

MUNISIPALITEIT OVERSTRAND
GEDEELTE 40 (’N GEDEELTE VAN
GEDEELTE 39) VAN DIE PLAAS KLIP
Fonteyn Nr. 711, Afdeling Caledon:
AANSOEK OM HERSONERING EN
ONDERVERDELING: MNRE PLAN ACTIVE
STAD -EN STREEKSBEPLANNERS
NAMENS DANGER POINT ECOLOGICAL
DEVELOPMENT COMPANY (PTY) LTD

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 Gedeelte 40 (’n Gedeelte van Gedeelte 39) van die plaas Klip Fonteyn Nr. 711, Afdeling Caledon (die eiendom), naamlik:

Hersonering en onderverdeling

Aansoek ingevolge ingevolge Artikel 16(2)(a) van die Verordening, vir die hersonering van die eiendom vanaf Landbousone 1 na Onderverdelingsgebied en onderverdeling in terme van Artikel 16 (2)(d) in 6 Residensiële sone 1 erwe, 1 Bewaringsgebied erf, 1 Privaat Oopruimte 3 erf, 1 Nutsdienssone erf en 1 Vervoersone 2 erf.

Volle besonderhede rakende die voorstel hierbo is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en die Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentare moet skriftelik wees, u naam, adres, en kontakbesonderhede bevat, sowel as u belang in die aansoek en die redes vir kommentaar, welke kommentaar die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) moet bereik voor of op **20 Januarie 2023**. Telefoniese navrae kan gerig word aan die Senior Stadsbeplanner, Mnr SW van der Merwe by 028 313 8900.

Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persone wat nie kan lees of skryf nie kan bogenoemde toepaslike Munisipale Departement besoek waar hul deur ’n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.

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

Munisipale Kennisgewing Nr. 163/2022

OVERSTRAND MUNICIPALITY
PORTION 40 (A PORTION OF PORTION
39) OF THE FARM KLIP FONTEYN NO.
711, DIVISION CALEDON: APPLICATION
FOR REZONING AND SUBDIVISION:
MESSRS PLAN ACTIVE TOWN AND
REGIONAL PLANNERS ON BEHALF OF
DANGER POINT ECOLOGICAL
DEVELOPMENT COMPANY (PTY) LTD

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 Portion 40 (a Portion of Portion 39) of the Farm Klip Fonteyn No. 711, Division Caledon (the property), namely:

Rezoning and subdivision

Application in terms of Section 16(2)(a) of the By-Law, for the rezoning of the property from Agriculture Zone 1 to Subdivisional Area and subdivision in terms of Section 2(d) in 6 Residential Zone 1 erven, 1 Conservation Zone erf, 1 Private Open Space Zone 3 erf, 1 Utility Zone erf and 1 Transpot Zone 2 erf.

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 and Gansbaai Library, Main Road, Gansbaai. Any comment must be in writing, quoting your name, address and contact details, as well as your interest in the application and the reasons for comment, which comment must reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **20 January 2023**. Telephonic enquiries can be made to the **Senior Town Planner, Mr SW van der Merwe** at 0283138900.

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

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

Municipal Notice No. 163/2022

UMASIPALA WASEOVERSTRAND
INXALENYE 40 (INXALENYE
EYINXALENYE YEYAMA- 39) YEFAMA
IFARM KLIP FONTEYN NO. 711,
ISAHLULO CALEDON: ISICELO
SOKWAHLULAHLULA NOKUCANDA
KWAKHONA: MESSRS NGABAKWAPLAN
ACTIVE TOWN AND REGIONAL
PLANNERS EGAMENI LE-DANGER POINT
ECOLOGICAL DEVELOPMENT COMPANY
(PTY) LTD

Isaziso sikhutshwe ngokwemiba yeSolotyama 47 nelama 48 kaMasipala waseOverstrand ngoMthethwana OsisiHlomelo Sezicwancgiso Zokusetyenziswa koMhlaba ku2020 (UMthethwana) esi saziso singezicelo ezisebenza kwiNxalenye 40 (Inxalenye yeNxalenye yama39) yeFama iFarm Klip Fonteyn No. 711, Division Caledon (umhlaba), eyaziwa:

