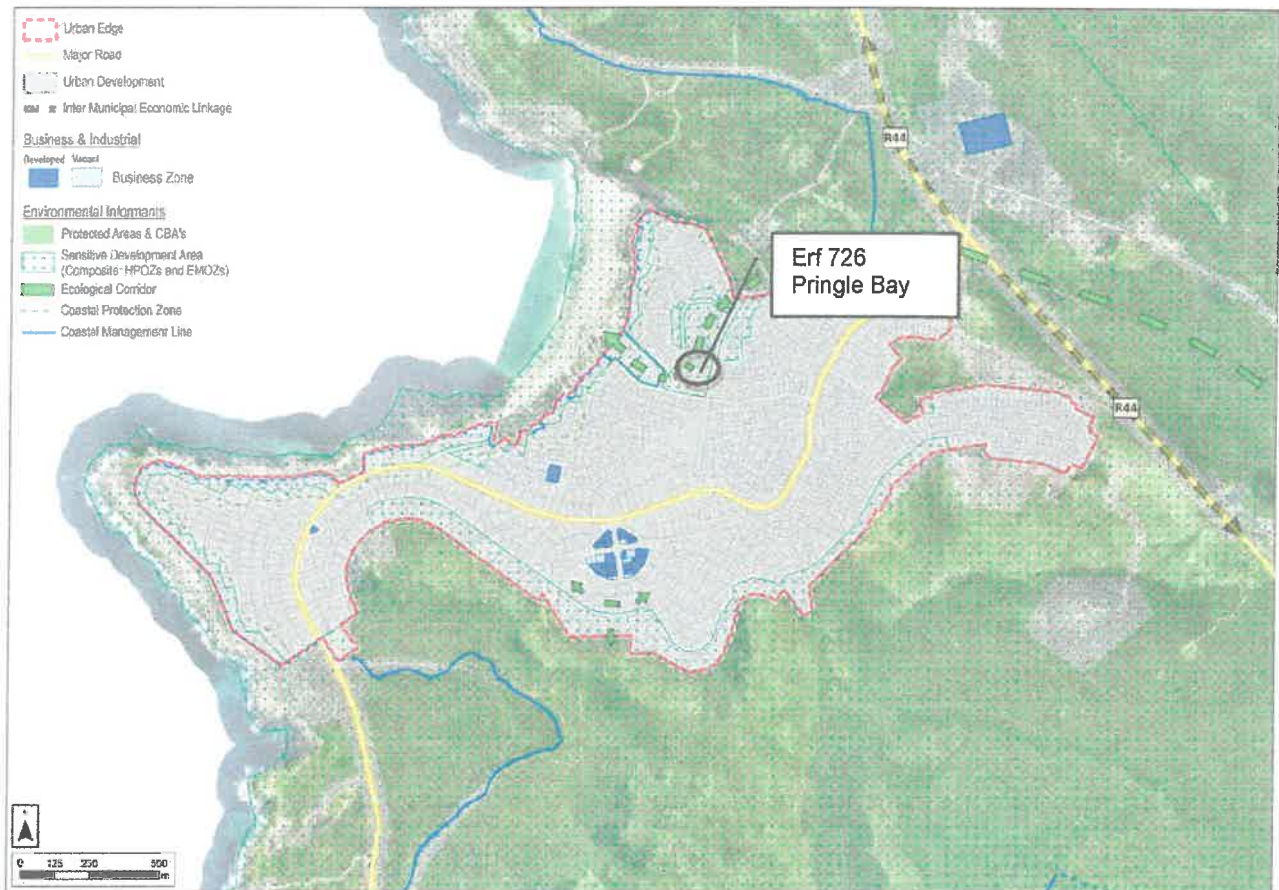
3.15 FORWARD PLANNING AND LAND USE DOCUMENTS

3.15.1 WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (PSDF, 2014)

The Provincial Spatial Development Framework (PSDF, 2014) supports densification. The PSDF (2014) regards subdivisions as one of the options of urban development tools available to achieve appropriate densification in the Western Cape.

