

ERF 2537, 11 HOFMEYER STREET, ONRUS RIVER: APPLICATION FOR SUBDIVISION: PLAN ACTIVE ON BEHALF OF THE ANN TRUST

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for a Subdivision in terms of Section 16(2)(d) of the By-Law to subdivide Erf 2537, Onrus River into a Portion A ($\pm 496\text{m}^2$) and a Portion B ($\pm 495\text{m}^2$).

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **15 December 2022**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. H Olivier** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 2537, HOFMEYERSTRAAT 11, ONRUSRIVIER: AANSOEK OM ONDERVERDELING: PLAN ACTIVE NAMENS DIE ANN TRUST

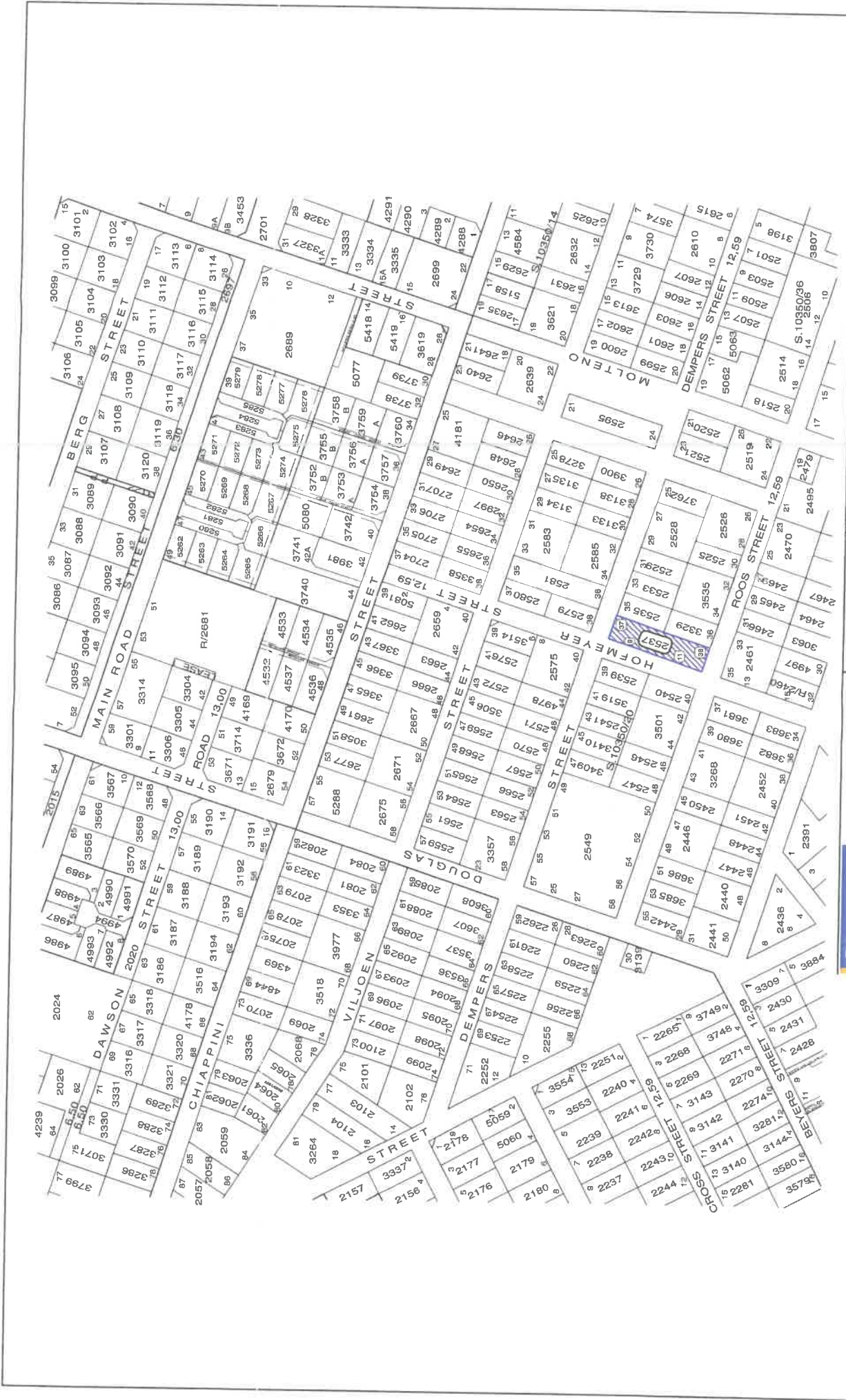
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ontvang is ingevolge Artikel 16(2)(d) van die Verordening om Erf 2537, Onrusrivier te onderverdeel in 'n Gedeelte A ($\pm 496\text{m}^2$) en 'n Gedeelte B ($\pm 495\text{m}^2$).

