

**MUNISIPALITEIT OVERSTRAND**  
**ERF 1047, ROOSSTRAAT 21 EN 'N**  
**GEDEELTE VAN ERF 210, H/V**  
**KAMPEER- EN VAN DYKSTRATE,**  
**BLOMPARK, GANSBAAI,**  
**OVERSTRAND MUNISIPALE AREA:**  
**AANSOEK OM ONDERVERDELING,**  
**HERSONERING EN GOEDKEURING**  
**VAN STRAATNAME**

Kennis word hiermee gegee ingevolge Artikel 47 van die Overstrand Munisipaliteit Wysigings Verordening op Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is vir:

- onderverdeling van Erf 210, Gansbaai in 'n Restant (±716,545ha) en Gedeelte A (±5,176ha) ingevolge Artikel 16(2)(d) van die Verordening;
- hersonering van Erf 1047, Blompark vanaf Residensiële Sone 1: Enkel Residensiële na Vervoersone 2: Publieke Pad ingevolge Artikel 16(2)(a) van die Verordening;
- hersonering van Gedeelte A vanaf Onbepaalde sone na Onderverdelingsgebiedsone ingevolge Artikel 16(2)(a) van die Verordening en onderverdeling in terme van Artikel 16(2)(d) van die Verordening ten einde 4 Gemeenskapone 1 erwe, 27 Residensiële sone 1 erwe, 3 Oop Ruimtesone 2: Publieke Oop Ruimte erwe, 3 Vervoersone 2: Publieke Pad en Publieke Parkering erwe te skep, en
- goedkeuring van straatname ingevolge Artikel 96 van die Verordening.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus en by die Gansbaai Biblioteek, Hoofweg, Gansbaai.

Enige kommentaar moet skriftelik ingedien word in terme van Artikels 51 en 52 van die bogenoemde Verordening aan die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) voor of op 4 June 2021, stipuleer u naam, adres, kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die Senior Stadsbeplanner, Mnr. SW van der Merwe 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 Stadsbeplanning 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.68 /2021

**OVERSTRAND MUNICIPALITY**  
**ERF 1047, 21 ROOS STREET AND A**  
**PORTION OF ERF 210, C/O KAMPEER-**  
**AND VAN DYK STREETS, BLOMPARK,**  
**GANSBAAI, OVERSTRAND MUNICIPAL**  
**ARE: APPLICATION FOR**  
**SUBDIVISION, REZONING AND**  
**APPROVAL OF STREET NAMES**

Notice is hereby given in terms of Section 47 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received for:

- subdivision of Erf 210, Gansbaai, in a Remainder (±716,545ha) and Portion A (±5,176ha) in terms of Section 16(2)(d) of the By-Law;
- rezoning of Erf 1047, Blompark from Residential Zone 1: Single Residential to Transport Zone 2: Public Road in terms of Section 16(2)(a) of the By-Law;
- rezoning of Portion A from Undetermined Zone to Subdivisional Area Zone in terms of Section 16(2)(a) of the By-Law and subdivision in terms of Section 16(d) of the By-Law to create 4 Community Zone 1 erven, 27 Residential Zone 1 erven, 3 Open Space Zone: Public Open Space erven, 3 Transport Zone 2: Public Road and Parking erven, and
- approval of street names in terms of Section 96 of the By-Law.

Detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus and at the Gansbaai Library, Main Road, Gansbaai.

Any written comments must 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) alida@overstrand.gov.za) on or before 4 June 2021, quoting your name, address, contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the Senior Town Planner, Mr. SW van der Merwe at 028-313 8900. The Municipality may refuse to accept comment received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

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

Municipal Notice No.68 /2021

**UMASIPALA WASE OVERSTRAND**  
**ISIZA 1047, 21 ROOS STREET KANYE**  
**NESIQENDU SE-SIZA 210, C / O KAMPEER-**  
**NOVAN DYK STREETS, BLOMPARK,**  
**GANSBAAI, KUMMANDLA KAMASIPALA**  
**WASE OVERSTRAND: ISICELO**  
**SOKWAHLULWA-HLULWA KOMHLABA,**  
**UKUCANDWA NGOKUTSHA KWEGAMA**  
**KUNYE NOKUVUNYWA KWAMAGAMA**  
**EZITALATO**

Esi sisaziso esikhutshwa ngokwemiba yeSoloty lama-47 loMthethwana kaMasipala wase-Overstrand weSicwangciso soYilo lokuSetyenziswa koMhlaba, sonyaka wama-2020 (uMthethwana) sokuba kufunyenwe isicelo:

