



OVERSTRAND MUNISIPALITEIT
GEDEELTE 6 VAN PLAAS 575, AFDAKSRIVIER
'N GEDEELTE VAN CALEDON (NOORD VAN
HAWSTON): AANSOEK OM HERSONERING,
ONDERVERDELING, VERGUNNINGSGEBRUIK,
GOEDKEURING VAN STRAATNAME EN
NOMMERS EN STIGTING VAN
EIENDOMSEIENAARSVERENIGING: URBAN
DYNAMICS SOUTH CAPE (nms AFDAKSRIVIER
EIENDOMS ONTWIKKELING (PTY) LTD)

Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die onderstaande aansoek van toepassing op Gedeelte 6 van Plaas 575, Afdakrivier (die eiendom), vir die:

1. **onderverdeling** ingevolge Artikel 16(2)(d) van die Verordening van bogenoemde eiendom in 2 gedeeltes naamlik, Gedeelte A ($\pm 19,58$ ha) en 'n Restant ($\pm 65,48$ ha);
2. **hersonering** van Onderverdeelde Gedeelte A na Onderverdelingsgebied (SA) ingevolge Artikel 16(2)(a) van die Verordening vir Besigheid en ander soortgelyke gebruike;
3. **hersonering** ingevolge Artikel 16(2)(a) van die Verordening om die nutgeskepte Gedeelte A vanaf Landbousone 1: Landbou (AGR1) na Onderverdelingsgebied (SA) om verdere onderverdeling ingevolge Artikel 16(2)(d) te akkommodeer om die volgende te skep:
 - 2 Besigheidsone III erwe,
 - 68 Besigheidsone II erwe,
 - 3 Oopruimtesone III erwe (Privaat oopruimte),
 - 2 Vervoersone II erwe (Privaat pad),
 - 1 Vervoersone II erf (Publieke pad),
 - 1 Elektriese Serwituut area.
4. **vergunninggebruik** ingevolge Artikel 16(2)(o) van die Verordening om pakhuis te akkommodeer (insluitend dienshandel) op die 68 Besigheidsone II erwe.
5. **goedkeuring van straatname en nommers** ingevolge Artikel 16(2)(o) van die Verordening; en
6. **stigting van eiendomseienaarsvereniging** ingevolge Artikel 31 van die Verordening.

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

Enige kommentaar moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op **17 Desember 2021**, met u naam, adres, kontak besonderhede, belang in die aansoek en die 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. **160/2021**

OVERSTRAND MUNICIPALITY
PORTION 6 OF FARM 575, AFDAKSRIVIER, A
DIVISION OF CALEDON (NORTH OF
HAWSTON): APPLICATION FOR REZONING,
SUBDIVISION, CONSENT USE, APPROVAL OF
STREET NAMES AND NUMBERS AND
ESTABLISHMENT OF PROPERTY OWNERS
ASSOCIATION: URBAN DYNAMICS SOUTH
CAPE (obo AFDAKSRIVIER EIENDOMS
ONTWIKKELING (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 6 of Farm 575, Afdakrivier (the property) for the:

1. **subdivision** in terms of Section 16(2)(d) of the By-Law to subdivide the above property in 2 portions namely; Portion A ($\pm 19,58$ ha) and a Remainder ($\pm 65,48$ ha);
2. **rezoning** of Subdivided Portion A to Subdivisional Area (SA) for Business and related uses in terms of Section 16(2)(a) of the By-Law;
3. **rezoning** in terms of Section 16(2)(a) of the By-Law of the newly created Portion A from Agricultural Zone 1: Agriculture (AGR1) to Subdivisional Area (SA) to accommodate the further subdivision in terms of Section 16(2)(d) to create the following:
 - 2 Business zone III erven,
 - 68 Business zone II erven,
 - 3 Open space zone III erven (Private open space),
 - 2 Transport zone II erven (Private road),
 - 1 Transport zone II erf (Public road),
 - 1 Electrical servitude area.
4. **consent use** in terms of Section 16(2)(o) of the By-Law to accommodate warehouses (including service trade) on the 68 Business zone II erven.
5. **approval of street names and numbers** in terms of Section 96 of the By-Law; and
6. **establishment of property owners association** in terms of Section 31 of the By-Law.

Full details regarding the proposals above are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus.

Any comments must be in writing and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **17 December 2021**, with your name, address, contact details, interest in the application and the reasons for comment. Telephonic inquiries can be made to the **Town Planner, Mr. H. Olivier** at 028-3138900. The Municipality may refuse to accept comments after the closing date. Any person who cannot read or write can visit the Town Planning Department where they will be assisted by a municipal official in formulating their comments.

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

Municipal Notice No. **160/2021**

UMASIPALA WASE-OVERSTRAND
IINXALENYE YESIZA-6 SEFAMA ENGU-575, YASE-
AFDAKSRIVIER, ISIAHLULO SECALEDON (EMANTLA
EHWASTON): ISICELO SOKUCANDA KWAKHONA,
UKWAHLULA-HLULA, UKUYUMELA UKUSEBENZISA,
UKUPHUNYEZWA KWAMAGAMA EZITRATO
NEENOMBOLO ZEZITRATO KUNYE NOKUMISELWA
KWEMANYANO YABANINI BEZIZA/ABANINI
BOMHLABA., URBAN DYNAMICS SOUTH CAPE
(egameni leAFDAKSRIVIER
EIENDOMSONTWIKKELING(PTY)LTD)

Isaziso sokhutshwe ngokwemiba yeSoloty lama-47 nelama-48 loMthethwana kaMasipala waseOverstrand OngeZicwangciso Zokusetyenziswa koMhlaba kaMasipala ku2020 (uMthethwana kaMasipala) isaziso eso simayela nezi zicelo zilandelayo ezisebenza kwiSiza esiyinxalenye 6 yeFama engu575, Afdakrivier (isiza/umhlaba):

1. **Ukwahlulahlula** ngokwemiba yeSoloty le-16(2)(d) yoMthethwana ukwahlulahlula isiza esingentla kwiinxalenye ezibini-2 ezibizwa; inxalenye A ($\pm 19,58$ ha) neNtsalela ($\pm 65,48$ ha);
2. **Ukucanda** kwakhona Inxalenye A Eyahlulahlulweyo ibe nguMmandla Owahlulahlulweyo (SA) ukulungiselela ukuba usetyenziselwe Ushishino nemiba ehambelana nokusetyenziswa kwayo ngokwemiba yeSoloty le16(2) yoMthethwana;
3. **Ukucanda** kwakhona ngokwemiba yeSoloty le16(2) loMthethwana weNxalenye A esanda kuyiliwa ukusuka kwiZowuni 1:yeZolimo (AGR1) ibe nguMmandla Owahlulahlulweyo ngokweSoloty le16(2)(d) ukumisela oku kulandelayo:
 - 2 Yeziza eziyiZowuni II yeZoshishino
 - Ama68 eziza eziyiZowuni III yoShishino
 - 3 Yeziza zamabala avulelekileyo eziyiZowuni III (Amabala avulelekileyo, nawabucala)
 - 2 Yeziza eziyiZowuni II yeZithuthi (indlela zabucala)
 - 1 yesiza sezowuni II yezithuthi (Indlela kaWonkewonke)
 - Indlela eyirhanga evulelekileyo yokuhamba abantu abaninza ezulekenkono zoMbane
4. **Ukuvumela** ukusebenzisa ngokwemiba yeSoloty le16(2)(o) loMthethwana ukulungiselela indlu yokugcina impahla-iwehawusiwe- (i)qka ukusebenza ngeenkono) kwiziza ezingama68 ezikwizowuni II yoShishino.
5. **Ukuphunyezwa** kwamagama ezitrato neenombolo zezitrato ngokwemiba yeSoloty lama-96 oMthethwana; no
6. **Nokumisela** imanyano yobunini bomhlaba ngokweiba yeSoloty lama31 oMthethwana.

linkcukacha ezipheleleyengezi ziphakamiso zingentla ziyafumaneka ukuze zihlolelwe kwiintsuku zaphakathi evekini phakathi kwentsimbi ye8:00 neye10:30 kwiSebe:Zicwangciso NgeDolophu, 16 Paterson Street, Hermanus.

