



#### OVERSTRAND MUNICIPALITY

ERF 1449, LYNX ROAD, VERMONT: APPLICATION FOR REZONING, SUBDIVISION, DEPARTURES, RIGHT OF WAY SERVIDUTES, PHASING OF A DEVELOPMENT AND THE ALLOCATION OF STREET NAMES AND NUMBERS: PLAN ACTIVE ON BEHALF OF L LEWIS

#### OVERSTRAND MUNISIPALITEIT

ERF 1449, LYNXWEG, VERMONT: AANSOEK OM HERSONERING, ONDERVERDELING, AFWYKING, REG-VAN-WEG SERWITUTE, FASERING VAN 'N ONTWIKKELING EN DIE TOEKENNING VAN STRAATNAME EN NOMMERS: PLAN ACTIVE NAMENS L LEWIS

#### UMASIPALA WASE-OVERSTRAND

ERF 1449, LYNX ROAD, VERMONT: ISICELO SOKWAHLULA KWAKHONA, UKWAHLULAHULA, UKUCANDA, UKUVULA INDELELA YOKUHAMBA ABANIKEZELA NGENKONZO, UKUQUALISA UPHUHILISO NOKUTHIYA IZITRATO AMAGAMA NEENOMBOLO ZEZINDLU: NGABAKWAPLAN ACTIVE EGAMENI LIKA-L LEWIS

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that the following applications applicable to Erf 1449, Vermont, have been received:

#### Rezoning

In terms of Section 16(2)(a) of the By-Law from Residential Zone I: Single Residential (SR1) to Subdivisional Area Zone (SA).

#### Subdivision

In terms of Section 16(2)(d) of the By-Law to create the following:

- 17 Residential Zone I: Single Residential (SR1) erven;
- 13 General Residential Zone I: Town Housing (GR1) erven;
- 3 Open Space Zone 2: Public Open Space (OS2) erven; and
- 1 Transport Zone 2: Road and Parking (TR2) erf.

#### Departure

In terms of Section 16(2)(b) of the By-Law to accommodate the relax the following:

- street building line applicable to Erf 26 from 4m to 2,1m to accommodate an existing outbuilding, and 4m to 0,71m to accommodate a portion of the existing stoep;
- street building line next to Lynx Road from 4m to 3m applicable to Erven 15 to 17;
- street building line from 3m to 2m applicable to Erven 2 to 7 and 18 to 24;
- common building line from 3m to 0m applicable to Erven 1, 2, 7 and 8;
- common building lines from 3m to 2m applicable to Erven 7 and 8, 17 and 18, 23, 24 and 25.

#### Right of Way Servitudes

Subdivision in terms of Section 16(2)(d) of the By-Law to create the following:

- 5m wide right of way servitude over Erven 28 and 29 in favour of Erven 27 to 29.
- 0,5m wide servitude between the newly created right of way servitude and the southern boundary of Erf 1449, Vermont to accommodate a proposed unlined stormwater channel.

#### Phasing of a Development

In terms of Section 16(2)(k) of the By-law for phasing of the development in 5 phases to make it more viable.

#### Allocation of Street Names and Numbers

In terms of Section 96 of the By-Law in order to allocate street names (Flycatcher Street and Buzzard Close) and numbers to the development.

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.

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) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) on or before **23 July 2021**, quoting your name, address, contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Town Planner, 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 to formalize their comment.

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

Municipal Notice No. 91/2021

Kennis word hiermee gegee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 dat die volgende aansoek van toepassing op Erf 1449, Vermont ontvang is:

#### Hersonering

Ingevolge Artikel 16(2)(a) van die Verordening vanaf Residensiële Sone 1: Enkelwoonsone (SR1) na Onderverdelingsgebiedsone (SA).

#### Onderverdeling

Ingevolge Artikel 16(2)(d) van die Verordening om die volgende te skep:

- 17 Residensiële sone 1: Enkel Residensiële (SR1) erwe;
- 13 Algemene Woonsone 1: Dorpuisskema (GR1) erwe;
- 3 Oopruimtesone 2: Publieke Oopruimte (OS2) erwe; en
- 1 Vervoersone 2: Pad en Parkering (TR2) erf.

#### Afwyking

Ingevolge Artikel 16(2)(b) van die Verordening om die volgende te verslap:

- straatboulyn van toepassing op Erf 26 vanaf 4m tot 2,1m om 'n bestaande buitegebou te akkommodeer, en vanaf 4m na 0,71m om 'n gedeelte van die bestaande stoep te akkommodeer;
- straatboulyn met Lynx Rylaan vanaf 4m tot 3m van toepassing op Erwe 15 tot 17;
- straatboulyn vanaf 3m tot 2m van toepassing op Erwe 2 tot 7 en 18 tot 24;
- gemeenskaplike boulyn vanaf 3m tot 0m van toepassing op Erwe 1, 2, 7 en 8;
- gemeenskaplike boulyne vanaf 3m tot 2m van toepassing op Erwe 7 en 8, 17 en 18, 23, 24 en 25.

#### Reg-Van-Weg Serwitute

Onderverdeling ingevolge Artikel 16(2)(d) van die Verordening om die volgende te skep:

- 5m wye reg-van-weg serwituut oor Erwe 28 en 29 ten gunste van Erwe 27 tot 29.
- 0,5m wye serwituut tussen die nuutgeskepte reg-van-weg serwituut en die suidelike grens van Erf 1449, Vermont om 'n voorgestelde onbelynde stormwater kanaal te akkommodeer.

#### Fasering van 'n Ontwikkeling

Ingevolge Artikel 16(2)(k) van die Verordening vir fasering van die ontwikkeling in 5 fases om dit meer volhoubaar te maak.

#### Toekening van Straatname en Nommers

Ingevolge Artikel 96 van die Verordening ten einde straatname (Flycatcherstraat en Buzzardslot) en nommers aan die ontwikkeling toe te ken.

Besonderhede aangaande die voorstel lê ter insae gedurende woensdags tussen 08:00 en 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus.

Enige kommentaar moet skriftelik ingedien word in ooreenstemming met die bepalings van Artikels 51 en 52 van genoemde Verordening by die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) voor of op **23 Julie 2021**, met u naam, adres, kontakbesonderhede, belang in die aansoek en 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 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. 91/2021

UMasipala waseOverstrand ukhuphe isaziso esimayela nemiba yeSoloty lama-47 nelama-48 elingokuHlomela uMthethwana kaMasipala waseOverstrand ngeZicwanciso. zokuSetyenziswa Mhlaba ku2020 esithi kufunyenwe izicelo ezisebenza kwiSiza esinguzi- Erf 1449, eVermont:

#### Ukucanda Kwakhona

Ngokwemiba yeSoloty le-16(2)(a) loMthethwana ukusuka kwiNdawo Yokuhlala eyiZowuni I: Elungiselelwe ukuhlala umntu omnye okanye ifemeli ebalwa njengomntu omnye ukuya kuMmandla oyiZowuni Ethe Yacandwa kwakhona- (Residential Zone I: Single Residential (SR1) to Subdivisional Area Zone (SA).

#### Ukwahlulahlula

Ngokwemiba yeSoloty le16(2)(d) loMthethwana ukudala oku kulandelayo:

- 17 Izowuni Yokuhlala Abantu iZowuni I: Iziza Zokuhlala Umntu omnye ookanye ifemeli (SR1);
- 13 Indawo Yokuhlala Jikelele iZowuni I: Iziza Zezindlu zaseziDolophini (GR1);
- 3 Iziza Zezowuni EziVulekileyo 2: Iziza Eziyindawo Evuleke kuLuntu (OS2); kunye
- 1 neZowuni yeZothuto 2: Iziza seNdelela nendawo Yokupaka (TR2).