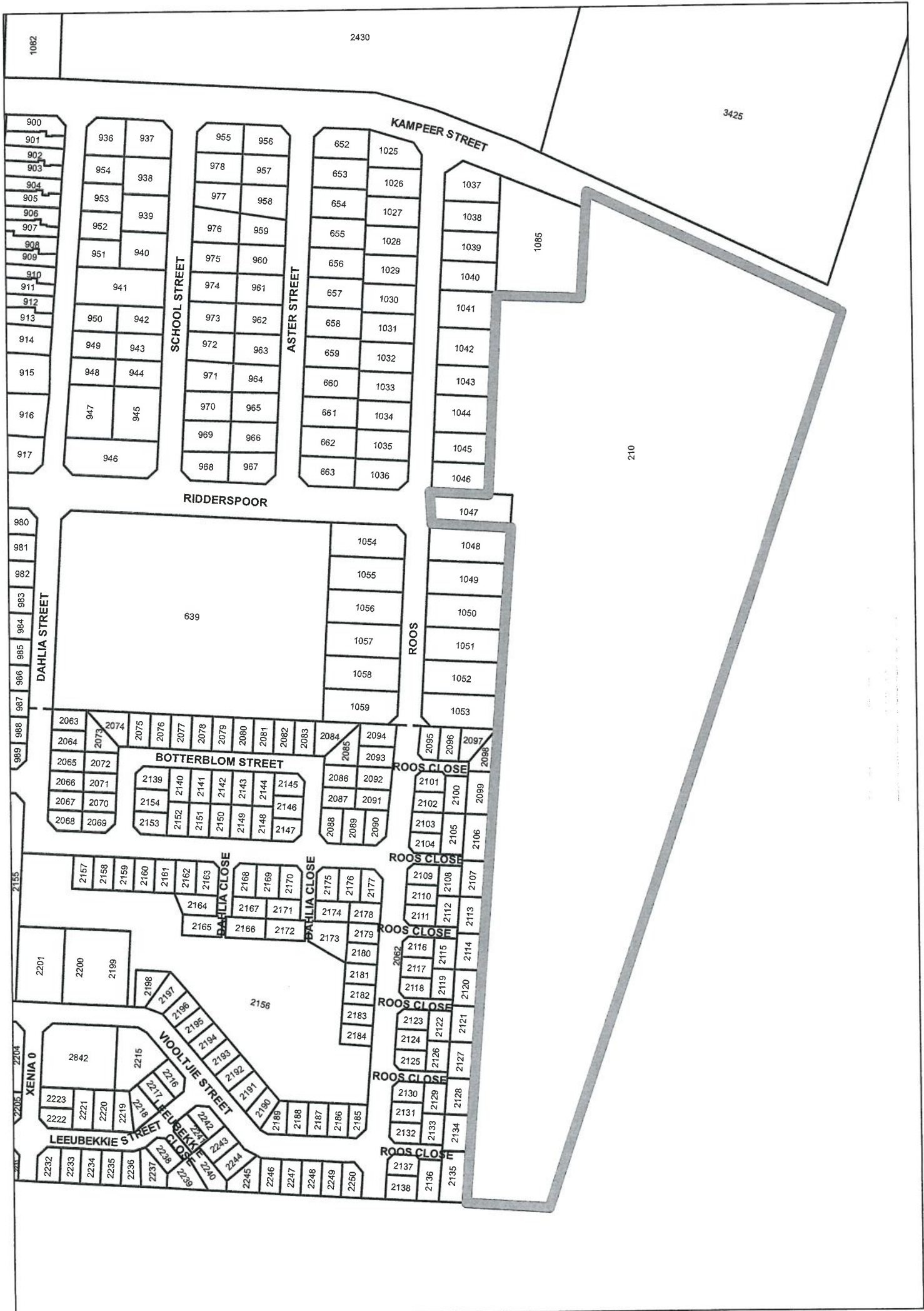
- Uwahlulo lweSiza 210, eGansbaai, kweSishekileyo (± 716,545ha) kunye neSahlulo A (± 5,176ha) ngokweCandelo 16 (2) (d) loMthetho kaMasipala;
- Ukucandwa ngokutsha kweSiza-1047, eBlompark ukususela kuMmandla wokuhlala 1: Indawo yokuhlala yabantu abaThileyo ukuya kwiNdawo yoThutho yesi-2: Indlela kaRhulumente ngokweCandelo le-16(2)(a) loMthetho kaMasipala;
- Ukucandwa ngokutsha kweSahlulo A sisuswa kuMda ongamiselwanga ukuba ube yiNdawo yoLwahlulo ngokweCandelo le-16(2)(a) loMthetho kaMasipala nolwahlulwa-hlulo ngokweCandelo 16(d) loMthetho kaMasipala ukuze kwenziwe iziza zoMmandla woLuntu ezi-4. , IZiza zokuhlala ezingama-27, 1 iziza eziVulekileyo: Iziza zikawonke-wonke eziVulekileyo, izowuni yoThutho yesi-2: Indlela kaRhulumente neendawo zokupaka, kunye
- Ukuvunywa kwamagama ezitalato ngokweCandelo 96 loMthetho kaMasipala.