Naziphi na izimvo mazibhalwe zize zifike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla **we-17 kuDisemba 2021**, uchaze igama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo kunye nezizathu zakho zokuhlomla. Imibuzo ngefowuni ingabuzwa kuMchwangciso weDolophu, **Mnu.H. Olivier** kwa028-3138900. UMasipala angala ukwamkela izimvo emva komhla wokuvula. Nabani na ongakwazi ukubhala nokufunda angahambela kwiSebe Lezicwangciso ngeDolophu apho igosa likamasipala liza kumnceda ukungenisa izimvo zakhe ngokusemthethweni.

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

Inombolo yeNothisi kaMasipala. **160/2021**

AFDAKSRIVIER
HAWSTON -
FARM 57516, CALEDON

REGIONAL CONTEXT



Application Area



Major Road

PLEASE NOTE:
 Boundary lines, positions, elevations and property sizes stated
 on this map are for informational use only.

REF: C:\Users\Ard\OneDrive - Urban Dynamics\Documents\PROJECTS\Hawston\Afdakrivier_21_071716.rvt

COMPILED BY: A. ELLIS

INDEXED BY: A. ELLIS

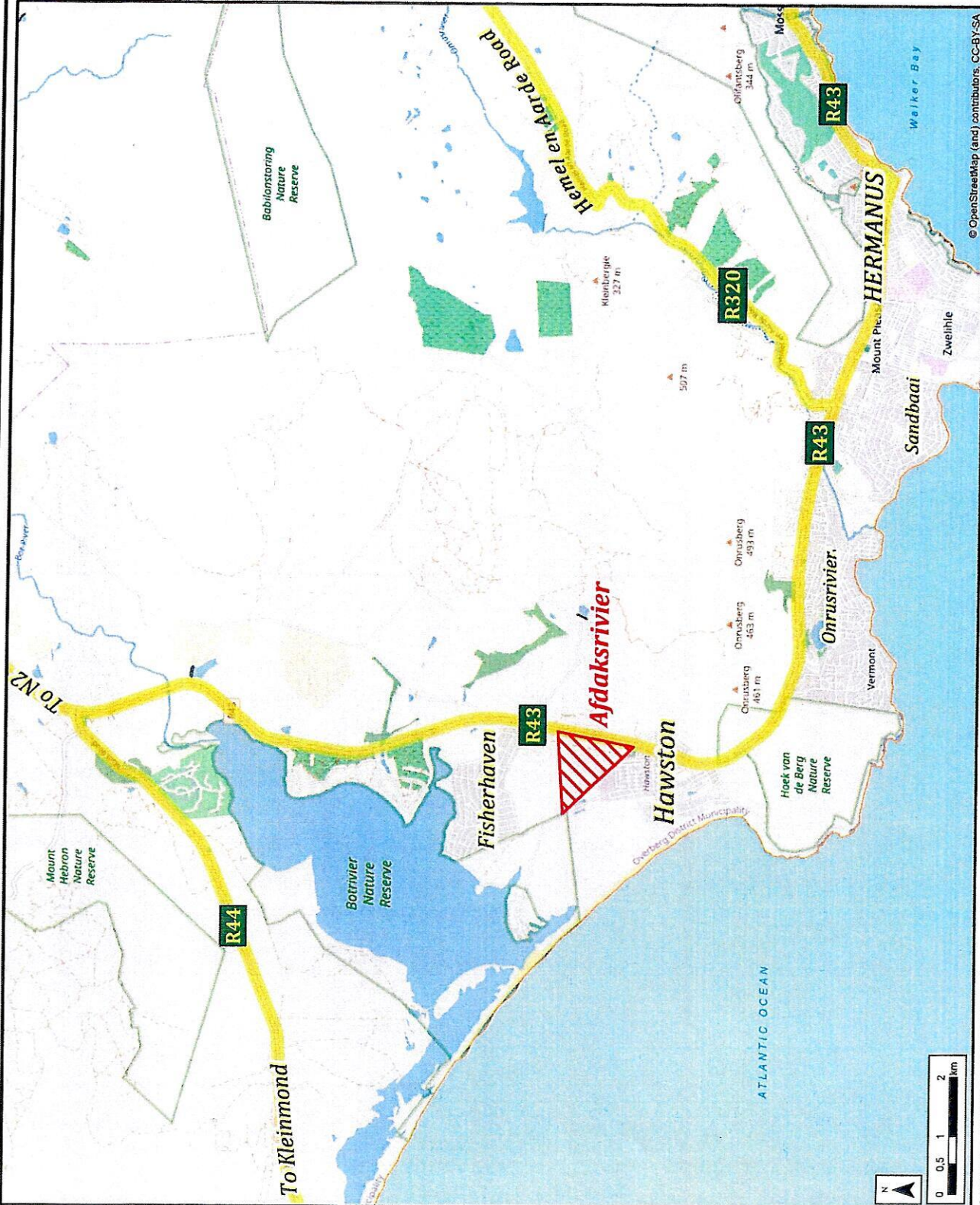
DATE: JUNE 2021

SCALE: SEE LINESCALE

PLAN NO:

CLIENT:

URBAN DYNAMICS WESTERS CAPE
 21 WALKER AVENUE
 SANDBAAI
 HERMANUS
 WESTERN CAPE
 7201
 TEL: 021 885 1100
 FAX: 021 885 1101
 WWW.URBANDYNAMICS.CO.ZA



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SECTION 1**INTRODUCTION****1.1 BACKGROUND & INTRODUCTION**

Urban Dynamics South Cape, consulting Town and Regional Planners, were appointed by Afdaksvier Property Development, to prepare and submit an application to re-apply for the previously approved and currently still valid zoning rights on a portion of the farm Afdaksvier 575/6 Caledon division.

It has to be emphasized that the approved zoning rights of the property are currently still valid (refer attached previous approval documentation) until April 2022. However, due to the market constraints the existing approval rights have not been acted upon timeously to secure / vest the rights. Application is now hereby made for the same approval rights, assuming that it will not be possible for the developers to act on the existing rights prior to the lapsing date thereof.

On the basis hereof, this application includes the specialist studies and previous approvals as supporting documentation to the re-application of the zoning rights on the property.

1.2 PROPERTY DESCRIPTION AND OWNERSHIP

The application area (*Refer Figure 1*) is described in the title deed as follows:

SUBJECT PROPERTY	EXTENT (HA)	DEED OF TRANSFER	REGISTERED OWNER
Portion 6 of the Farm Afdaks Rivier no 575, Caledon	85,6532	T34607/2006	AFDAKSRIEVER EIENDOMS ONTWIKKELING

Table 1: Property Description

The above-mentioned title deed has been perused by conveyancers, Smith Tabata Buchanan Boyes Attorneys, confirming that there are no restrictive title deed conditions registered which prevent the property from being rezoned or subdivided for urban development.

1.3 CURRENT ZONING AND LAND USE

The application area (85,6532ha) is currently zoned, in terms of the valid approved zoning rights, as Subdivisional Area Zone for Business Zone II (warehousing) and Business Zone III (shops, flats & offices). The zoning is confirmed by the attached **Overstrand Zoning Certificate**.

Notwithstanding the above, the premise of this application is the pre-approved state of the land, being Agriculture Zone I. Application is hereby made for the rezoning of the application area from the Agriculture Zone I zoning. It is noted that Act 70 of 1970 does not apply to the property, as clearly notated on the attached approved SG diagrams and General Plans.