Ukucanda kwakhona nokwahlulahlula

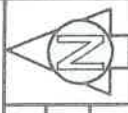
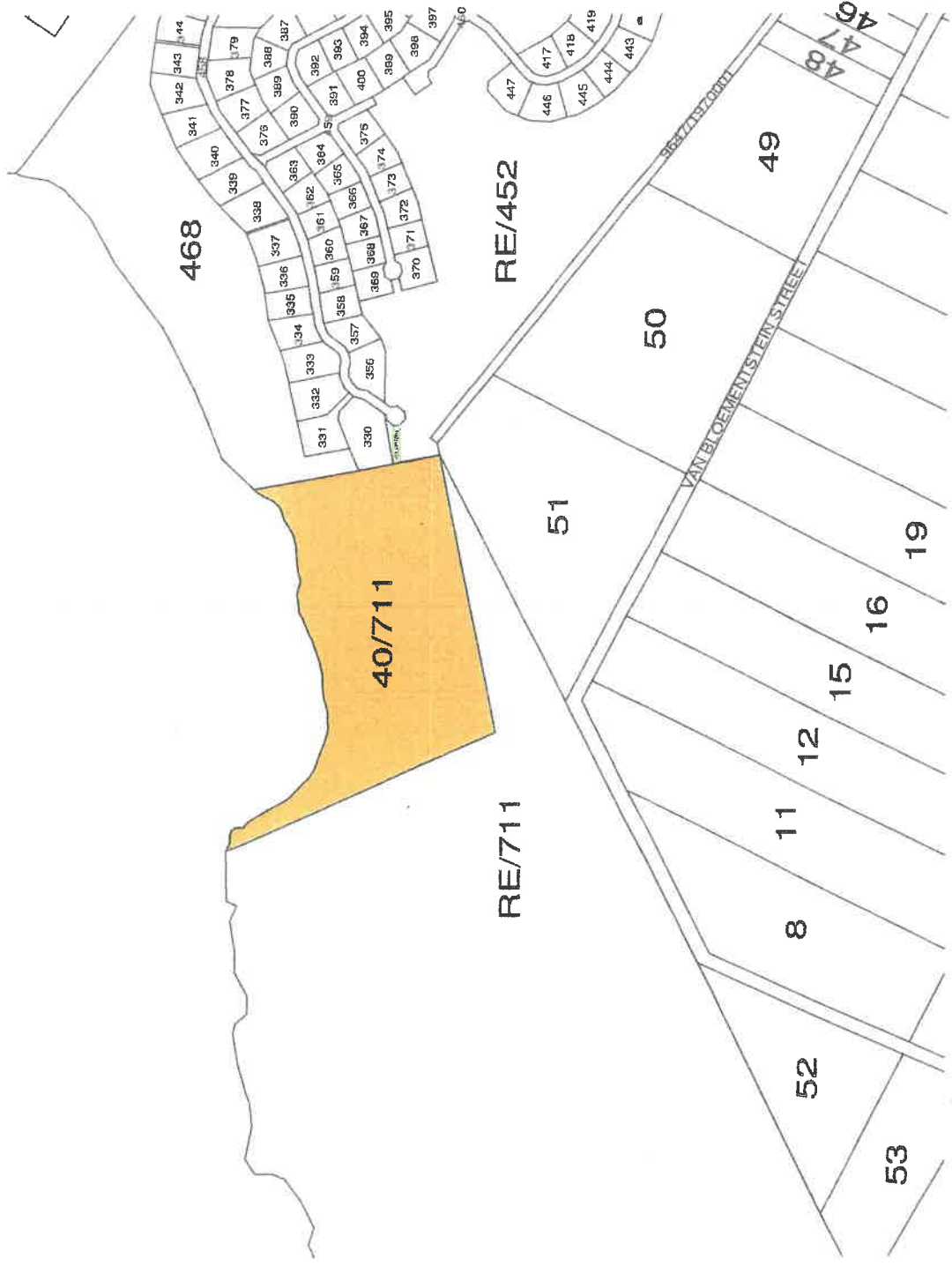
Isicelo esingemiba yeSolotyama le16(2)(a) loMthethwana olungiselela ukucanda kwakhona komhlaba ukusuka kwiZowuni yeeZolimo uZowuni 1 ubenguMmandla Owahlulahlulweyo ngokwemiba uyeSolotyama le2(d) eziziza eziziyi6 eziziyiNdawo Yokuhlala Abantu iZowuni, iZowuni e-1 kwiZowuni eyindawo Yokugcina Indalo, isiza esiyi-1, Esiyindawo Evulekileyo Yabucala 3, nesiza esiyiZowuni Yokusetyenziselwa linkonzo 1 nesiza sesi-2 esiyiZowuni Esetyenziselwa linkonzo.

linkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi ye08:00 neye16:30 kwiSebe: Lezicwancgiso Ngezindlu, 16 Paterson Street, Hermanus naseGansbaai Library, Main Road, Gansbaai. Zonke iizimvo mazibhalwe phantsi, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, kunye nezizathu zakho zokuhlomla, izimvo ezo mazifike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama **20 EyoMqungu 2023**. Imibuzo ngefowuni ingabuzwa kuMchwangcisi **Omkhulu weDolophu, uMnu SW van der Merwe** kwa-0283138900.

UMasipala angala ukwamekela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe likaMasipala apho igosa likaMasipala liza kumnceda ahlomle ngokusemthethweni.

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

Inothisi kaMasipala Nomb. 163/2022



Scale: NTS
 Drawing Nr: farm711-40.drw
 Date: 09/2022

Plan Description:
LOCALITY MAP

Property Description:
**PORTION 40 OF THE
 FARM NO.711**

All distances approximate
 and subject to survey.
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PLAN
 Stads- en Streeksbeplanners
 Town & Regional Planners

**PROPOSED REZONING AND
SUBDIVISION**
PORTION 40 OF THE FARM NO. 711
**DIVISION: CALEDON
OVERSTRAND MUNICIPALITY**

MOTIVATION REPORT

1. BACKGROUND

The company Danger Point Ecological Development Company (Pty)Ltd, the owner of Portion 40 of the Farm No.711 has instructed the company Plan Active to submit an application for the rezoning and subdivision of the subject farm portion. Portion 40 of the Farm No. 711 is 6.4286ha in extent and is held by Title Deed Number T14927/2022.

A previous application was lodged and approved during a Mayoral Meeting held on 27 August 2008 for an additional dwelling unit.

The proposed rezoning and subdivision can be interpreted as an extension of the Romansbaai Beach & Fynbos Estate. The proposal consists mainly of the addition of 6 residential erven, a private road, a private open space, a utilities erf and a conservation usage erf to accommodate the existing dwelling, outbuilding and additional dwelling unit.

The environmental process was dealt with by PHS Consulting, a checklist for the determination of the applicability of the NEMA EIA Regulations, 2014 as amended, was completed.

The details of the proposed development on Portion 40 of the Farm No.711 will be described later in this report. The Title Deed applicable to Portion 40 of the Farm No. 711 contains no restrictions that prohibit the proposed development of the subject farm portion.

2. APPLICATION DETAILS

Application is made for and in terms of:

- Rezoning from Agriculture Zone 1 to Subdivisional area as contemplated in Chapter 4, Section 22(2) of the Overstrand Municipality's Amended Bylaw on Municipal Land Use Planning, 2020. "No application for subdivision involving a change of zoning may be considered by the Municipality, unless the land concerned is zoned for a subdivisional area."
- Chapter 4, Section 16(2)(a) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the rezoning of portions of Portion 40 of the Farm No. 711.
- Chapter 4, Section 16(2)(d) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the subdivision of Portion 40 of the Farm No. 711 to create 1 Conservation Usage (R2) erf, 6 Residential Zone 1 erven, 1 Open Space Zone 3 erf, 1 Transport Zone 2 erf and 1 Utility Services erf.
- The Subdivision of Agricultural Land Act, Act 70 of 1970, for the subdivision of Portion 40 of the Farm No.711.

3. DESIRABILITY

3.1 PROPERTY DESCRIPTION

Portion 40 of the Farm No.711 is situated ±3.77km southwest from Gansbaai, west and adjacent to the Romansbaai Beach & Fynbos Estate, Danger Point. Please refer

to the enclosed locality plan. Portion 40 of the Farm No. 711 is 6.4286ha in extent and it is situated in a predominantly mixed use area consisting of residential developments, natural vegetation, tourist related uses and abalone farms.

