

**ERF 1891, 69 HIGH LEVEL ROAD, PRINGLE BAY: APPLICATION FOR SUBDIVISION: PLAN ACTIVE (obo QE & R HEINE)**

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 subdivision in terms of Section 16(2)(d) to subdivide Erf 1891, Pringle Bay into a Portion A ( $\pm 1685\text{m}^2$ ) and a Remainder ( $\pm 1686\text{m}^2$ ).

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 and at the Betty's Bay Library, Clarence Drive, Betty's Bay. 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](mailto:loretta@overstrand.gov.za)) on or before **22 October 2021**, quoting your name, address and contact details, interest in the application and reasons for comments. 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 1891, HIGH LEVELWEG 69, PRINGLEBAAI: AANSOEK OM ONDERVERDELING: PLAN ACTIVE (nms QE & R HEINE)**

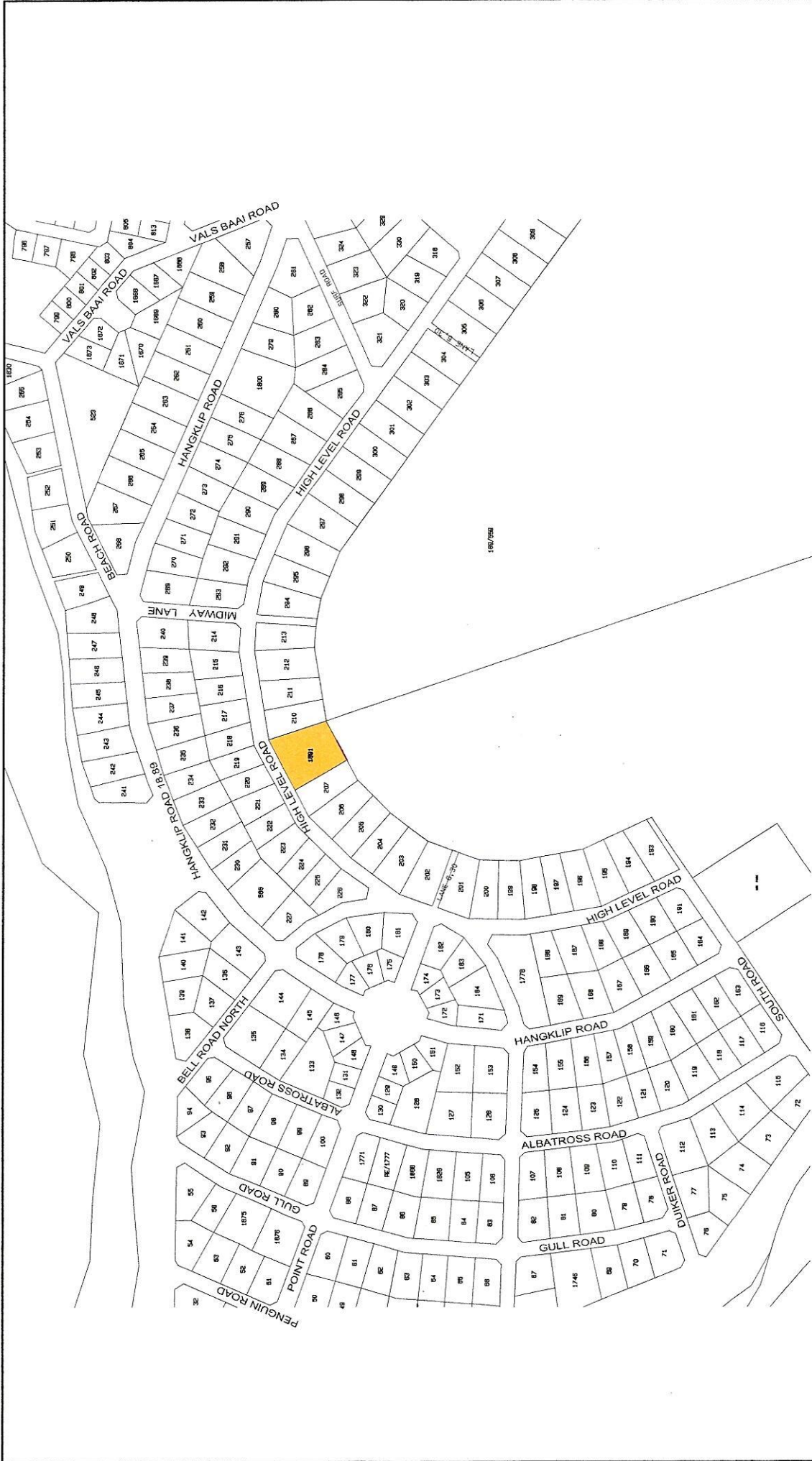
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om onderverdeling ontvang is ingevolge Artikel 16(2)(d) om Erf 1891, Pringlebaai in 'n Gedeelte A ( $\pm 1685\text{m}^2$ ) en 'n Restant ( $\pm 1686\text{m}^2$ ), te onderverdeel.