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende woensdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op **15 Desember 2022**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr. H Olivier** at 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISIZA ESINGU-ERF 2537, 11 HOFMEYER STREET, ONRUS RIVER: ISICELO SOKWAHLULUHLULA: NGABAKWAPLAN ACTIVE EGAMENI LE THE ANN TRUST

Kukhutshwe isaziso esimayela nemiba yeSoloty lama48 nguMasipala waseOverstrand ngoMthethwana osisiHlomelo seziCwangciso ngokuSetyenziswa koMhlaba kaMasipala ku2020 isicelo eso sifunyenweyo singemiba yokwaHlulahlula ngokwemiba yeSoloty le16(2)(d) loMthethwana ophathelene nokwahlulahlula iSiza esinguErf 2537, Onrus River ibe yiNxalenye A ($\pm 496\text{m}^2$) neNxalenye B ($\pm 495\text{m}^2$).

linkcukacha ezipheleleyo mayela nesi sicelo ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini Phakathi kwentsimbi ye08:00 neye16:30 kwiSebe: IziCwangciso ngeDolophu, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zeSoloty lama51 nelama52 loMthethwana kaMasipala ochazwe ngentla (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama**15 kuDisemba ka2022**, uchaze igama lakho, idilesi neenkukacha ezipheleleyo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingabuzwa ku**Mnu. H Olivier** kwa028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe LeziCwangciso zeDolophu apho igosa likamasipala liza kumnceda ahlomle ngokusemthethweni.



Plan Active

Stads- en Streetsbeplanners
Town & Regional Planners

Property Description:
ERF 2537
ONRUSTRIVIER

Plan Description:
LOCALITY MAP

All distances approximate
and subject to survey.

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Scale: NTS
Drawing Nr: onru5537L.dwg
Date: OCTOBER 2022

PROPOSED SUBDIVISION
ERF 2537 ONRUSTRIVIER
DIVISION: CALEDON
OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

1. BACKGROUND

Plan Active Town & Regional Planners has been appointed by T.C.B. van Dyk, on behalf of The-Ann Trust, the owner of erf 2537 Onrustrivier, to apply for the subdivision of the subject property.

Erf 2537 Onrustrivier is 991m² in extent and is held by Title Deed No. T3826/2020.

The subject property previously consisted of two lots as indicated on SG diagram no. 2202/1904. The owner intends to subdivide the subject property into two portions to create the exact similar sized portions than the two historical lots. The subject property is developed with a dwelling and outbuilding. The proposed subdivision line cuts through the existing outbuilding. As a result, the outbuilding will be demolished.

2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(d) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, for the subdivision of erf 2537 Onrustrivier into two portions.

3. NEED AND DESIRABILITY

3.1 PROPERTY DESCRIPTION

Erf 2537 Onrustrivier is situated at 11 Hofmeyer Street, Onrus. The subject property is a corner property with three street fronts (Dempers Street, Hofmeyer Street and Roos Street). Refer to the locality plan attached.

Erf 2537 Onrustrivier is 991m² in extent and is held by Title Deed No. T3826/2020.

The subject property is developed with a dwelling and outbuilding. The site gently slopes in a south south-easterly direction.

3.2 ZONING

Erf 2537 Onrustrivier has the following land use rights:

ERF NUMBER	ZONING
Erf 2537 Onrustrivier	Residential Zone 1: Single Residential (SR1)

Surrounding properties are zoned for single residential and public road purposes.

3.3 LAND USE

The subject property is developed with a dwelling and outbuilding (double garage and storage). Our client confirmed that all structures (As Built) are as per the latest approved building plan no. 38395 dated 22 March 2020 (copy available at the Building Development Management department).

