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**1. ABBREVIATIONS**

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<b>OM</b>	Overstrand Municipality
<b>OMLUS</b>	Overstrand Municipality Land Use Scheme, 2020
<b>BY-LAW</b>	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
<b>PSDF</b>	Western Cape Provincial Spatial Development Framework, 2014
<b>LUPA</b>	Western Cape Land Use Planning Act, 2014.
<b>MSDF</b>	Overstrand Spatial Development Framework, 2020
<b>DTPW</b>	Western Cape Department of Transport and Public Works

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**2. PROPERTY DETAILS AND OWNERSHIP**

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<b>2.1 Property Details</b>	Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon
<b>Extent</b>	158,9349Ha / 1 589 349m <sup>2</sup>
<b>Current Ownership</b>	Overstrand Municipality

<b>2.2 Property Details</b>	Remainder of Erf 423, Stanford
<b>Extent</b>	0,0668ha / 668m <sup>2</sup>
<b>Current Ownership</b>	RITBAR INV CC

<b>2.3 Property Details</b>	Erf 1174 Stanford
<b>Extent</b>	0,2159ha / 2159m <sup>2</sup>
<b>Current Ownership</b>	Overstrand Municipality

<b>2.4 Property Details</b>	Remainder of Erf 294, Stanford
<b>Extent</b>	146,5568ha / 1 465 568m <sup>2</sup>
<b>Current Ownership</b>	Overstrand Municipality

<b>2.5 Property Details</b>	Portion 18 of the Farm Riverside Farm No. 644, Caledon
<b>Extent</b>	17,0921Ha / 170 921m <sup>2</sup>
<b>Current Ownership</b>	Overstrand Municipality

<b>2.6 Property Details</b>	Remainder of Erf 1071, De Kelders
<b>Extent</b>	48,7807ha / 487 807m <sup>2</sup>
<b>Current Ownership</b>	Overstrand Municipality

<b>2.7 Property Details</b>	Remainder of Erf 210, Gansbaai
<b>Extent</b>	721,7214ha / 7 217 214m <sup>2</sup>
<b>Current Ownership</b>	Overstrand Municipality

<b>2.8 Property Details</b>	Remainder of Erf 225, Gansbaai
<b>Extent</b>	39,6443ha / 396 443m <sup>2</sup>
<b>Current Ownership</b>	Overstrand Municipality





## MOTIVATION

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<b>2.9 Property Details</b>	Remainder of Erf 611, Gansbaai
<b>Extent</b>	8,5653ha / 85 653m <sup>2</sup>
<b>Current Ownership</b>	Overstrand Municipality

<b>2.10 Property Details</b>	Portion 25 of the Farm Riverside Farm No. 644, Caledon
<b>Extent</b>	28,7346ha / 287 346m <sup>2</sup>
<b>Current Ownership</b>	Overstrand Municipality

WRAP Project Office was appointed to submit this land use application (refer **Annexure L – Power of Attorney**). The OM is in communication with RITBAR INV CC which is the owner of the Remainder of Erf 423 Stanford for the property to be transferred into the ownership of the OM. A power of attorney has not been requested from the Western Cape Provincial Department of Transport and Public Works as the department does not own any of the above listed properties.





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**3. EXECUTIVE SUMMARY**

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The project for the widening and upgrade of Trunk Road No 28/2 between Stanford and Gansbaai by the DTPW recently commenced. Additional road reserve is required as the road is being upgraded and the process to upgrade the road requires additional portions to ensure the road is well designed and safe for the future road users and is widened in some areas.

An item for the alienation of the portions of municipal land was prepared by the Manager of the Property Administration Department of the OM, Anja Le Roux and was approved by the Municipal Council on 26 September 2022.

The table below contains a summary of the extent of the additional road reserve which will be purchased from the OM and transferred to the DTPW (refer **Annexure L**):

	PROPERTY	SIZE
1.1	Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon (1)	±2788m <sup>2</sup>
1.2	Remainder of Erf 423 Stanford	±668m <sup>2</sup>
1.3	Erf 1174 Stanford	±97m <sup>2</sup>
1.4	Remainder of Erf 294 Stanford	±4019m <sup>2</sup>
1.5	Portion 18 of the Farm Riverside Farm No. 644, Caledon	±164m <sup>2</sup>
1.6	Remainder of Erf 1071, De Kelders	±3901m <sup>2</sup>
1.7	Remainder of Erf 210, Gansbaai	±1201m <sup>2</sup>

There is also a historically proclaimed road reserve on the subject properties that was never subdivided and transferred to DTPW. The subject application will also include an application for subdivision of these portions in order to formalise it as part of this application in such a way that the additional sections required can be consolidated with the area of the existing proclaimed road and transferred to the DTPW.