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 Bettysbaai Biblioteek, Clarencerylaan, Bettysbaai. 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](mailto:loretta@overstrand.gov.za)) voor of op **22 Oktober 2021**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Me. H van der Stoep** 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 UERF 1891, 69 HIGH LEVEL ROAD, PRINGLE BAY: ISICELO SOKWAHLULUHLULA: NGABAKWAPLAN ACTIVE (egameni likaQE & R HEINE)**

Kukhutshwe isaziso esimayela emiba yeSolotyama48 loMthethwana kaMasipala waseOverstrand Ngezihlomelo zoMthethwana OngeziCwangciso zokuSetyenziswa koMhlaba ku2020 isaziso eso sithi, kufunyenwe isicelo sokwahlulahlula ngokweSolotyale16(2)(d) ukwahlula kwakhona isiza esinguErf 1891, Pringle Bay sibe yiNxalenye ebizwa uPortion A ( $\pm 1685\text{m}^2$ ) neNtsalela ( $\pm 1686\text{m}^2$ ).

linkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwintsuku zaphakathi evekini phakathi kwentsimbi ye08:00 neye16:30 kwiSebe: Izicwangciso zeDolophu, Paterson Street, Hermanus naseBetty's Bay Library, Clarence Drive, Betty's Bay. Naziphi na izimvo ezibhaliweyo zingangeniswa ngokwezibonelelo zeSolotyama51 nelama52 zoMthethwana osowuchaziwe ngentla zifike kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngomhla okanye ngaphambi komhla wama **22 Okhtobha 2021**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla kwakho. Imibuzo ngefowuni ingathunyelwa kuMcwangcisi weDolophu, **Nkszn. H van der Stoep** kwa-028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angandwendwela kwiSebe LeziCwangciso zeDolophu apho igosa likaMasipala liza kumnceda ukufaka izimvo zakhe ngokusemthethweni.



Scale: **NTS**  
 Drawing Nr: 1891local.drw  
 Date: JULY 2021

Plan Description:  
**LOCALITY MAP**

Property Description:  
**ERF 1891  
 PRINGLE BAY**

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

**PROPOSED SUBDIVISION**

**ERF 1891 PRINGLE BAY**

**DIVISION: CALEDON**

**OVERSTRAND MUNICIPALITY**

**MOTIVATION REPORT**

1. **BACKGROUND**

Mr. Q.E. Heine and Mrs. R. Heine the owners of Erf 1891 Pringle Bay, have instructed the company Plan Active Town Planners to apply for the subdivision of Erf 1891 Pringle Bay. Erf 1891 Pringle Bay formerly consisted of erven 208 & 209 Pringle Bay that were consolidated and registered as Erf 1891 Pringle Bay in 2017. Mr. Heine intends to re-subdivide Erf 1891 Pringle Bay on the exact same common boundary line between the former erven 208 & 209 in order to create the exact same size erven prior to the consolidation of the last-mentioned erven.

It is therefore the intention to subdivide Erf 1891 Pringle Bay to create one additional erf of which the portions will be equal in size to the former erven 208 & 209 Pringle Bay. The Title Deed applicable to Erf 1891 Pringle Bay does not contain any restrictions that need to be addressed in order for the proposed application to be approved. Please refer to the enclosed Conveyancer Certificate for your records.

Erf 1891 Pringle Bay is 3371m<sup>2</sup> in extent, approximately twice the size of erven in the same residential block and is held by Title Deed Number T21498/2021.