Land uses that surround the subject property are dwellings (used as permanent residences and holiday houses) and public roads.

3.4 THE POTENTIAL OF THE PROPERTY

Erf 2537 Onrustrivier is a larger (double) property zoned Residential Zone 1: Single Residential (SR1) situated in the middle of an existing residential area. It is proposed to retain the zoning and land use of the respective portions after subdivision. The location of the subject property within an existing established single residential area allows the property to be developed for low impact land uses.

The subject property previously consisted of two lots as indicated on SG diagram no. 2202/1904. The owner intends to subdivide the subject property into two portions to create the exact similar sized portions than the two historical lots. To subdivide the subject property to create two similar portions in size augments the merit of the proposal. The proposal is considered in line with the character of the area since most of the immediate erven were subdivided in the past to create similar sized erf portions.

When evaluating the proposed subdivision against surrounding erf sizes, minimum erf sizes, minimum street frontage widths, etc. it is evident that the subject property has the potential to be subdivided to create two (2) residential erven of at least 495m² in extent. Compliance with the average / minimum erf size requirement confirms the compatibility with the area (erven in the immediate vicinity are mostly ±495m² in extent).

The position of the existing outbuilding hinders the proposed subdivision line. As a result, the outbuilding will be demolished to accommodate the proposed subdivision (as indicated on the subdivision plan).

Compliance with the current spatial planning policies (discussed in this report) support and confirm the potential of the subject property for development.

3.5 PROPOSAL

The following is proposed:

- The subdivision of erf 2537 Onrustrivier in terms of Chapter 4, Section 16(2)(d) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, to create two (2) single residential erven as follows:
 - Portion A: $\pm 496\text{m}^2$
 - Portion B: $\pm 495\text{m}^2$.

The potential of the subject property is discussed in detail in *Section 3.4 Potential of the property*.

The subject property previously consisted of two lots as indicated on SG diagram no. 2202/1904. The owner intends to subdivide the subject property into two portions to create the exact similar sized portions than the two historical lots.

When the proposed subdivision of erf 2537 Onrustrivier was considered, cognisance was taken of the following criteria:

- physical characteristics of the subject property;
- surrounding and minimum erf sizes;
- accessibility to the subject property;
- impact on the character of the area;
- erf shapes;
- applicable spatial planning policies and densification guidelines.

It is proposed to subdivide erf 2537 Onrustrivier to create two (2) Residential Zone I: Single Residential properties. The proposed subdivision will be as follows:

TOTAL AREA	991m ²
AREAS FOR SUBDIVISION	Portion A: $\pm 496\text{m}^2$ Portion B: $\pm 495\text{m}^2$
OWNERS	The-Ann Trust
TITLE DEED	T3826/2020

Refer to the subdivision plan for erf 2537 Onrustrivier attached.

The Overstrand Municipality's densification policy establishes the principle of incremental densification in an established residential area if it does not have a detrimental impact on its character. It is important to enhance and protect the character of existing low-density residential areas such as Onrus, while still sensitively densifying where appropriate. This ensures that a wide range of erf sizes and types of development are available, not only within Onrus, but also within the entire Greater Hermanus area.

The subdivision line was determined to create erven of at least 495m² in extent to meet the minimum erf size requirement for the area. The proposed subdivision line was determined to create similar portions in size than the two historical lots were that erf 2537 Onrustrivier now consists of.

The position of the existing outbuilding hinders the proposed subdivision. As a result, the outbuilding will be demolished to accommodate the proposed subdivision line (as indicated on the subdivision plan).

Minimum common boundary building line of 2m (from the proposed subdivision line / new erf boundary) and street building line of 3m will apply to the newly created portions. No additions or alterations are proposed to the As Built structure positioned within the 2m lateral and 3m street building lines on Portion A, a portion of erf 2537 Onrustrivier. Our client confirmed that all structures As Built are as per the latest approved building plan no. 38395 dated 22 March 2020. Therefore, building line deviations do not apply to accommodate the existing dwelling on Portion A, a portion of erf 2537 Onrustrivier.

It was attempted to keep the subdivision line as simple and practical as possible to avoid creating asymmetrical erf shapes that would have an impact on the future development of the subject properties as well as the character of the area. Onrus is characterised by grid shaped erven and as a result the proposed erf shapes after subdivision are still compatible with the area.