linkcukacha ngokuphathelene nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha okusebenza aphakathi kwentsimbi yesi-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu kwa-16 Paterson Street, Hermanus nakwiThala leeNcwadi laseGansbaai, Main Road, eGansbaai.

Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zeSoloty lama51 nama52 oMthethwana kaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama-4 uJuni 2021, uchaze igama lakho, iadres, iinkcukacha zonxibelelwano, umda wakho kwesi sicelo nezizathu zokunika uluvo. Imibuzo ngomxeba ingathunyelwa kuCwangciso weDolophu oPhezulu, Mnu. SW van der Merwe kule nombolo yomxeba 028-313 8900. UMasipala angala ukuthatha izimvo ezifunyenwe emva komhla wokuvulwa. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe lokuCwangciso ngeDolophu apho igosa likamasipala liza kuncedisa ukuze ukwazi ukungenisa uluvo lwakhe ngokusemthethweni.

Umlawuli kaMasipala, uMasipala waseOverstrand, P.O. Box 20, HERMANUS, 7200

INombolo yeSaziso sikaMasipala. 68 /2021



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2430

3425

KAMPEER STREET

SCHOOL STREET

ASTER STREET

1085

210

RIDDERSPOOR

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DAHLIA STREET

BOTTERBLOM STREET

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DAHLIA CLOSE

DAHLIA CLOSE

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LEEUBEKKIE STREET

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XENIA 0

LEEUBEKKIE CLOSE

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**APPLICATION IN TERMS OF THE OVERSTRAND MUNICIPAL  
LAND USE PLANNING AMENDMENT BY-LAW, 2020:**

**BLOMPARK EXTENSION:**

**PROPOSED REZONING, SUBDIVISION AND APPROVAL OF STREET NAMES**

**March 2021**



## INTRODUCTION

Overstrand Municipality identified a need in the Blompark area of Gansbaai for the development of a residential extension area comprising single residential erven that also provides for the provision of community facilities for use as place of worship, place of instruction and / or early childcare development due to the unavailability of suitably zoned community zone erven in Blompark.

## LOCALITY

The application area predominantly forms part of the Gansbaai common and comprises a portion of Erf 210, Gansbaai situated on the corner of Kampeer Street and Van Dyk Street as well as Erf 1047, Roos Street 21, Gansbaai. The application area measures  $\pm 5,258$ ha in extent and is situated east of the Blompark township. The application area is currently vacant and does not contain indigenous vegetation save for scattered pockets with milk wood trees.

A locality plan of the subject property is attached as **Annexure A**.

## PROPERTY DESCRIPTION AND OWNERSHIP

PROPERTY DESCRIPTION	AREA	OWNERSHIP	TITLE DEED
Erf 1147, Gansbaai	821m <sup>2</sup>	Overstrand Municipality	T20129/89
Erf 210, Gansbaai	721,7214ha	Overstrand Municipality	T13083/1938

The title deed of the application properties is attached as **Annexure B**. There are no title deed restrictions in the title deed of Erf 210 and 1047, Gansbaai. The SG General Plan is attached as **Annexure C**.