## 2. APPLICATION DETAILS

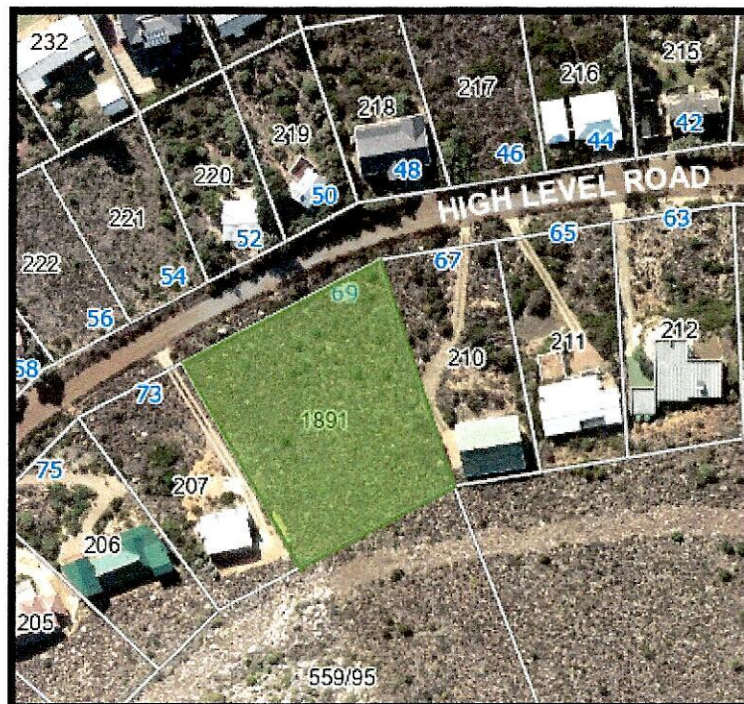
Application is made in terms of:

- 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 1891 Pringle Bay.

## 3. DESIRABILITY

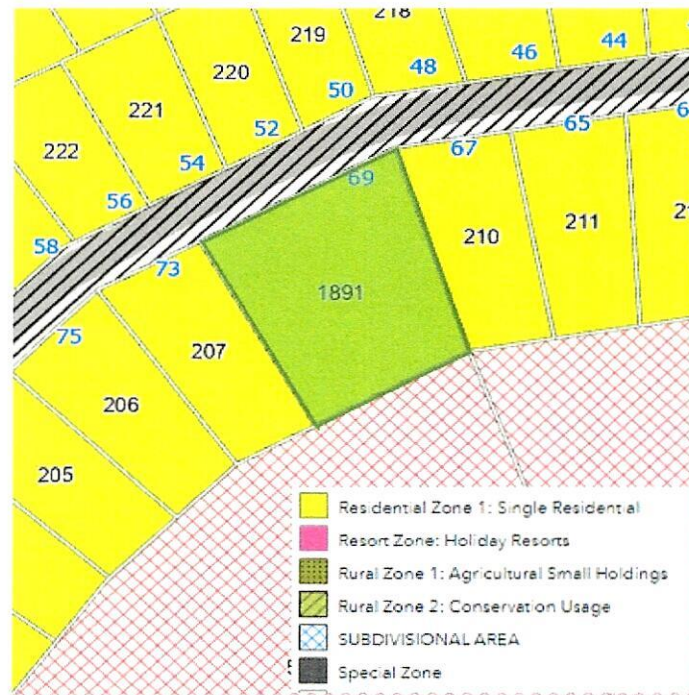
### 3.1 PROPERTY DESCRIPTION

Erf 1891 Pringle Bay is located at 69 High Level Road, Pringle Bay and is 3371m<sup>2</sup> in extent. Please refer to the enclosed locality plan and the aerial photograph below.



### 3.2 ZONING

Erf 1891 Pringle Bay is zoned Residential Zone 1 and is currently vacant. The surrounding properties are also zoned for single residential purposes, public roads, and public open space. Please refer to the zoning map abstract below:



### 3.3 LAND USE

Erf 1891 Pringle Bay is currently vacant.

