



OVERSTRAND MUNISIPALITEIT
ERVEN 4, 5 EN RESTANT ERF 313, HERMANUS,
ZWELIHLE : AANSOEK OM SLUITING VAN 'N
GEDEELTE VAN 'N PUBLIEKE PAD,
ONDERVERDELING, HERSONERING,
KONSOLIDASIE, AFWYKING EN WYSIGING VAN
ALGEMENE PLAN : PLAN ACTIVE NAMENS LT
MBOYIYA & OVERSTRAND MUNISIPALITEIT

Kragtens Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die volgende aansoeke van toepassing op Erve 4, 5 en Restant Erf 313, Hermanus, Zwelihle naamlik, die:

1. (a) **onderverdeling** ingevolge Artikel 16(2)(d) van die Verordening van Erf 5, Hermanus in twee gedeeltes, naamlik Gedeelte A ±103m² en 'n Restant;
- (b) **konsolidasie** ingevolge Artikel 16(2)(e) van die Verordening van bogenoemde Gedeelte A met Erf 4, Hermanus; en
- (c) **afwyking** ingevolge Artikel 16(2)(b) van die Verordening vir die verslapping van die straatboulyn van Erf 4, Hermanus vanaf 2.0m na ±0.64m om 'n gedeelte van die bestaande wooneenheid te akkommodeer;
2. (a) **sluiting** ingevolge Artikel 16(2)(n) van die Verordening van 'n gedeelte (±237m²) van Restant Erf 313, Hermanus (Publieke Pad);
- (b) **onderverdeling** ingevolge Artikel 16(2)(d) van die Verordening van Restant Erf 313, Hermanus (Publieke Pad) in twee gedeeltes naamlik, Gedeelte B ±239m² en 'n Restant;
- (c) **herosnering** ingevolge Artikel 16(2)(a) van die Verordening van bogenoemde Gedeelte B vanaf Vervoersone 2: Pad en Parkering (VS2 B) na Residensiële Sone 1: Enkelwoonsone (SR1);
- (d) **konsolidasie** ingevolge Artikel 16(2)(e) van die Verordening van bogenoemde Gedeelte B met Erf 5, Hermanus; en die
- (e) **wysiging** ingevolge Artikel 16(2)(k) van die Verordening van Algemene Plan Nr. L143/1986 om bogenoemde gedeeltelike padsluiting te reflekteer.

Volledige besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende wekedae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) bereik voor of op **28 Mei 2021**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir die kommentaar. Telefoniese navrae kan aan **Mnr. H Boshoff** by 028-313 8900 gerig word. Die Munisipaliteit mag weier om kommentare na die sluitingsdatum te aanvaar. 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 formaliseer.

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

Munisipale Kennisgewing Nr.7/2021

OVERSTRAND MUNICIPALITY
ERVEN 4, 5 AND REMAINDER OF ERF 313,
HERMANUS, ZWELIHLE: APPLICATION FOR
CLOSURE OF A PROPOSED PUBLIC ROAD,
CONSOLIDATION, DEPARTURE AND AMENDMENT
OF GENERAL PLAN : PLAN ACTIVE ON BEHALF
OF LT MBOYIYA & OVERSTRAND MUNICIPALITY

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for the following applications applicable to Erven 4, 5 and Remainder of Erf 313, Hermanus, Zwelihle, namely, the:

1. (a) **subdivision** in terms of Section 16(2)(d) of the By-Law of Erf 5, Hermanus in two portions, namely Portion A ±103m² and a Remainder;
- (b) **consolidation** in terms of Section 16(2)(e) of the By-Law of the above Portion A with Erf 5, Hermanus; and
- (c) **departure** in terms of Section 16(2)(b) of the By-Law for the relaxation of the street building line of Erf 4 from 2m to ±0.64m to accommodate a portion of the existing dwelling unit;
2. (a) **closure** in terms of Section 16(2)(n) of the By-Law of a portion (±237m²) of Remainder Erf 313, Hermanus (Public Road);
- (b) **subdivision** in terms of Section 16(2)(d) of the By-Law of Remainder Erf 313, Hermanus (Public Road) in two portions, namely Portion B ±239m² and a Remainder;
- (c) **rezoning** in terms of Section 16(2)(a) of the By-Law of the above Portion B from Transport Zone 2: Road and Parking (TR 2B) to Residential Zone 1: Single Residential (SR1);
- (d) **consolidation** in terms of Section 16(2)(e) of the By-Law of the above Portion B with Erf 5, Hermanus; and the
- (e) **amendment** in terms of Section 16(2)(k) of the By-Law of General Plan No. L143/1986 to reflect the above partial road closure.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus. Any comments on the proposal must be in writing and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **28 May 2021**, quoting your name, address and contact details, interest in the application, as well as the reasons for comment. Telephonic enquiries can be made to **Mr. H Boshoff** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