3.15.2 OVERSTRAND SPATIAL DEVELOPMENT FRAMEWORK (2020)

The *Overstrand Spatial Development Framework (2020)* earmarks the area where erf 726 Pringle Bay is situated, for urban development purposes. An ecological corridor runs over the western section of the subject property as indicated on the Pringle Bay Spatial Proposal Plan (2020) - see below. The zoning and use of the subject property for the single residential erven will remain unchanged (Residential Zone 1: Single Residential). It is proposed to rezone Portion D, a portion of erf 726 Pringle Bay, from SR1 to OS1 to meet the conservation area / corridor requirement for this area. The proposed subdivision plan was therefore compiled in line with the Pringle Bay Spatial Proposal Plan (2020). The impact of the proposed subdivisions and rezoning on the spatial integrity of the area will be minimal and is therefore consistent with the Overstrand SDF (2020).



Map 3: Pringle Bay Spatial Proposals Plan (2020)

The property is located in the EMOZ and subject to the Guideline Development Plan, known as The Ridge. The Guideline Plan was incorporated in the EMOZ, since it was adopted by Council in 2007, with the subdivision of erf 725. To clarify, the EMOZ is a second layer of protection, but cannot take existing rights away. The area demarcated for Open Space constitutes 27% of the erf and coincide with the EMOZ layer.

A Specialist Study was undertaken namely a Biodiversity Assessment by environmental scientist, Mr J van Rensburg at Nature Works. The study concluded that the erf contains endangered Hangklip Sand Fynbos vegetation that with development will result in the permanent loss of intact and degraded vegetation, which has high and low-to-medium sensitivity. The site is part of a larger green belt home to endangered vegetation and a wetland but is not essential for meeting biodiversity targets but still plays a vital role. The area of 27% is sufficient to buffer the dune system and wetland systems for development. The study has made recommendation to mitigate the development of the erven, which will

be made applicable as conditions of approval.

3.15.3 OVERSTRAND MUNICIPAL GROWTH MANAGEMENT STRATEGY

(2010)

The Overstrand Municipal Growth Management Strategy (OMGMS, 2010) specifies that erf 726 Pringle Bay forms part of Planning Unit no. 2. This planning unit stipulates that the status quo of the area (i.e. single residential) must be maintained. Refer to the OMGMS plan (2010) attached.

The Overstrand Municipality's densification policy establishes the principle of incremental densification in an established residential area if it does not have a detrimental impact on its character. It is important to enhance and protect the character of the existing low-density residential areas such as Pringle Bay, while still sensitively densifying where appropriate. This ensures that a wide range of erf sizes and types of development are available, not only within Pringle Bay, but also within the entire Greater Hermanus area.

With this application incremental development is proposed. The proposed erf sizes of between 1050m² and 1262m² are not smaller than the smallest erf in the immediate vicinity (which is a mere ±720m²) or the average erf sizes for the area. In addition, the proposed erf sizes of between 1050m² and 1262m² do not deviate more than 10% from the minimum erf size contemplated for this area. Erf 726 Pringle Bay is considered an exceptionally large property situated in the middle of Pringle Bay and this must be taken into consideration when considering the merit of the application. The proposal will therefore impact on the density of the area while still retaining the status quo.

The layout of the proposed single residential erven is practical in respect to access, developable areas, connecting to bulk services and the installation of services.

The proposal will promote land development in a location that is sustainable. The proposed subdivision and rezoning are to an improved erf within an established residential area and therefore will not impact on urban sprawl or upon a sensitive environment.

3.16 PLANNING PRINCIPLES

The planning principle of spatial resilience does not apply to this application.

Spatial justice: The proposed land use application ties in with the existing character of the area and will not have a negative impact on the surrounding properties.

This principle addresses the need to address the past imbalances with regard to opportunity. This application is located on an erf as per the establishment of the Pringle Bay Township and is this principle not applicable.