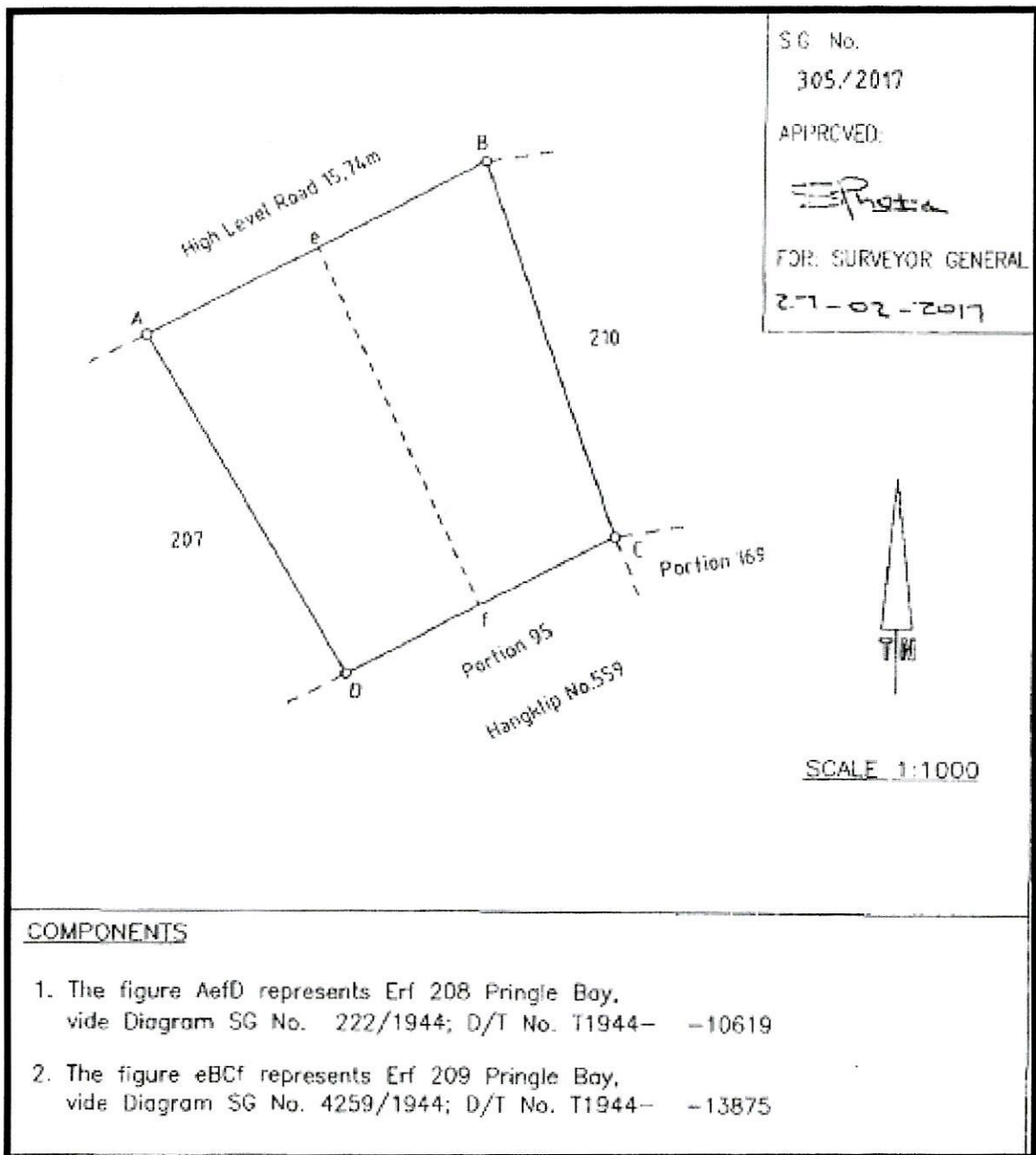
Land uses that surround Erf 1891 Pringle Bay are single dwellings, public roads, and public open spaces. It is therefore evident that Erf 1891 Pringle Bay is situated within a predominantly single residential area.

### 3.4 PROPOSAL

The following is proposed in terms of:

- 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 1891 Pringle Bay into Portion A and Portion B.

Erf 1891 Pringle Bay is 3371m<sup>2</sup> in extent. The intention of the owner of the subject property is to subdivide Erf 1891 Pringle Bay into two portions, Portion A and Portion B. The subject property is approximately twice the size of the surrounding properties and consists of two components (previously erven 208 and 209 Pringle Bay). The intention is to create two erven that will be the same size prior to the consolidation of erven 208 & 209 Pringle Bay, that took place in 2017. The proposed subdivision line will be the same as the previous component line as seen in the daigram below marked as e-f.