#### Ukucanda ngokwahlula

Ngokwemiba yeSoloty le16(2)(b) loMthethwana ukulungiselela ukunyenisa oku kulandelayo:

- umgca obonisa umda wesakhiwo ukusuka esitratweni osebenza kwiziza esinguzi- Erf 26 ukusuka kwiimitha ezi4m ukuya kwezi2,1m ukulungiselela isakhiwo esele sikhona kwisakhiwo, nesizimitha ezi 4m ukuya kwi-0,71m ukulungiselela inxalenye yesituphu ebesikade sikhona;
- umgca wesakhiwo osecaleni neLynx Road ukusuka kubude obuzimitha ezi4m ukuya ku3m ezisebenza kwiZiza ezingu15 neziy17;
- umgca wesakhiwo ukusuka kwimitha ezi3m ukuya kwezi 2m ezisebenza kwiZiza ezinguErven 2 ukuya ku7 nezi18 ukuya kuma24;
- umgca wesakhiwo oqhelekileyo osuka kwimitha ezi3m ukuya kwezi0m ezisebenza kwiZiza 1, 2, 7 ne8;
- Imigca eqhelekileyo yezakhiwo ukusuka kwimitha ezi3m ukuya kwezi2m ezisebenza kwiZiza ezi-7 nezi 8, 17 ukuya kwi-18, 23, 24 nama-25.

#### Ukuvula indlela ehamba abanikezela ngenkonzo

Ukucanda ngokwemiba yeSoloty le16(2)(d) Omthethwana ongokuvula ngokwenza banzi indlela enqumlayo ukunikezela ngenkonzo ukunqumla kwiziza ezinguErven 28 no-29 ukulungiselela liza ezingu-Erven 27 ukuya ku29.

- Ukwenza banzi indlela enqumlayo ngeemitha ezingu-0,5m phakathi kwendlela enqumlayo entsha eyenziwayo nomda okwicala elisemazantsi esakhiwo esikwiziza esinguzi- Erf 1449, Vermont ukulungiselela indawo ephakanyiswano nengabiyelwanga ukuhambisa umsinga wamanzi onamandla.

#### Ukuqualiswa nokungeniswa koPhuhliso

Imiba yeSoloty le16(2)(k) loMthethwana okhuthaza ukuqualisa nokungenisa uphuhliso ngokwamanqanaba lophuhliso lube zizigaba ezi-5 ukwenza ukuba lusebenze kakuhle.

#### Ukuthiya Amagama eZitrato neeNombolo zezindlu

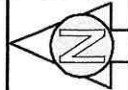
Ngokwemiba yeSoloty lama96 loMthethwana ukuze kuthiwe izitrato amagama (Flycatcher Street ne Buzzard Close) neneombolo zezindlu kolu phuhliso.

Iinkcukacha ezimayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi yesi-08:00 naye-16:30 kwiSebe: IziCwanciso ngeDolophu kwa16 Paterson Street, Hermanus.

Naziphi na izimvo mazingeniswe ngokwezibonelelo zeSoloty lama-51 nelama-52 Omthethwana kaMasipala ochazwe ngentla (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngomhla okanye ngaphambi komhla wama-23 kuJulayi 2021, uchaze igama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zakho zokuhloma. Imibuzo ngefowuni ingathunyelwa kuMwancisi weDolophu, uMnu. H Olivier kwa028-313 8900. Igosa likaMasipala lingala ukwamkela izimvo ezifunyenwe emva womhla kokuvula. Nabani na ongakwazi ukuzifunda nokubhala angandwendwela iSebe Lezicwanciso ngeDolophu apho igosa likamasipala lizakuncedisa uhlomlwe ngokusemthethweni.

UMlawuli kaMasipala, Overstrand Municipality, P.O. Box 20, HERMANUS, 7200

Inothisi kaMasipala Nomb. 91/2021



Scale: NTS  
 Drawing Nr: Verm1449L.dwg  
 Date: 10/2020

Plan Description:  
**LOCALITY MAP**

Property Description:  
**ERF 1449  
 VERMONT**

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



**PROPOSED REZONING,  
SUBDIVISION, SERVITUDES,  
BUILDING LINE DEPARTURES,  
PHASING OF A DEVELOPMENT  
AND THE ALLOCATION OF STREET  
NAMES AND NUMBERS**

**ERF 1449 VERMONT**

**DIVISION: CALEDON  
OVERSTRAND MUNICIPALITY**

**MOTIVATION REPORT**



**1. BACKGROUND**

Dr. L. Lewis, the owner of Erf 1449 Vermont has instructed the company Plan Active to compile and submit an application for the rezoning, subdivision, building line departures, a right of way servitude, a servitude to accommodate a storm water channel, the phasing of the development and the allocation of street names and street numbers. Erf 1449 Vermont is 2.2079ha in extent and is held by Title Deed Number T108791/2002.

A previous application was lodged and approved in 2011 to accommodate 15 single residential erven, 14 group house erven, a public road, 3 public open spaces and 1 private open space. A further application was lodged for the extension of the validity of the approval that was granted on the 6<sup>th</sup> of February 2017. An extension of a period of 5 years was granted subject to all the conditions of approval

stipulated in the letter of approval dated 7 April 2011. The existing approval lapses on the 6<sup>th</sup> of February 2022.

The amendment of the conditions of approval and the amendment of the subdivision plan was discussed with our client and Mr. Henk Olivier at the Town Planning Department (Overstrand Municipality) as an option to change the layout slightly. Due to time constraints in respect of the validity of the previous approval granted, it was decided that we rather submit a new application for a rezoning, subdivision, building line departures, servitudes, the phasing of a development and the allocation of street names and street numbers applicable to Erf 1449 Vermont, to make the necessary changes to the layout.

If a process of the amendment of the layout and the conditions of approval had to be followed the owner would have been obliged to transfer the first property before the 6<sup>th</sup> of February 2022. There would not have been enough time to obtain an approval in this regard, construct services and transfer a property in such a short time frame. Therefore a new application would be the only option that would provide a sufficient timeline to develop the site.

Due to the number of Milkwood Trees established on the site and the fact that the owner intends to create a development that would take the natural vegetation into consideration, it was decided to redesign the layout, in order to retain and protect the majority of the established Milkwood trees. With reference to the amended layout, it is envisaged that such protection will primarily be achieved as follows:

- The most extensive, mature clusters of trees will be accommodated on a public open space where no building or any other construction will take place.
- The boundary lines of erven are adjusted to provide areas large enough to sufficiently accommodate a dwelling without removing any Milkwood Trees. Please refer to the Architectural Guidelines, Annexure D, that allow for u-shaped dwellings to facilitate their placement with the least impact on the trees.

By means of minor internal boundary adjustments and the realignment of the road infrastructure could the preservation of most of the Milkwood trees be achieved. The layout of the proposed residential development on Erf 1449 Vermont was

discussed with the Town Planning Official at the Overstrand Municipality. The application was also circulated to various departments for their comments as part of the processes already in progress in terms of the National Environmental Management Act. The comments received from the various departments were taken into consideration to produce a final subdivision plan that meets with their approval. The environmental process was dealt with by Lornay Environmental Consulting. A Basic Assessment Report was submitted and subsequently approved.

After submitting the application to the Overstrand Municipality the Town Planning department commented on the proposals at hand that were already approved by the Department of Environmental Affairs and suggested that we change the zoning of the proposed private open spaces to public opens spaces and to reduce the number of town housing erven. These amendments were taken into account and the necessary amendments were made. We are still of the opinion that private open spaces suit the development more that public open spaces due to the environmental features this site offers in relation to the other developed sites alongside Lynx Avenue. It was also advised by Cape Nature and the Overstrand Municipal Environmental Section that *private* opens spaces should be provided.

