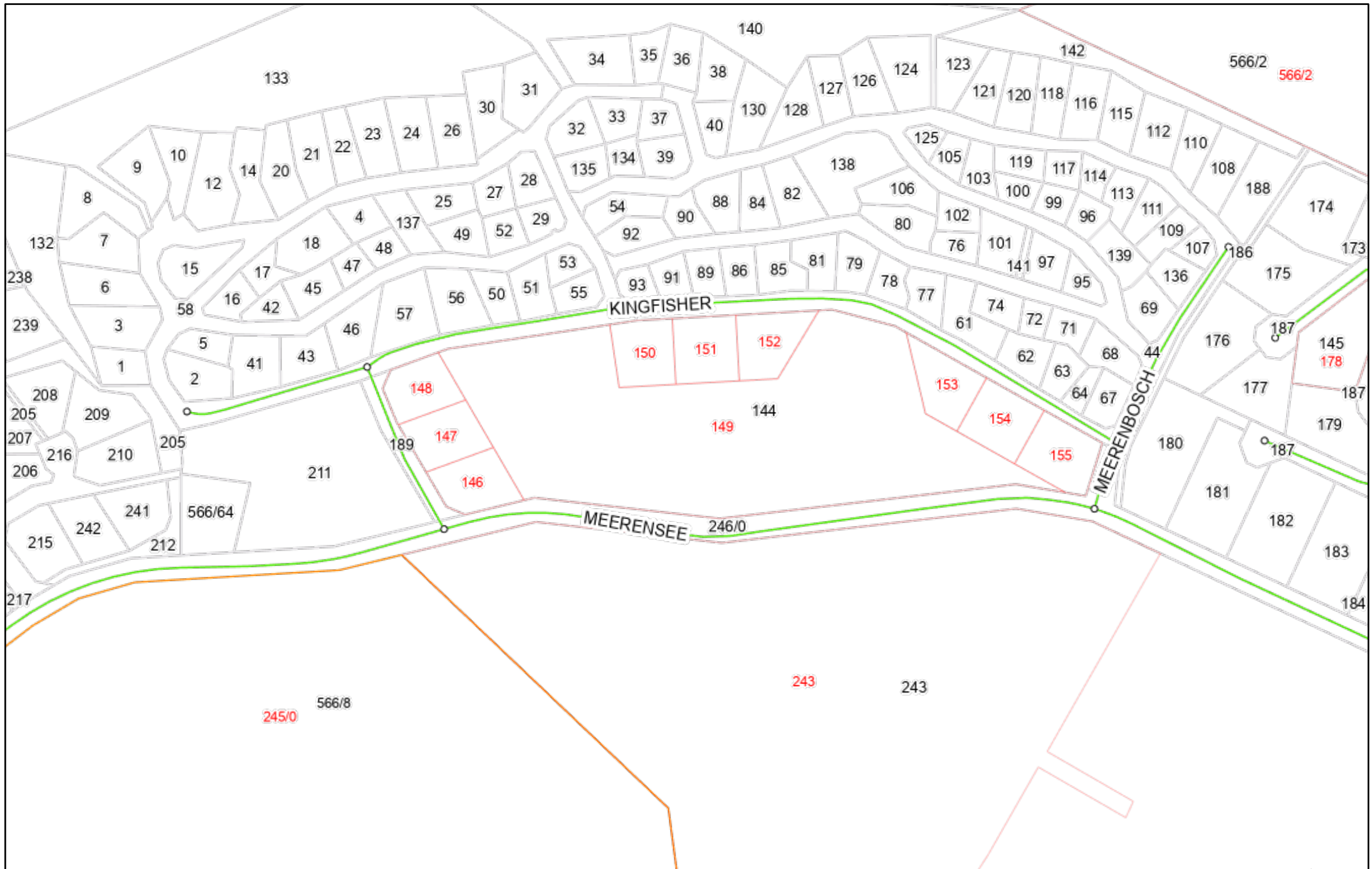


OVERSTRAND MUNICIPALITY	OVERSTRAND MUNISIPALITEIT	UMASIPALA WASE-OVERSTRAND
<p><u>ERVEN 1-12, 14-18, 20-57, 61-64, 67-69, 71-72, 74, 76-82, 84-86, 88-93, 95-97, 99-103, 105-121, 123-128, 130, 134-136, 188, MEERENBOSCH: APPLICATION FOR REZONING AND CONSENT USE: PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF ALL REGISTERED PROPERTY OWNERS WITHIN THE MEERENBOSCH RESORT, REPRESENTED BY MEERENBOSCH HOMEOWNERS' ASSOCIATION</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 the following applications applicable to Erven 1-12, 14-18, 20-57, 61-64, 67-69, 71-72, 74, 76-82, 84-86, 88-93, 95-97, 99-103, 105-121, 123-128, 130, 134-136, 188, Meerenbosch; namely:</p> <p><u>Rezoning</u> Application in terms of Section 16(2)(a) of the By-Law to rezone all 115 Resort Zone 1: Holiday Resorts (RZ1) erven within the Meerenbosch Resort to General Residential Zone 1: Town Housing (GR1).</p> <p><u>Consent Use</u> Application in terms of Section 16(2)(o) of the By-Law to accommodate tourist accommodation (self-catering) applicable to all 115 proposed rezoned erven within the Meerenbosch Resort.</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 / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before 6 December 2024, 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>ERWE 1-12, 14-18, 20-57, 61-64, 67-69, 71-72, 74, 76-82, 84-86, 88-93, 95-97, 99-103, 105-121, 123-128, 130, 134-136, 188, MEERENBOSCH: AANSOEK OM HERSONERING EN VERGUNNINGSGEBRUIK: PLAN ACTIVE STADS- EN STREEKBEPLANNERS NAMENS ALLE GEREGISTREERDE EIENDOMSEIENAARS BINNE DIE MEERENBOSCH OORD, VERTEENWOORDIG DEUR MEERENBOSCH HUISEIENAARSVERENIGING</u></p> <p>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 Erwe 1-12, 14-18, 20-57, 61-64, 67-69, 71-72, 74, 76-82, 84-86, 88-93, 95-97, 99-103, 105-121, 123-128, 130, 134-136, 188, Meerenbosch; naamlik:</p> <p><u>Hersonering</u> Aansoek ingevolge Artikel 16(2)(a) van die Verordening om al 115 Oordzone 1: Vakansie-oorde (RZ1) erwe binne die Meerenbosch Oord na Algemene Woonsone 1: Dorphuis-skema (GR1) te hersoneer.</p> <p><u>Vergunningsgebruik</u> Aansoek ingevolge Artikel 16(2)(o) van die Verordening om toeriste-akkommodasie (selfsorg) te akkommodeer van toepassing op al 115 voorgestelde hersoneerde erwe binne die Meerenbosch Oord.</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 / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op 6 Desember 2024, 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 EZINGU-ERVEN 1-12, 14-18, 20-57, 61-64, 67-69, 71-72, 74, 76-82, 84-86, 88-93, 95-97, 99-103, 105-121, 123-128, 130, 134-136, 188, MEERENBOSCH: ISICELO SOKUCANDA KWAKHONA NESIVUMELWANO SOKUSEBENZISA: NGABAKWAPLAN ACTIVE TOWN & REGIONAL PLANNERS EGAMENI LABANINI MHLABA ABABHALISIWEYO KUMHLABA WABUCALA IRIZOTHI EBIZWA I- MEERENBOSCH RESORT, EMELWE YIMANYANO YABANINI-ZINDLU EYAZIWA NGE- MEERENBOSCH HOMEOWNERS' ASSOCIATION</u></p> <p>Isaziso esikhutshwe ngokwemiba yeSoloty lama-47 