

ERF 8123, TENTH AVENUE AND ERF 8124, 111A TENTH AVENUE, KLEINMOND: APPLICATION FOR CONSOLIDATION: NW & J THYS

Notice is hereby given in terms of Section 48, read with Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for the consolidation of Erven 8123 & 8124, Kleinmond to create a consolidated erf of $\pm 1062\text{m}^2$ in extent.

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 and at the Kleinmond Library, Fifth Avenue, Kleinmond. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) on or before **4 August 2023**, quoting your name, address and contact details, interest in the application, and reasons for comment. Telephonic enquiries can be made to **Ms. H. van der Stoep** 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 8123, TIENDELAAN EN ERF 8124, TIENDELAAN 111A, KLEINMOND: AANSOEK OM KONSOLIDASIE: NW & J THYS

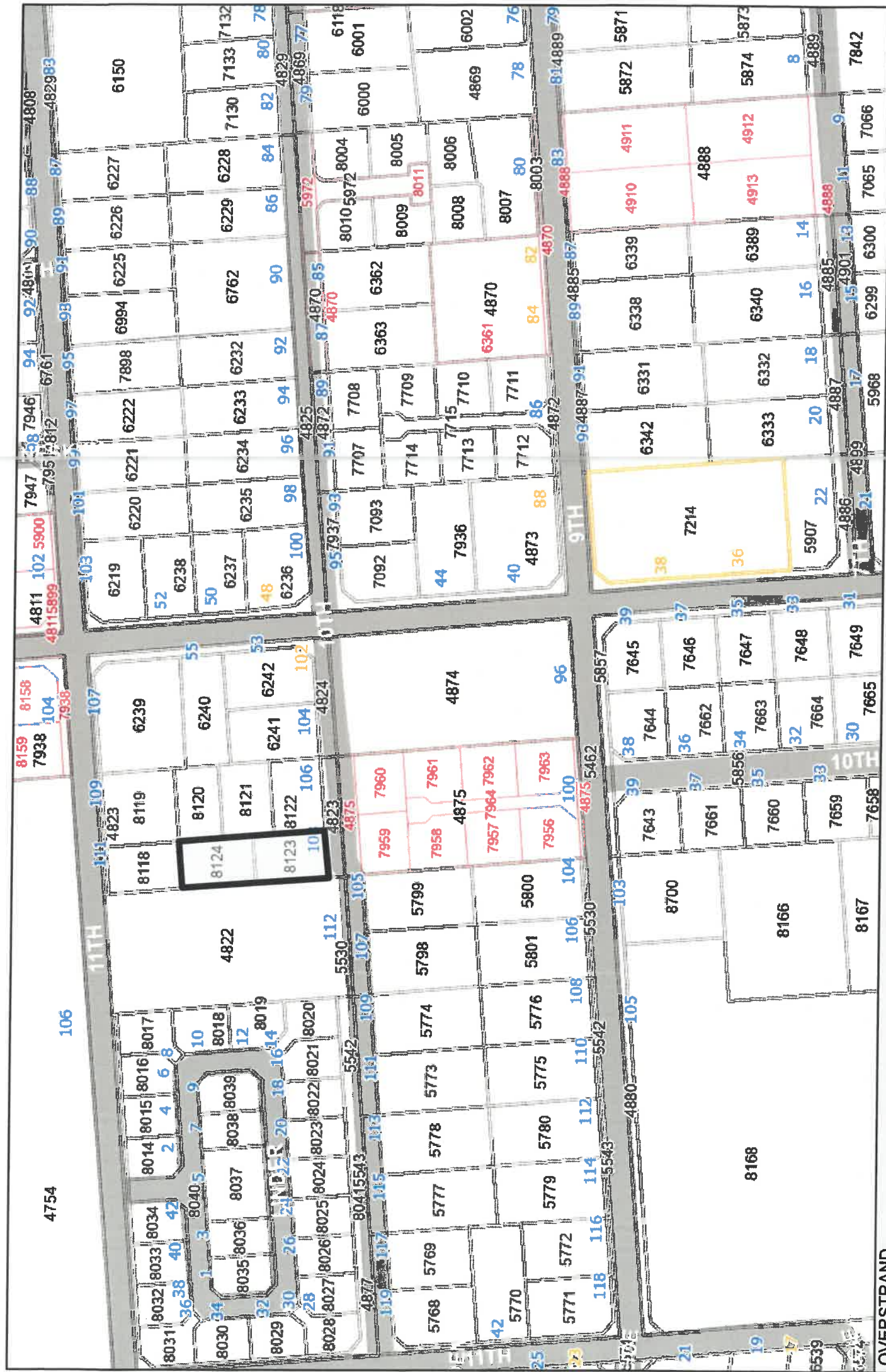
Kennis word hiermee gegee ingevolge Artikel 48, saamgelees met Artikel 16(2)(e) van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om konsolidasie van Erwe 8123 & 8124, Kleinmond om 'n gekonsolideerde erf van $\pm 1062\text{m}^2$ te skep.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by die Kleinmond Biblioteek, Vyfdelaan, Kleinmond. Enige skriftelike kommentaar moet ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) bereik voor of op **4 Augustus 2023** met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Me. H van der Stoep** by 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 SAMA-8123, TENTH AVENUE AND ERF 8124, 111A TENTH AVENUE, EKLEINMOND: ISICELO SOKUQINISWA/MANYWA: NW & J THYS