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

Municipal Notice No. 7/2021

KUKHUTSHWE ISAZISO NGUMASIPALA WASE-
OVERSTRAND
NGEZIZA EZINGU-4, 5 NENTSALELA YESIZA
ESINGU-ERF 313, EHERMANUS, ZWELIHLE:
ISICULO ESIMAYELA NESIPHAKAMISO
SOKUVALA INDELELA KAWONKAWONKE,
UHLENGAHLENGISO, UKWAHLULA
NOKUHLOMELA ISICWANGCISO
ESIPHANGALELEYO: NGABAKWAPLAN ACTIVE
EGAMENI LIKA LT MBOYIYA NOMASIPALA I-
OVERSTRAND

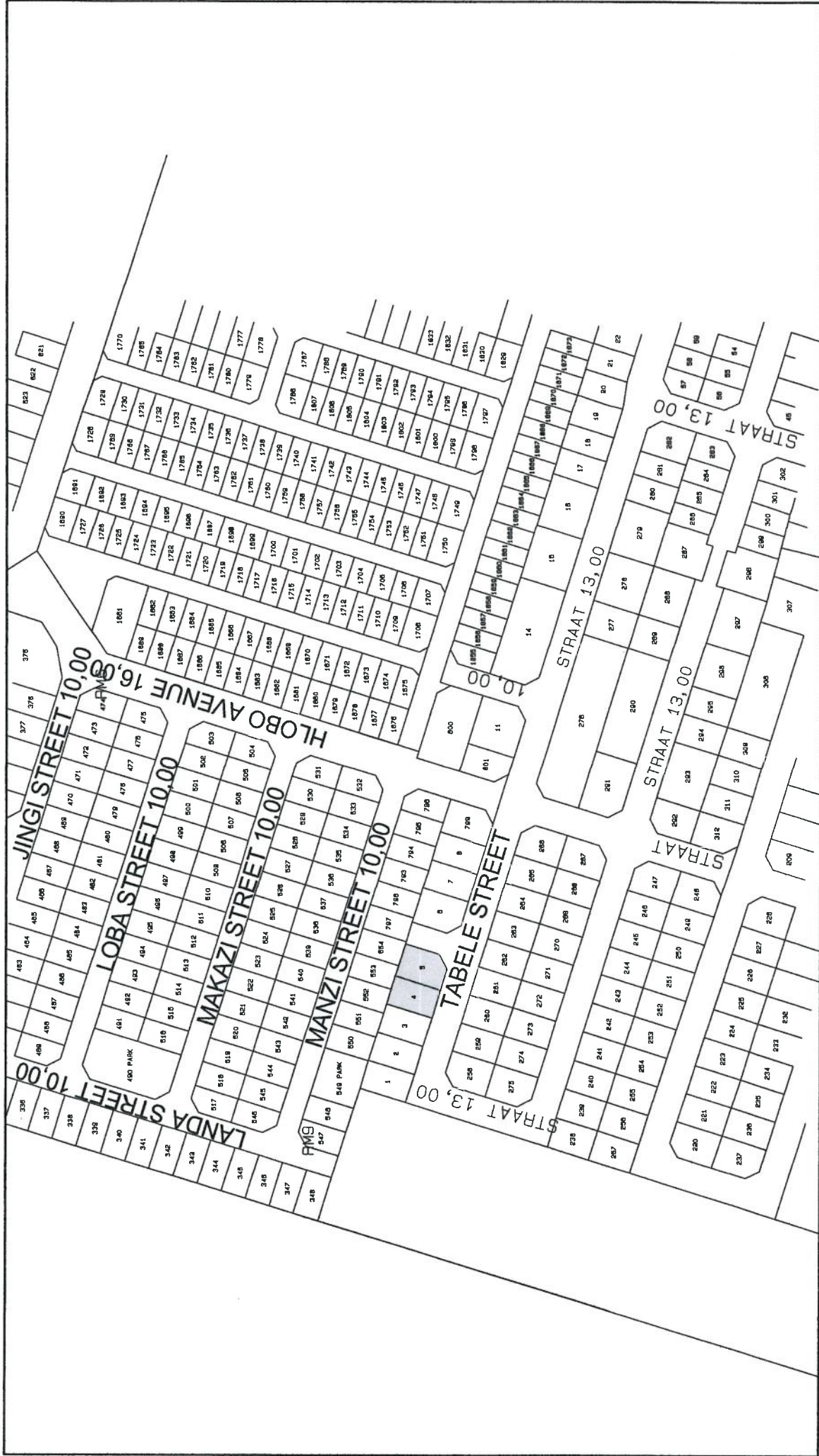
Kukhutshwe inothi ngemiba yeSoloty lama-47 nelama-48 elingokuHlomela uMthethwana kaMasipala wase-Overstrand ongeziCwangciso Zokuseyenziswa koMhlaba kaMasipala, ku2020 (UMthethwana) ngezi zicelo zilandelayo nezisebenza kwiziza ezinguErven 4, 5 neNtsalela yesiza esingu-Erf 313, eHermanus, eZwelihle, ezaziwa, ngolu hlobo:

1. (a) Ukwahlulahlula ngokwemiba yeSoloty le16(2)(d) loMthethwana wesiza esingu-Erf 5, eHermanus sibe zizabelo ezibini, ezibizwa uPortion A ±103m² neNtsalela(Remainder);
- (b) ukulungelelanisa ngokwemiba yeSoloty le16(2)(e) loMthethwana weSabelo esingentla esibizwa uPortion A nesihambelana nesiza esinguErf 5, eHermanus; kunye
- (c) nokuvala ngokwemiba yeSoloty le16(2)(b) loMthethwana wokunyenyisa umgca wesakhiwo omelene nesitrato nesiza esinguErf 4 ukusuka kwiimitha ezingu-2m ukuya kwiimitha ezi-±0.64m ukulungiselela inxalenye esisabelo esesikhona kwiyunithi yokuhlala;
2. (a) ukuvala ngokwemiba yeSoloty le16(2)(n) loMthethwana wesabelo esiyinxalenye engu±237m² kwiNtsalela yesiza esinguErf 313, Hermanus (Indlela kaWonkewonke-Public Road);
- (b) sukwahlula kwakhona ngokwemiba yeSoloty le 16(2)(d) loMthethwana weNtsalela eyaziwa ngeLaw of Remainder kwisiza esinguErf 313, Hermanus (Indlela kaWonkewonke) ibe zizabelo ezibini, ebizwa ngokuba yinxale yeSabelo esinguPortion B ±239m² kunye neNtsalela eyaziwa njengeRemainder;
- (c) ukucanda kwakhona ngokwemiba yeSoloty leSection 16(2)(a) loMthethwana wesabelo esiyinxalenye enguPortion B ukusuka kwiZwoni yeZithuthi enguZone 2: Indlela Nendawo yokuPaka (TR 2B) kwiNdawo yokuhlala abantu ebizwa iResidential Zone 1: yeSingle Residential (SR1);
- (d) ukulungelelanisa ngokwemiba yeSoloty le16(2)(e) loMthethwana weNixalenye enguPortion B echazwe ngentla kwisiza esinguErf 5, Hermanus; kunye
- (e) izihlomo ngokwemiba yeSoloty le16(2)(k) loMthethwana weSicwangciso Esiphangaleleyo Nomb. L143/1986 ukubonisa ukuvalwa kwenxalenye yendlela okuchazwe ngentla.

linkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka ukuze zihlowe kwiintsuku zaphakathi evekini phakathi kwentsimbi ye08:00 neye16:30 kwiSebe: Izicwangciso ngeDolophu, 16 Paterson Street, Hermanus. Naziphi na izimvo ezimayela nesi siphakamiso kufuneka zibhalwe zize zifike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla **28 uMeyi 2021**, uchaze igama lakho, idilesi neenkcukacha ofumaneka kuzo, umda wakho kwesi sicelo, kunye nezizathu ezenza ukuba uhlomle. Imibuzo ngefowuni ingabuzwa ku**Mnu. H Boshoff** kwa028-313 8900. Umasipala angala ukwamkela izimvo ezifike emva komhla wokuvula. Nabani na ongakwaziyo ukufubda nokubhala angaya kwiSebe Lezicwangciso ngeDolophu apho igosa likamasipala liza kumnceda ukuhlomla ngokusemthethweni.