nelama-48 kaMasipala wase-Overstrand Osisishlomelo soMthethwana ongokuSetyenziswa koMhlaba kaMasipala ku2020 (Umthethwana) ngezi zicelo zilandelayo nezisebenza kwiZiza ezaziwa ngo-Erven 1-12, 14-18, 20-57, 61-64, 67-69, 71-72, 74, 76-82, 84-86, 88-93, 95-97, 99-103, 105-121, 123-128, 130, 134-136, 188, Meerenbosch; namely:</p> <p><u>Ukucanda kwakhona</u> Isicelo esingemiba yeSoloty 16(2)(a) loMthethwana ngokucanda kwakhona zonke iZowuni eyiRizothi yeHolide engunombolo-115 (RZ1) ekwizisa zeRizothi iMeerenbosch ibe yiZowuni eGabalala, iZowuni 1: Izindlu eziyiTown Housing (GR1).</p> <p><u>Ukuvemela Ukusebenzisa</u> Isicelo esingemiba yeSoloty 16(2)(o) loMthethwana ukulungiselela indawo yokuhlala abatyeleli (indawo-yokuziphekela) esisebenziseka kuzo zonke iziphakamiso ezili-115 zeziza eziza kucandwa kwakhona kwizisa zeRizothi iMeerenbosch.</p> <p>linkcukacha ezipheleleyo mayela nezi ziphakamiso ziyafumaneka ukuze zihlolwe zaphakathi evekini phakathi ye-08:00 neye-16:30 kwiSebe: Lezicwangciso zeDolophu neNdawo, 16 Paterson Street, Hermanus.</p> <p>Naziphi na izimvo ezibhalwe phantsi mazifike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi ngomhla wama-6 Disemba 2024, ibe negama lakho, idilesi, iinkcukacha zakho, umdla wakho kwesi sicelo nezizathu zakho zokuhlomla. Imibuzo ngefowuni ingabuzwa kuMcwangcisi weDolophu, Mnu. H Olivier kwa-028-3138900. UMasipala angala ukwamkela izimvo emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe Lezicwangciso zeDolophu nokuCandwa koMhlab apho baza kuncedwa ligosa likamasipala ukubhala nokungenisa izimvo 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 / Inombolo yesaziso: 166/2024</i></p>		



PROPOSED REZONING AND CONSENT USES:
ERVEN 1-10, 12, 14-18, 20-43, 45-57, 61-64, 67-69, 71-72, 74,
76-82, 84-86, 88-93, 95-97, 99-103, 105-121,
123-128, 130, 134-136 & 188

MEERENBOSCH
OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

1. BACKGROUND

All the owners of erven within the Meerenbosch Resort have collectively nominated the Meerenbosch Homeowners Association to represent them in this endeavour to appoint Plan Active to handle the process of applying for rezoning and consent uses on behalf of all the Resort Zoned property owners.

The goal of the initiative is to have all 115 Resort Zone erven rezoned to General Residential Zone 1, along with applying for consent uses simultaneously. This suggests a desire among property owners to change the designated land use of their properties to better align with residential development.

Annexure A contains various legal documents such as special power of attorneys, company resolutions, closed corporation resolutions, trust resolutions, and bond holders' consents. These documents formalize the authorisation granted by the property owners and other relevant entities for the Meerenbosch Homeowners Association and Plan Active to act on their behalf.

Below is a table containing the erf numbers, owners' details and Title Deed numbers for ease of reference:

ERF NO	OWNER	TITLE DEED NO	ERF NO	OWNER	TITLE DEED NO	ERF NO	OWNER	TITLE DEED NO
1	AA ROBERTS/D MATTHYS EJ MARINUS/RC MARINUS	T12280/2023	43	RS HURFORD RADIAL INVESTMENT SOL PTY LTD	T52035/2022	92	RM ELLMANN	T51599/2008
2	JJ ROUX	T50066/2012	45	RA & MMVS BERNDT RADIAL INVESTMENT SOL PTY LTD	T12415/2023	93	SF CARLETTI	T46634/2021
3	W MONKS	T10180/2023	46	MM GRIMWOOD	T61115/2022	95	S BASADIEN	T7796/2022
4	CP VLOK	T51614/2008	47	AA LANGEVELD	T45083/2022	96	IJ & S CILLIERS	T51702/2008
5	WH & W PRINSLOO	T15755/2024	48	LC GLOY	T51660/2008	97	DR C GREEFF	T51703/2008
6	MJ FERREIRA	T29247/2018	49	THJ DU TOIT	T32428/2021	99	JACK ELIASOV HOLDINGS CC	T62112/2021
7	BETA TRUST	T13702/2021	50	WH VAN DER WESTHUIZEN	T19426/2019	100	MS JOSEPH	T51705/2008
8	PJ & HE BLOM	T51618/2008	51	J PETERSEN	T26699/2023	101	PS & C LANGLEY	T12277/2022
9	MARIO & ANDREA TRUST	T40578/2018	52	F JAPPIE	T51664/2008	102	JA VISSER	T13561/2017
10	A JANSE VAN RENSBURG	T48030/2021	53	DN MARICH	T24498/2019	103	MJ & VD VERMEULEN	T51708/2008
12	A JANSE VAN RENSBURG	T48029/2021	54	MH CAMPBELL	T36753/2023	105	GP & YA COURTIN CONTINENTAL COBBLES PTY LTD	T51709/2008 T10838/2021
14	CWL BAARD	T26588/2018	55	CD & ME VAN RENSBURG	T9658/2019	106	N& YP DE KOCK	T51712/2008
15	M HUMAN	T47168/2017	56	S A MEYER CI DA MASCIO / M CHANDLER	T91669/2003	107	ROUX FAMILY TRUST	T51713/2008
16	PE HUMAN	T51626/2008	57	DH TERBLANCHE	T51670/2008	108	DF JANSE VAN RENSBURG LOVEMORE WATER GARDENS CC	T34968/2013 T15208/2009
17	M LEVIN	T51627/2008	61	JB SAUNDERS	T55086/2023	109	SALMON TRUST	T41940/2020
18	GPJ & CM HORN	T23209/2021	62	B & MM VAN DER MERWE	T16179/2021	110	D ROSEN	T51717/2008
20	JC DE LANGE	T41592/2018	63	M ABRAHAMS	T16550/2020	111	STANDER FAMILY TRUST	T51718/2008
21	TW MAC KINNON	T53811/2022	64	AD & AE BAKKER	T951674/2008	112	A VAN ASWEGEN	T51719/2008
22	S JOUGHIN	T20757/2018	67	AJ & ME VAN JAARSVELD	T15918/2020	115	KSM AUF DER HEYDE	T36889/2023
23	R & MB DE JAGER	T58473/2014	68	M MELS	T6473/2021	114	CJ EKKERD	T51721/2008
24	F & I BOTHA	T49378/2021	69	DJ VAN WYK	T51635/2008	116	A COETZER	T5326/2015
25	M SALIE	T51635/2008	71	FDV & R WHITTAKER	T51679/2008	117	CG MCWILLIAMS	T51723/2008
26	B KOSTER	T51637/2008	72	COETZEE FAMILY TRUST	T56779/2022	118	MIONICA TRUST	T51724/2008
27	WH & W PRINSLOO FANIE BOTHA FAMILY TRUST	T14571/2023 T30354/2015 / T25055/2016	74	CA SINCLAIR KEES TRUST & DE MOOIJ TRUST	T39886/2020	119	MANZINI TRUST	T20016/2023
28	MPA DIGNUM & N VAN ELDIJK	T64184/2022	76	WJ VAN ZYL & MM VAN ZYL	T51682/2008	120	EGD TERBLANCHE	T51726/2008
29	FANIE BOTHA FAMILY TRUST	T30354/2015 / T25055/2016	77	PGA & N MALAN	T33665/2022	121	THE RAVENSCAIN TRUST	T47323/2023
30	JM KRIEL	T51642/2008	78	GC VAN ZYL	T20273/2019	123	LJ MEYER	T51730/2008
31	J ENGELS	T39642/2013	79	LH SLADE	T20513/2024	124	CC WEIDEMAN	TT11784/2018
32	KEERWEDER TRUST	T51644/2008	80	BM RAWLINSON / AC WILSON	T44917/2022	125	HUNTER & SANDEMAN	T51733/2008
33	ALIJANTHO TRUST	T10582/2016	82	WL & C JONES	T95189/2008	126	HF & TM BOSMAN	T51784/2008
34	AG KOLLMENT	T42233/2018	84	PD & IB DE KOCK	T36852/2017	127	PA HASSALL	T8631/2017
35	JP THERON	T51647/2008	85	NF DU TOIT	T23352/2022	128	C KLOTZ	T79411/2016
36	EJ & JR LOO	T51648/2008	86	S & A RAYBIN	T39715/2023	130	AMS FOURIE	TT61013/2022
37	JC TORGOVNIK	T11815/2022	88	V & O YOUNG	T51694/2008	134	AJ PUCCINI	T21874/2020
38	ASC VAN ROOYEN	T51650/2008	89	NG & HM BOUMA	T54710/2017	135	WC PUNT	T15086/2015
39	M FOURIE	T51651/2008	90		T51696/2008	136		T11487/2018
40	M FOURIE	T51651/2008	90		T51696/2008	136		T15086/2015
42	BIEL OLMIER TRUST	T51654/2008	91		T75893/2017	188		T11487/2018

The recent development within the Middelvllei Resort, including Meerenbosch, Meerensee, and Sandown Bay, culminated in the establishment of Flamingo Bay. This expansion marked a significant addition to the resort's landscape. However, in response to shifting market demands, the decision was made to rezone the newly created plots comprising Flamingo Bay to Residential Zone 1, residential use.

This rezoning reflects a strategic response to the increased demand for residential properties over resort-style accommodations. By rezoning the area to Residential Zone 1, the development aligns

more closely with the preferences and needs of potential buyers and residents. This adjustment acknowledges the evolving preferences within the real estate market and aims to optimize land use accordingly.

The decision to rezone Flamingo Bay to Residential Zone 1 likely considers various factors such as market analysis, demographic trends, and urban planning considerations. It indicates a proactive approach by developers or local authorities to adapt to changing circumstances and maximize the value and utility of the land.

Overall, the rezoning of Flamingo Bay highlights the dynamic nature of land development and the importance of flexibility in responding to market dynamics and community needs. It has become more prevalent that the intention of the owners of Meerenbosch would like to reside on their properties permanently which in fact cannot be done with a Resort Zone zoning. The resort zone zoning typically allows for the development of holiday housing within designated areas. However, in the case of Meerenbosch, the size of the erven is comparatively smaller than those in Flamingo Bay, and the density is higher. In response to this, we propose to rezone the Meerenbosch erven to General Residential Zone 1, specifically designated for townhousing.

Simultaneously we are applying for consent uses for each individual erf. This application aims to obtain approval for utilizing the townhouses for also tourist accommodation purposes, thereby unlocking the potential for these properties to also serve as self-catering units.

The decision to rezone the Meerenbosch plots to General Residential Zone 1 (Townhousing) signifies a strategic pivot towards higher-density housing solutions. This adaptation recognizes the imperative to accommodate the same number of residential erven as resort erven within the existing area while maintaining compliance with zoning regulations and urban planning standards. Importantly, the layout of Meerenbosch will remain unchanged, and there will be no alterations to the zoning of private roads and private open spaces.

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 all the Resort Zone erven of Meerenbosch to General Residential Zone.

- Chapter 4, Section 16(2)(o) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for consent uses for all the proposed General Residential Zone erven for tourist accommodation (Self-catering units).