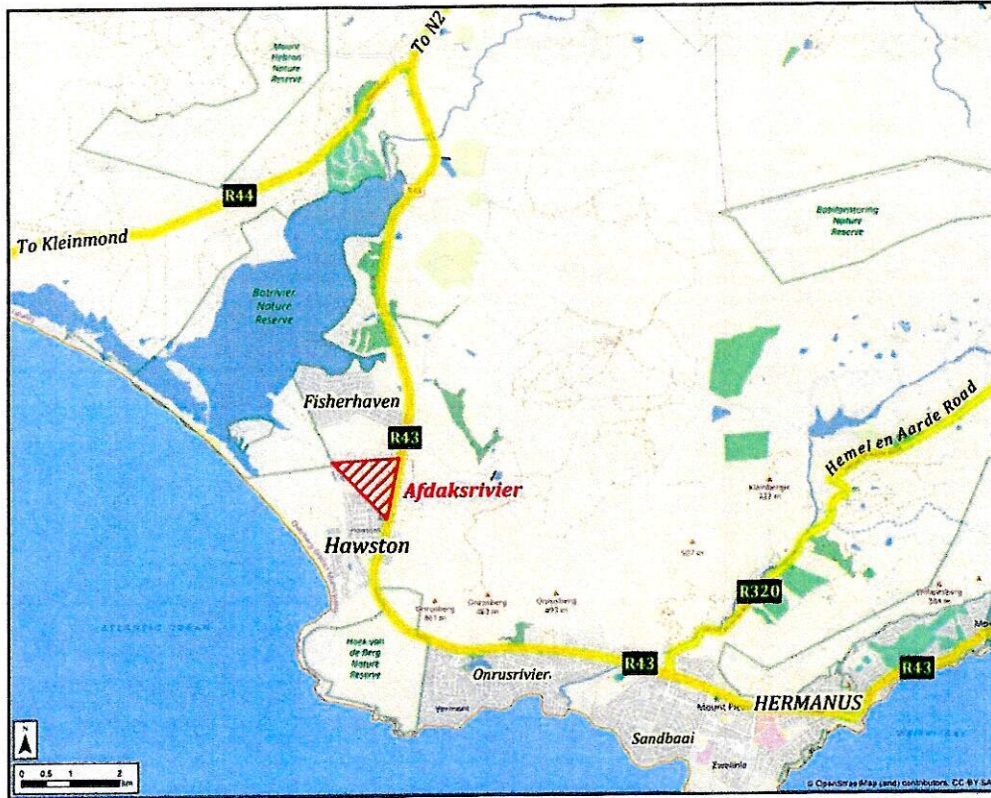


Figure 1: Locality Plan

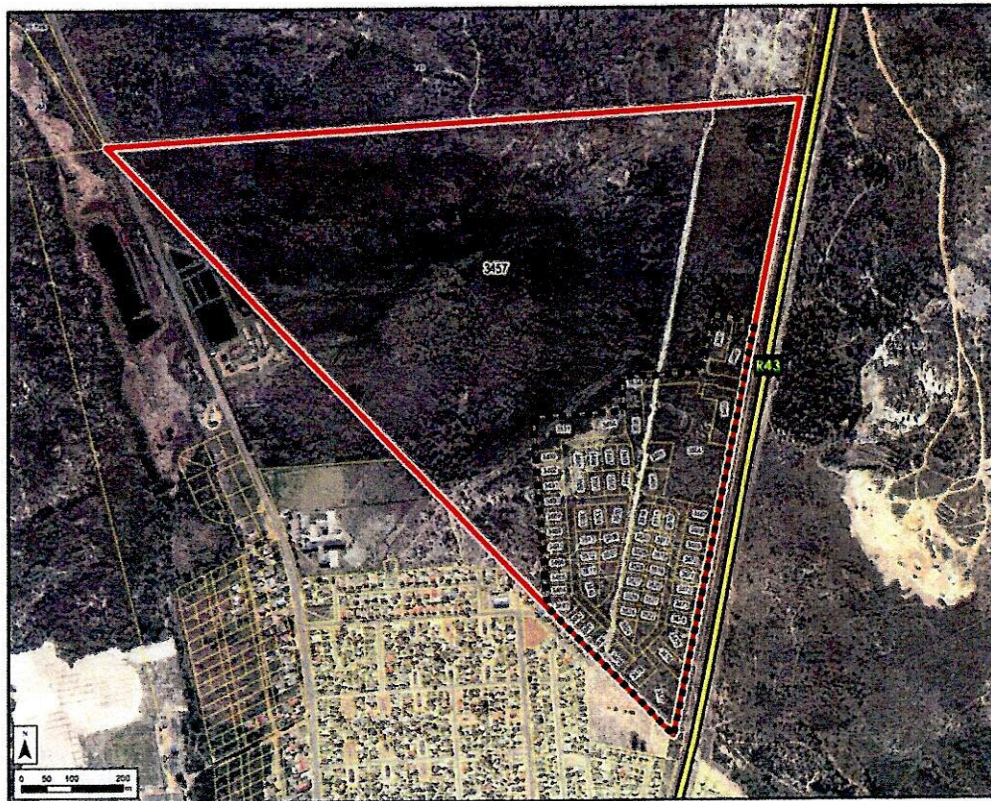


Figure 2: Local Context Aerial Cadastral Plan



SECTION 2 APPLICATION

2.1 INTRODUCTION

It is noted that at the time of the previously approved application being undertaken, that the former Land Use Planning Ordinance, 15 of 1985 was still the applicable and prevailing legislation. Subsequently, in 2014 and 2015 the Spatial Planning & Land Use Management Act (SPLUMA, 2013), the Western Cape Land Use Planning Act (LUPA, 2014) and the Overstrand Planning By-Law (2015) were approved and proclaimed, while a further amended Overstrand Planning By-Law was proclaimed in 2020.

The afore-mentioned current legislative framework now forms the basis of this land use application. The zoning categories and parameters of the Overstrand Land Use Scheme (2020) are now the applicable zoning / land use management scheme prescribing the relevant zoning details.

2.2 APPLICATION DETAILS

Application is hereby made, as follow (refer attached Application Form):

- The subdivision of Portion 6 of the Farm Afdaks Rivier No 575 into two portions namely portion A (±19.58ha which is the application site) and the remainder of Portion 6 of the Farm Afdaks Rivier No. 575 (65.48ha), in terms of Section 16(2)(d) of the Overstrand By-Law on Municipal Land Use Planning (2020) – refer Figure 2.1.