There are additional properties that were not included in the item that served before Council, that also forms part of the application. Although these properties are also owned by the OM, these portions that are required to be transferred to the DTPW forms part of the existing proclaimed road reserve. The DTPW is not required compensate the OM for these additional portions as it forms part of an existing proclamation.

The table below contains the additional properties that have already been included in the existing proclamation and requires to be rezoned and consolidated:

	PROPERTY	SIZE
1.8	Remainder of Erf 225, Gansbaai	±393m <sup>2</sup>
1.9	Remainder of Erf 611, Gansbaai	±243m <sup>2</sup>
1.10	Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon (2)	±2783m <sup>2</sup>
1.11	Portion 25 of the Farm Riverside No. 644, Caledon	±32m <sup>2</sup>

In terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, the subdivision or consolidation of land, in order to bring about its conveyance to or from a local authority or provincial or national government, does not require the approval of the Municipality.





## MOTIVATION

Although the written certification from the Municipality that the subdivision and consolidation has been exempted from the provisions of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, is required, it will only be obtained before the subject subdivisions and consolidations are surveyed for submission and approval to the Surveyor General.

This application is therefore based on the premise that although the subject subdivisions and consolidations will be "created" by means of an exempted process, for purposes of the application, the draft subdivision- and consolidation diagrams of the exempted process, will be used for purposes of the motivation of the applications of this report.

With regards to the closure of areas that are public places, status reports were requested from the Surveyor-General for all the properties forming part of this application (refer **Annexure M**). According to the Surveyor-General's record the status of the erven is the following:

PROPERTY	TOWN	STATUS
Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon	Stanford	Public Place
Erf 1174 Stanford	Stanford	Public Place
Remainder of Erf 294 Stanford	Stanford	Public Place
Remainder of Erf 1071, De Kelders	De Kelders	Ordinary Erf
Remainder of Erf 210, Gansbaai	Gansbaai	Public Place/ Commonage
Remainder of Erf 1546, Gansbaai	Gansbaai	Ordinary Erf
Remainder of Erf 225, Gansbaai	Gansbaai	Ordinary Erf
Remainder of Erf 611, Gansbaai	Gansbaai	Ordinary Erf
Portion 25 of the Farm Riverside No. 644, Caledon	Stanford	Ordinary Erf

Although the Status Reports only indicate that 3 of the subject erven's status as *Public Place* and *Public Road*, the By-Law defines public place as follows:

*"public place" means any open or enclosed place, park, street, road or thoroughfare or other similar area of land shown on a general plan or diagram that is for use by the general public and is owned by, or vests in the ownership of, a Municipality, and includes a public open space and a servitude for any similar purpose in favour of the general public.*

This application will therefore include the closure of portions of *public places*, namely portions of Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon, Erf 1174 Stanford, Remainder of Erf 294 Stanford, Remainder of Erf 1071, De Kelders and Remainder of Erf 210, Gansbaai.

Each property will be addressed individually to allow that portion of the trunk road to be considered 'complete'.





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#### 4. TITLE DEED RESTRICTIONS

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There are no title deed restrictions that prohibit the subdivision, consolidation and rezoning of the additional portions.



**TRUNK ROAD 28/2****5. REMAINDER OF THE FARM DE KLEINE RIVIER VALLEY NO. 645, CALEDON (1)**

<b>Registered Owner</b>	Overstrand Municipality
<b>Extent</b>	158,9349Ha / 1 589 349m <sup>2</sup>
<b>Title Deed Number</b>	T6331/1921
<b>Land Use</b>	Open Space and Public Road
<b>Current Zoning</b>	<ul style="list-style-type: none"><li>• Open Space Zone 2: Public Open Space</li><li>• Transport Zone 2: Road and Parking</li></ul>

**5.1 LOCAL CONTEXT**

The part of the property which is proposed to be subdivided and rezoned has a provincial road which runs through it and the public has become accustomed to this visual impact at this location.