The 115 erven of Meerenbosch to which the rezoning and consent uses will apply can be tabled as follow:

ERF NO	ERF NO	ERF NO	ERF NO	ERF NO	ERF NO	ERF NO	ERF NO	ERF NO	ERF NO	ERF NO	ERF NO
1	12	24	34	45	55	71	84	96	108	118	130
2	14	25	35	46	56	72	85	97	109	119	134
3	15	26	36	47	57	74	86	99	110	120	135
4	16	27	37	48	61	76	88	100	111	121	136
5	17	28	38	49	62	77	89	101	112	123	188
6	18	29	39	50	63	78	90	102	113	124	
7	20	30	40	51	64	79	91	103	114	125	
8	21	31	41	52	67	80	92	105	115	126	
9	22	32	42	53	68	81	93	106	116	127	
10	23	33	43	54	69	82	95	107	117	128	

3. GENERAL APPLICATION INFORMATION

3.1 PROPERTY DESCRIPTION

The subject properties of Meerenbosch are located ± 1.2 km southwest of Fisherhaven and abutting the Botrivier Vlei to the northwest. The area was formerly known as the Sonesta Resort that was developed into Meerensee, Meerenbosch, Sandown Bay and Flamingo Bay. Please refer to the enclosed locality map.

3.2 ZONING

The subject properties are zoned Resort Zone: Holiday Resort with holiday housing rights. Surrounding properties are also zoned as Resort Zone, Transport Zone 2 (private roads) and Open Space Zone 3 (private open spaces). Please refer to the abstract of the zoning map below.



3.3 LAND USE

Single and double storey, wooden holiday houses are established on the majority of the 115 Meerendbosch erven. Please refer to the examples below:



The area surrounding Meerendbosch boasts a diverse array of land uses, primarily catering to holiday and residential purposes. Holiday houses and single residential homes dot the landscape, creating a blend of vacation getaways and permanent residences. Private roads wind through the area, providing access to the various properties, while private open spaces offer residents pockets of greenery and relaxation.

Meerendbosch is seamlessly integrated into several larger developments, including Sandown Bay, Meerensee, and Flamingo Bay. Each of these developments has its own distinct character and amenities, contributing to the rich tapestry of the region. Despite their individual Homeowner's Associations, these developments are united under the umbrella of the Master Homeowner's Association, specifically the Middelvlei Homeowners Association.

3.4 PROPOSED DEVELOPMENT

The following are proposed 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 all the Resort Zone erven of Meerenbosch to General Residential Zone.
- Chapter 4, Section 16(2)(o) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for consent uses for all the proposed General Residential Zone erven for tourist accommodation (Self-catering units).

Meerenbosch has witnessed a shift in demand towards more residential-style living arrangements, reflecting broader trends in the area. This is evident in recent developments like Flamingo Bay, where residential erven were created from the start. By rezoning the resort zone erven to General Residential Zone 1, Townhousing, it can better cater to the evolving needs and preferences of residents. The proposed rezoning and consent use will enable the property owners to optimize land use in Meerenbosch. Instead of solely focusing on traditional resort-style accommodations the housing options available can diversify, enhancing the overall appeal of the area.

There is a growing demand for permanent housing and to also continue the use of the units for self-catering in Meerenbosch. By facilitating the development of such properties, the demand can be addressed, and residents can be provided with more housing options that suit their lifestyles and preferences. The rezoning and consent use will contribute to the economic viability of Meerenbosch by attracting residents and visitors alike. Townhousing and self-catering units offer a sustainable model for accommodation, supporting local businesses and services in the process.

While accommodating changes in housing preferences, the unique character and charm of Meerenbosch can be preserved and protected. The proposed rezoning and consent use are designed to integrate seamlessly into the existing landscape, maintaining the area's aesthetic appeal and sense of community.

Overall, the rezoning of the resort zone erven to General Residential Zone 1, Townhousing, and the inclusion of a consent use for self-catering units represent a proactive response to the evolving needs and trends of Meerenbosch, aligning with successful precedents set by recent developments like Flamingo Bay. By embracing these changes, it can ensure that Meerenbosch remains a desirable and vibrant place to live and visit for years to come.

As mentioned above, we are simultaneously applying for consent uses for each the 115 individual resort erven. This application aims to obtain approval for utilizing the townhouses for also tourist accommodation purposes, thereby unlocking the potential for these properties to serve also as self-catering units. Subsequently the current owners can continue with the current use of their erven but also reside permanently on the premises if they wish to do so.

By pursuing this approach, the development seeks to leverage the flexibility provided by consent uses to optimize the utilization of the townhouses. This strategy not only addresses the demand for housing but also taps into the lucrative market for tourist accommodation.

Overall, the proposal to rezone the Meerenbosch erven to General Residential Zone 1 and apply for consent uses aligns with the objective of maximizing the value and functionality of the land while catering to both residential and tourist accommodation needs. It demonstrates a proactive approach to land development that integrates zoning regulations with market opportunities.

The change in land use rights from Resort Zone to General Residential Zone 1, in terms of the Overstrand Municipal Land Use Scheme Regulations 2020, can be tabled as follows:

PARAMETERS	RESORT ZONE	GENERAL RESIDENTIAL ZONE 1
Density	Prior to the approval of any building or engineering services plan, the Municipality shall stipulate development parameters with regards to density , height, coverage etc.	35 Units/ha
Coverage		65%
Height		8m
Building Lines : Perimeter		3.0m
Building Lines: Within		Street Building Lines: 1m provided that garages must be set back 5m from the road kerb. Lateral and rear building lines: 1m

The approved Meerenbosch Building Regulations, Annexure A to the Constitution of Meerenbosch Homeowners Association categorise the dwellings into 3 categories namely:

- Single Storey Dwellings
- Double Storey Dwelling
- Dwellings on Poles.

The parameters of the dwellings can be tabled as follow:

PARAMETER	SINGLE STOREY DWELLINGS	DOUBLE STOREY DWELLINGS	DWELLINGS ON POLES
COVERAGE	Wooden house: 6mx6m and verandah: 6mx2m Combined coverage: 48m ²	Wooden house: 6mx6m, a verandah: 6mx2m and a balcony of 6mx1.5m. Combined coverage: 57m ²	The wooden deck on ground floor level allows for a 6mx6m house, a 6mx2m ground floor verandah, a 6mx1m storage box and a 9mx1.5m boardwalk to one side of the house. the balcony of the house on the first floor is standard 6mx1.5m.
HEIGHT	With a ridge height of 3.9m measured from finished floor level.	With a ridge height of 6.0m measured from finished floor level	With a ridge height of 6.0m measured from finished floor level
BUILDING LINES	1.5m and may only be with the permission from Meerenbosch Homeowners Association as well as adjacent owner be built closer to the erf boundary.	1.5m and may only be with the permission from Meerenbosch Homeowners Association as well as adjacent owner be built closer to the erf boundary.	1.5m and may only be with the permission from Meerenbosch Homeowners Association as well as adjacent owner be built closer to the erf boundary.