## THE APPLICATION

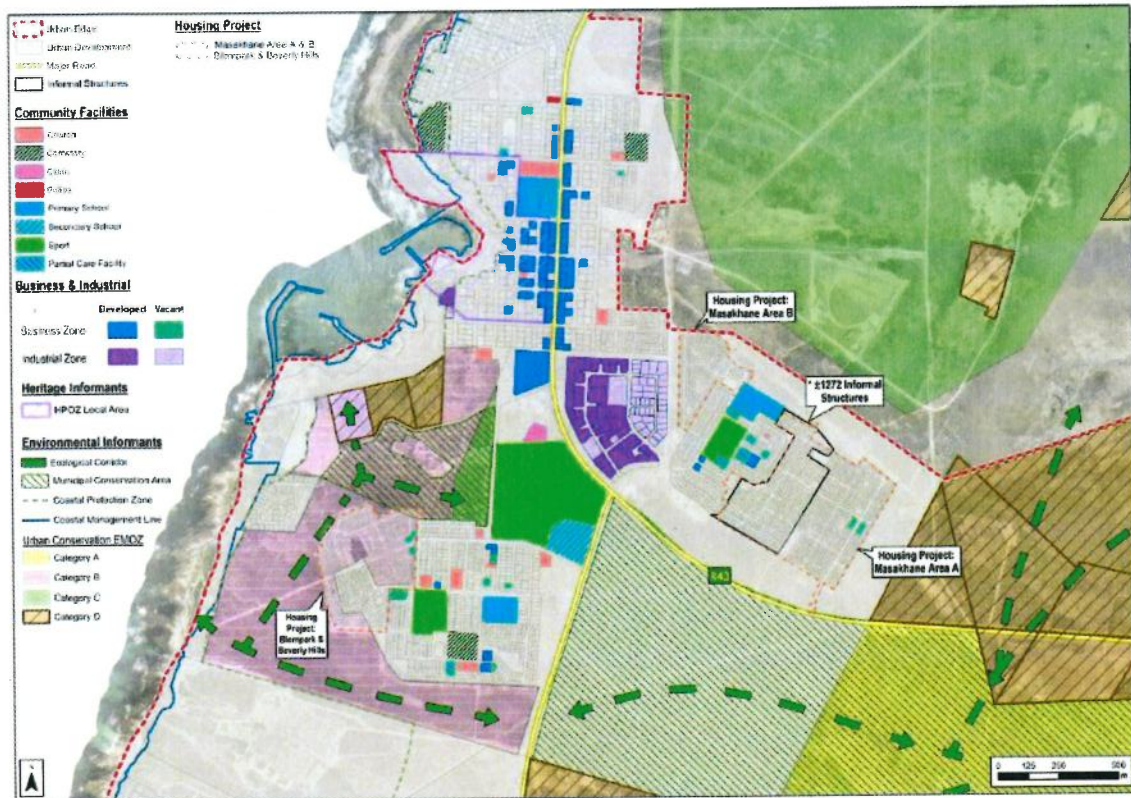
The application in terms of the Overstrand Municipal Land Use Planning Amendment By-law, 2020 comprises the following (refer to the application form attached as **Annexure D**):

- Subdivision of Erf 210, Gansbaai, in a Remainder ( $\pm 716,545$ ha) and Portion A ( $\pm 5,176$ ha) in terms of Section 16(2)(d) of the By-Law;
- Rezoning of Erf 1047, Blompark from Residential Zone 1: Single Residential to Transport Zone 2: Public Road in terms of Section 16(2)(a) of the By-Law;
- Rezoning of Portion A from Undetermined Zone to Subdivisional Area Zone in terms of Section 16(2)(a) of the By-Law;
- Subdivision in terms of Section 16(d) of the By-Law to create 4 Community Zone 1 erven, 27 Residential Zone 1 erven, 3 Open Space Zone: Public Open Space erven, 3 Transport Zone 2: Public Road and Parking erven, and
- Approval of street names in terms of Section 96 of the By-Law.