Kukhutshwe isaziso esimayela nemiba yeSoloty lama-48, elifundeka ngokuhambelana neSoloty16(2)(e) loMthethwana kaMasipala wase-Overstrand osisiHlomelo soMthethwana kaMasipala ongeZicwangciso ngokSetyenziswa koMhlaba ku2020 ukuba isicelo sifunyanelwe ukuqinisa iziza zama-8123 & 8124, eKleinmond ukwenza umanyaniso lwesiza se- $\pm 1062\text{m}^2$ ubukhulu

linkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukususela ngensimbi yesi08:00 neye16:30 kwiSebe: izicwangciso ngeZindlu, Paterson Street, Hermanus naseleinmond Library, Fifth Avenue, Kleinmond. Naziphi na izimvo ezibhaliweyo mazingeniswe kwaMasipala ngokwezibonelelo zeSoloty lama51 nelama52 loMthethwana ochazwe ngentla uze ufike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama **4 Agasti ka2023**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zakho zokuhlomla. Imibuzo ingabuzwa ku**Nkszn H. van der Stoep** 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 angenise izimvo zakhe ngokusemthethwani.



Date: 2023/05/19

Locality Map
Erven 8123 & 8124 Kleinmond



GENERAL INFORMATION

(A) PROPOSED DEVELOPMENT

The following is propose:

The consolidation of erven 8124 kleinmond of 540 m² and

Erven 8123 kleinmond of 522 m²

To create a newly consolidated SR1 zone portion of 1062 m²

The existing structures will remain on the consolidated property. No new development is proposed.

(B) CHARACTER OF THE ENVIROMENT

The proposed consolidation will not a negative impact on the environment, traffic and surrounding area as the land will stay unchanged. It will be predominately residential.

The proposed consilidated erf size of 1062 m² is compatible with the surrounding erf sizes. Erf 8122 adjacent to the proposed consolidation is 4462 m² and erf 8119 is 835 m².

(C) DESIRABILITY OF THE PROPOSED UTILISATION

The intent of the owner is to prevent any development that might disturb his/her sea view.

The owner desires a larger stand to protect his/her view and allow more privacy.

Only grass for pets to play and/or garden or parking to be establish on the portion erven 8123.

The owner will also save because they don't need to pay for services (not used) on a plot that is actualy vacant.

D) INVESTIGATION CARRIED OUT IN TERMS OF OTHER LAWS WHICH ARE RELEVANT TO THE CONSIDERATION OF THE APPLICATION

Not Applicable

(E) THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES

Erf 8124 and erf 8123 are fully serviced.

No additional load on the existing bulk services in the area is anticipated with proposed consolidation.

F) CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS

The zoning and use of the subject property will remain unchanged (Residential zone 1 single residential)

(G) PLANNING PRINCIPLES

‘SPATIAL JUSTICE’

Not Applicable

SPATIAL SUSTAINABILITY

The proposed consolidation is to create a larger single residential erf. The layout is practical with respect to access. Entry could be from 10th ave or from existing servitude next to the proposed consolidated erf. Bulk service connection already exist. The visual impact will not change since the property are already developed (erf8124) and no new development is envisaged with this application.