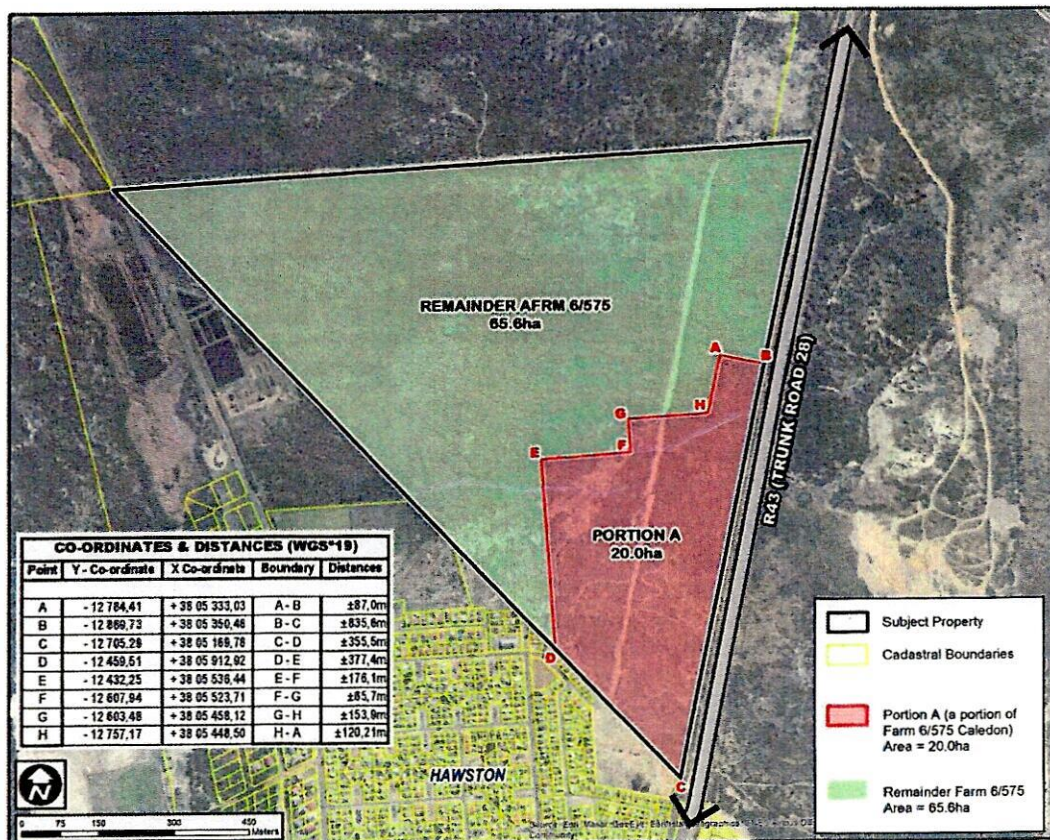


FIGURE 2.1: SUBDIVISION PLAN



SECTION 3 MOTIVATION

3.1 INTRODUCTION

The application herein intends to reinstate the existing approved land use rights that were approved in 2012 (and subsequently extended by application for a further 5 years from 2017 to April 2022). On this basis, it is clear that the merit of the application has not changed. Notwithstanding this, the application is hereby motivated on the following basis:

3.2 POLICY CONSISTENCY

3.2.1 Background

At the time of submission and approval of the previous zoning applications on the application site, the applicable spatial planning policies included, amongst others, the following:

- Provincial Spatial Development Framework, PSDF 2005 (2009)
- Greater Hermanus Sub-Regional Spatial Development Framework, 2000
- Overstrand Municipal Spatial Development Framework, 2006

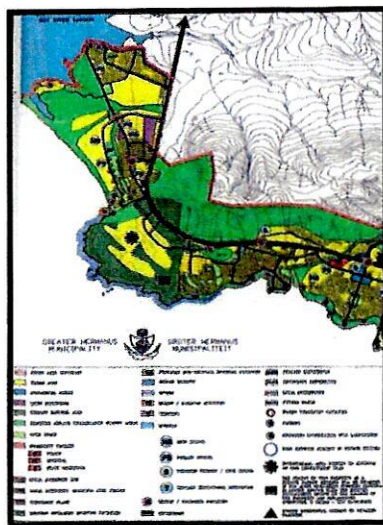


Figure 3.1: Greater Hermanus SDF (2000)

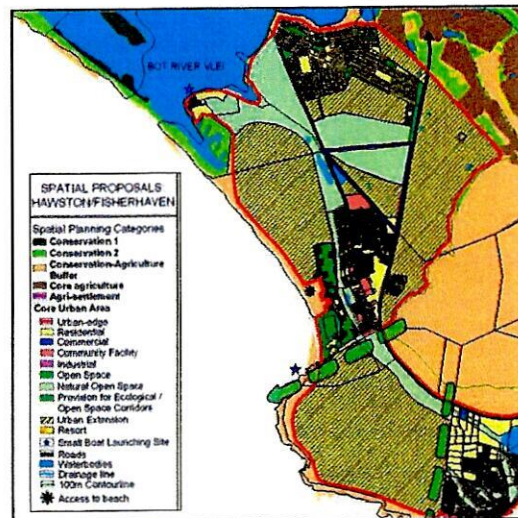


Figure 3.2: Overstrand SDF (2006)

In terms of the above-mentioned former spatial policies, the application area was designated within the urban development edge of the Hawston / Fisherhaven area for urban development purposes. The subsequent approvals of the land use application and environmental assessments during 2011/2012 were therefore fully aligned with the prevailing spatial policy applicable at that time.



3.2.2 Current Spatial Policy

Following the above-mentioned approvals, the spatial policies applicable to the Overstrand Municipal area and specifically the application site have changed, with new updated policies coming into effect at different points in time. The most relevant of the latest spatial policies being the approved Spatial Development Framework of the Overstrand Municipality, dated 2020. An extract from the Overstrand SDF (2020) indicates that the SDF in fact acknowledges the existing approved business rights of the development, as shown in Figure 3.3 below.

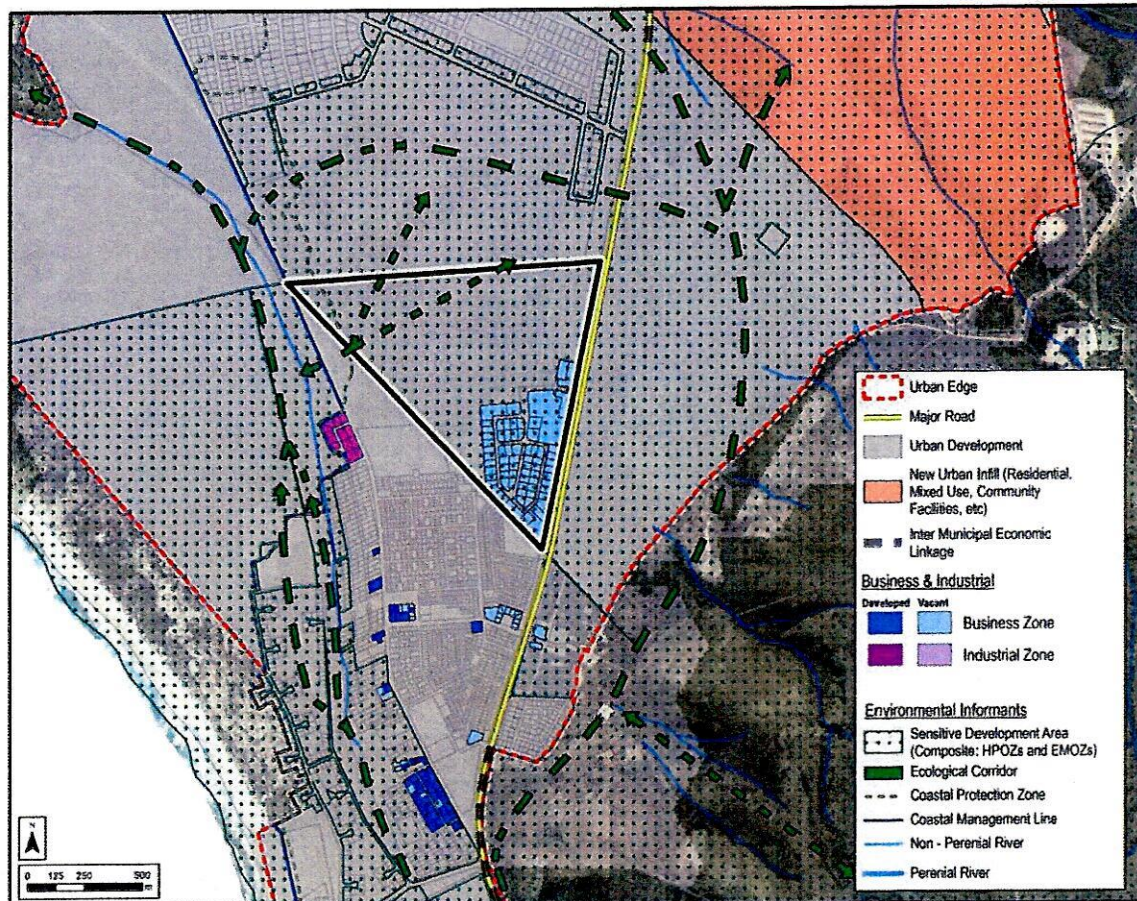


Figure 3.3: Overstrand SDF (2020)

It is therefore clear that the proposed reinstatement of the previously approved zoning rights for business development purposes, is fully aligned with the designations of the Overstrand SDF and its spatial development objectives.