The approval and implementation of the subdivision, rezoning and consolidation which is sought is to allocate cadastral boundaries to the existing and proposed expansion of the road reserve and will therefore not upset the fabric of the area within the local context.

The property is located between the residential and industrial area to the south of the Stanford town.

**5.2 BACKGROUND**

The portion of the subject property to be transferred from the OM to the DTPW measures approximately 2788m<sup>2</sup>. There is a historically proclaimed road reserve over the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon ( $\pm 22\,974\text{m}^2$ ), but it was however never subdivided. The historically proclaimed road reserve will hereafter be referred to as Portion A.

In order to formalise the existing road reserve in such a way that it can be transferred to DTPW, Portion A, a portion of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon will be subdivided. The widening and upgrade of the R43 (Trunk Road TR28/2) necessitated that additional land is required, and the extent and price of the additional land was agreed with the OM.

The proposal is to subdivide and consolidate additional portions (B, C, D and E). There are small portions that are proposed to be rezoned from Open Space Zone 1: Public Open Space to Transport Zone 2: Road and Parking to align with the future use of the proposed Consolidated portion (Portion AA).

The proposed zoning will be aligned with the requirements as set out in the Overstrand Council Resolution.



### 5.3 EXEMPTION OF SUBDIVISION

Historically proclaimed road reserve subdivisions:

- Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon will be subdivided to create Portion A ( $\pm 22\,974\text{m}^2$ ) (refer Plan 1.2 and 1.4) in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.

Additional land portions required for the upgrading of the trunk road that will necessitate the subdivision of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon:

- Portion B ( $\pm 158\text{m}^2$ ), (a portion of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon) in terms of Section 26(1) (d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 1.2 and 1.4);
- Portion C ( $\pm 866\text{m}^2$ ), (a portion of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon) in terms of Section 26(1) (d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 1.2 and 1.4);
- Portion D ( $\pm 1520\text{m}^2$ ), (a portion of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon) in terms of Section 26(1) (d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 1.3 and 1.4); and
- Portion E ( $\pm 244\text{m}^2$ ), (a portion of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon) in terms of Section 26(1) (d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 1.3 and 1.4).

### 5.4 EXEMPTION OF CONSOLIDATION

- **Exemption of consolidation of** Portion A ( $\pm 22\,974\text{m}^2$ ), Portion B ( $\pm 158\text{m}^2$ ), Portion C ( $\pm 866\text{m}^2$ ), Portion D ( $\pm 1520\text{m}^2$ ) and Portion E ( $\pm 244\text{m}^2$ ) (portions of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon) to create a Consolidated portion AA ( $\pm 25\,762\text{m}^2$ ) in terms of Section 26(1) (d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 1.6).

Existing		Plan
Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon	1 589 349m <sup>2</sup>	1.1
Proposed Subdivision		
Remainder of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon	$\pm 1\,563\,587\text{m}^2$ / 156,3587ha	1.2, 1.3 & 1.4





## MOTIVATION

Portion A (a portion of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon)	±22 974m <sup>2</sup>	1.2
Portion B (a portion of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon)	±158m <sup>2</sup>	1.2
Portion C (a portion of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon)	±866m <sup>2</sup>	1.2
Portion D (a portion of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon)	±1520m <sup>2</sup>	1.3
Portion E (a portion of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon)	±244m <sup>2</sup>	1.3

Proposed Consolidation		
CONSOLIDATED PORTION AA (CONSOLIDATION BETWEEN PORTIONS A, B, C, D AND E)	±25 762m <sup>2</sup>	1.6

### 5.5 APPLICATION FOR LAND DEVELOPMENT

Portion C (±866m <sup>2</sup> )
<ul style="list-style-type: none"> <li>Closure of Portion C (±866m<sup>2</sup>) (a portion of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li> <li>Rezoning of Portion C (±866m<sup>2</sup>) (a portion of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon) from Open Space Zone 2: Public Open Space to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li> </ul>

Portion D (±1520m <sup>2</sup> )
<ul style="list-style-type: none"> <li>Closure of Portion D (±1520m<sup>2</sup>) (a portion of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon) as a public place (refer Plan 1.2 &amp; 1.5) in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li> <li>Rezoning of Portion D (±1520m<sup>2</sup>) (a portion of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon) from Open Space Zone 2: Public Open Space to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li> </ul>





