PORTIONS 180 & 181 (PORTIONS OF PORTION 80) OF FARM AFDAKS RIVIER NO. 575, BENGUELA COVE, DIVISION CALEDON: APPLICATION FOR CONSOLIDATION: GEOMATICS AFRICA (obo JP VAN DER WESTHUIZEN)

Notice is hereby given in terms of Section 48, read with Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for the consolidation of Portions 180 & 181 of Farm Afdaks Rivier No. 575, Benguela Cove to create a consolidated erf of ± 4010m² in extent.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **28 January 2022**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. H. Olivier** 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.

GEDEELTES 180 & 181 (GEDEELTES VAN GEDEELTE 80) VAN PLAAS AFDAKS RIVIER NR. 575, BENGUELA COVE, AFDELING CALEDON: AANSOEK OM KONSOLIDASIE: GEOMATICS AFRICA (nms JP VAN DER WESTHUIZEN)

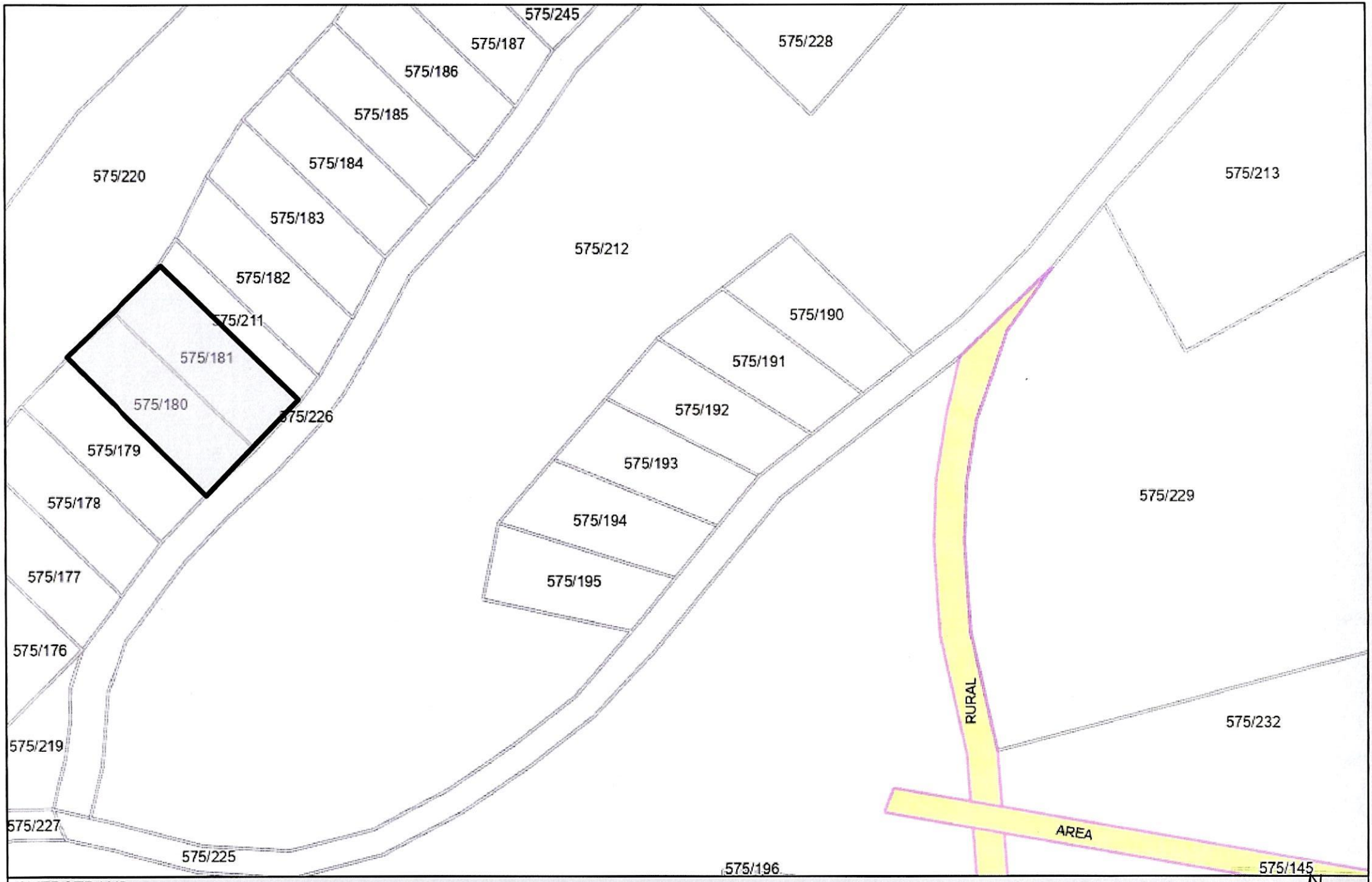
Kennis word hiermee gegee ingevolge Artikel 48, saamgelees met Artikel 16(2)(e) van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om konsolidasie van Gedeeltes 180 & 181 of Plaas Afdaks Rivier Nr. 575, Benguela Cove om 'n gekonsolideerde erf van ± 4010m² te skep.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weeksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op **28 Januarie 2022**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr. H. Olivier** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar 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 formaliseer.