With reference to the above tables it can be concluded that the coverage would increase due to the fact that 65% coverage will be applicable, the height restriction would increase to 8m and internal building lines would decrease from 1.5m to 1m and a 3m building line on the periphery of Meerenbosch would apply.

The Meerenbosch Homeowner's Association, alongside its Constitution and Architectural Guidelines, will retain authority over Meerenbosch. However, there will be a strategic pivot from holiday housing to townhousing, with due consideration given to the potential use of townhouses as self-catering units as necessary. Within this updated framework, the Association will maintain its governance role within the community, prioritizing the distinctive needs and dynamics associated with townhousing over traditional holiday housing. Additionally, provisions will be established to accommodate the potential adaptation of townhouses for self-catering purposes when required.

Following the conclusion of the rezoning and consent use application processes, both documents will undergo meticulous revision to be brought in line with the land use restrictions prescribed in the Overstrand Municipal Land Use Zoning Scheme Regulations. This revision process will comprehensively integrate considerations for the proposed utilization of townhousing and potential self-catering accommodation. Subsequently, the revised documentation will be formally submitted to the Overstrand Municipality for their review and ultimate approval.

Despite the change in focus, the existing rules and regulations regarding the renting out of units as self-catering accommodations will remain in place. These rules will continue to apply seamlessly once the rezoning application for the 115 resort erven to General Residential Zone 1, Townhousing erven, and consent use application for self-catering units are approved.

This continuity ensures consistency and stability within the community, providing clarity and predictability for both residents and visitors alike. By maintaining existing regulations, the Association can effectively manage the impact of self-catering units on the community while also preserving the unique character and quality of life in Meerenbosch.

Furthermore, this approach reinforces the commitment to responsible and sustainable development, balancing the interests of property owners, residents, and the broader community. By adhering to established guidelines and regulations, the Association can effectively address any potential challenges or concerns that may arise from the transition to townhousing, ensuring a harmonious and thriving community for all stakeholders involved.

3.5 ACCESS

The access infrastructure serving the 115 Resort Zone erven in Meerenbosch will see little change, as the existing access roads will be retained. Similarly, the current zoning status of the private roads will stay the same, ensuring the uninterrupted functionality and management of these crucial pathways.

Access to the Meerenbosch development will continue through the designated Private Road / Road Servitude Area as outlined in S.G. Diagram No. 5016/2006. This established access point facilitates convenient ingress and egress for both residents and visitors, ensuring smooth connectivity to and from Meerenbosch.

Furthermore, there will be no creation of additional erven, and the impact on traffic is expected to be minimal. This approach maintains the integrity of the transportation infrastructure while ensuring the seamless operation of the development.

3.6 SERVICES

All required services for the 115 resort erven have been established and are considered sufficient to sustain the properties following their rezoning to General Residential Zone 1. These services encompass water supply, electricity, sewage systems, and solid waste disposal services. Verification from ICE Engineers affirms that the existing infrastructure aligns with the specifications for the proposed rezoning, having been constructed under the assumption of permanent occupancy of the parcels.

This affirmation guarantees that inhabitants of the rezoned erven will enjoy access to fundamental services and waste management facilities, enhancing their comfort and convenience. Furthermore, the endorsement by ICE Engineers underscores the preparedness of the infrastructure to accommodate the transition from resort to residential usage, offering reassurance to both current and prospective residents.

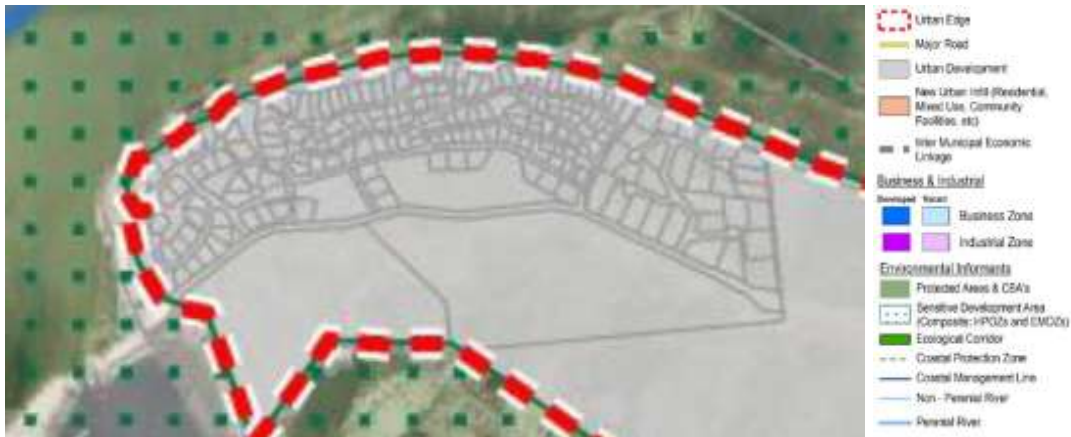
3.7 TITLE DEED

We have provided the Title Deeds for all 115 erven under consideration, which are attached as Annexure A. Each Title Deed is accompanied by the required documentation, including a Special Power of Attorney, and where relevant, a Company Resolution, Trust Resolution, or a letter from the Executor of a Deceased Estate. Additionally, where applicable, consent from bondholders has been obtained and are also attached to the relevant Title Deeds.

These Title Deeds do not contain any restrictive conditions that would impede the rezoning process from Resort Zone to General Residential Zone 1, nor do they impose constraints on utilizing the townhouses as self-catering units.

3.8 FORWARD PLANNING

The *Overstrand Spatial Development Framework (2020)* earmarks Meerenbosch for urban development purposes. Please refer to the SDF abstract below:



The proposal entails the rezoning of the current zoning designation for the 115 Meerenbosch erven from Resort Zone to General Residential Zone 1, Townhousing, with an additional consent use to potentially utilize each erf as a self-catering unit if the need arises, all while maintaining the existing layout. Situated on the outskirts of the urban area within a zone earmarked for urban expansion and taking into account the recent residential developments at Flamingo Bay, it is evident that the proposal conforms to the guidelines set forth in the *Overstrand Spatial Development Framework (2020)*.