Umphathi Omkhulu, uMasipala i-Overstrand, P.O. Box
 20, HERMANUS, 7200

Inothi kaMasipala Nombolo. 7/2021





Stads- en Streeksbeplanners
Town & Regional Planners

All distances approximate
and subject to survey.

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Property Description:
**ERVEN 4, 5 AND
REM. ERF 313
ZWELIHLE**

Plan Description:
LOCALITY MAP

Scale: **NTS**
Drawing Nr.:
ERVEN 4 AND 5 ZWELI.dwg
Date: **SEPTEMBER 2020**

**PROPOSED ROAD CLOSURE, SUBDIVISION,
REZONING, CONSOLIDATION AND
DEPARTURE**

**ERVEN 4 & 5 AND REMAINDER ERF 313
ZWELIHLE**

**DIVISION: CALEDON
OVERSTRAND MUNICIPALITY**

MOTIVATION REPORT

1. **BACKGROUND**

Mrs. L.T. Mboyiya, owner of Erf 5 Zwelihle has instructed the company Plan Active Town and Regional Planners to apply for a partial road closure, rezoning and consolidation of a portion of remainder Erf 313 Zwelihle with Erf 5 Zwelihle and the subdivision of Erf 5 Zwelihle and consolidation of Erf 4 with a portion of Erf 5 Zwelihle. A building line departure application is also required to accommodate the existing dwelling on Erf 4 Zwelihle.

The owner of Erf 5 Zwelihle, Mrs. L.T. Mboyiya applied to purchase a portion of Remainder Erf 313 Zwelihle that is ±237m² in extent from the Overstrand Municipality. Subsequently the Mayoral Committee resolved at their meeting dated 26 June 2019 that a portion of Remainder Erf 313 Zwelihle be sold to the above mentioned owner of Erf 5 Zwelihle and that a portion of Remainder Erf 313 Zwelihle be subdivided, rezoned and consolidated with Erf 5 Zwelihle. Please refer to the copy of the municipal letter of approval dated 12 September 2019. (Annexure A). The two dwellings that were constructed on Erven 4 and 5 Zwelihle were both constructed over the boundary lines

and therefore the intention of the proposed application is to rectify these encroachments.

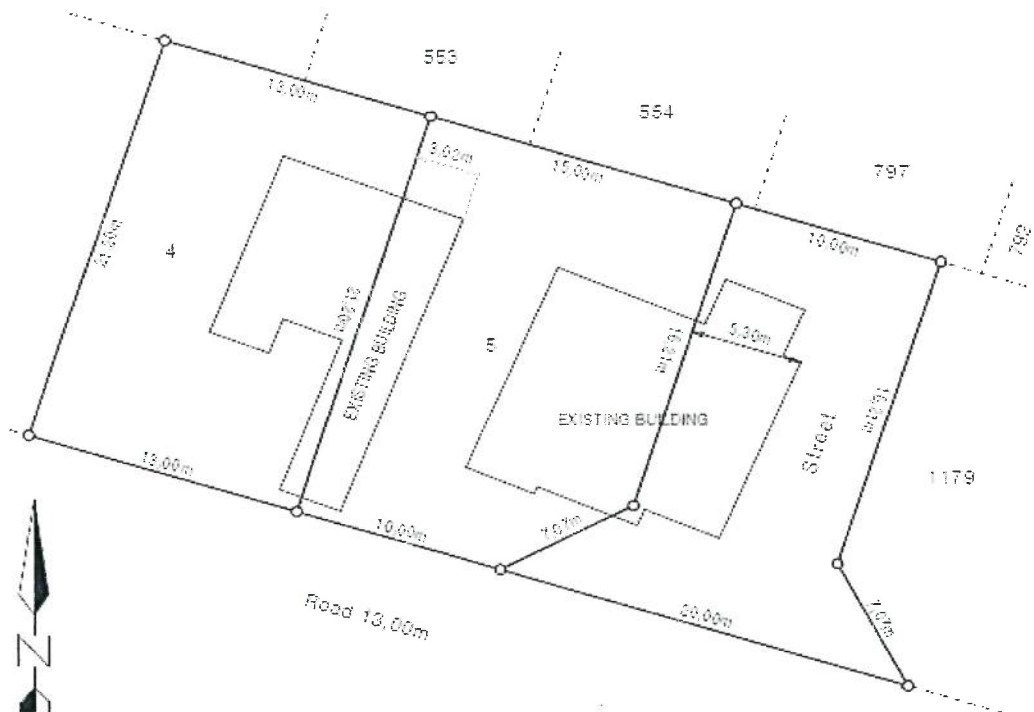
Erf 5 Zwelihle is held by Title Deed No. TL2288/1995 and is 306m² in extent. Remainder Erf 313 Zwelihle is held by Title Deed No. T10034/1995 and is 7.6002ha in extent. The Municipality is still the registered owner of Erf 4 Zwelihle, the latter being held by the Title Deed of the mother erf, remainder Erf 313 Zwelihle and is 276m² in extent.