The details of the proposed layout and the comments from the various departments will follow. The Title Deed applicable to Erf 1449 Vermont contains no restrictions that prohibit the proposed residential development of the subject erf.

## **2. APPLICATION DETAILS**

Application is made for and in terms of:

- Rezoning 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 Erf 1449 Vermont from Residential Zone 1 to General Residential Zone 1, Open Space Zone 2 and Transport Zone 2.

- Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the building line departures applicable to some of the proposed erven.
- Chapter 4, Section 16(2)(d) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the subdivision of Erf 1449 Vermont and the creation of a servitude.
- Chapter 4, Section 26(1)(g)(iv) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the creation of a servitude for the provision or installation of storm water channels, ditches and channels that is exempted in terms of this section.
- Chapter 4, Section 16(2)(K) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the phasing of a plan of subdivision of Erf 1449 Vermont.
- Chapter XI, Section 96 of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the allocation of street names and street numbers.

### **3. DESIRABILITY**

#### **3.1 PROPERTY DESCRIPTION**

The subject property is situated in Lynx Road, Vermont. Please refer to the enclosed locality plan. Erf 1449 Vermont is 2.2079ha in extent and it is situated in a predominantly residential area of which erven have been developed into a combination of single residential erven, townhouse erven, public open spaces and public roads.

#### **3.2 ZONING**

Erf 1449 Vermont is zoned Residential Zone 1 and is used as such. Surrounding properties are zoned for single residential, townhouse erven, public open spaces and public roads.

### **3.3 LAND USE**

Erf 1449 Vermont is used for residential purposes. A dwelling, outbuilding, studio, swimming pool and cottage are established on the subject property.

Land uses that surround Erf 1449 Vermont are single dwellings, townhouses, public roads and public open spaces. It is therefore evident that Erf 1449 Vermont is situated within a predominantly residential area.

### **3.4 PROPOSAL**

Application is made for and in terms of:

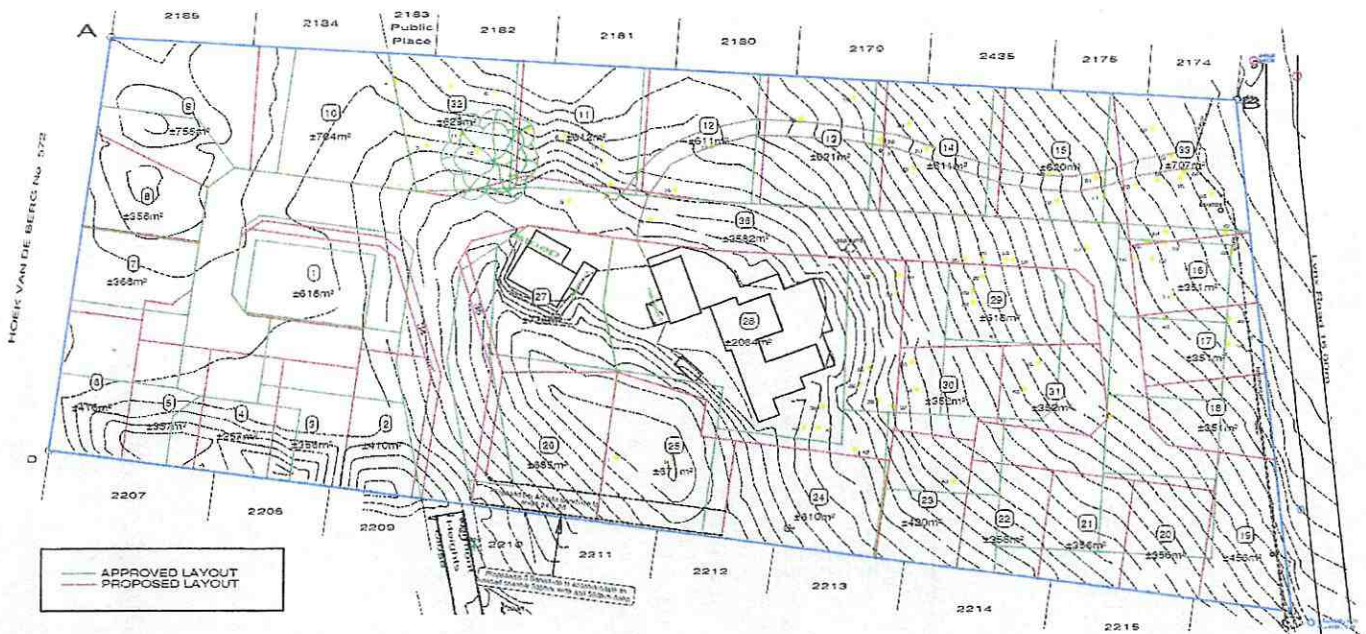
- Rezoning to Subdivisional area as contemplated in Chapter 4, Section 22(2) of the Overstrand Municipality's Amended Bylaw on Municipal Land Use Planning, 2020. "No application for subdivision involving a change of zoning may be considered by the Municipality, unless the land concerned is zoned for 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 Erf 1449 Vermont from Residential Zone 1 to General Residential Zone 1, Open Space Zone 2 and Transport Zone 2.
- Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the building line departures applicable to some of the proposed erven.
- Chapter 4, Section 16(2)(d) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the subdivision of Erf 1449 Vermont and the creation of a servitude.
- Chapter 4, Section 26(1)(g)(iv) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the creation of a servitude for the provision or installation of storm water channels, ditches and channels that are exempted in terms of this section.
- Chapter 4, Section 16(2)(K) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the phasing of a plan of subdivision of Erf 1449 Vermont.

- Chapter XI, Section 96 of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the allocation of street names and street numbers.

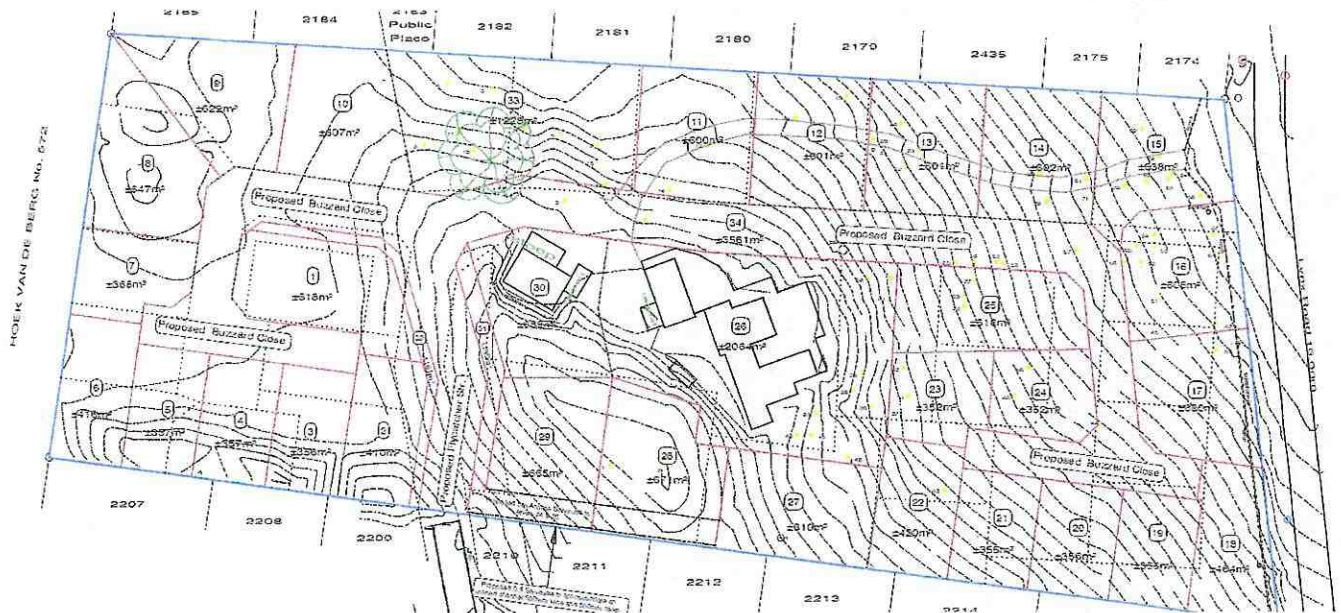
It is the intention of the owner of Erf 1449 Vermont to rezone and subdivide the subject property in order to create a residential development consisting of 30 residential erven, public open spaces and public roads. The revised layout is very similar to the previously approved layout and the previously submitted layout, now with the exception of only 1 additional residential erf.