IZAHLULO 180 & 181 (IZAHLULO ZEZAHLULO 80) ZEFAMA AFDAKS RIVIER ENGUNOMBOLO 575, BENGUELA COVE, DIVISION CALEDON: ISICELO SOKUZINZISWA: GEOMATICS AFRICA (obo JP VAN DER WESTHUIZEN)

Isaziso sikhutshwe ngokwemiqathango yeCandelo 48, eli fundwa kunye neCandelo 16(2)(e) loMthetho kaMasipala oLungisiweyo wokuSetyenziswa koMhlaba woMasipala wase-Overstrand 2020 sokokuba isicelo sifunyenwe sokuhlanganiswa kweZahlulo180 & 181 seFama i-Afdaks Rivier enguNombolo 575, eBenguela Cove sokuyila isiza esihlanganisiweyo esingama-4010m² ubukhulu.

Iinkcukacha ezipheleleyo ephathelelene nesindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi **komhla, wama-28 uJanuwari 2022**, unike igama lakho, idilesi neenkcukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **uMnu H. Olivier** kule nombolo 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



OVERSTRAND MUNICIPALITY

Locality Map

Portions 180 & 181 of 575, Benguela Cove

N

Date: 2021/12/08

TP- n/hoad
(H. Olivier)

OVERSTRAND MUNISIPALITEIT
09 DEC 2021
OVERSTRAND MUNICIPALITY

1. INTRODUCTION

1.1 Application

In respect of Portions 180 and 181 of Farm no 575 (Benguela Cove Wine Estate) application is hereby made for Consolidation in terms of Section 62 of the Overstrand By-law Municipal Land Use Planning

1.2 Applicant

This application is submitted by **geomatics africa**.

1.3 Purpose of Report

The purpose of the report is to serve as motivation and support for application detailed above.

2. PARTICULARS OF PROPERTY

2.1 Location

Portions 180 and 181 of Farms no 575 are situated at Benguela Cove Wine Estate and are bounded by :

- North: Open Space, Portion 211 of Farm no 575
- East: Road
- South: Portion 179 of Farm no 575
- Open Space, Portion 220 of Farm no 575

FILE NO: PTNS 180 & 181 | 575
Benguela Cove
SCAN NO: Ben Cove 575
COLLABORATOR NO:
1615459

2.2 Size

Portion 180 – 2004m²
Portion 181 – 2006m²

After consolidation the erf will be 4010m².

2.3 Existing Zoning

The properties are zoned Residential Zone 1.