EFFICIENCY

The property are easily accessible and conveniently located close to major routes.

The proposal will not require any additional services and will not impact on the existing services network.

There will be no negative financial, social, economical or environmental impact as the status quo of existing property will be unchanged.

SPATIAL RESILIENCE

Not applicable – no changes to existing property

GOOD ADMINISTRATION

The owner of the property prepared this document and attempt to take all measures to ensure an efficient and streamline process within the time frames as stipulated ^{by} the Overstrand Municipality _^

S.G. No.: 7272/2007
 Approved: *A. M. Bisham*
 for Surveyor-General.
 3-72-2007
 APPROVED IN TERMS OF SECTION 25
 OF REGULATION 18/1955
 DATED: 29 September 2007
 EXCEPT FROM THE PROVISIONS OF
 ACT 70 OF 1970
 SECTION 1 (b)

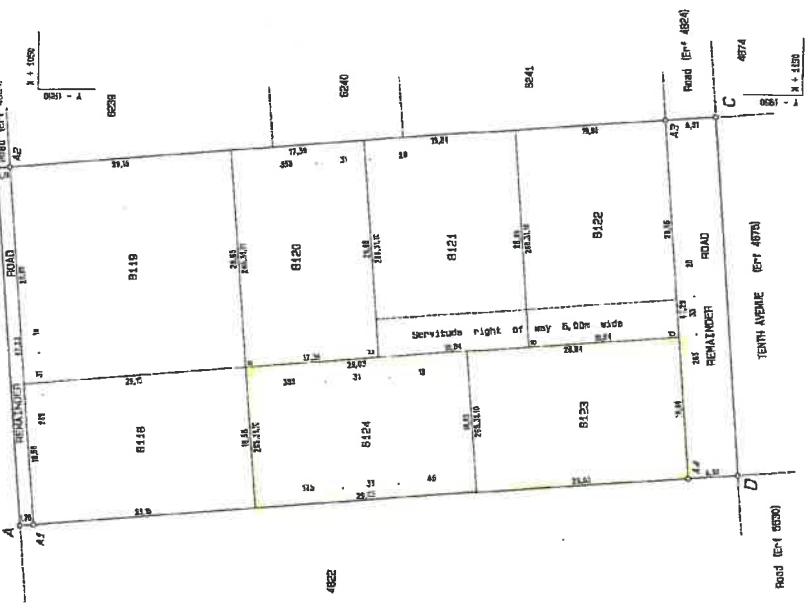
KLEINMOND ALLOTMENT AREA)
GENERAL PLAN No. 7272/2007
 OF
SUBDIVISIONS OF ERF 4823 KLEINMOND

VIDE DEED NO. A4224/1928 AMENDED TO DT. 1928. - 12883
 AND COMPILING 7 ERVEN NUMBERS 8119-8124 AND THE STREETS
 ERF 4823 IN THE OVERSTRAND MUNICIPALITY
 ADMINISTRATIVE DISTRICT OF CALEDON
 PROVINCE OF WESTERN CAPE
 SCALE 1/300

Surveyed in excess 2007, by me
A. M. Bisham
 A. M. Bisham - P.L.S. 0269
 Professional Land Surveyor

STREETS	LENGTH OF SECTION	WIDTH OF SECTION	AREA	PERCENTAGE
A	100.00	10.00	1000.00	100.00
B	100.00	10.00	1000.00	100.00
C	100.00	10.00	1000.00	100.00
D	100.00	10.00	1000.00	100.00

ERF	AREA	PERCENTAGE
8119	1000.00	100.00
8120	1000.00	100.00
8121	1000.00	100.00
8122	1000.00	100.00
8123	1000.00	100.00
8124	1000.00	100.00



NO.	AMENDMENT	AUTHORITY	INTD.	DATE

S. G. OFFICE NOTES

S.G. File No.: 3/8260/2007
 S. R. No.: E 3085/2007
 Comp: A1-306/014 (4/4)
 A1-306/014 (4/1)
 LPT 00130014

Declaration of Intention
 A. M. Bisham
 I, the undersigned
 a) declare that I am a Professional Land Surveyor
 b) I declare that I am duly registered in accordance with the provisions of the Survey Act, 1970.

Scale 1:300
 The plan 8120-8124 represents the original boundary of a servitude right of way 5.00m wide over erven 8123 and 8124 as shown.