The *Overstrand Municipal Growth Management Strategy (OMGMS, 2010)* provides limited detail regarding the areas within Meerenbosch, merely categorizing it as a gated village without further specification.

In our assessment, the proposed rezoning and consent use applied for the 115 erven under consideration align harmoniously with the aforementioned strategic planning frameworks. Therefore, we believe that the application merits support, as it adheres to the overarching goals and objectives outlined in the relevant forward planning legislation.

3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.9.1 HERITAGE VALUE

This section outlines the status of Meerenbosch within the regulatory framework of the Overstrand Municipality, particularly regarding heritage considerations.

Meerenbosch is not located within the Heritage Overlay Zone according to the Overstrand Municipality Growth Management Strategy of 2010. The area is not officially designated for heritage conservation purposes based on the Overstrand Heritage Survey Report from 2009. Essentially, the municipality has not identified Meerenbosch as having significant historical or cultural value worth preserving.

Meerenbosch, along with Meerensee, Sandown Bay, and Flamingo Bay, previously operated under the name Sonesta Resort since its establishment in 1976. However, it was later sold to a private entity and transformed into various developments including holiday housing, residential areas, open spaces, roads, and recreational facilities. Importantly, the property is not associated with any notable individuals, groups, events, or living heritage activities.

While Meerenbosch is earmarked for "Landscape Significance" within the Heritage Protection Overlay Zone, it's clarified that this designation specifically pertains to landscapes of very high natural, scenic, and heritage significance. The text related to this zone doesn't seem to directly apply to Meerenbosch's proposed rezoning from a Resort Zone to a General Residential Zone 1, especially since the proposed changes maintain the layout of the property.

Considering the above points, the proposal for rezoning and consent use to utilize townhouses as self-catering units when necessary is argued to have no negative impact on the heritage value of Meerenbosch and its surrounding developments. Since the property isn't within a designated Heritage Overlay Zone and lacks significant historical associations, the proposed changes are seen as acceptable within the regulatory framework.

In summary, this section provides an assessment of Meerenbosch's status within the municipality's heritage and zoning regulations, concluding that the proposed rezoning and usage changes are unlikely to adversely affect its heritage value or surrounding developments.

3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposal involves the rezoning of the 115 Meerenbosch resort erven from their current zoning as Resort Zone to General Residential Zone 1. Additionally, there's a proposal for a consent use to allow the townhouses within the zone to be utilized as self-catering units if necessary. It's stated that this proposed rezoning and consent use do not trigger any listed activities under the National Environmental Management Act (NEMA), 1998, indicating compliance with environmental regulations.

The area where the subject property is situated falls within the Coastal Protection Zone and Rural Risk Zone as defined by the Environmental Management Overlay Zone. However, it's emphasized that the 115 resort erven to be rezoned are not situated within high-risk areas identified by the Environmental Management Overlay Zone. The proposed rezoning and consent use are argued not to have any adverse impact on the identified Coastal Protection Zone and Rural Risk Zone.

Please note that the existing layout, including private open spaces and roads, will remain unchanged, minimizing disruption to the environment. No additional services with reference to electricity, sewage, water supply, roads, stormwater, and refuse removal will be required. It's affirmed that there is enough capacity to accommodate the proposed changes without necessitating further infrastructure development.

Apart from the rezoning and consent use, no other changes are proposed for the 115 Meerenbosch erven. This suggests that the development will maintain its current layout and infrastructure.

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 rezoning of the 115 Meerenbosch erven from Resort Zone to General Residential Zone 1, townhousing and a consent use to also utilize the townhouses for self-catering purposes, represents a significant step toward promoting spatial justice within the framework of town planning. From a spatial justice perspective, it is imperative to ensure that urban development initiatives are inclusive, equitable, and responsive to the evolving needs of residents while also aligning with contemporary property trends.

The rezoning acknowledges the shifting dynamics of residential preferences and lifestyle choices among residents. By transitioning from a Resort Zone to General Residential Zone 1, the proposal recognizes the demand for diversified housing options, including townhouses, which cater to the needs and preferences of current owners and reflect contemporary property trends. This adjustment allows for greater flexibility in land use and responds to the evolving demographics and residential patterns within the community.

Furthermore, the inclusion of a consent use to utilize the townhouses for self-catering purposes further enhances spatial justice by allowing the continuation of the existing land use and expanding economic opportunities and empowering property owners. This provision recognizes the diverse economic activities and livelihood strategies of residents, allowing them to leverage their properties for additional income generation while simultaneously contributing to the local tourism industry. By facilitating such supplementary uses, the rezoning promotes economic inclusivity and empowers property owners to participate in and benefit from the broader economic landscape.

The transition to General Residential Zone 1 not only maintains but also enhances access to essential services and amenities, further promoting equity and improving the quality of life for residents. The proposed zoning typically encompasses existing infrastructure such as electricity, sewage, water supply, roads, stormwater management, and refuse removal. With these services already in place, the rezoning ensures a continued and reliable provision of resources, encourage a more equitable distribution and enhancing the overall liveability of the community, regardless of socio-economic status.

Additionally, the rezoning aligns with principles of environmental justice by promoting sustainable urban development practices. Transitioning from Resort Zone to General Residential Zone 1 encourages compact, mixed-use development, which minimizes urban sprawl, preserves natural habitats, and reduces environmental impact. By promoting densification and optimizing land use, the rezoning contributes to the conservation of ecological resources and fosters resilience in the face of climate change.

In conclusion, the rezoning of the 115 Meerenbosch erven from Resort Zone to General Residential Zone 1, accompanied by provisions for townhousing and self-catering use, promotes a commitment to spatial justice within town planning. By accommodating evolving residential preferences, enhancing economic opportunities and promoting sustainability, the proposal embodies principles of inclusivity, equity, and responsiveness to community needs.

Spatial sustainability: The proposed rezoning of the 115 Meerenbosch erven from Resort Zone to General Residential Zone 1, townhousing and a consent use for self-catering purposes, represents a strategic approach to advancing spatial sustainability within the framework of town planning. From a spatial sustainability perspective, it is crucial to ensure that urban development initiatives align with principles of environmental responsibility, social equity, and economic viability, while also meeting the evolving needs of residents and reflecting current property trends.

Given that the existing use under Resort Zone 1 already allows for self-catering units, the proposed rezoning seeks to maintain continuity and adaptability in land use, while also optimizing the potential of the area. By transitioning to General Residential Zone 1, the rezoning facilitates a more diverse and flexible approach to development, accommodating a mix of residential units, including townhouses, that aligns with current property trends and resident preferences.