3.3 PLANNING PRINCIPLES OF SPLUMA

With reference to the current legislative and policy requirements, the proposed amendment/deletion of conditions is fully consistent with the planning principles of the national Spatial Planning & Land Use Management Act (SPLUMA, 2013) and the provincial Land Use Planning Act (LUPA, 2014), namely:

Land Use Planning Principles (LUPA, 2014)	Compliance/ Response
Spatial Justice	<p style="text-align: center;">Fully Compliant</p> <p>The proposed development is located within an existing built up urban environment and does not result in any negative impact in terms of exclusion, segregation or discrimination. The proposal will in fact enhance access to land and economic opportunities in a good location.</p>
Spatial Sustainability	<p style="text-align: center;">Fully Compliant</p> <p>No impact on natural or agricultural resources, no urban sprawl, positive utilisation of land within the designated urban area.</p>
Efficiency	<p style="text-align: center;">Fully Compliant</p> <p>Utilising existing resources, linking to existing services and promoting integration in a well-located locality.</p>
Good Administration	<p style="text-align: center;">Fully Compliant</p> <p>The application is submitted in terms of the relevant legislation and will be processed accordingly.</p>
Spatial Resilience	<p style="text-align: center;">Fully Compliant</p> <p>The development is not within a flood prone area or risk area, while also planned in a way to allow connectivity with surrounding development, roads and infrastructure. Thereby allowing resilience to change over time within the urban context environs.</p>

Table 3.1: Planning Principles Assessment



3.4 PROPOSED CONSENT USE – WAREHOUSING

With reference to the previous approvals granted in terms of the former Section 8 Zoning Scheme (1985), it is noted that the previous business zonings are now converted to the zoning categories in terms of the latest Overstrand Land Use Scheme (2020). In this regard, with specific reference to the **Business Zone II** erven, the previously approved land use for warehousing on 68 of the erven within the development now requires application for a consent use in terms of the Overstrand By-Law (2020).

The intention of this application is to align and comply fully with the previously approved land use rights. On this basis, the proposed consent use application for warehousing will not create any new / additional development rights, but are required due to the zoning rights specified in the Business Zone II category of the latest Overstrand Land Use Scheme (2020). Therefore, there will be no additional impacts forthcoming from the consent use for warehousing.

3.5 PROPOSED STREET NAMES & NUMBERING

Section 96 of the Overstrand By-Law on Municipal Land Use Planning (2020) specify / requires that: *If as a result of the approval of a development application, streets or roads are created, whether public or private, the Municipality must approve the naming of the street and must allocate a street number for each of the erven or land units located in such street or road.*

On this basis, application is hereby made for approval of **street names**, as follows:

- Flagship Road;
- Pennant Street;
- Forestay Crescent;
- Meridian Road;
- Windward Road.

The above proposed street names have been allocated to the subdivision plan, including proposed street numbering, as reflected in Figure 3.4 below.



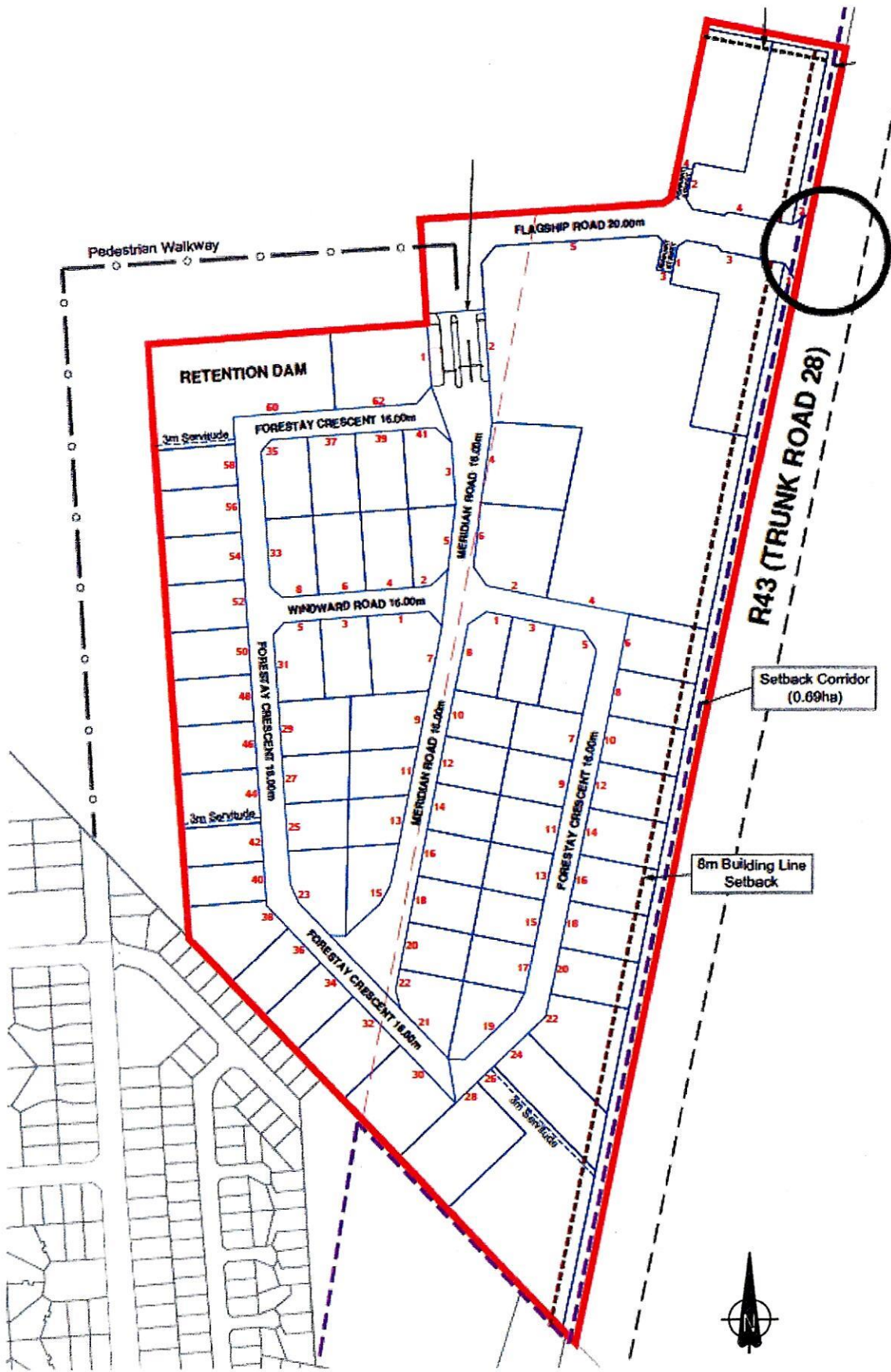


Figure 3.4: Street Names & Numbering



3.6 DESIRABILITY CRITERIA I.T.O. THE OVERSTRAND MUNICIPALITY BY-LAW (2020)

The proposed business development on a portion of Portion 6 of Farm 575 Afdakrivier was previously assessed and approved in terms of the relevant former land use planning legislation and in terms of NEMA. The merit for approving of the development has therefore been assessed and confirmed by all relevant authorities. However, subsequently new legislation and policy were formulated, including the Overstrand Land Use By-Law 2020, which are now the measure for consideration and approval of applications. On this basis, the proposed development was assessed in terms of the desirability criteria for decision making in terms of the Overstrand Planning By-Law (2020), as follows:

- **Positive response** to local and site-specific conditions, and **compatibility with the character of surrounding area**, taking into consideration site sensitivities;
- **Compliance** and alignment with current spatial planning policies;
- **Connects with existing infrastructure** and adheres to acceptable standards in terms of erf sizes and infrastructure provision standards;
- Contributes positively to **economic growth**, investment and **employment opportunities** in an established urban environment within proximity of beneficiary / work force communities;
- The development was planned and designed to adhere to good practice principles of urban efficiencies, visual permeability, infrastructure standards and accessibility, thereby ensuring **safety and welfare** of the community within the development and in its immediate surroundings;
- **No adverse impact** on biodiversity or natural resources, as the impacts have already been fully assessed and mitigated in terms of NEMA and other applicable policies, following which environmental authorisation was successfully obtained from the relevant authorities.