Please refer to the drawing below:

**Previously submitted layout plan:**



**Revised layout plan:**



As mentioned, the number of Milkwood Trees and other indigenous vegetation established on the site will benefit from the redesign of the layout in order to retain and protect the majority of the established Milkwood trees and other indigenous vegetation.

The detail of the application can be described as follows:

**3.4.1 Proposed Rezoning and Subdivision**

Erf 1449 Vermont is 2.2079ha in extent and is one of the larger erven located alongside Lynx Avenue in this area of Vermont. The owner intends to rezone the subject erf to subdivisional area in order to create 30 Residential erven, 3 public open spaces and a public road. Even though Cape Nature and the Overstrand Municipal Environmental Section preferred private open spaces we were advised by the Overstrand Municipality – Town Planning that we must change the private open spaces to public open spaces. The residential erven consist of 17 Single residential erven with a proposed zoning of Residential Zone 1 and 13 Townhouse erven with a proposed zoning of General Residential Zone 1.

The 17 single residential erven vary in size from  $\pm 600m^2$  to  $\pm 683m^2$  in extent with an average size of  $709m^2$ , with the exception of Erf 26 that is  $\pm 2064m^2$  in extent. The size of the proposed Erf 26 is determined by the size and position of the existing dwelling

## Motivation report

established on the said portion. The proposed 13 townhouse erven vary in size from  $\pm 352\text{m}^2$  to  $\pm 464\text{m}^2$  with an average size of  $\pm 379\text{m}^2$ .

The existing cottage situated in the south-eastern corner of Erf 1449 Vermont will be demolished. Please refer to the enclosed proposed layout plan indicating the variety of erven and its proposed sizes, existing structures and the location of the Milkwood Trees. As mentioned earlier in this motivation, the previously approved layout was amended to make provision for the majority of the Milkwood Trees established on Erf 1449 Vermont in order to retain them.

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

Number	Proposed Zoning	Proposed Land Use	Size ( $\pm\text{m}^2$ )	%
1	Residential Zone 1	Single Residential	618	2.80%
8	Residential Zone 1	Single Residential	647	2.93%
9	Residential Zone 1	Single Residential	622	2.82%
10	Residential Zone 1	Single Residential	607	2.75%
11	Residential Zone 1	Single Residential	600	2.72%
12	Residential Zone 1	Single Residential	601	2.72%
13	Residential Zone 1	Single Residential	601	2.72%
14	Residential Zone 1	Single Residential	602	2.73%
15	Residential Zone 1	Single Residential	638	2.89%
16	Residential Zone 1	Single Residential	608	2.75%
17	Residential Zone 1	Single Residential	600	2.72%
25	Residential Zone 1	Single Residential	616	2.72%
26	Residential Zone 1	Single Residential	2064	9.35%
27	Residential Zone 1	Single Residential	610	2.76%
28	Residential Zone 1	Single Residential	671	2.76%
29	Residential Zone 1	Single Residential	665	3.01%
30	Residential Zone 1	Single Residential	683	3.09%

Number	Proposed Zoning	Proposed Land Use	Size ( $\pm\text{m}^2$ )	%
2	General Residential Zone 1	Townhouse	410	1.86%
3	General Residential Zone 1	Townhouse	356	1.61%
4	General Residential Zone 1	Townhouse	357	1.62%
5	General Residential Zone 1	Townhouse	357	1.62%
6	General Residential Zone 1	Townhouse	416	1.88%
7	General Residential Zone 1	Townhouse	368	1.67%
18	General Residential Zone 1	Townhouse	464	2.10%
19	General Residential Zone 1	Townhouse	356	1.61%
20	General Residential Zone 1	Townhouse	356	1.61%
21	General Residential Zone 1	Townhouse	356	1.61%
22	General Residential Zone 1	Townhouse	420	1.90%
23	General Residential Zone 1	Townhouse	352	1.60%
24	General Residential Zone 1	Townhouse	352	1.59%

Number	Proposed Zoning	Proposed Land Use	Size ( $\pm\text{m}^2$ )	%
31	Open Space Zone 2	Public Open Space	155	0.70%
32	Open Space Zone 2	Public Open Space	161	0.73%
33	Open Space Zone 2	Public Open Space	1228	5.56%
34	Transport Zone 2	Public Road	3561	16.13%
<b>TOTAL</b>			<b>22079</b>	<b>100%</b>

Summary:

Zoning	Size ( $\pm\text{m}^2$ )	%
Residential Zone 1 (70%)	12053	55%
General Residential Zone 1 (30%)	4921	22%
Open Space Zone 2	1544	7%
Transport Zone 2	3561	16%
<b>TOTAL</b>	<b>22079</b>	<b>100%</b>

With reference to the forward planning guidelines and the previous residential development proposals it is allowed that 30% of a development may consist of higher

density erven such as group housing erven and at least 5% open space must be provided. With reference to the table above and the proposed layout plan  $\pm 30\%$  of the combination of residential erven proposed are townhouse erven,  $\pm 70\%$  are single residential erven. In total the development will consist of 55% single residential erven, 22% townhouse erven,  $\pm 7\%$  public open spaces. The remaining extent of the subject property will consist of public roads ( $\pm 16\%$ ). Subsequently the proposed residential development conforms to the forward planning guidelines applicable to erven located alongside Lynx Avenue. Please refer to the enclosed subdivision plan. The proposed residential development will fit in with the current residential land use and character of erven in the area. With reference to the natural vegetation of the site, private open spaces would have been our preferred option for the provision of open spaces.

Currently Erf 1449 Vermont is accessed directly from Lynx Avenue. With reference to discussions with the municipality it was advised to not make use of the existing access and that access to the proposed development should be from Vermont Heights Close as indicated on the proposed layout plan. From the new access the site is divided into an eastern and western portion each containing a number of townhouse erven with a variety of single residential erven in between. The eastern section of Erf 1449 Vermont consists of 7 Townhouse erven and 13 single residential erven. The western portion of the site consists of 6 townhouse erven and 4 single residential erven.

3 Public open spaces are proposed of which 2 of the open spaces numbered 31 & 32 on the Layout Plan are proposed to create a wider visual access avenue into the development. Public open space number 33 is located in this specific position to create a link with the adjoining open space known as Erf 2183 Vermont. Public open space number 33 accommodates  $\pm 10$  Milkwood Trees and therefore this area will be best suited to be utilised as a public open space. The last mentioned public open space also accommodates the most extensive, mature clusters of indigenous trees.