3.2 ZONING

Portion 40 of the Farm No. 711 is zoned Agriculture Zone 1 and is used mainly for residential purposes. A manor house associated outbuildings that includes a helicopter hangar and an additional dwelling have been established on the farm portion. A borehole and small solar plant have also been established on the farm. Surrounding properties are zoned for agricultural uses, residential uses, public and private roads, private open spaces and limited tourism related business uses.

3.3 LAND USE

Portion 40 of the Farm No. 711 is used for residential purposes. A manor house with associated outbuildings such as a helicopter hangar, an additional dwelling, a borehole and small solar power generation plant are established on the subject farm portion.

Land uses that surround Portion 40 of the Farm No. 711 are residential dwellings, natural vegetation, private open spaces, tourist related businesses, public and private roads, abalone farms and utility uses. It is therefore evident that Portion 40 of the Farm No. 711 is situated within a mixed use area of which the predominant use is residential.

3.4 PROPOSAL

Application is made for and in terms of:

- Rezoning from Agriculture Zone 1 to Subdivisional area as contemplated in Chapter 4, Section 22(2) of the Overstrand Municipality's Amended Bylaw on

Municipal Land Use Planning, 2020. "No application for subdivision involving a change of zoning may be considered by the Municipality, unless the land concerned is zoned for a subdivisational area."

- Chapter 4, Section 16(2)(a) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the rezoning of portions of Portion 40 of the Farm No. 711.
- Chapter 4, Section 16(2)(d) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the subdivision of Portion 40 of the Farm No. 711 to create 1 Conservation Usage (R2) erf, 6 Residential Zone 1 erven, 1 Open Space Zone 3 erf, 1 Transport Zone 2 erf and 1 Utility Services erf.
- The Subdivision of Agricultural Land Act, Act 70 of 1970, for the subdivision of Portion 40 of the Farm No.711.

It is the intention of the owner of Portion 40 of the Farm No. 711 to rezone and subdivide the subject property in order to create a residential development consisting of 6 additional residential erven, a private road, a private open space, a conservation usage erf, and an utilities erf.

The detail of the application can be described as follows:

3.4.1 Proposed Rezoning and Subdivision

Portion 40 of the Farm No. 711 is 6.4286ha in extent and shares a common boundary with the Romansbaai Beach & Fynbos Estate, Danger Point. Access to the subject farm is via the internal roads network of the Romansbaai Beach & Fynbos Estate and an access servitude. Access to the proposed erven will follow the same route. The Romansbaai Beach & Fynbos Estate Homeowners Association supports the proposed access over their property to the proposed development on Portion 40 of the Farm No. 711. Please refer to the enclosed letter of support received from the Homeowners Association, **Annexure A**.

The owner intends to rezone the subject erf to subdivisational area in order to create 6 Residential Zone 1 erven, 1 Conservation Usage(R2) erf, 1 Open Space Zone 3 erf, 1Transport Zone 2 erf and a Utility Services erf. Subsequently the farm portion will also be removed from the Agricultural Register.

The 6 single residential erven indicated as proposed erven 1-6 are all 750m² in extent and occupy a total area of 4500m² that will be rezoned to Residential Zone 1. The placement of the 6 proposed residential erven was determined by the 100m offset line from the high water mark, clearly indicated on the subdivision plan. The existing manor house, additional dwelling and helicopter hangar are situated near the coastline on the northern portion of the farm. The erf size of the proposed Erf No.7 that accommodates the last mentioned land uses will be 34 428m² or 3.4428ha in extent and will be rezoned to Conservation Usage (R2).

The area situated to the south of Erf No.7, surrounding the proposed residential erven will be rezoned to Open Space Zone 3 to make provision for a private open space. The private open space is indicated as proposed Erf 8 and is 21 694m² or 2.1694ha in extent.

The new private road will be accessed via the internal road infrastructure of the Romansbaai Beach & Fynbos Estate and an access servitude from an existing cul-de-sac. The private road will have a road reserve width of 8m and a proposed 3.5m wide road surface that will provide access to the 6 residential erven and the conservation usage erf. The total area of the proposed private road reserve indicated as Erf 10 is 2 625m² in extent.