The intention of the owner of Erf 5 Zwelihle, Mrs L.T. Mboyiya is to purchase, a portion of Remainder Erf 313 Zwelihle from the Overstrand Municipality. The mentioned portion of Remainder Erf 313 Zwelihle is an impractical, non-viable portion of the public road, to be closed and to be rezoned to Residential Zone 1 and consolidated with Erf 5 Zwelihle.

2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(n) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the closure of a portion of a public road, Remainder Erf 313 Zwelihle;
- Chapter 4, Section 16(2)(d) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the subdivision of Remainder Erf 313 Zwelihle and the subdivision of Erf 5 Zwelihle;
- Chapter 4, Section 16(2)(a) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the rezoning of Portion B, a portion of Remainder Erf 313 Zwelihle from Transport Zone 2 to Residential Zone 1;
- Chapter 4, Section 16(2)(e) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the consolidation of Portion B, a portion of Remainder Erf 313 Zwelihle with Remainder Erf 5 Zwelihle and the consolidation of Erf 4 with Portion A, a portion of Erf 5 Zwelihle;
- Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the departure from the prescribed building lines on Erf 4 Zwelihle.



Land uses that surrounds the subject properties are single residential dwellings, public open spaces, and public roads. The subject properties are within a predominantly established single residential area of Zwelihle.

3.4 PROPOSED APPLICATION

Application is made in terms of:

- Chapter 4, Section 16(2)(n) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the closure of a portion of a public road, Remainder Erf 313 Zwelihle;
- Chapter 4, Section 16(2)(d) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the subdivision of Remainder Erf 313 Zwelihle and the subdivision of Erf 5 Zwelihle;
- Chapter 4, Section 16(2)(a) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the rezoning of Portion B, a portion of Remainder Erf 313 Zwelihle from Transport Zone 2 to Residential Zone 1;
- Chapter 4, Section 16(2)(e) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the consolidation of Portion

B, a portion of Remainder Erf 313 Zwelihle with Remainder Erf 5 Zwelihle and the consolidation of Erf 4 with Portion A, a portion of Erf 5 Zwelihle;

- With reference to the Status Report received from the Surveyor-General written consent is also required for the amendment of the General Plan No.: L143/1986. Please refer to the enclosed Status Report.

The owner of Erf 5 Zwelihle applied to purchase a portion of a public road, a portion of Remainder Erf 313 Zwelihle, that is $\pm 237\text{m}^2$ in extent to be consolidated with Erf 5 Zwelihle. Subsequently the application was approved by the Mayoral Committee as mentioned in this report. It is now required that an application be lodged for:

- The subdivision of Remainder Erf 313;
- the closing of a portion of a public road, Portion B, a portion of Remainder Erf 313 Zwelihle;
- the rezoning of a portion of the public road, Remainder Erf 313 Zwelihle from Transport Zone 2 to Residential Zone 1;
- the consolidation of a portion of the public road, Portion B, a portion of Remainder Erf 313 Zwelihle (the portion to be closed, $\pm 237\text{m}^2$) with Erf 5 Zwelihle.