The inclusion of a consent use for self-catering purposes further enhances the sustainability of the proposal by providing property owners with the flexibility to adapt to changing market demands and economic opportunities. This provision not only supports the continuation of existing self-catering units but also allows for the potential expansion of such uses in response to future needs, thereby promoting economic resilience and diversification within the community.

By utilizing existing infrastructure, including services, private roads, and private open spaces, without the need for additional development, the proposal minimizes resource consumption, reduces construction-related impacts, and maximizes the efficiency of existing infrastructure investments. This approach not only supports environmental sustainability by reducing the ecological footprint of development but also promotes fiscal sustainability by optimizing the use of public resources.

Furthermore, the retention of the existing layout preserves the character and integrity of the community while minimizing disruption to established neighbourhoods and social networks. This approach encourages social sustainability by promoting a sense of place, belonging, and community cohesion among residents. By maintaining continuity and stability in the built environment, the rezoning enhances social resilience and supports the well-being of residents.

In conclusion, the rezoning of the 115 Meerenbosch erven from Resort Zone to General Residential Zone 1, townhousing and a consent use for self-catering purposes, embodies a balanced and sustainable approach to town planning. By optimizing land use, supporting economic diversification, minimizing resource consumption, and preserving community integrity,

the proposal ensures a resilient and sustainable future for the Meerenbosch community, while also accommodating the evolving needs and preferences of residents.

Efficiency: The proposed rezoning of the 115 Meerenbosch erven from Resort Zone to General Residential Zone 1, townhousing and a consent use for self-catering purposes, presents a highly efficient approach to town planning that maximizes the utilization of existing resources and infrastructure while accommodating evolving property trends and owner needs.

From an efficiency standpoint, the transition to General Residential Zone 1 streamlines the regulatory framework, reducing administrative burdens and simplifying the development process.

Additionally, the inclusion of townhouses and a consent use for self-catering purposes reflects a responsive approach to meeting the current needs and preferences of property owners and aligning with prevailing property trends. Leveraging the existing use allowance under Resort Zone 1 for self-catering units ensures continuity and flexibility in land use, minimizing regulatory hurdles and maximizing efficiency in land utilization.

Furthermore, by utilizing existing services, private roads, and private open spaces without the need for additional infrastructure development, the proposal optimizes resource allocation and minimizes costs associated with new construction and infrastructure expansion. This approach not only reduces upfront investment requirements but also enhances the long-term operational efficiency of public services and amenities, ensuring sustainable management and maintenance over time.

The retention of the existing layout preserves the functional integrity and spatial efficiency of the community, minimizing disruptions to established neighbourhoods and optimizing land use patterns. This approach maximizes the efficiency of land utilization while promoting a cohesive and harmonious built environment that enhances the overall liveability and functionality of the community.

In conclusion, the proposed rezoning of the 115 Meerenbosch erven from Resort Zone to General Residential Zone 1, townhousing and a consent use for self-catering purposes, demonstrates an efficient and pragmatic approach to town planning that capitalizes on existing resources, responds to current property trends and owner needs, and fosters sustainable development for the future. By streamlining regulations, leveraging existing infrastructure, and optimizing land use, the proposal promotes efficiency at every stage of the planning and

development process, ensuring a resilient and prosperous future for the Meerenbosch community.

Spatial Resilience The proposed rezoning of the 115 Meerenbosch erven from Resort Zone to General Residential Zone 1, townhousing and a consent use for self-catering purposes, embodies a resilient approach to town planning that enhances the adaptability, sustainability, and longevity of the community in the face of evolving challenges and uncertainties.

From a resilience standpoint, the transition to General Residential Zone 1 promotes a more flexible and diversified land use framework that is better equipped to withstand and respond to changing economic, social, and environmental conditions. By accommodating a mix of residential units, including townhouses, the rezoning enhances the resilience of the community by promoting diversity in housing options and supporting economic resilience through multiple income streams, such as self-catering tourism.

Furthermore, the inclusion of a consent use for self-catering purposes builds upon the existing use allowance under Resort Zone 1, ensuring continuity and adaptability in land use strategies. This provision enables property owners to leverage their assets for additional income generation through self-catering accommodations, thereby enhancing economic resilience and diversification within the community.

By utilizing existing services, private roads, and private open spaces without the need for additional infrastructure development, the proposal enhances the overall resilience of the community by optimizing resource allocation and minimizing vulnerability to external disruptions. This approach not only reduces dependency on external resources and infrastructure but also ensures the efficient utilization of existing assets, thereby enhancing the community's capacity to withstand and recover from potential shocks and stresses.

Additionally, the retention of the existing layout preserves the functional integrity and spatial efficiency of the community, promoting a cohesive and interconnected built environment that enhances social cohesion and community resilience. By maintaining continuity and stability in the built environment, the rezoning enhances the community's ability to adapt and respond to changing needs and circumstances, fostering a sense of belonging and security among residents.

In conclusion, the proposed rezoning of the 115 existing Meerenbosch erven from Resort Zone to General Residential Zone 1, alongside the development of townhouses and a consent use for

self-catering purposes, exemplifies a resilient approach to town planning that enhances the adaptability, sustainability, and longevity of the community. By promoting diversity, flexibility, and efficiency in land use strategies, the proposal strengthens the community's capacity to withstand and thrive in the face of uncertainty, ensuring a resilient and prosperous future for Meerenbosch.

Good administration: Plan Active is dedicated to upholding the principle of good administration in all its endeavours in land use planning. As such, we are committed to collaborating closely with the Overstrand Municipality to facilitate a time-efficient and straightforward land use planning process. Our approach will adhere strictly to the procedures outlined in the municipality's bylaws and relevant provincial and national land use planning legislation.

Every effort will be made to ensure that our land use application progresses through the planning process smoothly and efficiently. This includes taking proactive steps to comply with all necessary requirements and submitting the required documentation in a timely manner. We recognize the importance of adhering to the stipulated timeframes outlined in the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, and will work diligently to ensure that our application is processed within these parameters.

Our goal is to facilitate a streamlined and expedited process that minimizes delays and maximizes transparency and accountability. By working in close collaboration with the municipality and adhering to all relevant regulations and procedures, we aim to achieve a successful outcome that meets the needs of our project while also contributing positively to the broader community and environment.