The proposed subdivision adheres to all other land use restrictions in the Overstrand Land Use Scheme Regulations (2020). The impact of the proposed subdivision is considered a low impact land use application.

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The coverage for the respective portions after subdivision will be as follows:

- Portion A: ±30%;

- Portion B: 0% (vacant portion of land).

A maximum coverage of 50% for the SR1 zoned erven must be adhered to once the respective portions are developed in future. Any future development or redevelopment of Portions A and B, portions of erf 2537 Onrustrivier, will be done in accordance with the land use restrictions applicable to the relevant zoning.

Refer to Section 3.15 of this report for further motivation in terms of the relevant spatial planning policies.

The proposed subdivision will not have a negative impact on the surrounding erven as the zoning, land use and erf sizes are compatible with the immediate area and no deviations from the applicable zoning parameters are proposed.

The proposed subdivision of erf 2537 Onrustrivier is not in contrast to the existing land use tendencies in the surrounding environment and we therefore do not foresee any problems with the proposed application.

3.6 ECONOMIC IMPACT

The proposed subdivision will have a positive impact on the economy of the area. By allowing the subdivision of the subject property, it creates an additional single residential portion from which the municipality can attain bulk service levies as well as monthly rates and taxes. Furthermore, after subdivision Portion B will be a vacant portion of land and this implies that the future construction of a dwelling with an outbuilding on the subject property will create temporary employment opportunities. The new portion will be occupied by a new family who will invest and spend in the immediate local business area.

The proposed subdivision and creation of an additional residential erf will allow for the provision of increased residential accommodation in a well-located area.

3.7 SOCIAL IMPACT

The proposal will have a positive social impact as the proposed subdivision will facilitate additional ownership of property. The impact that a new family to the area will have will be beneficial and no negative impacts are anticipated.

The impact on the social wellbeing and social coherence of the adjacent community will be minimal given the extent of the proposed portions after subdivision as well as the fact that the zoning and land use of the newly created portion will be in line with the zoning and land uses associated with the immediate area.

3.8 COMPATIBILITY WITH SURROUNDING LAND USES

The subject property is situated in an existing low-density residential area. The application proposes to create one (1) additional single residential erf. The land use will therefore be for single residential (dwelling with outbuilding) purposes. The proposed subdivision creates erven that are compatible with the surrounding zonings and land uses of the area.

As mentioned in Sections 3.4 and 3.5 of this report the surrounding erf sizes, the street frontage widths of existing erven of similar sizes, the proposed layout and shapes of the new residential portions are compatible with the layout and erf shapes of the existing residential area, the fact that the subject property previously consisted of two lots of similar erf sizes, etc. proof that the subdivision is compatible with the existing context and character of the area. Properties of $\pm 495\text{m}^2$ in extent exist in the immediate vicinity of erf 2537 Onrustrivier. The extent of the newly created portions is compatible with the existing low-density residential area.

According to the development rules of the Overstrand Land Use Scheme (2020) the subdivision will allow for the development rules for erven $>400\text{m}^2$ to apply to the newly created single residential portion. The proposed subdivision will therefore maintain the existing development parameters that apply to the existing residential erven in the immediate vicinity.

3.9 IMPACT ON EXTERNAL ENGINEERING SERVICES

Erf 2537 Onrustrivier is fully serviced. New services for the additional portion created will be provided in line with the Overstrand Municipality's regulations for installing services infrastructure.

A bulk services contribution levy will be payable by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council.

3.10 IMPACT ON SAFETY, HEALTH AND WELLBEING OF SURROUNDING COMMUNITY

The proposed subdivision will have no impact on the general safety and wellbeing of the surrounding community. It is anticipated that one new family will potentially occupy the newly created portion (Portion B) after the subdivision of erf 2537 Onrustrivier.

Furthermore, the construction of a new dwelling on Portion B, a portion of erf 2537 Onrustrivier, after subdivision will conform to the relevant land use and construction guidelines of the municipality. The latter will ensure the safe construction of the dwelling and guarantee the safety and minimal noise pollution during construction to the immediate community.

Since the proposed subdivision is not associated with a noxious trade with polluting air emissions the impact on the health of the community will be kept to a minimum.