The detail of the subject properties are as follows:

Erf	Size	Zoning	Current Land Use
Erf 4 Zwelihle	$\pm 276\text{m}^2$	Res. Zone 1	Residential
Erf 5 Zwelihle	$\pm 306\text{m}^2$	Res. Zone 1	Residential
Portion B, a portion of Rem Erf 313 Zwelihle	$\pm 237\text{m}^2$	Transport Zone 2	Residential (the dwelling on Erf 5 is partially constructed on this portion.

As mentioned above, Remainder Erf 313 Zwelihle is a road adjacent to Erf 5 Zwelihle. The dwelling on Erf 5 Zwelihle was partially constructed on the Remainder Erf 313 Zwelihle. The dwelling situated on Erf 4 Zwelihle was partially constructed on Erf 5 Zwelihle. The intention of the owners is to rectify these mistakes that were previously made.

The portion of the road, to be closed, subdivided, rezoned, and consolidated with Erf 5 Zwelihle is $\pm 237\text{m}^2$ in extent. The existing dwelling on Erf 5 Zwelihle has been erected partially on the portion of the road. The owner of the adjacent erf (Erf 1179) has no interest in the portion of the road to be closed and purchased. The owner of Erf 1179 Zwelihle also confirmed that the shack and part of the boundary wall that were erected on a portion of the road as seen below in the picture will be demolished.



In order to consolidate a portion of Remainder Erf 313 Zwelihle, that is a portion of road, it is required that Portion B, a portion of the road be closed, subdivided and that it be rezoned from Transport Zone 2 to Residential Zone I, the same zoning as Erf 5 Zwelihle. The consolidated property will be $\pm 439\text{m}^2$ in extent.

Erf	Components	Zoning	Proposed extent of property
Erf 4 Zwelihle	Erf 4 consolidated with Portion A	Res. Zone 1	$(\pm 276\text{m}^2) +$ $(\pm 103.25\text{m}^2)$ = $\pm 379.25\text{m}^2$

Erf 5 Zwelihle	Remainder of Erf 5 Zwelihle consolidated with Portion B, A Portion of Rem. Erf 313 Zwelihle	Res. Zone 1	($\pm 202\text{m}^2$) + ($\pm 237\text{m}^2$) = $\pm 439\text{m}^2$
Portion B, a portion of Rem Erf 313 Zwelihle		Rezoned to Res. Zone 1	$\pm 237\text{m}^2$

The proposal will not have any impact on the surrounding properties. The proposal will not have any impact on the existing character and property values of the surrounding properties.

BUILDING LINE DEPARTURE

The intention is also to legalise the position of the existing dwelling on Erf 4 Zwelihle.

The proposed departure can be described as follows:

- Relaxation of the street building line from **2m to $\pm 0.64\text{m}$** to accommodate the existing dwelling.

The Overstrand Municipality Scheme Regulations stipulate that a 2m street building line and a 1m lateral building line applies to Residential Zone 1: Single Residential properties less than 400m^2 in extent.

The proposed departure does not have any impact on the surrounding properties. No complaints have been lodged by surrounding property owners with reference to the existing structure encroaching the street building line on the subject property. The position of the existing dwelling does not have any impact on the surrounding properties.

impact on services would therefore remain the same as the developed residential erven.

3.7.2 TRAFFIC IMPACT AND ACCESS

Access to Erven 4 and 5 Zwelihle is from Tabele Street, Zwelihle. No new access points are proposed. Subsequently the access to Erven 4 and 5 Zwelihle will remain unchanged and Portion B, a portion of remainder Erf 313 Zwelihle will be used as an extension of the residential property, Erf 5 Zwelihle.

The subject properties will still be used for single residential purposes only, no additional erven are proposed and therefore the impact on the traffic flow in the area will remain unchanged.

3.8 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.8.1 HERITAGE VALUE

Erven 4, 5 and Remainder Erf 313 Zwelihle are not situated within the Heritage Overlay Zone as determined by the Overstrand Municipality Growth Management Strategy (2010). Erven 4, 5 and Remainder Erf 313 Zwelihle are not earmarked for heritage conservation purposes in terms of the Overstrand Heritage Survey Report (2009).

The subject properties are not associated with any important persons or groups or important events and activities.