Spatial sustainability: The proposed subdivision and rezoning are to create three single residential erven and a conservation area portion. As contemplated in Section 3.15 the proposed land use application it is in line with the spatial planning policies for the area.

The layout of the proposed single residential erven is practical with respect to access, developable areas, connecting to bulk services and the installation of services. The visual impact will be kept to a minimum since the portions will be developed in line with the relevant land use scheme regulations. Since the status quo of the area will be maintained, it is submitted that the proposed future dwellings with outbuildings / garages on Portions A to C, portions of erf 726 Pringle Bay, will be compatible with the character of the area and will not impact negatively on the existing rights of anyone else.

By creating the conservation area portion (Portion D) the proposal ensures that the environmental management proposals for the area are met. Areas earmarked for conservation remain protected with this application proposal.

As a result, the proposed subdivision and rezoning will have no adverse impact on the spatial sustainability of the area.

Efficiency: The subject properties are easily accessible and conveniently located close to major routes. The subdivision and rezoning of erf 726 Pringle Bay will have a low impact on the character and ambiance of the existing residential area as motivated in this report. It

proofs to be efficient to allow the subdivision and rezoning since the impact will be kept to a minimum, while new portions are created for families to obtain and develop. As motivated in the above sections of the report the proposal is compatible with surrounding properties in the immediate area.

The proposed subdivision and rezoning proof to be efficient since it discourages the phenomenon of urban sprawl, encourages densification and more compact towns and cities, all of which relates to more responsible resource and infrastructure use and sustainable development. Moreover, the proposal is efficient in that it optimizes existing resources and infrastructure and continues the existing suburban development typology.

Good administration: Our firm 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 Amendment By-law on Municipal Land Use Planning, 2020.