## POLICY FRAMEWORK

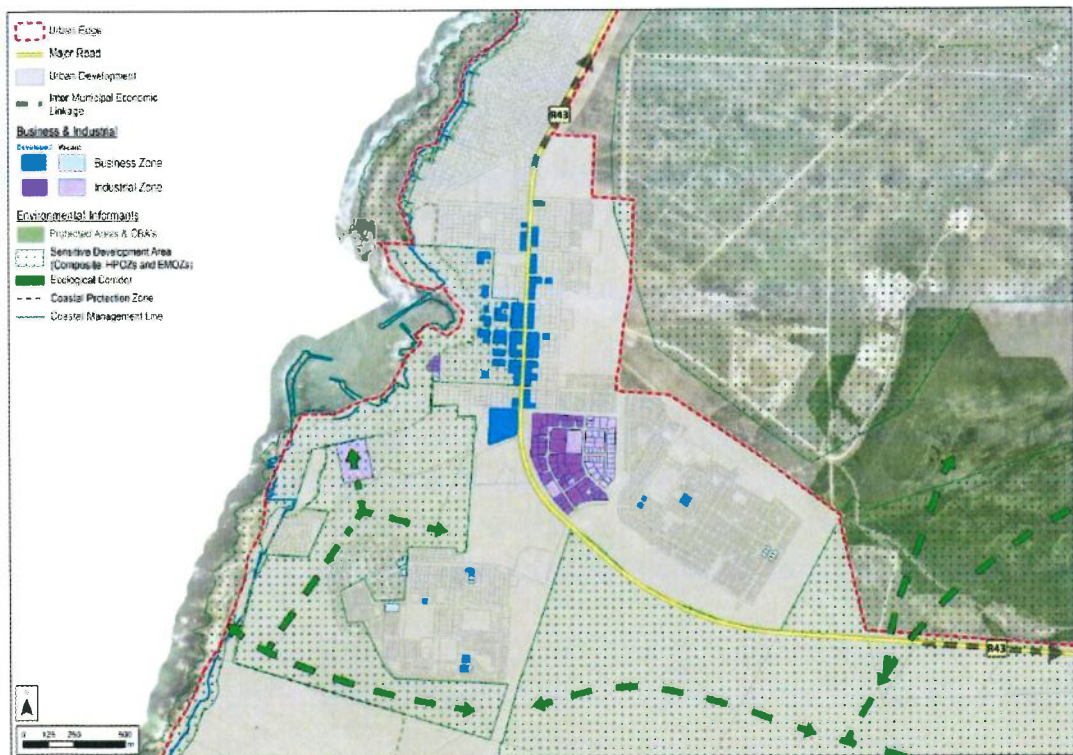
### OVERSTRAND SPATIAL DEVELOPMENT FRAMEWORK, 2020



Status Quo Map, SDF, 2020

In accordance with the SDF, the area immediately east of Blompark that constitutes the application area is earmarked for urban development as per the spatial proposals map below. The proposed easterly extension of the town is in accordance with the provisions of the SDF and in line with strategic SDF policies for the following reasons:

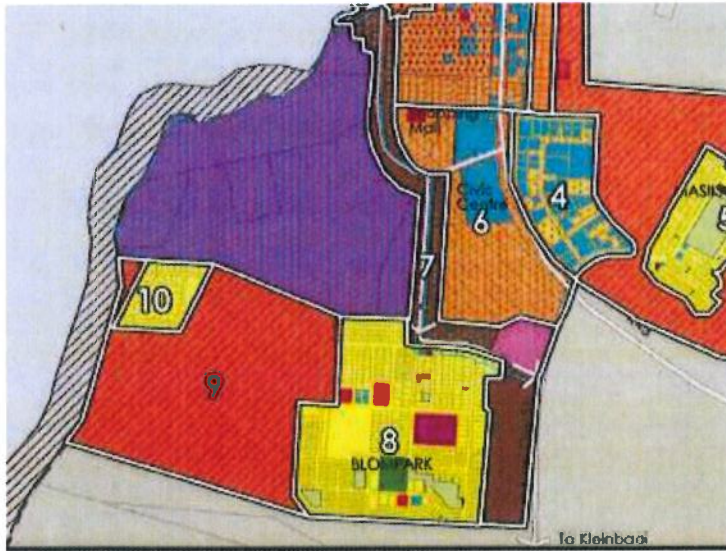
- The application does not comprise a sensitive development area and is not situated within a HPOZ of EMOZ.
- The application area is situated within the urban edge.
- The development does not constitute urban sprawl outside the urban edge.
- The proposal will provide a mix of housing opportunities in addition to the current Blompark / Beverly Hills and Masakhane Housing projects which constitutes high density infill more than 30 du/ha - currently in process of implementation.
- The proposed community facility node is conveniently situated in proximity to the main entrance to Blompark.
- The layout plan accommodates clusters of Milkwood trees within the proposed public open spaces.



Plan 65: 2020 MSDP Spatial Proposal Gansbaai

## OVERSTRAND MUNICIPAL GROWTH MANAGEMENT STRATEGY, 2010

The application area is situated to the south east of Planning Unit 7 that also extend along Kampeer Street and Kapokblom Street in a northerly direction toward the harbour (refer to the relevant extract from the OMGS below). Planning Unit 7 is earmarked as a high-density development corridor providing for 3 storey development with an average gross density target of 36,7 du/ha.