The detail of the proposed application can be described as follows:

**3.4.1. Proposed Subdivision**

<b>Subdivision of Erf 1891 Pringle Bay</b>			
<b>Proposed Portions</b>	<b>Size</b>	<b>Land use</b>	<b>Zoning</b>
<b>Portion A</b>	<b>±1685m<sup>2</sup></b>	Vacant	Residential Zone 1
<b>Portion B</b>	<b>±1686m<sup>2</sup></b>	Vacant	Residential Zone 1

The proposed subdivision of Erf 1891 Pringle Bay follows the same configuration as the residential erven in the same residential block and would also be of a similar size. Portion A and Portion B will be ±1685m<sup>2</sup> and ±1686m<sup>2</sup> in extent, respectively.

The proposed subdivision will have a positive impact on the economy of the area. By allowing the subdivision, one additional residential property will be created from which the municipality can attain bulk service levies as well as monthly rates and taxes. Future plans to develop the two portions will create temporary employment during the construction phase thereof.

It should be noted that Erf 1891 Pringle Bay is larger in extent than other single residential erven in the same residential block due to the fact that it consisted of erven 208 & 209 Pringle Bay that were consolidated in 2017. The proposed subdivision will be in line with the configuration and size of existing properties in this specific area of Pringle Bay. The proposed subdivision will not have a negative impact on the current residential character of the specific area of Pringle Bay.

The Title Deed applicable to the subject property does not contain any restrictive Title Deed conditions as confirmed by the conveyancing certificate attached, compiled by Monique Christina Schreuder. The Title Deed does not prohibit the subdivision of the consolidated property as a whole but rather prohibits the subdivision of the original 2 components, previously erven 208 & 209 Pringle Bay, from being further subdivided.

The proposed subdivision will create the same portions as it was prior to the consolidation of erven 208 and 209 Pringle, that created Erf 1891 Pringle Bay.

### **3.5 ACCESS**

Access to the newly created portions will be from High Level Road. The exact position of the access points will be confirmed in future with building plan submissions.

### **3.6 SERVICES**

Erf 1891 Pringle Bay is situated in an already developed residential area, municipal services already exist to which the newly created erf could connect to. All required services will be installed according to the specifications of the Overstrand Municipality.

### **3.7 TITLE DEED**

There are no restrictive Title Deed conditions in Title Deed No. T21498/2021 that need to be addressed in order to subdivide *Erf 1891 Pringle Bay*.

As motivated and confirmed by the attached conveyancing certificate, the Title Deed does not prohibit the subdivision of the consolidated property as a whole but rather prohibits the original 2 components, erven 208 & 209 Pringle Bay, from being further subdivided.

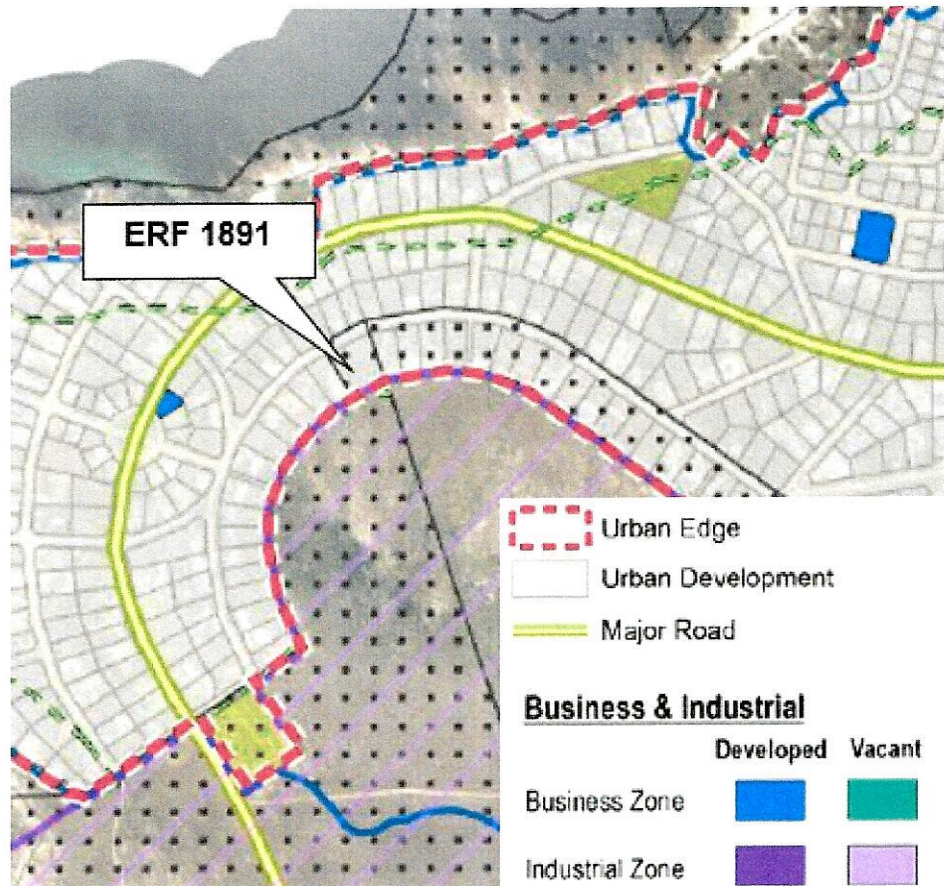
There is no bond registered against Erf 1891 Pringle Bay.