3.11 IMPACT ON HERITAGE

The application does not involve changing the character of a site larger than 5 000m². 8
Consequently, the proposed application for subdivision does not trigger Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).

Erf 2537 Onrustvriër is not earmarked for heritage conservation purposes in the Overstrand Heritage Report (2009). The subject property does not fall within the Heritage Overlay Zone demarcated in the Overstrand Municipal Growth Management Strategy (2010). The subject property does neither fall within the Heritage Protection Overlay Zone (2020) nor are the structures on the subject property earmarked as a local heritage site / building.

Erf 2537 Onrustvriër is already developed. The impact on the visual landscape of the area will be kept to a minimum since the future dwelling on Portion B, a portion of erf 2537 Onrustvriër, will be developed in line with the zoning parameters for Residential Zone I: Single Residential even as stipulated in the Overstrand Municipal Land Use Scheme Regulations (2020).

From the above it is evident that the proposed application does not encompass any heritage significance and therefore the impact on the heritage value of the area will be kept to a minimum.

3.12 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed subdivision (land use application), to create one additional single residential erf does not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998). Subdividing a residential property is not considered a NEMA listed activity.

The subject property is not earmarked for conservation purposes in terms of the Environmental Management Overlay Zone (EMOZ, 2020).

3.13 TRAFFIC IMPACT, PARKING AND ACCESS

The subject property is a corner property that abuts three roads: Dempers Street to the north, Roos Street to the south and Hofmeyer Street to the west. The subject property has one existing vehicular access point in Hofmeyer Street as indicated on the subdivision plan.

New access points will be created for both Portions A and B, portions of erf 2537 Onrustrivier, after subdivision since the subdivision line cuts through the existing access point. Both Portions A and B, portions of erf 2537 Onrustrivier, will be allowed to have two access points since both the portions will be corner properties after subdivision.

Due to the position of the existing dwelling on Portion A, a portion of erf 2537 Onrustrivier, the access to Portion A will not be from Dempers Street. Likely the existing access point in Hofmeyer Street will merely be moved to create a new access point north of the existing access point for Portion A.

Portion B, a portion of erf 2537 Onrustrivier, will be allowed to take access from either Hofmeyer Street or Roos Street (corner property). There is no site development plan for Portion B yet. As a result, the exact position of the access point to Portion B will only be determined once site development plans / building plans are compiled for the newly created erf in future.

The impact on the traffic of Onrus and the immediate area will be kept to a minimum since the proposal is in line with the status quo for the area. A Traffic Impact Assessment / Statement is not required since the proposed development does not create an additional fifty trips or more to the area and since the access to the respective portions can easily be addressed.

The development of the respective portions after subdivision will comply with the relevant scheme regulations' parking requirements – i.e. at least two parking bays / garages must be provided for on site for each new portion created. Although the existing outbuilding (double garage and storage) on the subject property will be demolished, ample space exists on Portion A, a portion of erf 2537 Onrustrivier, to the south of the existing dwelling to provide at least two parking bays in line with the parking requirements for a main dwelling unit. The development of Portion B, a portion of erf 2537 Onrustrivier, must comply with the minimum parking requirements and provide for at least two parking bays / garage for the new dwelling on the subject property when submitting building plans in future.

3.14 TITLE DEED

Title Deed No. T3826/2020 has no restrictions that need to be removed to accommodate the proposed subdivision of erf 2537 Onrustrivier. A conveyancer's certificate is not included with this application since the title deed is straight forward.

There is a bond registered against the subject property. The bondholder's consent was requested and will follow.

3.15 FORWARD PLANNING AND LAND USE DOCUMENTS

3.15.1 WESTERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (PSDF, 2014)

The Provincial Spatial Development Framework (PSDF, 2014) supports densification. The PSDF (2014) regards subdivisions as one of the options of urban development tools available to achieve appropriate densification in the Western Cape.

3.15.2 OVERSTRAND SPATIAL DEVELOPMENT FRAMEWORK (2020)

The *Overstrand Spatial Development Framework (2020)* earmarks the area where erf 2537 Onrustrivier is situated, for urban development purposes. Refer to the Hermanus West Spatial Proposal Plan (2020) below. The zoning and use of the subject property will remain unchanged (Residential Zone 1: Single Residential). The proposed subdivision is in line with the status quo of the area. As a result, the impact of the proposed subdivision on the spatial integrity of the area will be minimal and is therefore consistent with the Overstrand SDF (2020).