Planning Unit	Total Area of Planning Unit (ha)	Existing Number of Residential Units	Existing Gross Density	Density		Height Restriction Proposed (Storeys)	Approved Residential Developable Area (%)	Potential Total Number of Residential Units	Potential Number of Additional Residential Units
				Indicative	Proposed				
1	8.4	82	9.8	B1,25% / B2,25% / C2,25% / C3,25%	2	30	91	99	
2	81.4	679	8.3	B1,50% / B2,50%	2	20	883	204	
3	87.3	283	4.4	E3,25% / E2,25% / E1,15% / E4,2 storey, 15%	2	30	1748	1465	
4	14.1	3	0.1	D4, 2 storeys, 25%	2	10	80	79	
5	18.7	365	19.2	SC	n.a.	n.a.	365	0	
6	24.8	0	0.0	E3,50% / E4,2 storeys, 50%	2	20	258	258	
7	24.9	17	0.7	D4, 2 storeys, 25% / D4, 3 storeys, 25% / E4,2 storeys, 25% / E4, 3 storeys, 25%	2	30	890	873	
8	16.4	616	16.9	SC	n.a.	n.a.	616	0	
9	48.2	0	0.0	E1,35% / E2,35% / E3,15% / E4,2 storey, 15%	2	30	981	981	
10	8.1	49	9.6	SC	n.a.	n.a.	49	0	
11	8.0	0	0.0	B1	1	30	109	109	
12	38.0	291	6.6	D4	2	20	464	213	
<b>Total</b>	<b>366.3</b>	<b>2313</b>	<b>6.3</b>				<b>6528</b>	<b>4212</b>	

Extract from Gansbaai Proposals Map - Overstrand Municipal Growth Management Strategy, 2010

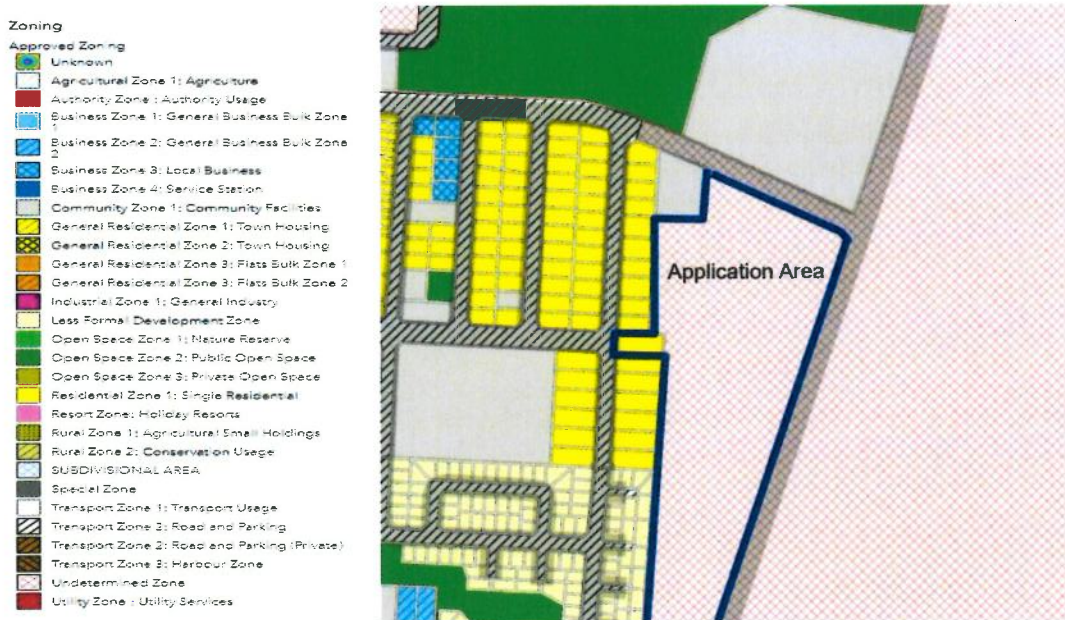
Planning unit 7 has an area of ±20ha. The application area comprises ±5,176ha of the planning unit. The density of the proposed development will be 22 du/ha. Although the proposed density is lower than the indicative density as per the OMGMS the proposed development provides community facilities such as place of worship, place of instruction and 1,4ha public open space in accordance with the need that was identified within the OMGMS. The public open space comprises almost 27% of the application area. The public open space area has also been planned to retain existing milkwood trees as far as possible in the layout plan. The opinion is thus held that the proposal is consistent with the provisions of the SDF.