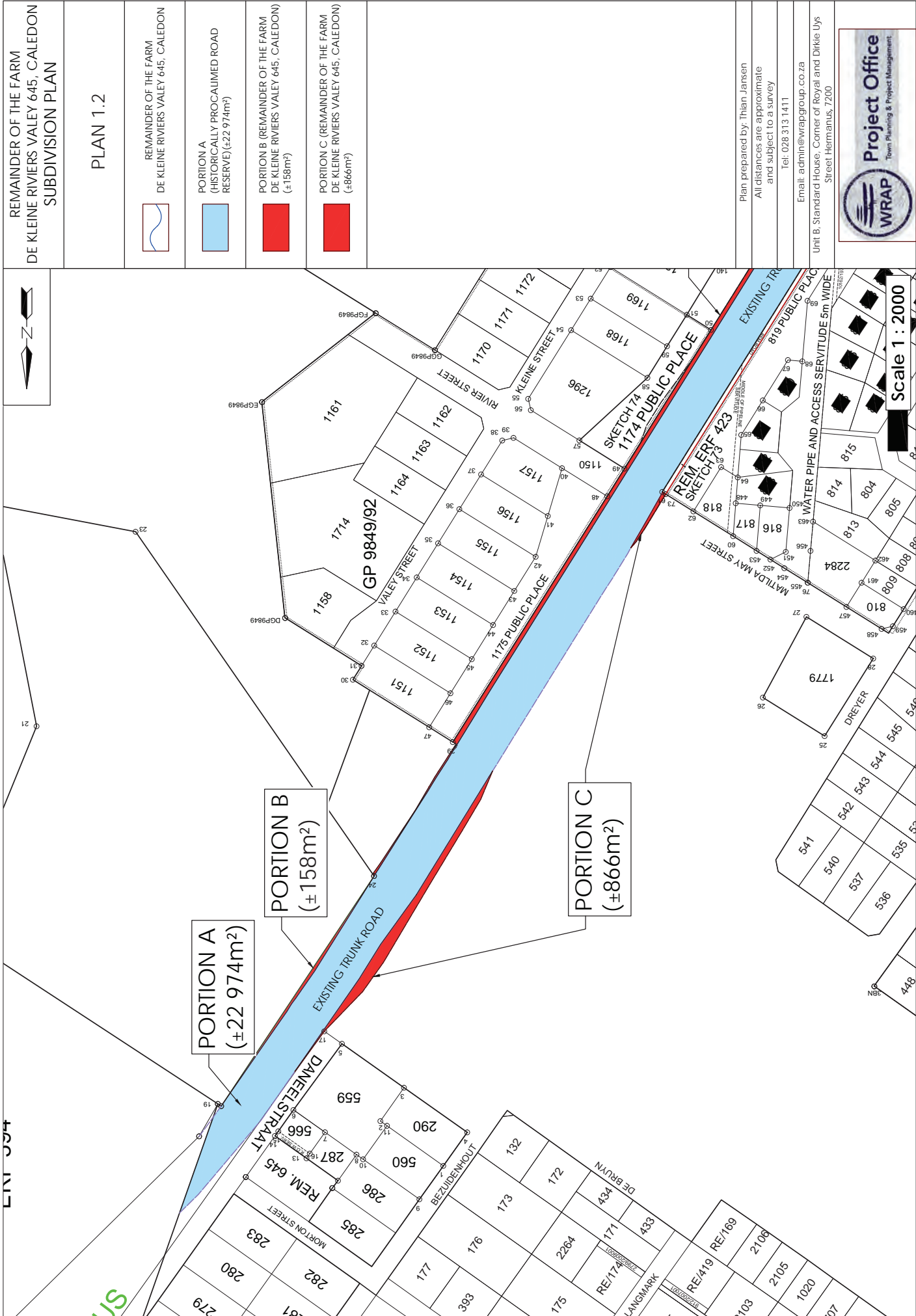
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PLANS FOR REMAINDER OF THE FARM DE KLEINE RIVIERS VALEY NO. 645, CALEDON  
(1)