4. RECOMMENDATION

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

- Meerenbosch benefits from well-established services and infrastructure, including reliable water, electricity, sewage, and refuse removal systems. These essential services were initially designed to support the needs of the community, including the possibility of permanent residency, thus ensuring that there is ample capacity to accommodate the proposed rezoning without compromising service quality.
- The proposed rezoning aims to maintain the existing layout and structure of Meerenbosch, preserving the integrity of the community's design. Private roads and open spaces will retain their designated zoning, ensuring that the overall aesthetic and

functionality of the area remain consistent. By focusing the rezoning solely on the resort erven, the character and charm of Meerenbosch will be preserved while adapting to changing needs.

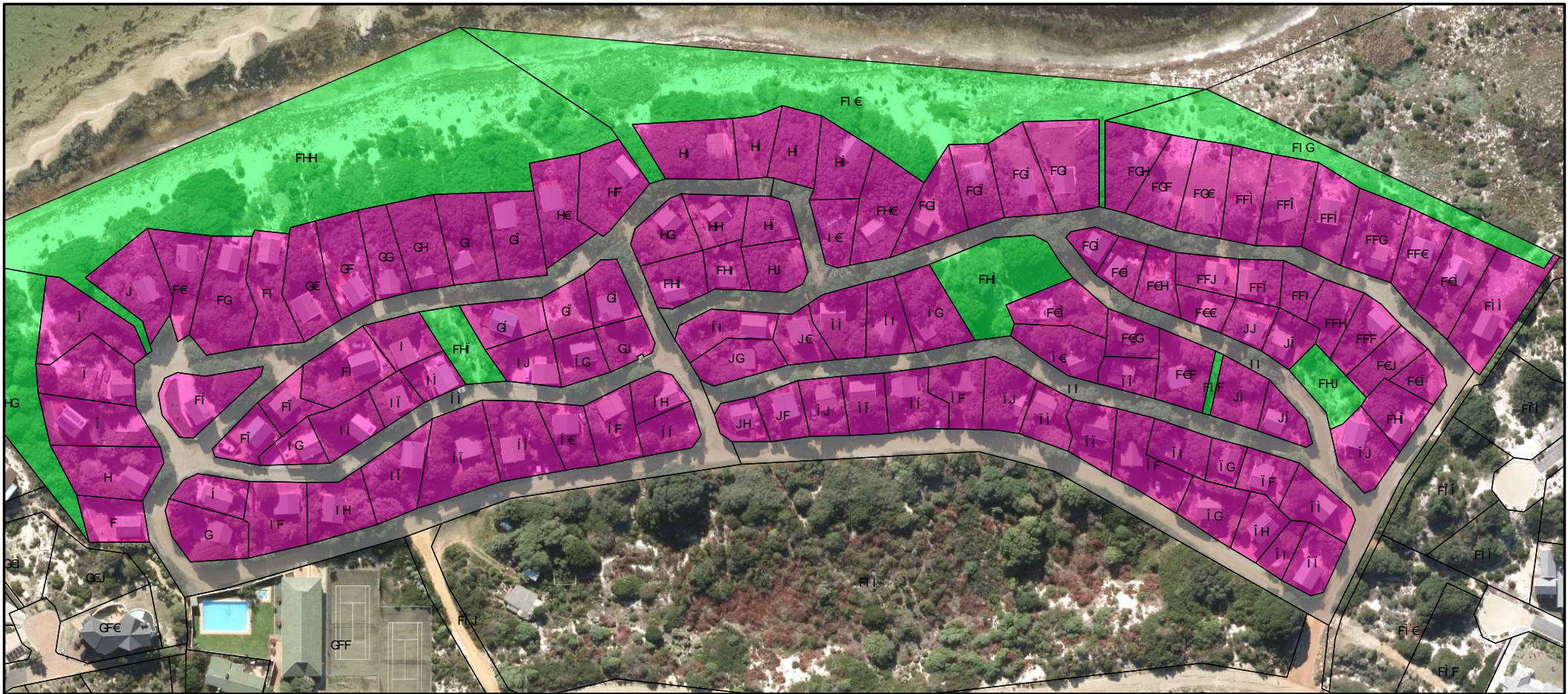
- The successful rezoning of Flamingo Bay as single residential erven serves as a precedent for the proposed changes in Meerenbosch. This recent development demonstrates the community's ability to adapt to evolving demands and usage patterns while adhering to zoning regulations. The proposed rezoning builds upon this precedent, further aligning Meerenbosch with modern residential needs while maintaining its unique character.
- Acknowledging the current rights of owners to utilize their units as self-catering accommodations, the proposed rezoning aims to formalize and preserve this usage option by means of a consent use. By allowing for continued self-catering use if needed, the rezoning provides flexibility for owners while ensuring that the community retains its appeal as a holiday destination. Additionally, the option for permanent residency provides owners with further flexibility in how they choose to utilize their properties, catering to diverse lifestyle preferences.
- The Meerenbosch Homeowner's Association plays a crucial role in governing the community and upholding its rules and regulations. With the proposed shift in focus from resort erven to townhouse erven, the Association's constitution will continue to guide the development, ensuring that community standards are maintained throughout the transition. This governance structure provides residents with a sense of stability and ensures that Meerenbosch remains a desirable place to live and visit.
- The proposed rezoning aligns with forward planning objectives aimed at ensuring sustainable development and meeting the evolving needs of the community. By adapting land use regulations to better suit current and future demands, Meerenbosch can continue to thrive as a vibrant and inclusive residential destination while preserving its natural and cultural heritage.
- One of the key considerations in the rezoning proposal is its minimal impact on the natural environment. By focusing the rezoning on existing resort erven and maintaining the layout of Meerenbosch, the proposal seeks to minimize disruption to local ecosystems and preserve the area's biodiversity. This approach demonstrates a commitment to responsible development and environmental stewardship.

- Throughout the rezoning process, preserving Meerenbosch's heritage and property values remains a top priority. By carefully considering the impact of the rezoning on the area's cultural and historical significance, the proposal aims to maintain property values and uphold the unique character of the community. This focus on heritage preservation ensures that Meerenbosch continues to be a desirable destination for residents and visitors alike.

In summary, the proposed rezoning of Meerenbosch's resort erven to General Residential Zone 1, Townhousing, and the continuation of self-catering use align with existing infrastructure, recent development precedents, and forward planning objectives. With governance by the Homeowner's Association and a commitment to environmental stewardship and heritage preservation, the rezoning proposal seeks to ensure the long-term sustainability and desirability of Meerenbosch as a residential community.

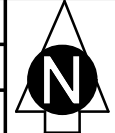
With regards to the above mentioned it would be appreciated if the Overstrand Municipality would consider the application favourably for the rezoning of the 115 Meerenbosch erven and the proposed consent use to also utilise the future townhouses as self-catering units when the need arise.





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