### **3.8 FORWARD PLANNING**

#### **Overstrand Municipal Wide Spatial Development Framework (2020).**

In terms of the Overstrand Wide Spatial Development Framework the subject property is earmarked for urban development purposes. The residential zoning of

Portion A and Portion B, portions of Erf 1891 Pringle Bay, will be retained after the subdivision has been concluded.



### Overstrand Growth Management Strategy (2010)

With reference to the Overstrand Growth Management Strategy the subject erf falls within Planning Unit 1 that consists primarily of the southern existing built-up area of Pringle Bay. No densification proposals are made for the specific area of Pringle Bay.

Each subdivision application should be dealt with on its own merit. Erf 1891 Pringle Bay is one of the larger erven in this residential block and twice the size of an average residential erf in the area due to a consolidation that took place of erven 208 & 209 Pringle Bay in 2017. The newly created erf and the remainder will still be compatible with the size of the residential erven in the vicinity, and the subdivision can therefore be supported.

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

#### **3.9.1 HERITAGE VALUE**

Erf 1891 Pringle Bay 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 light of the above mentioned it is evident that the proposed subdivision will not have a negative impact on the heritage value of the subject property or the greater area of Pringle Bay.

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

The proposed subdivision does not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).

### **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 subdivision is in line with the current erf sizes and land use tendencies in the vicinity within the Pringle Bay area. The proposed subdivision will create an opportunity for future landowners to obtain land.

**Spatial sustainability:** The proposed subdivision is in line with the current character of the established residential area. The proposed application will have no impact on the conservation worthy areas of Pringle Bay. Spatially the land use and erf size of the created portion and remainder will be in line with the residential character of this specific area of Pringle Bay.

**Efficiency:** The proposed application for the subdivision of Erf 1891 Pringle Bay will promote the optimisation of the use of space within a developed residential area. The subject property is also situated in close proximity to the business area of Pringle Bay and the beach.

**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). In our opinion 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