In light of the above mentioned it is evident that the proposed partial road closure, subdivision, rezoning, consolidation and departure will not hinder any future land use applications on the subject erven. The proposed application will not have a negative impact on the heritage value of the subject properties or the greater area of Zwelihle.

3.8.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

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

3.9 FORWARD PLANNING AND LAND USE DOCUMENTS

The *Overstrand Spatial Development Framework (2006)* earmarks the area where Erven 4, 5 and Remainder 313 Zwelihle are situated, for residential purposes. Even though it is proposed that Portion B, a portion of the Remainder Erf 313 Zwelihle be rezoned from Transport Zone 2 to Residential Zone 1 and consolidated with Erf 5 Zwelihle, the proposal is still in line with forward planning proposals for the area.

The *Overstrand Municipal Growth Management Strategy (OMGMS, 2010)* specifies that Erven 4, 5 and Remainder 313 Zwelihle form part of Planning Unit No.5. This planning unit consists of the overdeveloped Zwelihle area. Given the existing character and nature of the Planning unit, no densification proposals are made. This application does however not propose to create any additional portions, nor does it propose the construction of additional dwelling units on the subject properties. The density will therefore remain unchanged.

From the above it is evident that the proposed partial road closure, subdivision, rezoning, consolidation and building line departure adheres to the spatial planning policies for the Zwelihle area and consequently falls within the existing planning for the Zwelihle area.

3.10 PLANNING PRINCIPLES

The planning principles of spatial justice and sustainability are not applicable to this application.

Spatial justice refers to the need to redress the past apartheid spatial development imbalances and aim for equity in the provision of access to opportunities, facilities, services and land. In the broadest sense, it seeks to promote the integration of communities and the creation of settlements that allow the poorest of the poor to access opportunities. In a spatially just settlement, opportunities and access are provided to those whose historical access and opportunities have been impeded by the practice of apartheid spatial planning. Land development procedures must include provisions that accommodate access to, and facilitation of, security of tenure and the incremental upgrading of informal areas. The principle of spatial justice is not applicable to this application.

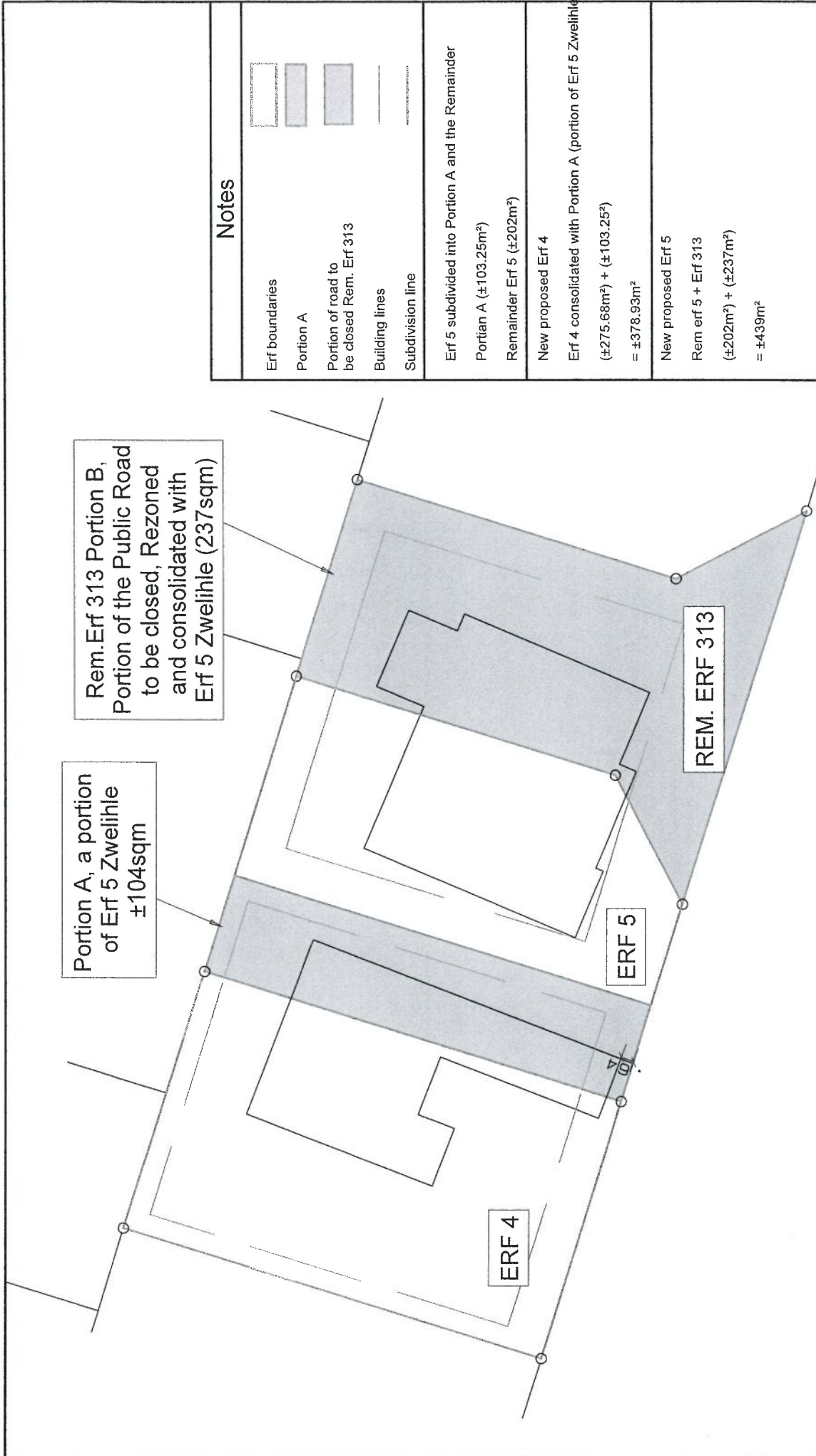
Spatial sustainability essentially refers to a sustainable form of development. A part of this means promoting less resource consuming development typologies that promote compaction, pedestrianisation and mixed-use urban environments which allow for the development of a functional public transport system and space economy. A spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl. The principle of spatial sustainability is not applicable to this application.