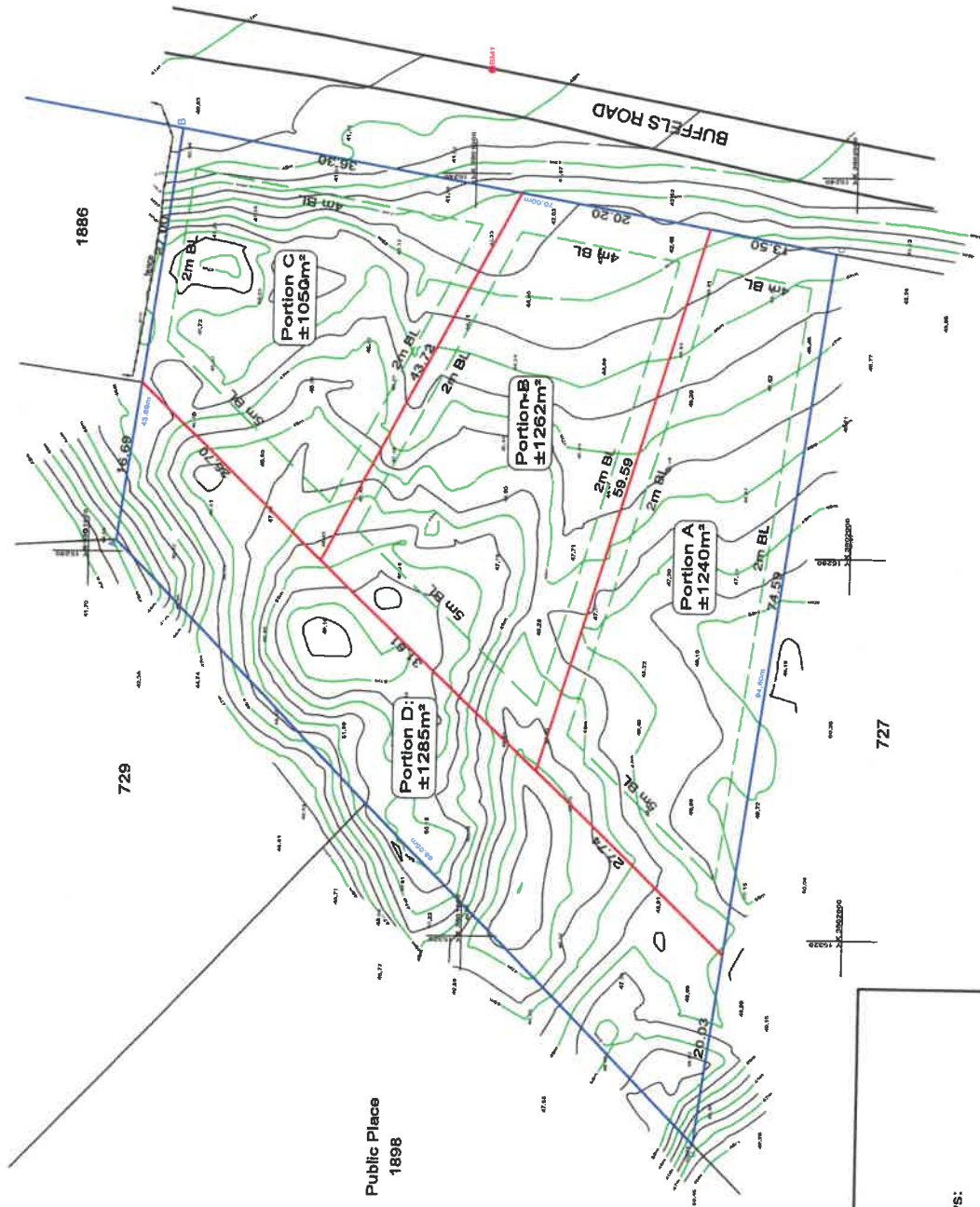
4. RECOMMENDATION

It is recommended that the application be considered favourably for the following reasons:

- The erf was created in 1970, located in Pringle Bay extension 3;
- The proposed land use application does not trigger any listed activities in terms of NEMA (Act 107 of 1998);
- The EMOZ does not prohibit any subdivision;
- The Biodiversity Assessment does not indicate any prohibition on a subdivision;
- All developments on the proposed subdivided areas will be subject to the input of various departments, Biodiversity Assessment mitigating measures and legislation applicable to this erf;

- The proposed application will not have a negative impact on the existing land use rights of the subject property or those of surrounding properties;
- The minimum erf size requirement (guideline) of $\pm 1000\text{m}^2$ for SR1 zoned properties in this area is met with this proposal;
- Cognisance was taken of the conservation area / corridor present on the subject property (Portion D to be rezoned from SR1 to OS1 and ceded to Overstrand Municipality);
- The proposal is compatible with the existing character and erf sizes of the immediate area;
- The zoning of Residential Zone I: Single Residential and land use (single residential) are compatible with the surrounding zonings of the area;
- The proposed subdivision and rezoning comply with the spatial planning policies for the area;
- Impact on the traffic and services will be kept to a minimum;
- The application is fully compliant with the applicable planning principles described in the LUPA (2014) and SPLUMA (2013).

With regards to the above mentioned it would be appreciated if the application for the subdivision and rezoning of erf 726 Pringle Bay be approved.



- Notes:**
- Erf boundaries
 - Subdivision lines
- Erf 726 Pringle Bay to be subdivided as follows:
- Portion A: ±1240m²
 - Portion B: ±1262m²
 - Portion C: ±1050m²
 - Portion D: ±1285m²
- Zoning:
- Portions A, B & C: SR1
 - Portion D: OS1