During the Environmental Impact Assessment application process Initially 4 *public* open spaces were proposed but with the comments received during the initial phase of the basic assessment report in terms of the National Environmental Management Act the 4 public open spaces were changed to *private* opens spaces, Open Space Zone 3 and submitted as such. The reason for the change of zoning from Public Open Space to Private Open Space is because of the environmental factors such as the milkwood trees that are established on the property and the fact that both Cape Nature and the Overstrand Municipal Environmental Section proposed that a Construction and

Operational Environmental Management Plan be implemented. Please refer to **Annexures A & B containing the comments from Cape Nature and the Overstrand Municipal Environmental Section.**

The Overstrand Municipality Town Planning Department advised that we should amend the allocation of the private open spaces back to public open spaces due to the fact that no private open spaces have been approved in the past and that it is unlikely that it would be approved in this instance. We are however of the opinion that each development should be dealt with on its own merit and because of the natural vegetation that is established on Erf 1449 Vermont, private open spaces would be the best suited use.

The proposed development is specifically aimed at the preservation and protection of the existing natural environment of mature Overberg dune Strandveld vegetation. Please refer to the enclosed **Architectural Design, Landscaping and Environmental Manual, Annexure C.**

In the light of the comments received from Cape Nature and the Overstrand Environmental Section and the contents of the Architectural Design Landscaping and Environmental Manual the management of the open spaces will have a cost implication. It would have been a better option that the open spaces be zoned as private open spaces and transferred to the Home Owner's Association whom will be managing and funding the implementation of the Environmental Management Plan by means of monthly levies payable by the future property owners. This however cannot be achieved due to the fact that it would be highly unlikely that the Overstrand Municipality would support private open spaces. Subsequently the burden of the management of the proposed open spaces will be the Overstrand Municipality's and not the Home Owner's Association's.

Furthermore, due to the large number of mature Milkwood Trees situated on the property, a consolidated management strategy for their protection should be adopted, namely one which will be applicable to the entire development and which can effectively be implemented and monitored. To this end, the HOA, with its envisaged sub-committee for environmental matters, will be in the best position to achieve such necessary and ongoing protection.

Cognisance must also be taken of the various bird and animal species which specifically rely on the habitat and feeding opportunities provided by the Milkwood Trees situated in the development, such as the rare Forest Buzzard, which breeds and hunts almost exclusively in the trees on the property, Paradise Flycatcher, Cape Batis and Apalis, as well as Grysbok which shelter in the dense clusters. It is imperative that a consolidated management strategy, which dovetails with the one put in place for the Milkwood Trees, is also adopted and effectively implemented by the HOA for the protection of these species.

For the abovementioned reasons, the layout makes provision to accommodate the most extensive, mature clusters of Milkwood Trees on the proposed public open space numbered No. 33, designated exclusively for this purpose, and for two green corridors consisting of indigenous vegetation in the public open spaces 31 and 32. These spaces do not exist in isolation, but form part of the present natural and indigenous environment that will be retained to the highest degree possible (note for example the restriction on gardens and boundary walls in the draft Architectural Design, Landscaping and Environmental Manual in Annexure C). Thus, the entire development should ideally be managed as a whole by persons with a vested interest in the preservation of its fauna and flora, namely the HOA, which will be bound by the HOA Constitution.

The proposed residential erven will be developed in terms of the proposed **Architectural Guidelines**, attached as **Annexure D**. The design approach as defined in the Architectural guidelines reads as follows:

It is the intent to develop a low-impact, tranquil living environment, in harmony with the natural surroundings, with a focus on protecting the natural landscape and vegetation, thereby providing a safe haven for birds, reptiles and mammals such as lynx and mongoose.

An approach of "touching the earth lightly" has been adopted by founding certain building components on piles and allowing portions of the building structure to float above the ground. Timber decks and timber pathways will be "floated" in this manner as far as possible.

For detail pertaining to the proposed Architectural Guidelines please refer to **Annexure D and Annexure E containing 2 examples of dwelling units.**

### 3.4.2. Proposed Building Line Relaxations

The housing developments alongside Lynx Avenue are rather unique in the sense that 30% of the developments are allowed to be used for town housing purposes. Under normal circumstances a townhouse development consists of a walled development area with a large number of townhouse erven that are being accessed from private internal roads. In this case, access controlled developments are not allowed in this specific area of Vermont and it is also required that the status of the roads be public roads. Subsequently the outside boundaries of each of the proposed townhouse clusters consisting of proposed townhouse erven 2 to 7, 18 to 24 are seen as periphery boundaries that are more restrictive than internal building lines. The proposed single residential erven numbered 15 – 17 also abuts 2 street fronts namely Lynx Avenue and proposed Buzzard Close. A 4m street building line will apply to these erven.

We are therefore applying for building line departures to be more in line with the prescribed building lines in terms of the Zoning Scheme Regulations under a zoning of General Residential Zone 1, applicable to internal boundaries of a townhouse scheme and building lines and street building lines applicable to single residential erven. Erven 15-18 will not be accessed from Lynx Avenue and due to the fact that these erven abut Lynx Avenue and the proposed Buzzard Close we are applying for a street building line relaxation alongside Lynx Avenue from 4m to 3m applicable to the single residential erven 15 to 17 to be in line with the building line applicable to proposed erf 18.

With reference to the Zoning Scheme Regulations under a zoning of General Residential Zone 1 the prescribed internal street building line is 1m, provided that garages must be set back at least 5m from the road kerb. Access to the proposed townhouse erven are gained from the proposed public roads and therefore a 3m building line applies. The proposed townhouse clusters are both located at two dead end streets of the development. Subsequently there will be no through traffic. We are therefore applying for a street building line relaxation from 3m to 2m, 1 metre further than what would have been the case if the public road was a private internal road. This proposed street building line relaxation will be applicable to erven 2 to 7, 18 to 24.

It would be highly likely that garages will be constructed on the common boundaries of erven 1 and 2, 6 and 7, 17 and 18, and 22 and 23 with a common wall built on the

boundary between each garage. In terms of the Zoning Scheme this is allowable if it complies with the prescribed guidelines. There is however an exception that will have to be addressed and that is if the owner would want to construct a garage on the common boundary between erven 1 and 2, and 17 and 18 it would be required that we apply for a building line departure from 3m to 0m due to the fact that the 2 erven mentioned do not have the same zoning. Erven 1 and 17 are a single residential erven and erven 2 and 18 are townhouse erven. Subsequently a 3m building line applies.

With reference to the Building Lines plan we have indicated that the kerbs in both the dead end streets are constructed in such a way to make provision for at least 5m measured from the kerb to possible future garages on erven 2, 6, 7, 18, 22 and 23. The remaining townhouse erven have ample space to make provision for an area with a distance of at least 5m from the kerb to the garage.

The following building line relaxations are also proposed where townhouse erven abut single residential erven in order to achieve the same building lines applicable to single residential erven. It is proposed that the building lines applicable to the common boundaries of the townhouse erven between erven 7 and 8, 17 and 18, 23, 24 and 25, be relaxed from 3m to 2m. Please refer to the enclosed Building Lines plan indicating all the applicable building lines and proposed building line relaxations.

A manor house, outbuilding and studio are established on proposed erven 26 and 30. With the proposed subdivision and rezoning the street building lines will be encroached. In order to make provision for the existing structures we are also applying for street building line departures. The existing outbuilding established on erf 26 is located  $\pm 2.10\text{m}$  from the street boundary. We are therefore applying for the relaxation of the street building line from 4m to 2.1m to accommodate the outbuilding. The studio can easily be modified to serve the purpose of a dwelling unit should the future owner wish to do so, as it is a solid structure. A portion of the existing stoep encroaches the street building line and we are therefore applying for the relaxation of the street building line from 4m to 0.71m.