- 9 DEC 2021

3. MOTIVATION

(A) Proposed Development:

This is a simple consolidation of two erven within an estate known as Benguela Cove.
The two portions being 180 and 181 are accessible from the internal, private road within the estate.
The estate is accessed directly from the R43.
The estate was created in 2004 and all the infrastructure of a typical estate is in place.
As this is a simple consolidation, and removing one erf from the estate, it will create a positive effect on the traffic within the estate as well as on the R43.
Thus a direct benefit to the environment.
We are not making any application for rezoning or for a subdivisional area.

(B) Character of the Environment:

This is a simple consolidation.
No land use change has been applied for. As this is an agricultural estate with private roads and private open space there are varying zonings in the area. The two portions are Residential Zone 1. To the west is Open Space Zone1 and to the east Transport Zone 2. Other zonings in the area are Open Space Zone 3 and Agricultural Zone 1.
The bulk of the portions in that area are approximately 200m². There have been a few consolidations of the Residential Zone 1 portions in that area. Obviously the portions with different zonings are much larger.
As this is a 2004 development there is no historical architecture.
The conservation worth area were determined with the application for the development in 2004. They are being managed through that process. The Open Space Zone 1 and the Botrivier estuary can be classed as nearby natural assets and there relationship to the two erven in question is dealt with in the rules of the HOA.
There are no community facilities nearby.
The privacy of the neighbours is dealt with in the rules of the HOA.
This simple consolidation will not have any effect on that.
As the houses are typically far from the street there will be no detrimental effect on this with this simple consolidation.
The views of the neighbouring erven will not be negatively affected by this simple consolidation.

(C) Desirability of the Proposed Utilisation

This is a simple consolidation.
Even though we are doubling the size of the portion, it has no agricultural potential other than a large vegetable garden.
There are no conservation worthy natural or urban environments.

There are no economically exploitable minerals on the portions.
The simple consolidation is near the high water mark of the estuary.
The benefit for the other residents in the estate is that there is one less portion in the estate, so one less house and thus fewer people enjoying the coast line.
All these matters would have been addressed when the original application for the development was made.

(D) Investigation carried out in terms of other laws which are relevant to the consideration of the application:
This is a simple consolidation.
No investigations were done in any other Act.
This application will not trigger any of the Acts mentioned.

(E) The impact of the proposed land development on municipal engineering services:
This is a simple consolidation.
No additional services will be provided, and I do not anticipate any problems with that. They will also cost nothing.
I do not anticipate them having any affect on the natural environment or creating a pollution problem.
As previously mentioned, the simple consolidated portions will be accessed from the private road of the estate which in turn gains access from the R43.
There will be less traffic as there is now one fewer portion in the development.
We are not rezoning to a sub-divisional area.

(F) Consideration of forward planning and land use documents:
This is a simple consolidation.
The consolidation is in line with the zoning scheme regulations and forward planning documentation.

(G) Planning Principles:
This is a simple consolidation.

Spatial Justice:
This application for consolidation does not address spatial justice in any way. In fact it is completely opposite. To address spatial justice we should be applying for subdivision of the one portion in ten small erven. This is not being considered as it would not be supported by the estate or the municipality.

Spatial Sustainability:
This whole estate is spatially sustainable. Within its boundaries there are mixed uses, environmental areas, agricultural areas and residential areas. These were all identified with the original

application for the estate. This simple consolidation in no way detracts from that.

Efficiency:
If one looks at the original development I think you could say that if fails the efficiency test, but luckily we are not. We are only looking at the simple consolidation. This will be efficient.

Spatial Resilience:
This is a simple consolidation.
It does not contribute positively or negatively to any special resilience within the estate.

Good Administration:
I am sure that the local authority will fast track this application as it is a simple consolidation within an estate.

4. CONCLUSION

In conclusion I see no reason why this consolidation will not be approved.