As mentioned earlier in this motivation report, a borehole and small solar plant were constructed in the south-eastern corner of the subject farm portion. According to our client the borehole has a yield of ±2 000l per hour and the small solar plant generates 30kw of electricity per hour on a sunny day. It has been decided to formalise the uses with the rezoning of an area of 1 039m² in extent, labelled as proposed Erf 9 on the zoning plan, to Utility Services. It is anticipated that the water from the borehole and electricity generated by the solar plant will be used to supplement the municipal water and electricity supplied to the proposed 6 residential erven and proposed Erf 7 on which the manor house, additional dwelling and associated structures are situated.

Please refer to the enclosed proposed layout plan indicating the variety of erven and its proposed sizes and zoning.

The combination of the land uses can be tabled as follows:

Erf No	Zoning	Size (±m ²)	%
1-6	Residential Zone 1	4500	7%
7	Conservation Usage (R2)	34428	54%
8	Utility Services	1039	2%
9	Open Space Zone 3	21694	34%
10	Transport Zone 2	2625	4%
	TOTAL	64286	100%

With reference to the table above the proposed residential development will blend in with the current residential land use and character of the area.

With reference to the applicability of the NEMA with respect to the proposed development on Portion 40 of the Farm No. 711 the Department of Environmental Affairs and Development Planning has concluded that the proposal does not constitute any listed activities as defined in terms of the NEMA EIA Regulations. Please refer to the letter from the Department of Environmental Affairs and Development Planning dated 04/05/2022 that we have enclosed as **Annexure B**.

The proposed development is specifically aimed at the preservation and protection of the existing natural environment and vegetation. Therefore, the size of the proposed residential erven only constitutes ±7% of the area of the farm portion.

The proposed residential erven will be developed in terms of the approved **Architectural Guidelines** applicable to the Romansbaai Beach en Fynbos Estate and the height restriction applicable to the blue sites. Please refer to the abstract below from the architectural guidelines for ease of reference.

2.5 Height Restrictions

A blanket height restriction of between 5.0 and 7.5 meters measured from natural ground level, based on a professional survey of the pre-earthworks site. This height is measured from all parts of the building to the point of the natural ground level immediately below it.

2.5.1 The height restrictions on the specific sites are as follows as per height restriction diagram (annexure D):

- Yellow sites - 7.5m
- Red sites - 6.0m
- Blue sites - 5.5m
- Purple sites - 7.5m

2.5.2 No house may be higher than what is permitted in the Overstrand zoning scheme regulations (8m from base level to top of roof).

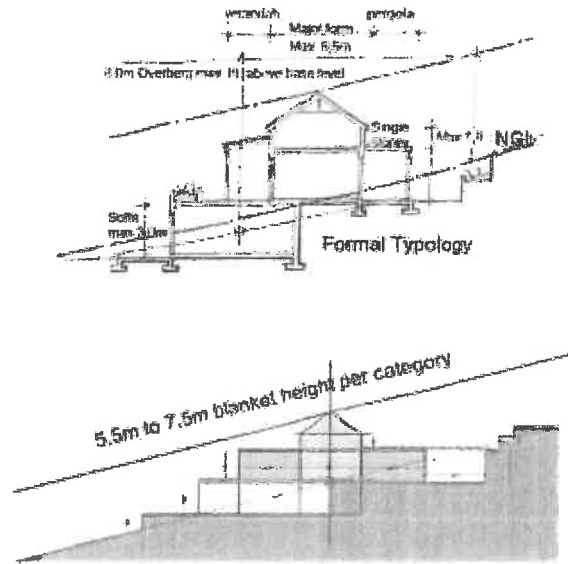
2.5.3 Flat roofs planted with fynbos and contiguous with the natural ground levels are limited to single storey sections and to 3.0m from FFL to eave.

2.5.4 Any double storey portion of the house must be a maximum of 30% of the footprint as defined in 2.2) excepting that for the purpose of this calculation only, flat fynbos planted roofs contiguous with the natural ground levels will be included in the footprint areas.

A double storey will be defined as any first floor which has a floor to wall plate height greater than 1.8m.

2.5.5 No unarticulated exposed vertical face of solid wall or glazing (incl. gates) may be taller than 4.0m above finished ground level.