Following the above assessment, it is clear that the proposed development is aligned with decision making criteria of the Overstrand By-Law on Municipal Planning (2020), and should be supported for approval accordingly.

3.7 SPECIALIST ASSESSMENTS

It is positively noted that during the initial application process, several specialist investigations were undertaken, which informed the layout planning and application processes while also forming the basis for successfully obtaining approvals from all relevant decision makers. The studies undertaken included the following:

- Botanical assessment
- Visual Impact Assessment (VIA)
- Archaeological Study
- Civil Services Investigations
- Electrical Services Investigations



- Transport Impact Assessment (TIA)
- Heritage Impact Assessment (HIA)

It is our view that the above-mentioned studies are still relevant to the re-application for the same suit of development rights, as previously assessed, applied for, and approved by the respective authorities. On this basis, the above-mentioned studies are included herewith as background information, while no new specialist studies have been commissioned.

3.8 RELEVANCE / VALIDITY OF EXISTING AUTHORITY APPROVALS

During the initial application process (2010 – 2012), and again during the extension of time application (2016), relevant deciding and commenting authorities commented on and approved the development application. It is our view that the afore-mentioned approvals are still relevant and therefore this application should not require re-circulation to all these authorities, namely:

- Heritage Western Cape Approval (see attached), no lapsing date;
- Transport approval by the WCG: Department of Transport & Public Works (see attached);
- Environmental Authorisation (EA) by DEA&DP in terms of the National Environmental Management Act (NEMA, 1998). The authorisation was initially issued in 2011, and subsequently extended for a further 5 years in June 2016. The extended EA would have lapsed in June 2021, but the approval was acted on by the owners by commencing with / undertaking certain of the required activities. The EA has therefore vested, with no further environmental assessment or extensions required for the previously approved development rights.

3.9 CONCLUSION

When considering the above-mentioned motivation, desirability criteria and planning principles, it can be concluded that the proposed rezoning and subdivision application for business development purposes on a portion of Portion 6 of Farm 575 Afdaksrivier (Caledon division), is **fully consistent with the relevant criteria of desirability as well as planning principles. No negative implications are envisioned** in terms of the character of the surrounding area, existing development rights, existing spatial policies, safety and welfare of the community as well as the conservation of the natural and built environment.



SECTION 4 CONCLUSION & RECOMMENDATION

4.1 CONCLUSION

The application as motivated in this report, for the rezoning and subdivision of Portion 6 of Farm 575 Afdaksrivier (Caledon division), has been thoroughly assessed and previously approved in terms of all relevant legislation. When assessed in terms of the latest current legislation and policies, the proposed rezoning and subdivision remains aligned with all relevant updated / new statutory and policy directives. Furthermore, the **desirability and merit of the development remains unchanged** from the previously assessed and approved application.

4.2 RECOMMENDATION

Given the aforementioned, it is our considered opinion that the following application can be recommended for approval in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning (2020), namely:

- The subdivision of Portion 6 of the Farm Afdaks Rivier No 575 into two portions namely portion A (±19.58ha which is the application site) and the remainder of Portion 6 of the Farm Afdaks Rivier No 575 (65.48ha), in terms of Section 16(2)(d) of the Overstrand By-Law on Municipal Land Use Planning (2020) – refer Figure 4.1.

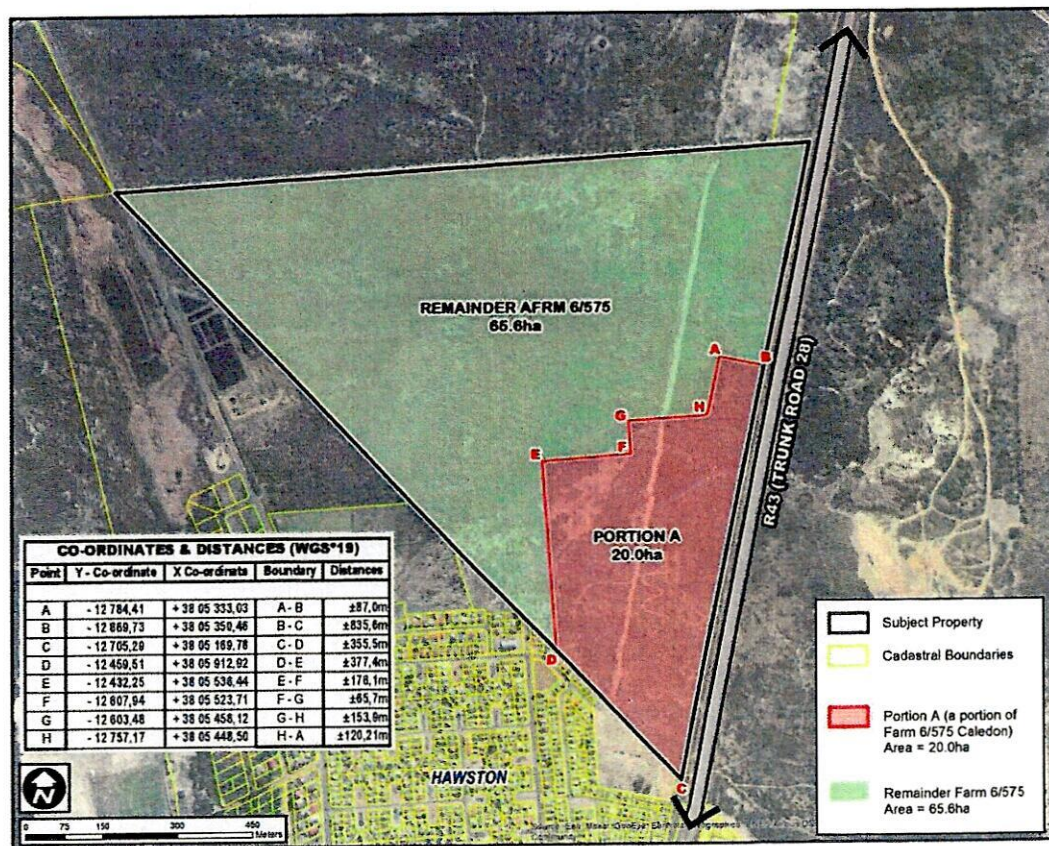


FIGURE 4.1: SUBDIVISION PLAN



- The rezoning of subdivided portion A of Portion 6 of the Farm Afdaks Rivier no. 575 from Agricultural I Zone to Subdivisional Area for business purposes and related uses in terms of Section 16(2)(a) of the Overstrand By-Law on Municipal Land Use Planning (2020);
- The further subdivision of Portion A (±19.58ha and the application site) of Portion 6 of the Farm Afdaks Rivier no. 575 in terms of Section 16(2)(d) of the Overstrand By-Law on Municipal Land Use Planning (2020), into:
 - 2 Business Zone III erven,
 - 68 Business Zone II erven,
 - 3 Open Space Zone III erven (Private Open Space),
 - 2 Transport Zone II erven for Private Road purposes,
 - 1 Transport Zone II erf for Public Road purposes, and
 - 1 Electrical Servitude Area.