Efficiency: Portion B, a portion of Remainder Erf 313 Zwelihle is a small portion of road that is ±237m² in extent. This portion of the road can be utilised much better by the neighbouring landowner by incorporating it with their property. Subsequently the Overstrand Municipality will not have the burden to upkeep Portion B, a portion of the public road. The Overstrand Municipality also gains from a financial point of view due to the fact that a portion of remainder Erf 313 Zwelihle is purchased from the Overstrand Municipality at market value.

Spatial resilience in the context of land use planning refers to the need to promote the development of sustainable livelihoods for the poor (i.e. communities that are most likely to suffer the impacts of economic and environmental shocks). Spatial resilience also refers to the requirement for flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks. The spatial plans, policies and land use management systems should enable the communities to be able to resist,

- The proposed application is in line with Spatial Planning Land Use Management Act, 2013 (SPLUMA) and the Land Use Planning Act, 2014 (LUPA).

With regards to the above mentioned it would be appreciated if the Overstrand Municipality would approve the road closure, subdivision, rezoning, consolidation and departure applicable to Erven 4, 5 and remainder Erf 313 Zwelihle.



Portion A, a portion of Erf 5 Zweilohle ±104sqm

Rem. Erf 313 Portion B, Portion of the Public Road to be closed, Rezoned and consolidated with Erf 5 Zweilohle (237sqm)

ERF 4

ERF 5

REM. ERF 313

Notes	
Erf boundaries	
Portion A	
Portion of road to be closed Rem. Erf 313	
Building lines	
Subdivision line	
Erf 5 subdivided into Portion A and the Remainder	
Portion A (±103.25m ²)	
Remainder Erf 5 (±202m ²)	
New proposed Erf 4	
Erf 4 consolidated with Portion A (portion of Erf 5 Zweilohle)	
(±275.68m ²) + (±103.25m ²)	
= ±378.93m ²	
New proposed Erf 5	
Rem erf 5 + Erf 313	
(±202m ²) + (±237m ²)	
= ±439m ²	

Scale: 1:250

Drawing NR: erf 5 zweilohle sub+consol.dwg

Date: August 2020

Plan Description:
Subdivision and consolidation plan

Property Description:
Rem. Erf 313 and Erven 4 & 5 Zweilohle

All distances approximate and subject to survey.

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PIAⁿ Active

Stads- en Streeksbeplanners
Town & Regional Planners