Project

LOCALITY PLAN
PTNS 180 AND 181
OF FARM NO 575
BENGUELA COVE

Client

JP VAN DER WESTHUIZEN

Architect

Notes

Constants	Y	X
	0.00	0.00

Height Datum	System

Project No	Drawing No
	575P180L

Scale 1:3000

Date August 2021

geomatics africa
LAND SURVEYING CONSULTANTS

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Tel: 028 - 3131236 Fax: 028 - 3131237

Components:

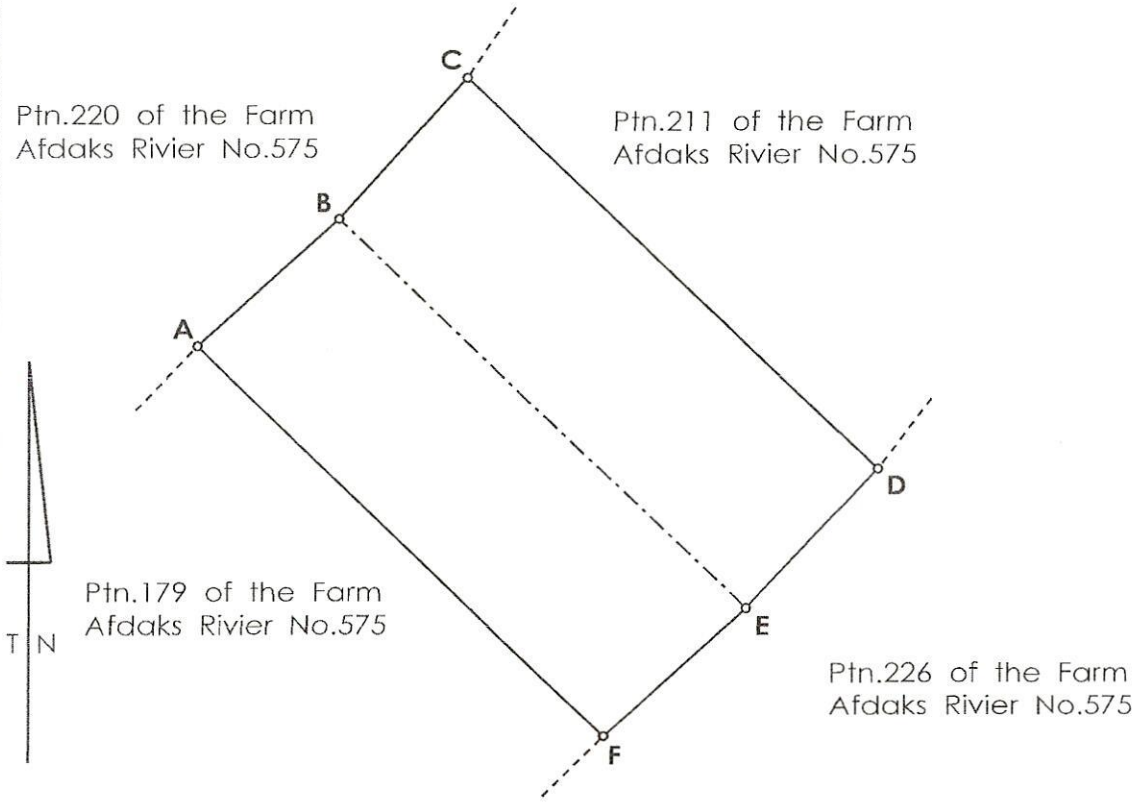
1. The figure ABEF represents Ptn.180 of the Farm Afdaks Rivier no.575 vide GP No. 6440/2004.
2. The figure BCDE represents Ptn.181 of the Farm Afdaks Rivier no.575 vide GP No. 6440/2004.

S.G. No.

Approved

Surveyor-General

GP No 6440/2004



Scale 1:1000

The figure A B C D E F

represents 4010 Square Metres of land, being

PORTION OF THE FARM AFDAKS RIVIER NO 575 (Comprising 1 and 2 as above)

situate in Overstrand Municipality
Administrative District of Caledon Province Western Cape
Compiled in August 2021
by me

NA Clark
Professional Land Surveyor
Registration Number PLS 1072

This diagram is annexed to No. dated i.f.o. Registrar of Deeds	The original diagrams are as indicated above.	File No. S.R. No. Comp.AI-3A(3342) AI-3ADC(3350)