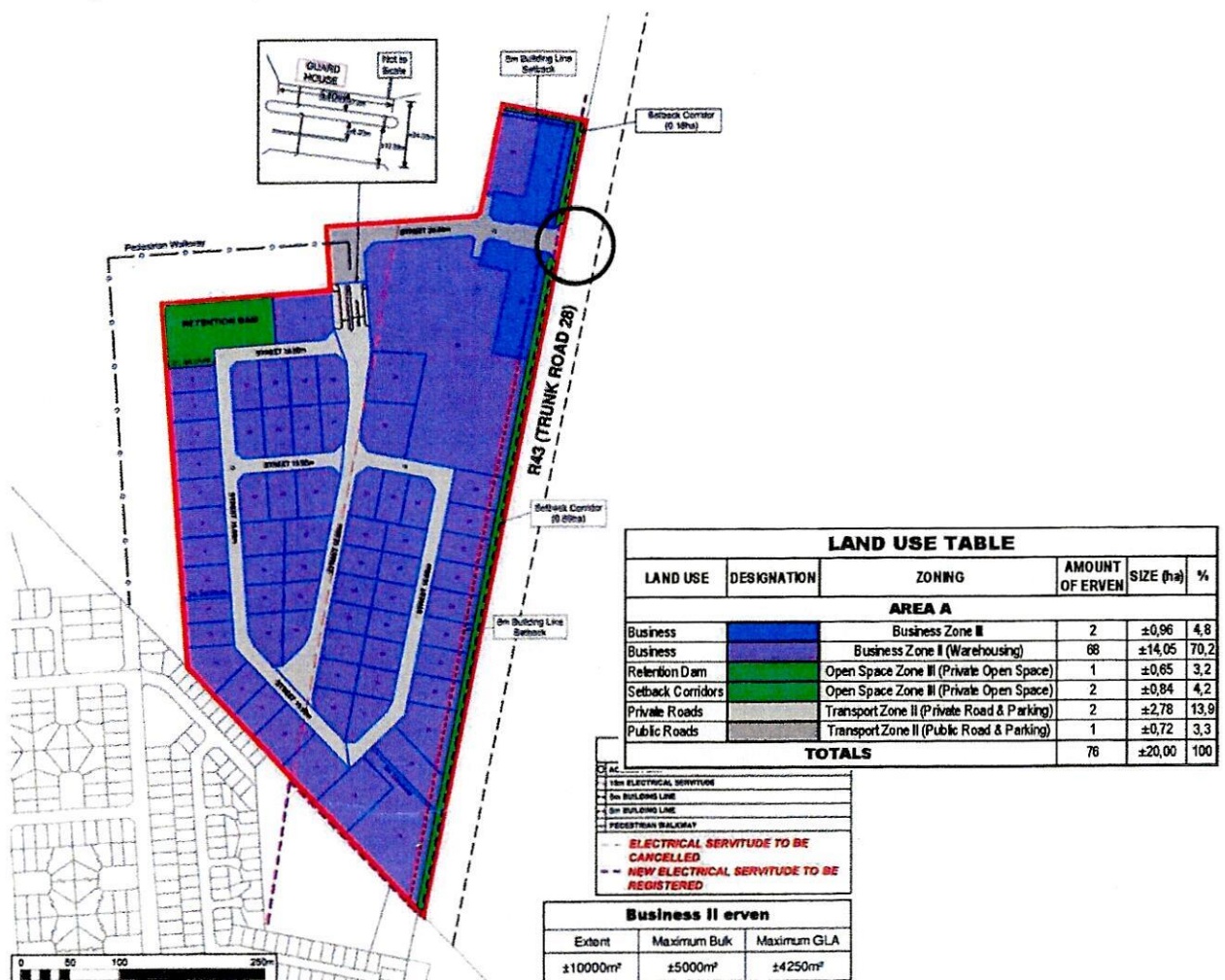


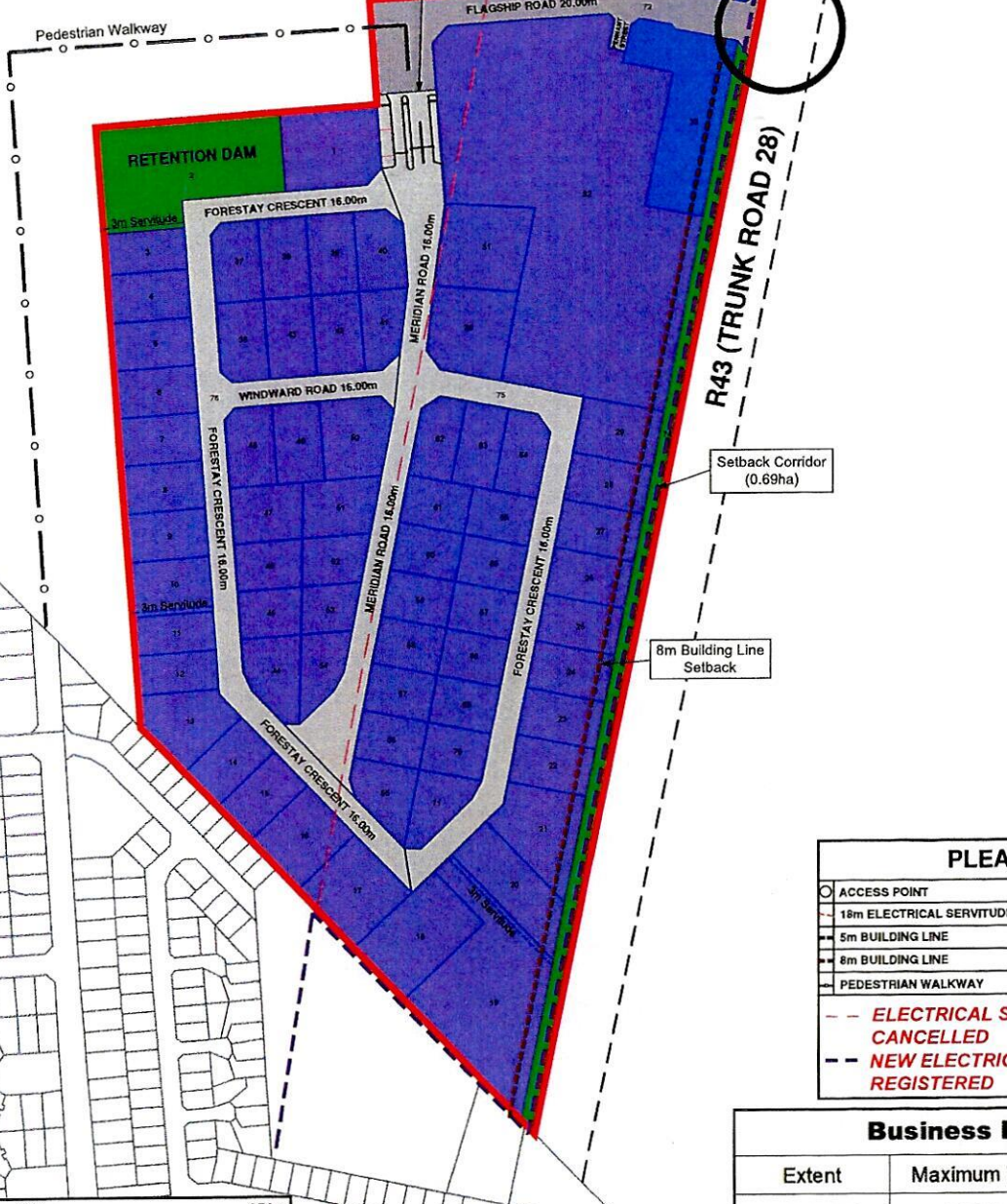
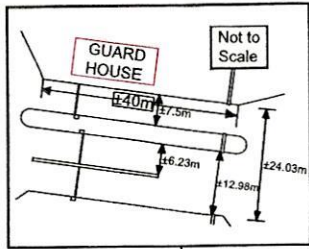
FIGURE 4.2: SUBDIVISION LAYOUT PLAN

- **Consent use** in terms of Section 16(2)(o) of the Overstrand By-Law on Municipal Land Use Planning (2020), to allow development of **warehouses** (including service trade) on the 68 x Business Zone II erven, as per the provision of Section 7.1.1(b) of the Overstrand Land Use Scheme (2020);



- Application for **Street Names & Numbers** in terms of Section 96 of the Overstrand By-Law on Municipal Land Use Planning (2020);
- The establishment of a **property owners association** in terms of Section 31 of the Overstrand By-Law on Municipal Land Use Planning (2020).