### **3.4.3. Proposed Servitudes**

With reference to the proposed erven 27 to 29, it is also proposed that a right of way servitude be registered over proposed Portions 28 and 29 as indicated on the proposed layout plan. The proposed right of way servitude is  $\pm 256\text{m}^2$  in extent and will be utilised

as access to the proposed erven 27 and 28 over erven 28 and 29 respectively. The right of way servitude is 5m in width. Please refer to the enclosed proposed layout plan.

Another servitude is proposed between the above mentioned right of way servitude and the southern boundary of Erf 1449 Vermont. This servitude is 0.5m wide and will accommodate a proposed unlined stormwater channel that will be 500mm wide and 500mm deep. The servitude was created on request of the **Brede-Gouritz Catchment Management Agency**. Please refer to their comments attached as **Annexure F**.

The proposed servitudes will not have any negative impact on the surrounding properties or the proposed residential development on Erf 1449 Vermont.

### 3.4.4. Proposed Phasing of the Development

In order to make the development of the proposed 17 single residential and 13 townhouse erven viable, due to the required payment of the bulk services levies that will be due before transfer can take place, it was decided to phase the development.

Please refer to the phase plan below:





Phase 1: This Phase will consist of the construction of the access road and all the services to the erven located west of the access road, erven 1 to 10 and Erf 32. This cluster consists of 6 townhouse erven, 4 single residential erven, 1 public open space and a section of a public street from which these erven are accessed. The following phases 2 to 5 are all located east of the new access road and can be described as follows:

Phase 2: This Phase consists of 3 single residential erven located on the southern boundary of Erf 1449 Vermont, that are accessed via a proposed right of way servitude that gain access from the proposed access road, Flycatcher Road and a public open space, Erf 31. The residential erven are numbered; 27 to 29.

Phase 3: This Phase consists of 2 single residential erven, erven 26, 30 and a portion of the proposed public street. The existing manor house is located on Erf 26, that is already serviced. A studio is located on the proposed Erf 30 and can easily be converted into a future dwelling.

Phase 4: This Phase consists of single residential erven proposed alongside the northern boundary of Erf 1449 Vermont and a section of a public street, Erf 34 from which these erven will gain access from. This phase also consists of 1 public open space; numbered Erf 33. The proposed single residential erven within this phase are erven numbered 11 to 15 and Erf 25.

Phase 5: This Phase consists of 7 townhouse erven, 2 single residential erven and the final section of public street. The townhouse erven are numbered 18 to 24 and the residential erven 16 and 17.

The development sequence of the phasing will be determined by the most cost effective way for the construction of services in order for phases to be cleared and transferred in order to obtain revenue for the following phases. This will also make the development more viable for the developer. The phases might not follow the numerical indicated sequence and might also be developed as a combination of the proposed phases 1 to 5. The sections of the public road and public open spaces will be transferred to the Overstrand Municipality as per the completion of each phase or combination of phases.

### 3.4.5. Proposed Street Names and Street Numbers.

- After liaising with Lee-Ann Roach at the GIS Department of the Overstrand Municipality it has been decided to allocate the following street names, namely Flycatcher Street and Buzzard Close. Please refer to the plan below indicating the proposed street names and numbers for your approval in terms of Chapter XI, Section 96 of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the allocation of street names and street numbers. We believe that the proposed street names are in line with the trend of street names already allocated to streets within the Vermont Township. Both the Flycatcher and Buzzard birds are found on the property.



### 3.5 ACCESS

The property is situated in Lynx Road. This application follows a similar layout than what was previously approved as mentioned in Section 3.4 above. The proposed road network design on Erf 1449 Vermont links with Little Swift Close via a small section of unnamed road as previously approved. For traffic safety reasons it was decided not to make use of the existing access to Erf 1449 Vermont directly from Lynx Avenue but to make use of the previously approved access via Little Swift Close.

Little Swift Close is located south of Erf 1449 Vermont and runs in an east to west direction from Lynx Avenue. The road reserve abutting erven 2210 to 2215 Vermont is 10m wide. A small section of unnamed road forms a T-Junction at erven 2209 and 2210 Vermont creating a dead end at the southern boundary of Erf 1449 Vermont from where the proposed residential development will gain access. The section of road from the mentioned T-Junction to the boundary of Erf 1449 Vermont also has a road reserve width of 10m.

The main access road from Little Swift Close has a road reserve of 10m abutting a proposed green belt on both sides of the proposed access road. All proposed internal roads abutting single residential erven have a road reserve of 10m and proposed roads abutting the townhouse erven have a road reserve of 8m. The proposed access road forms a T-Junction from where the road splits into an eastern and western direction respectively. A small section of road is proposed at each dead end creating sufficient access to the abutting townhouse erven and it also makes the manoeuvrability of larger vehicles such as furniture removal trucks and refuse trucks much better than a standard cul-de-sac.

We have liaised with Mrs. Lee-Ann Rauch at the Overstrand Municipality regarding the allocation of street names. The following street names have not been reserved namely; Buzzard and Flycatcher. We are therefore proposing that the access road from Little Swift Close be named Flycatcher Street and that the proposed road running in an east west direction across Erf 1449 Vermont be named Buzzard Close. Please refer to the enclosed proposed layout plan.

Please take note that the sections of road will be transferred to the Overstrand Municipality as per the completion of each phase or combination of phases and not as one complete road with the completion of the first phase. The same would apply to public open spaces. Please refer to the enclosed phase plan.

### 3.6 SERVICES

Due to the fact that Erf 1449 Vermont is within an already developed residential area municipal services already exist in the vicinity to which the newly proposed erven could connect to. The following departments have confirmed that there is enough capacity to provide services to the proposed erven:

- **Eskom;**
- **Overstrand Municipality, Directorate Infrastructure and Planning** with reference to water, sanitation, roads and stormwater and solid water removal;
- **GLS Consulting** with reference to water and sewer network.

Please refer to a copy of the confirmation letters that we have enclosed as **Annexure G**.

The company **DECA Consulting Engineers** has been appointed to compile a **services report** for the proposed development. For the details of the provision of services, please refer to the enclosed services report as **Annexure H**.

Please note that that above information was obtained for a former layout that consisted of 31 proposed residential opportunities. With the revised layout, 30 residential opportunities are proposed.

### 3.7 TITLE DEED

The Title Deed T108791/2002 has no restrictions that need to be removed in order for this application for rezoning, subdivision, departures and the creation of servitudes to be approved.

A bond is registered against the subject property at FNB. Enclosed please find a copy of the bondholder's consent for your records.

### 3.8 **FORWARD PLANNING**

#### **Overstrand Municipal Wide Spatial Development Framework**

In terms of the Overstrand Wide Spatial Development Framework the subject property is earmarked for residential purposes. After the approval of the application for the rezoning, subdivision, departures and the creation of servitudes the property will be utilised for residential purposes.

#### **Overstrand Growth Management Strategy**

The *Overstrand Municipal Growth Management Strategy (OMGMS, 2010)* specifies that 1449 Vermont forms part of Planning Unit No. 1. Given the nature and current character of the specific area there is no densification for this area proposed but the development of the large erven alongside Lynx Road is allowed. The allowable development parameters are residential erven not smaller than 600m<sup>2</sup> each with a combination of higher density townhouse size erven for approximately 30% of the area.

With reference to the above mentioned it our opinion that the Growth Management Strategy does not propose densification for the specific area, but it must be taken into consideration that the property is larger than the average residential erven in the area and in line with the guidelines that were imposed as mentioned above. Each subdivision application should be dealt with on its own merit.