2.5.6 The maximum height of a lean-to's and verandahs at eaves, will be 3.5m above the finished floor level directly below.



The height restriction of the future houses on the proposed 6 residential erven will be 5.5m as indicated above. It is furthermore proposed that the development be included in the Romansbaai Beach and Fynbos Estate's Constitution and also forms part of the Homeowners' Association.

3.5 ACCESS

Portion 40 of the Farm No.711 shares a common boundary with the Romansbaai Beach and Fynbos Estate to the east. Access to the subject farm portion is via the estate and a registered access servitude. Please refer to the enclosed subdivision plan. The existing access servitude will be used to access the proposed private road that has a road reserve width of 8m that will provide access to the proposed 6 residential erven and the Conservation Usage (R2) erf. Being within an area of natural beauty the actual road surface will be limited to only be 3.5m wide. Please refer to the enclosed subdivision plan.

3.6 SERVICES

Portion 40 of the Farm No. 711 is located adjacent to the established Romansbaai Beach and Fynbos Estate development. The erf proposed as a conservation usage, Erf 7, is already developed and serviced. The proposed 6 additional single residential erven will link with the existing services infrastructure of the Romansbaai Beach and Fynbos Estate development. Please refer to the letter from the Romansbaai Beach and Fynbos Estate Homeowners' Association agreeing that the proposed development may link with the existing services of the Romansbaai Beach and Fynbos Estate development. According to our client there are services capacity to provide the proposed 6 residential erven with the required services such as water, sewage, electricity and refuse removal.

As mentioned previously, it is anticipated that the water from the borehole and electricity generated by the solar plant will be used to supplement the municipal water and electricity supplied to the proposed 6 residential erven and proposed Erf 7 on which the manor house, additional dwelling and associated structures have been constructed. According to our client the borehole has a yield of $\pm 2\ 000$ l per hour and the small solar plant generates 30kw of electricity per hour on a sunny day.

3.7 TITLE DEED

The Title Deed T14927/2022 has no restrictions that need to be removed in order for this application for rezoning and subdivision to be approved.

A bond is registered against the subject property at ABSA. The bondholder's consent has been requested and will be forwarded on receipt thereof.

3.8 FORWARD PLANNING

Overstrand Municipality Spatial Development Framework 2020

In terms of the Overstrand Wide Spatial Development Framework the subject property is within the urban edge and earmarked for urban development purposes. The proposed additional 6 residential erven, private road, private open space and utilities erf are located outside the Coastal Management Line, Sensitive Development Areas and CBA. The proposed land use changes are all above the 100m offset line from the high water mark. The area below the 100m offset line to the high water mark falls within a CBA and Sensitive Development area but no land use changes are proposed within this area.

Overstrand Growth Management Strategy

The *Overstrand Municipal Growth Management Strategy (OMGMS, 2010)* specifies that Portion 40 of the Farm No.711 is part of Planning Unit No. 1. A large portion of the Planning Unit No.1 is identified as part of the Danger Bay Conservancy Area and an area of $\pm 20\%$ has been assumed suitable for densification purposes for this area. The proposal in the Growth Management Strategy can potentially contribute to ± 4700 additional dwelling units.

Danger Point Precinct Development Plan 2014

Portion 40 of the Farm No.711 is not included within the study area of the Danger Point Precinct Development Plan.

With reference to the above mentioned it is our opinion that the proposed 6 additional residential erven, private open space, private road, utilities erf and the conservation usage erf that has already been developed fall with the above mentioned development guidelines and can be supported.

The Department of Environmental Affairs and Development Planning also confirmed that no listed activities are triggered with the proposal as formerly mentioned.

3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.9.1 HERITAGE VALUE

Portion 40 of the Farm No. 711 is not situated within the Heritage Overlay Zone as determined by the Overstrand Municipality Growth Management Strategy (2010). The property is not earmarked for heritage conservation purposes in terms of the Overstrand Heritage Survey Report (2009).

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

In the light of the above mentioned it is evident that the proposed rezoning and subdivision will not have a negative impact on the heritage value of the subject property or the Greater area of Danger Point.

3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed rezoning and subdivision do not trigger any listed activities in terms of the National Environmental Management Act (NEMA). An environmental process was conducted by PHS Consulting who has completed a checklist for the determination of the applicability of the NEMA EIA Regulations, 2014 as amended.