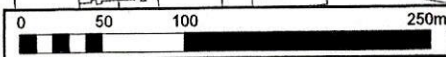


PLEASE NOTE

- ACCESS POINT
- - - 18m ELECTRICAL SERVITUDE
- - - 5m BUILDING LINE
- - - 8m BUILDING LINE
- - - PEDESTRIAN WALKWAY
- - - **ELECTRICAL SERVITUDE TO BE CANCELLED**
- - - **NEW ELECTRICAL SERVITUDE TO BE REGISTERED**

Business II erven

Extent	Maximum Bulk	Maximum GLA
±10000m ²	±5000m ²	±4250m ²



AFDAKSRIVIER
HAWSTON
CALEDON FARM 6/575

PROPOSED SUBDIVISION & REZONING PLAN

- Application Area
- Cadastral Boundaries
- Proposed Layout

DATE: October 2021	CLIENT:
SCALE: See Linescale	CONVEYED: RESERVED
PLAN NO.: 5	

URBAN DYNAMICS SOUTH CAPE
 URBAN & REGIONAL PLANNERS

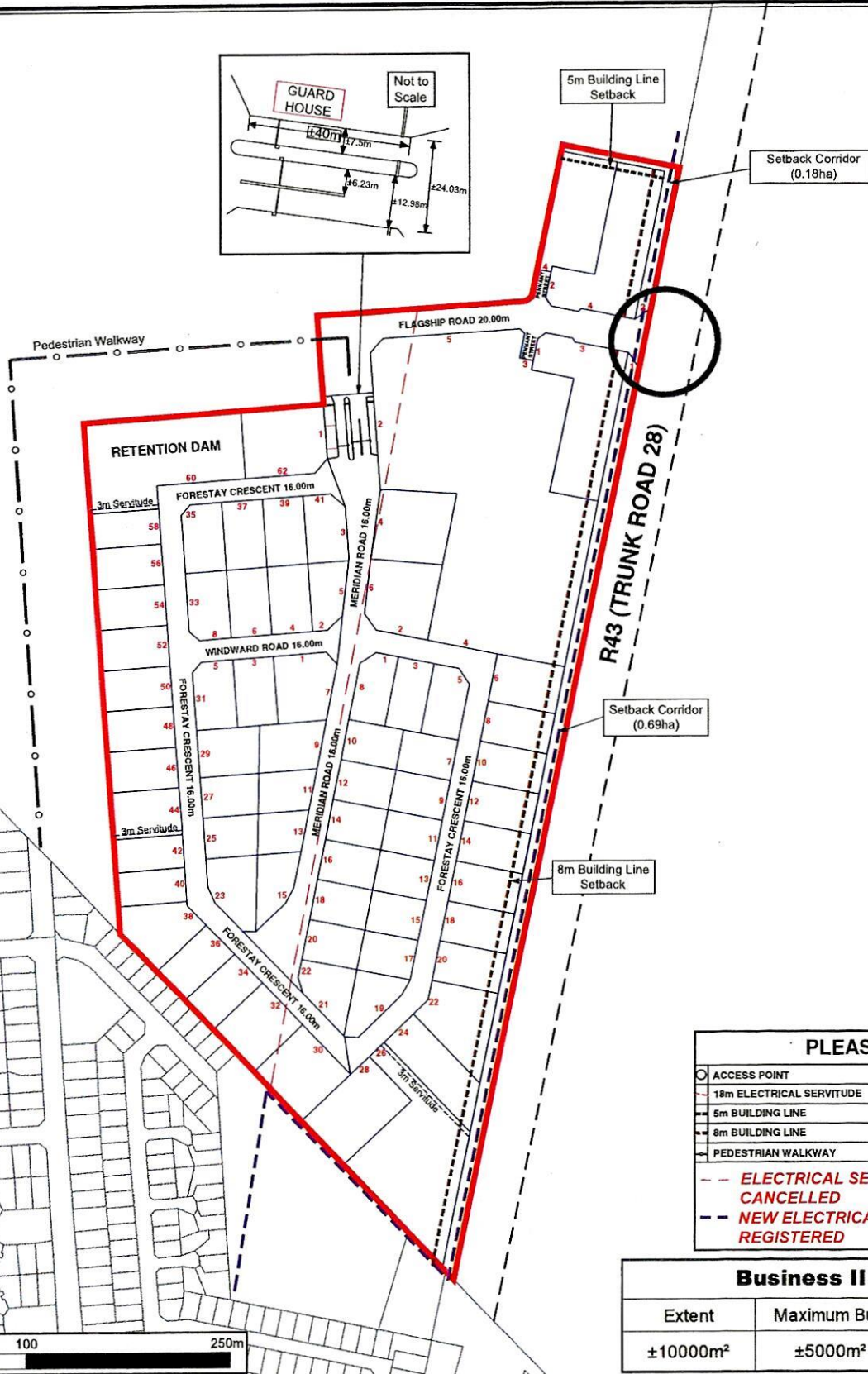
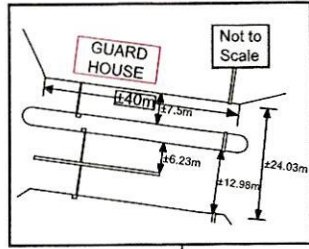
OFFICE SUITE 209, TIGER LAKE BUILDING, 2164 GARDEN WAY
 TIGER LAKE
 BELLVILLE
 7801
 TEL: 021 514 1944
 WWW.URBANDYNAMICS.CO.ZA
 URBAN DYNAMICS (WESTERN CAPE) INC. REG. NO. 2009/0131

LAND USE TABLE

LAND USE	DESIGNATION	ZONING	AMOUNT OF ERVEN	SIZE (ha)	%
AREA A					
Business		Business Zone II	2	±0,96	4,8
Business		Business Zone II (Warehousing)	68	±14,05	70,2
Retention Dam		Open Space Zone III (Private Open Space)	1	±0,65	3,2
Setback Corridors		Open Space Zone III (Private Open Space)	2	±0,84	4,2
Private Roads		Transport Zone II (Private Road & Parking)	2	±2,78	13,9
Public Roads		Transport Zone II (Public Road & Parking)	1	±0,72	3,3
TOTALS			76	±20,00	100

PLEASE NOTE:
 All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

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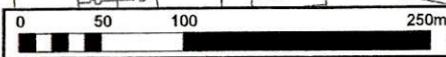


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Business II erven

Extent	Maximum Bulk	Maximum GLA
±10000m ²	±5000m ²	±4250m ²



**AFDAKSRIVIER
HAWSTON
CALEDON FARM 6/575**

STREET NUMBER PLAN

- Application Area
- Cadastral Boundaries
- Proposed Layout

DATE October 2021	CLIENT
SCALE See Linescale	COPYRIGHT RESERVED
PLAN NO. 6	

URBAN DYNAMICS SOUTH AFRICA

OFFICE SUITE 208 THE LANE BUILDING 1186-1190 HWY
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KELLERVILLE
7530
TEL: 0713 843 1344
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