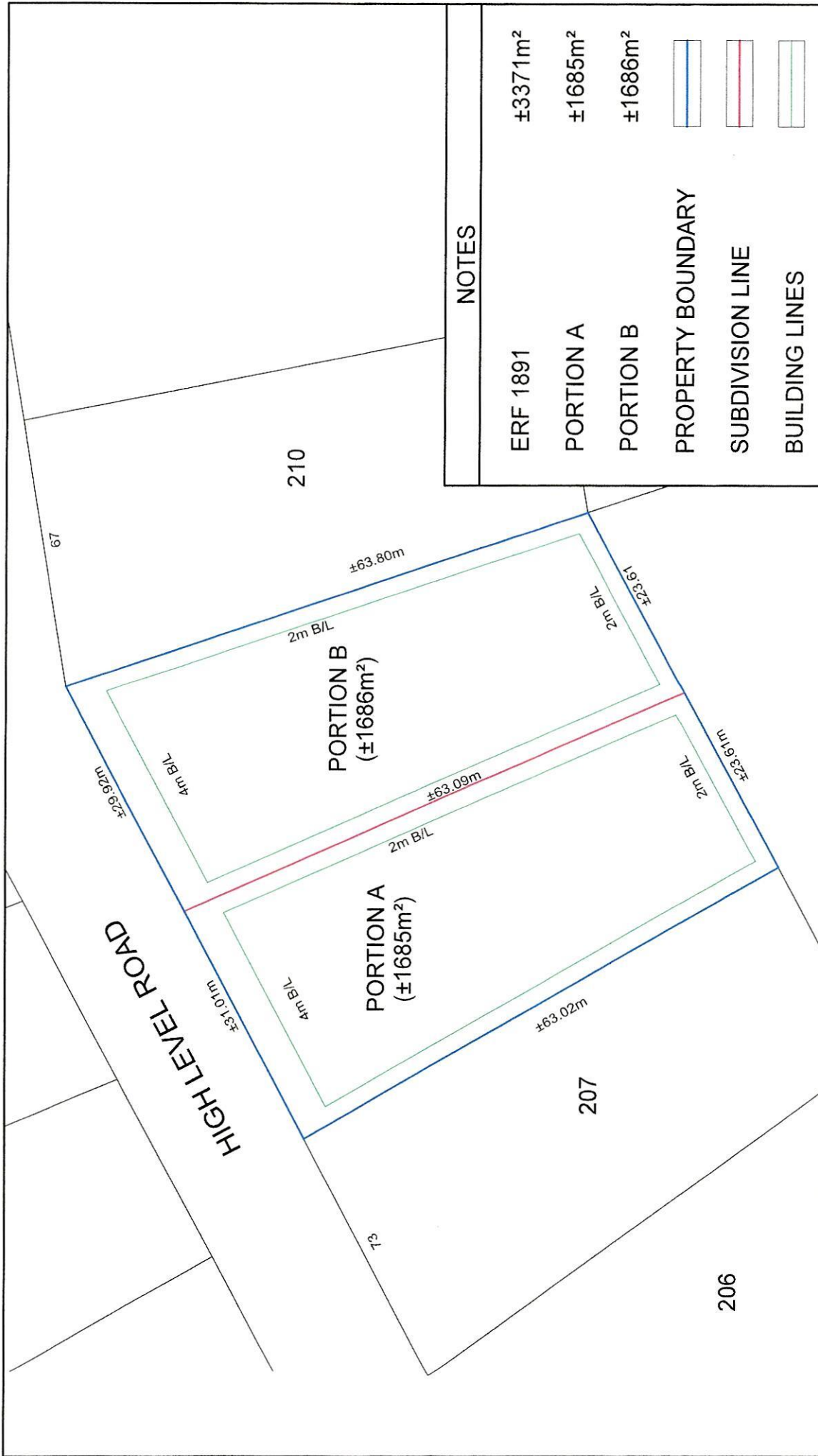
efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020.

#### 4. **RECOMMENDATION**

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

- The proposed erven have the exact same configuration as former erven 208 & 209 Pringle Bay that were consolidated to create erf 1891 Pringle Bay;
- The proposed subdivision of Erf 1891 Pringle Bay falls within the existing land use tendencies of the area;
- The municipality can attain bulk service levies as well as monthly rates and taxes from the additional portion proposed;
- The proposal is compatible with the existing erf sizes in the area;
- The proposed subdivision will not have a negative impact on the current character and land values of the surrounding erven;
- The proposed application is in line with Spatial Planning Land Use Management Act, 2013 (SPLUMA) and the Land Use Planning Act, 2014 (LUPA).

With regards to the above mentioned it would be appreciated if the Overstrand Municipality would consider the application favourably for the subdivision of Erf 1891 Pringle Bay.



NOTES	
ERF 1891	±3371m <sup>2</sup>
PORTION A	±1685m <sup>2</sup>
PORTION B	±1686m <sup>2</sup>
PROPERTY BOUNDARY	
SUBDIVISION LINE	
BUILDING LINES	

	Stads- en Streeksbeplanners Town & Regional Planners	All distances approximate and subject to survey.  COPY RIGHT RESERVED	Property Description: <b>ERF 1891 PRINGLE BAY</b>	Plan Description: <b>SUBDIVISION PLAN</b>	Scale: <b>1:600</b>	
			Drawing Nr: 1891subdivision.dwg	Date: JULY 2021		