### ZONING

Erf 210, Gansbaai is zoned Undetermined Zone and forms part of the Gansbaai common. Erf 1147, a former subdivision from Erf 210, Gansbaai is zoned for Residential Zone 1 purposes but developed with a road. The provisions of the Subdivision of Agricultural Land Act, Act 70 of 1970 does not apply.

## SURROUNDING LAND USE

The subject property is situated to the east of the township of Blompark. Surrounding land uses to the west comprises predominantly residential land uses on formalised erven (single residential along the north western boundary and informal residential along the south western property boundary). The latter predominantly comprises formalised structures. Community zone properties abuts the property along the northern western boundary with Kampeer Street (church) and Gansbaai Academia and the municipal sports complex further north. Van Dyk street abuts the application property to the east.



## Environmental & Biodiversity Context

The application property is currently vacant. It mostly comprises disturbed land without indigenous vegetation, except for clusters of milkwood trees. Existing Milkwood Trees will be retained in the public open space as far as possible. The property is not situated within a CBA or the newly promulgated Environmental Management Overlay Zone (EMOZ). The application property being situated within the urban edge, does not trigger the provisions of NEMA.

## HERITAGE

The application area exceeds 5000m<sup>2</sup> and thus triggers the provisions of Section 38 of the Heritage Resources Act. The property is not situated within the Heritage Protection Overlay Zone (HPOZ) and it is not believed that it will adversely impact on heritage resources. The application will be circulated to Heritage Western Cape for comment.

## PROPOSED STREET NAMES

The proposed development will require new street names as the development will be serviced via a new access road from Kampeer Street. It is also proposed to extend Ridderspoor Street in an easterly direction. The proposed street names are the following:

Sonneblom Straat

Aasbos Straat

## **DESIRABILITY OF THE PROPOSED DEVELOPMENT**

### **PLANNING PRINCIPLES**

**The principle of spatial justice:** The proposed development is situated within the urban edge and constitutes infill development. It will provide access to opportunities, i.e. community facilities and residential erven that is integrated with the existing Blompark township. Thus, the proposal seek to redress and will not further perpetuate historic spatial imbalances.

**The principles of spatial sustainability:** The proposed development is in line with the provisions of the SDF and OMGMS and considered a logical extension of the town. It will not have a significant impact on biodiversity or the ecological functioning of the area.

**The principle of efficiently:** The proposed development will make efficient use of land that is situated within the urban edge in accordance with the applicable forward planning and policy documents.

**The principle of spatial resilience:** The proposed development is in line with the applicable forward planning and policy documents that adheres to the principle of spatial resilience.

**The principle of good administration:** The proposed development application will be processed in accordance with the required legislative procedures (Overstrand Municipality Amendment By-law on Municipal Land Use Planning, 2020) that also provides for public participation.

### **Service infrastructure**

Service provision will be dealt with in a separate service agreement. Any requirements pertaining to improvements or upgrading of existing services will be for the account of the developer. The engineering services department indicated that the proposed development could be supported, subject to the finalisation of a service agreement with regard to upgrading of services and the payment of bulk services levies, if applicable.

### **Desirability of the proposed development**

The proposed development provides for the following land uses indicated on the proposed layout plan, namely:

27 Residential Zone 1 : Single Residential (SR1) for the development of dwelling houses (refer to Erven 6-32 on the layout plan)

4 Community Zone 1 : Community Facilities (CO1) for the development of different community uses such as a places of worship (churches) and a place of instruction (refer to Erven 2 to 5 on the layout plan)

3 Open Space Zone 2 : Public Open Space allowing for sport and recreation amounting to 27% of the application area. Existing Milkweed trees are to be retained and has been incorporated within the Open Space Zone 2 erven.

2 Transport Zone 2: Public Road and Public Parking erven (refer to erven 1 & 36 on the layout plan).

The property is situated in close proximity to the CBD of Gansbaai. The SDF, amongst others, promotes the creation of compact, integrated human settlements, stimulation of economic development as well as the protection of the natural and built environment. The proposed development will have a major economic advantage for Gansbaai, mainly through job creation during the construction as well as operational phases of the development. The development will aid to expand the range of community facilities available to local residents.