The Department of Environmental Affairs and Development Planning concluded that the proposal does not constitute any listed activities as defined in terms of the NEMA EIA Regulations. Please refer to the letter from the Department of Environmental Affairs and Development Planning dated 04/05/2022 that we have enclosed as **Annexure B**.

3.10 PLANNING PRINCIPLES

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

Spatial Justice: The proposed residential development on Portion 40 of the Farm No. 711 will be compatible with the current erf sizes and housing styles in the vicinity and will form part of the Romansbaai Beach and Fynbos Estate. The development will have to comply with the architectural styles of the Romansbaai Beach and Fynbos Estate and will also be included in their constitution. There are no restrictive Title Deed conditions that prohibit the subdivision and rezoning of the subject erf.

Spatial sustainability: The proposed residential erven are in line with the current character of the established adjoining residential area and can be interpreted as an extension thereof. The proposed application will not have a negative impact on the conservation worthy areas of Danger Point. Spatially the residential development proposed for Portion 40 of the Farm No. 711 will be in line with the residential character of the area.

Efficiency: The proposed additional erven are easily accessible and conveniently located within an area of natural beauty.

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

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

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

4. **RECOMMENDATION**

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

- The proposed rezoning and subdivision of Portion 40 of the Farm No. 711 fall within the existing land use tendencies in the area;
- The proposed rezoning and subdivision are in line with the Overstrand Municipality Spatial Development Framework and the Overstrand Growth Management Strategy.
- The proposed development is compatible with the adjoining Romansbaai Beach and Fynbos Estate and its character;
- The proposal falls within the urban edge beyond the 100m offset line from the high water mark.
- There is sufficient services capacity to which the additional erven can be connected to;
- The proposed rezoning and subdivision will not have a negative impact on the current character and land values of the surrounding erven.
- The proposed development on Portion 40 of the Farm No. 711 has taken the natural value of the site into consideration and will be professionally managed to ensure the preservation of the natural beauty of the site.

Motivation report

With regards to the above mentioned it would be appreciated if the Overstrand Municipality would consider the application favourably for the rezoning and subdivision of the proposed development of Portion 40 of the Farm No. 711.



NOTES:

- Proposed Residential Zone 1 Erven (1-6)
- Proposed 8m Road Reserve (10)
- Proposed 3.5m Road surface (10)
- Proposed Conservation Usage Erf (7)
- Proposed Utility Zone Erf (9)
- Private Open Space (8)

Sizes:

Private Road: ±2625m²
 Residential Erven: 750m² Each
 Total m² of the residential erven: 4500m²
 Residential erf dimensions = 25m x 30m
 Conservation Usage = 34 428m²
 Utility Services = ±1039m²
 Private Open Space = 21 694m²

RE/711

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<p style="font-size: small; margin: 0;">Stads- en Streeksbeplanners Town & Regional Planners</p>	<p style="font-size: small; margin: 0;">All distances approximate and subject to survey.</p> <p style="font-size: x-small; margin: 0;">COPY RIGHT RESERVED</p>	<p style="font-size: small; margin: 0;">Property Description:</p> <p style="font-size: large; font-weight: bold; margin: 0;">PORTION 40 OF THE FARM NO.711</p>	
	<p style="font-size: small; margin: 0;">Scale: 1:2000</p> <p style="font-size: x-small; margin: 0;">Drawing Nr: farm711_40_4sub.dwg</p> <p style="font-size: x-small; margin: 0;">Date: 01/2022</p>		<p style="font-size: small; margin: 0;">Plan Description:</p> <p style="font-weight: bold; margin: 0;">PROPOSED SUBDIVISION PLAN</p>



- NOTES**
- Residential Zone 1 (1-6)
 - Transport Zone 2 (10)
 - Conservation Usage (R2) (7)
 - Utility Services (9)
 - Open Space Zone 3 (8)

RE/711

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	Stads- en Streeksbeplanners Town & Regional Planners	Property Description: PORTION 40 OF THE FARM NO.711	Plan Description: PROPOSED ZONING
	All distances approximate and subject to survey. COPY RIGHT RESERVED	Scale: 1:2000 Drawing Nr: farm/711-40/4/z.dwg Date: 01/2022	