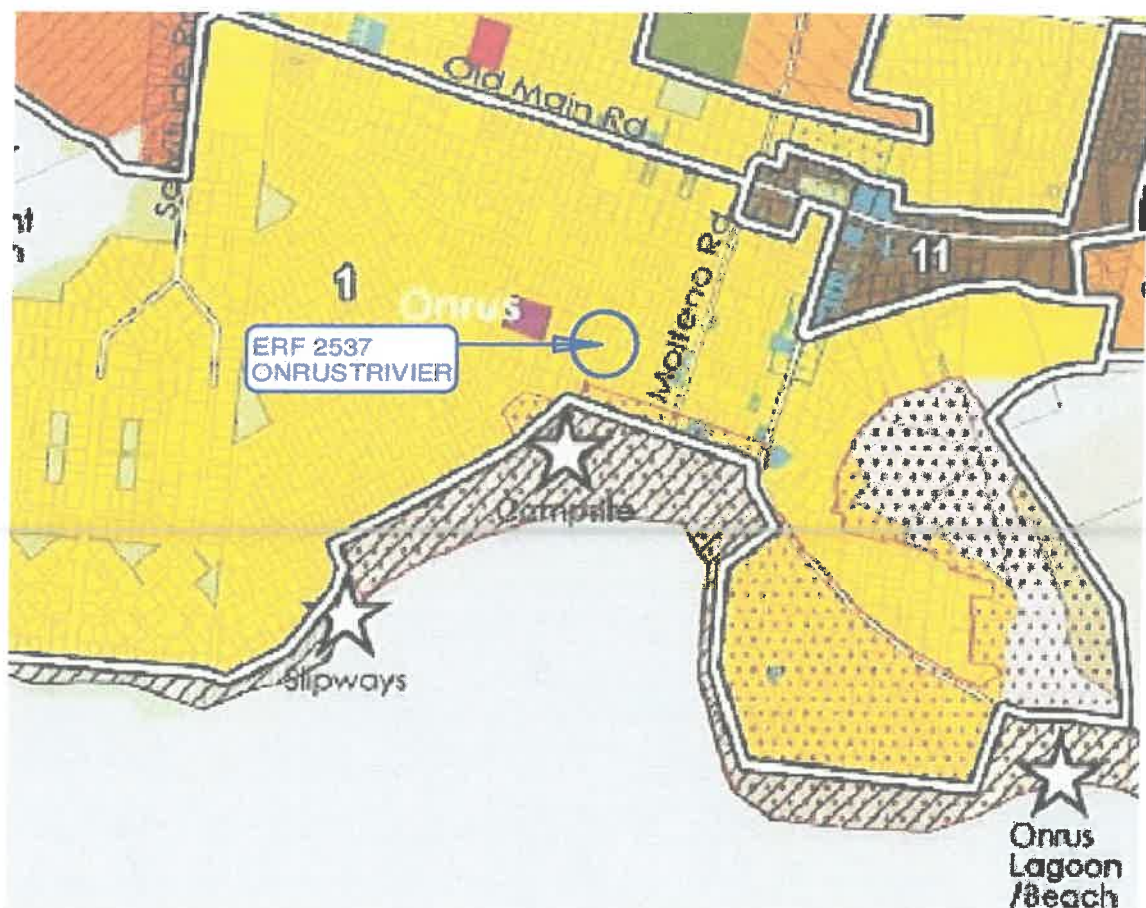


Map 1: Hermanus West Spatial Proposals Plan (2020)

3.15.3 OVERSTRAND MUNICIPAL GROWTH MANAGEMENT STRATEGY

(2010)

The *Overstrand Municipal Growth Management Strategy (OMGMS, 2010)* specifies that erf 2537 Onrustrivier forms part of Planning Unit no. 1 for Hermanus West. Refer to the *OMGMS Proposal Plan (2010): Hermanus West below*. No densification is proposed for this planning unit (status quo to remain unchanged). It is proposed to create one additional portion with this application. Although a slight increase of the density of the area is proposed with this application, the status quo of the area (low density residential) will remain unchanged. The land use application for the subject property therefore falls within the existing planning for the Hermanus West area.