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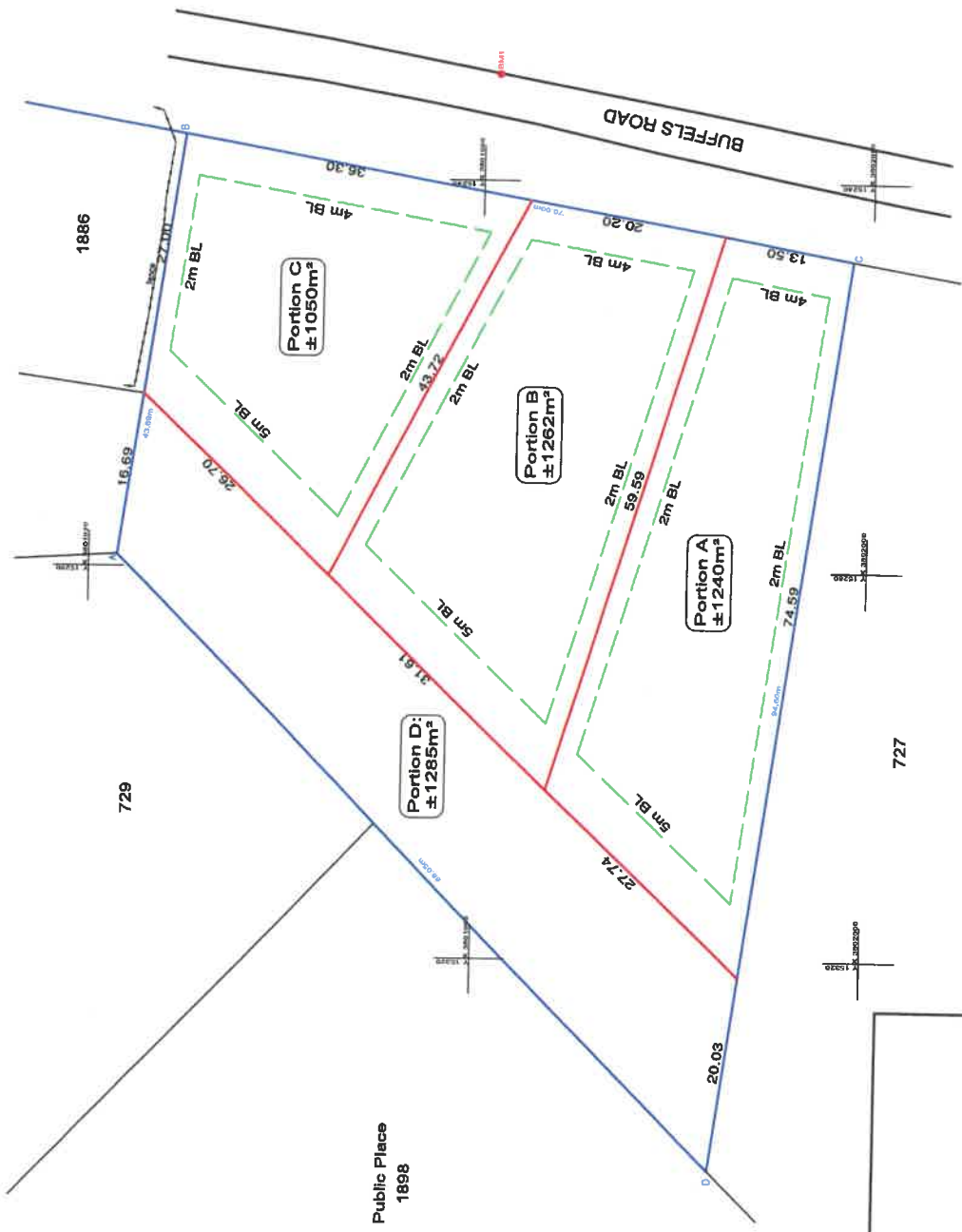
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Town & Regional Planners

Property Description:
**ERF 726
PRINGLE BAY**



Plan Description:
**SUBDIVISION
PLAN**

Scale: 1:500
Drawing Nr: pma726S.dwg
Date: 11/2021





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 - Portion D: OS1

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All distances approximate
and subject to survey.

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Property Description:

**ERF 726
PRINGLE BAY**

Plan Description:

**SUBDIVISION
PLAN**

Scale: 1:500

Drawing Nr:
0111172655.dwg

Date: 11/2021