The proposed development is considered to be consistent with the applicable planning policies that seeks compaction, densification, making better use of existing land in an affordable manner and will also ensure provision of a balanced land use mix in that it will provide single residential and community zone erven in accordance with the provisions of the SDF and OMGMS.

The proposed development will be a logical extension to the Blompark Settlement, it is considered consistent with the character of the area and will retain an acceptable buffer / set back from van Dyk Street limiting visual impact and is not considered to detract from vested rights of adjoining property owners.

The proposed development is not considered to have an adverse impact on the natural environment and will not result in the removal of indigenous vegetation. The proposed development in the subdivision plan retains most of the existing Milkwood Trees as part of the Public Open Space that comprises almost 27% of the application area.

The title deed does not contain any restrictive conditions that prevents the proposed development.

The application is considered desirable due to the following reasons, namely:

- 1) the proposed development is consistent with the planning principles in terms of LUPA and SPLUMA;
- 2) the proposed development is consistent with the SDF that earmarks the site for urban extension purposes;
- 3) the proposed development is consistent with the OMGMS that earmarks the subject property for densification purposes as well as the provision of community facilities;
- 4) the subject property is situated within the demarcated urban edge;

- 5) the proposal development is not considered to unacceptably impact on the vested rights of adjoining properties;
- 6) the subject property is situated within the urban edge and is considered a logical extension of Blompark, being easily accessible and within easy reach of the Gansbaai CBD, and
- 7) the proposed development will stimulate and contribute to the local economy since it will create employment opportunities during the construction and operational phases of the development.



LAND USE	ZONING	SIZE (m <sup>2</sup> )	%
Public Parking	Transport Zone 2	2115	4%
Public Development Area	Transport Zone 2	5697	11%
Place of Worship	Community Zone 1	4605	9%
Place of Education (ECD)	Community Zone 1	2426	5%
Single Residential	Residential Zone 1	12273	24%
Public Open Spaces	Open Space Zone 2	14525	29%
Public Roads	Transport Zone 2	10119	20%
<b>Total</b>		<b>51261</b>	<b>100%</b>

ERF NO	LAND USE	ZONING	SIZE (m <sup>2</sup> )
1	Public Pathway	Transport Zone 2	2115
2	Public Development Area	Transport Zone 2	5697
3	Place of Worship	Community Zone 1	2426
4	Place of Education (ECD)	Community Zone 1	2426
5	Place of Worship	Community Zone 1	2132
6	Single Residential	Residential Zone 1	464
7	Single Residential	Residential Zone 1	450
8	Single Residential	Residential Zone 1	450
9	Single Residential	Residential Zone 1	450
10	Single Residential	Residential Zone 1	448
11	Single Residential	Residential Zone 1	450
12	Single Residential	Residential Zone 1	450

ERF NO	LAND USE	ZONING	SIZE (m <sup>2</sup> )
13	Single Residential	Residential Zone 1	450
14	Single Residential	Residential Zone 1	465
15	Single Residential	Residential Zone 1	454
16	Single Residential	Residential Zone 1	511
17	Single Residential	Residential Zone 1	470
18	Single Residential	Residential Zone 1	462
19	Single Residential	Residential Zone 1	446
20	Single Residential	Residential Zone 1	446
21	Single Residential	Residential Zone 1	446
22	Single Residential	Residential Zone 1	446
23	Single Residential	Residential Zone 1	447
24	Single Residential	Residential Zone 1	447

ERF NO	LAND USE	ZONING	SIZE (m <sup>2</sup> )
25	Single Residential	Residential Zone 1	450
26	Single Residential	Residential Zone 1	465
27	Single Residential	Residential Zone 1	454
28	Single Residential	Residential Zone 1	511
29	Single Residential	Residential Zone 1	470
30	Single Residential	Residential Zone 1	462
31	Single Residential	Residential Zone 1	446
32	Single Residential	Residential Zone 1	446
33	Public Open Space	Open Space Zone 2	446
34	Public Open Space	Open Space Zone 2	446
35	Public Open Space	Open Space Zone 2	447
36	Public Road	Transport Zone 2	447



All distances approximate and subject to survey.  
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Property Description:  
**A PORTION OF  
ERF 210 GANSBAAI**

Plan Description:  
**PROPOSED  
LAYOUT**

Scale: **1:3000**  
Drawing No.: 210\_gansbaai.dwg  
Date: xxxxxx