In this instance Erf 1449 Vermont is larger in extent than the already developed erven in the area and after subdivision it will still be compatible with residential developments alongside Lynx Avenue, Vermont.

It is therefore our opinion that the application for the proposed rezoning, subdivision, departures and the creation of servitudes can be supported and it is in line with forward planning strategies and also the current land use trends for the area.

### **3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION**

#### **3.9.1 HERITAGE VALUE**

Erf 1449 Vermont 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, subdivision, departures and the creation of servitudes will not have a negative impact on the heritage value of the subject property or the Greater area of Vermont. Please refer to the enclosed letter from **Western Cape Heritage (Annexure I)** supporting the proposal.

#### **3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT**

The proposed rezoning, subdivision, departures and the creation of servitudes do trigger listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998). The activities that will trigger the NEMA regulations are:

- the clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation,
- the clearance of an area of 300m<sup>2</sup> or more of indigenous vegetation within a critically endangered or endangered ecosystem.

Subsequently a Basic Assessment Report was submitted to the Department of Environmental Affairs and Development Planning on the 10 of July 2020. Please refer

to their **letter of receipt** dated 14 July 2020 enclosed as **Annexure I**. We have also enclosed a copy of the **letter of authorization** from the Department of Environmental Affairs and Development planning dated 30 September 2020, refer to **Annexure J**. An Environmental Management Plan will be put in place for both the construction phase and operational phase of the development. Please note that the authorization obtained for the proposed develop was obtained for a slightly different layout. The layout that was approved by the DEADP had to be revised on request of the Overstrand Municipality.

The road network remained the same, 1 less residential erf is proposed and the proposed private open spaces had to be changed to public open spaces. Due to security reasons we also had to rearrange the open spaces.

### **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 Erf 1449 Vermont will be in line with the current erf sizes in the vicinity and the subject property will still be utilised for residential purposes. There are no restrictive Title Deed conditions that prohibit the subdivision of the subject erf. A previous application was approved for a similar layout, that has been amended to take the position of the existing Milkwood trees into consideration to retain the majority of these trees as part of the development.

**Spatial sustainability:** The proposed housing development is in line with the current character of the established surrounding residential area. The proposed application will not have a negative impact on the conservation worthy areas of Vermont. Spatially the residential development proposed for Erf 1449 Vermont will be in line with the residential character of the area.

**Efficiency:** The proposed additional erven are easily accessible and conveniently located in Vermont in close proximity of beaches, shops and Hermanus.

**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:

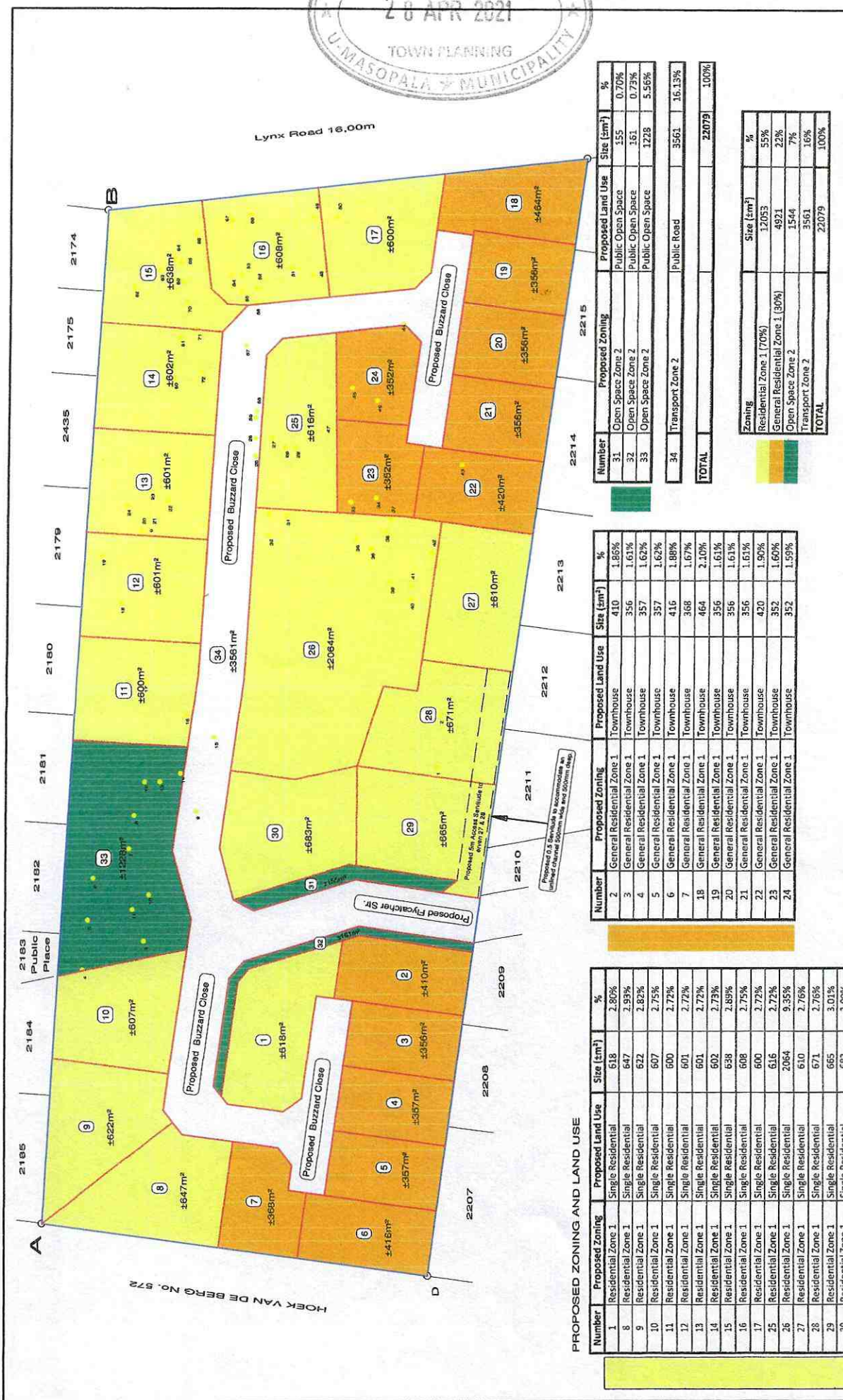
- The application for the proposed rezoning, subdivision, departures and the creation of servitudes is similar to a previously approved residential development on Erf 1449 Vermont of which the layout was minimally changed to make provision for the existing Milkwood trees.
- The proposed rezoning, subdivision, departures and the creation of servitudes of Erf 1449 Vermont falls within the existing land use tendencies in the area;

- The proposed rezoning, subdivision, departures and the creation of servitudes are in line with the Overstrand Municipal Wide Spatial Development Framework and the Overstrand Growth Management Strategy.
- The proposed subdivided erven are compatible with the existing erf sizes in the area;
- The proposal falls within an already established residential area with sufficient services capacity to which the additional erven can be connected to;
- The proposed rezoning, subdivision, departures and the creation of servitudes will not have a negative impact on the current character and land values of the surrounding erven.
- The proposed development on Erf 1449 Vermont 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. We remain of the opinion that private open spaces would be a much better option than the proposed public open spaces taking the environmental factors into account and that it has merit.
- Both a construction and operational Environmental Management must be put in place for the management of the natural vegetation and especially the Milkwood trees.
- The proposed street names are compatible with the trend of street names already allocated to streets within the Vermont Township.

With regards to the above mentioned it would be appreciated if the Overstrand Municipality would consider the application favourably for the rezoning, subdivision, departures, the creation of servitudes, phasing of the development and the allocation of street names and street numbers of Erf 1449 Vermont.