Map 2: OMGMS Proposal Plan (2010): Hermanus West

The Overstrand Municipality's densification policy establishes the principle of incremental densification in an established residential area if it does not have a detrimental impact on its character. It is important to enhance and protect the character of the existing low-density residential areas such as Onrus, while still sensitively densifying where appropriate. This ensures that a wide range of erf sizes and types of development are available, not only within Onrus, but also within the entire Greater Hermanus area.

With this application incremental development is proposed. The proposed erf sizes of $\pm 495\text{m}^2$ and $\pm 496\text{m}^2$ respectively are in line with the erf sizes of the erven in the immediate vicinity. Erf 2537 Onrustrivier is considered a larger (double) property situated in Onrus and this must be taken into consideration when considering the merit of the application. The proposal will therefore impact on the density of the area while still retaining the status quo.

The layout of the proposed single residential erf is practical in respect to access, developable area, connecting to bulk services and the installation of services.

The proposal will promote land development in a location that is sustainable. The proposed subdivision is to an improved erf within an established residential area and therefore will not impact on urban sprawl or upon a sensitive environment.

3.16 PLANNING PRINCIPLES

The planning principle of spatial resilience does not apply to this application.

Spatial justice: The proposed land use application ties in with the existing character of the area and will not have a negative impact on the surrounding properties.

This principle addresses the need to address the past imbalances regarding opportunity. This application is located on an erf as per the establishment of the Onrustrivier Township and is this principle not applicable.

Spatial sustainability: The proposed subdivision is to create one additional single residential erf. As contemplated in Section 3.15 the proposed land use application is in line with the spatial planning policies for the area.

The layout of the proposed single residential erf is practical with respect to access, developable areas, connecting to bulk services and the installation of services. The visual impact will be kept to a minimum since the new portion will be developed in line with the relevant land use scheme regulations. Since the status quo of the area will be maintained, it is submitted that the proposed future dwelling with outbuildings / garages on Portion B, a portion of erf 2537 Onrustrivier, will be compatible with the character of the area and will not impact negatively on the existing rights of anyone else.

As a result, the proposed subdivision will have no adverse impact on the spatial sustainability of the area.

Efficiency: The subject property is easily accessible and conveniently located close to major routes. The subdivision of erf 2537 Onrustrivier will have a low impact on the character and ambiance of the existing residential area as motivated in this report. It proves to be efficient to allow the subdivision since the impact will be kept to a minimum, while a new portion is created for a family to obtain and develop. As motivated in the above sections of the report the proposal is compatible with surrounding properties in the immediate area.

The proposed subdivision proves to be efficient since it discourages the phenomenon of urban sprawl, encourages densification and more compact towns and cities, all of which relates to more responsible resource and infrastructure use and sustainable development. Moreover, the proposal is efficient in that it optimizes existing resources and infrastructure and continues the existing suburban development typology.

Good administration: Our firm 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 Amendment By-law on Municipal Land Use Planning, 2020.

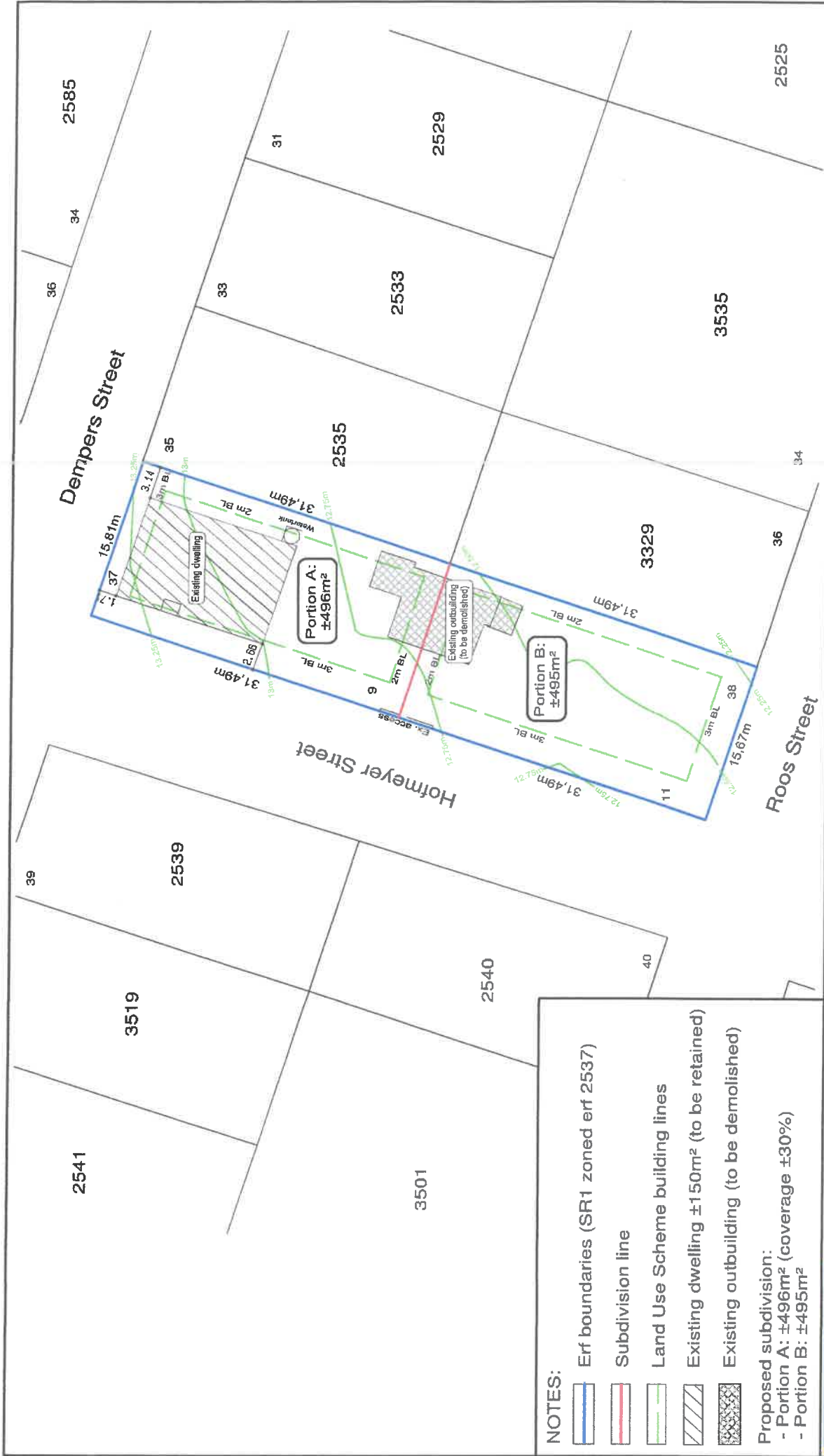
4. RECOMMENDATION

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

- The proposed application will not have a negative impact on the existing land use rights of the subject property or those of surrounding properties;
- SR1 zoned properties with similar erf sizes already exist in this area and therefore the proposal is compatible with the erf sizes of the area;
- The proposal is compatible with the existing character of the area;
- The zoning of Residential Zone I: Single Residential and land use (single residential) are compatible with the surrounding zonings of the area;
- The proposed subdivision complies with the spatial planning policies for the area;

- Impact on the traffic and services will be kept to a minimum;
- The proposed land use application does not trigger any listed activities in terms of NEMA (Act 107 of 1998) or the National Heritage Resources Act, 1999 (Act No. 25 of 1999);
- The application is fully compliant with the applicable planning principles described in the LUPA (2014) and SPLUMA (2013).

With regards to the above mentioned it would be appreciated if the application for the subdivision of erf 2537 Onrustvriër be approved.



Scale: 1:500
 Drawing Nr: onrus2537s.drw
 Date: OCTOBER 2022

Plan Description:
SUBDIVISION PLAN

Property Description:
ERF 2537 ONRUSTRIVIER

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

NOTES:

- Erf boundaries (SR1 zoned erf 2537)
- Subdivision line
- Land Use Scheme building lines
- Existing dwelling ±150m² (to be retained)
- Existing outbuilding (to be demolished)

Proposed subdivision:

- Portion A: ±496m² (coverage ±30%)
- Portion B: ±495m²