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PROPOSED ZONING AND LAND USE

Number	Proposed Zoning	Proposed Land Use	Size (km <sup>2</sup> )	%
1	Residential Zone 1	Single Residential	618	2.80%
8	Residential Zone 1	Single Residential	647	2.93%
9	Residential Zone 1	Single Residential	622	2.82%
10	Residential Zone 1	Single Residential	607	2.75%
11	Residential Zone 1	Single Residential	600	2.72%
12	Residential Zone 1	Single Residential	601	2.72%
13	Residential Zone 1	Single Residential	601	2.72%
14	Residential Zone 1	Single Residential	602	2.73%
15	Residential Zone 1	Single Residential	638	2.85%
16	Residential Zone 1	Single Residential	608	2.75%
17	Residential Zone 1	Single Residential	600	2.72%
25	Residential Zone 1	Single Residential	616	2.72%
26	Residential Zone 1	Single Residential	2064	9.35%
27	Residential Zone 1	Single Residential	610	2.76%
28	Residential Zone 1	Single Residential	671	2.76%
29	Residential Zone 1	Single Residential	665	3.01%
30	Residential Zone 1	Single Residential	683	3.09%

Number	Proposed Zoning	Proposed Land Use	Size (km <sup>2</sup> )	%
2	General Residential Zone 1	Townhouse	410	1.85%
3	General Residential Zone 1	Townhouse	356	1.61%
4	General Residential Zone 1	Townhouse	357	1.62%
5	General Residential Zone 1	Townhouse	357	1.62%
6	General Residential Zone 1	Townhouse	415	1.88%
7	General Residential Zone 1	Townhouse	368	1.67%
18	General Residential Zone 1	Townhouse	464	2.10%
19	General Residential Zone 1	Townhouse	356	1.61%
20	General Residential Zone 1	Townhouse	356	1.61%
21	General Residential Zone 1	Townhouse	356	1.61%
22	General Residential Zone 1	Townhouse	420	1.90%
23	General Residential Zone 1	Townhouse	352	1.60%
24	General Residential Zone 1	Townhouse	352	1.59%

Number	Proposed Zoning	Proposed Land Use	Size (km <sup>2</sup> )	%
31	Open Space Zone 2	Public Open Space	155	0.70%
32	Open Space Zone 2	Public Open Space	161	0.73%
33	Open Space Zone 2	Public Open Space	1228	5.56%
34	Transport Zone 2	Public Road	3561	16.13%
<b>TOTAL</b>			<b>22079</b>	<b>100%</b>

Zoning	Size (km <sup>2</sup> )	%
Residential Zone 1 (70%)	12053	55%
General Residential Zone 1 (30%)	4921	22%
Open Space Zone 2	1544	7%
Transport Zone 2	3561	16%
<b>TOTAL</b>	<b>22079</b>	<b>100%</b>

Property Description: **ERF 1449 VERMONT**

Scale: 1:750

Plan Description: **PROPOSED LAYOUT**

Drawing Nr: **ym1449naps.dwg**

Date: 10/2018

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All distances approximate and subject to survey.

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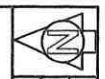


Lynx Road 16.00m



NOTES:  
 - Existing Building Lines  
 - Proposed Building Lines

HOEK VAN DE BERG NO. 572



Scale: 1:750  
 Drawing Nr: vsm14993.dwg  
 Date: 10/2018

Plan Description:  
**BUILDING LINES**

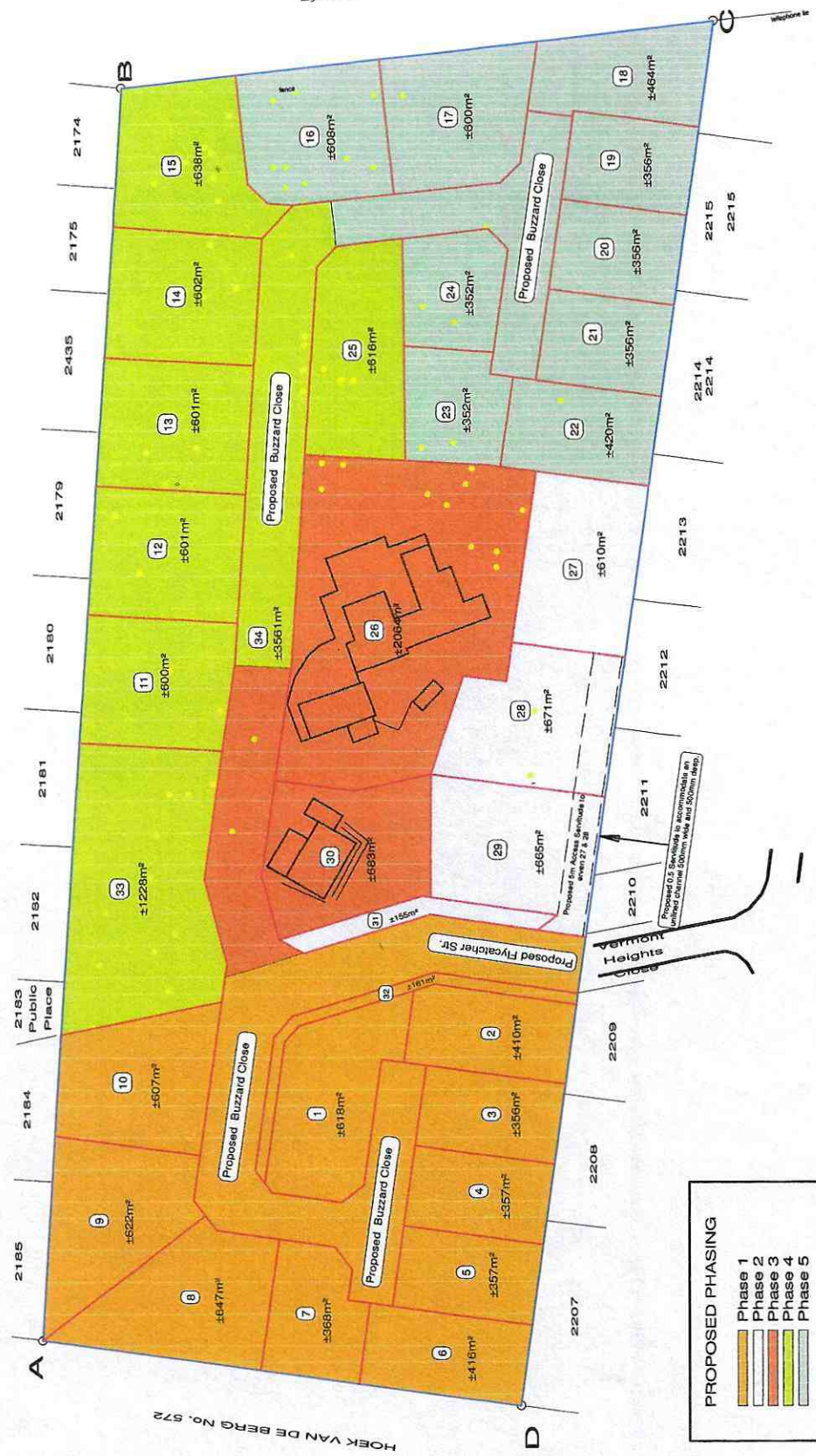
Property Description:  
**ERF 1449 VERMONT**

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Lynx Road 16.00m



Scale:	1:750
Drawing Nr:	verm1449r2.dwg
Date:	10/2018

Plan Description:  
**PROPOSED PHASING**

Property Description:  
**ERF 1449 VERMONT**

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