REMAINDER OF THE FARM  
DE KLEINE RIVIER VLEY 645, CALEDON  
SUBDIVISION PLAN

### PLAN 1.3



REMAINDER OF THE FARM  
DE KLEINE RIVIERS VALEY 645, CALEDON

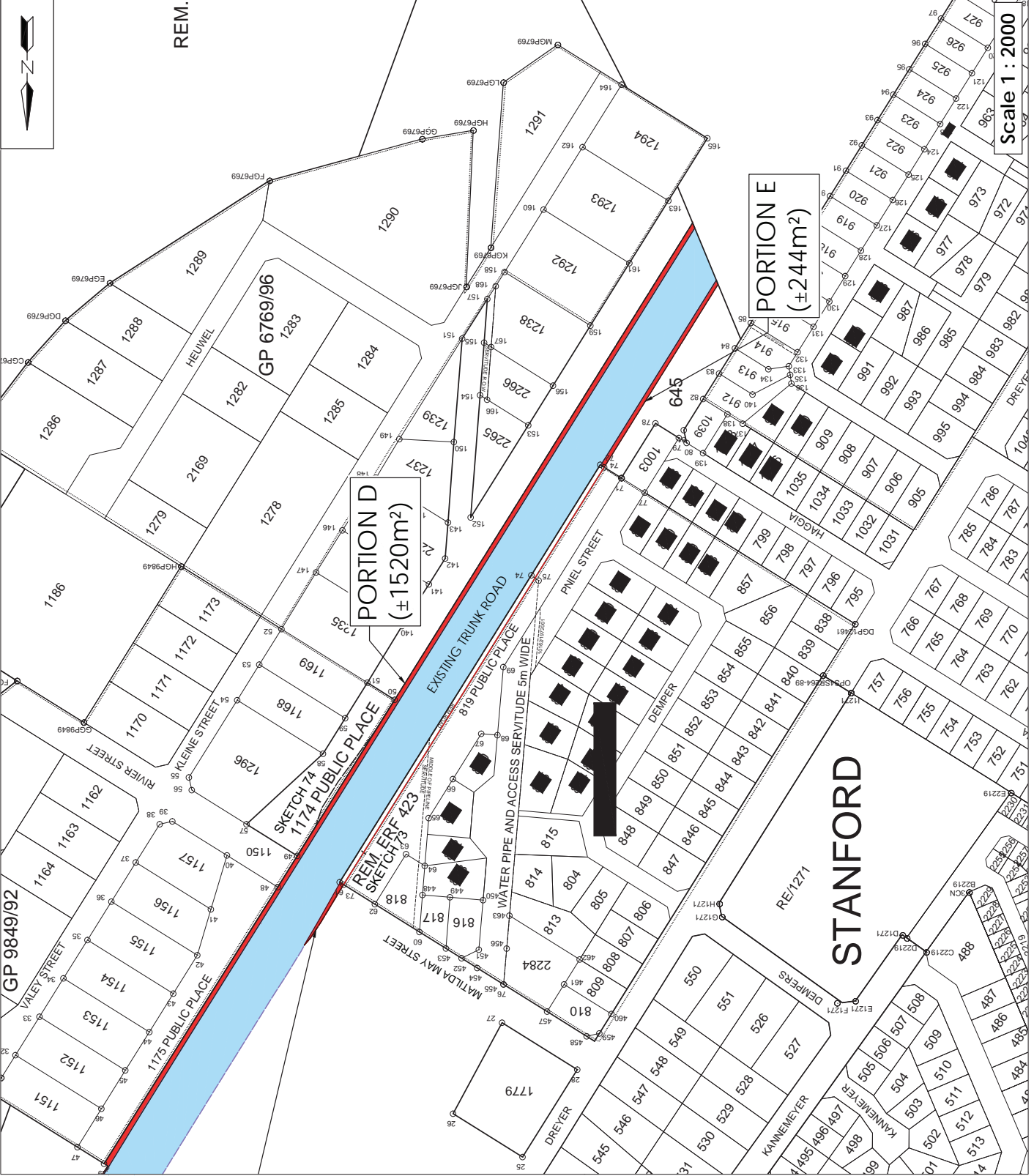
PORTION D (REMAINDER OF THE FARM  
DE KLEINE RIVIERS VALEY 645, CALEDON)  
(±1520m<sup>2</sup>)

 PORTION E (REMAINDER OF THE FARM  
DE KLEINE RIVIER VLEY 645, CALEDON)  
(±244m<sup>2</sup>)

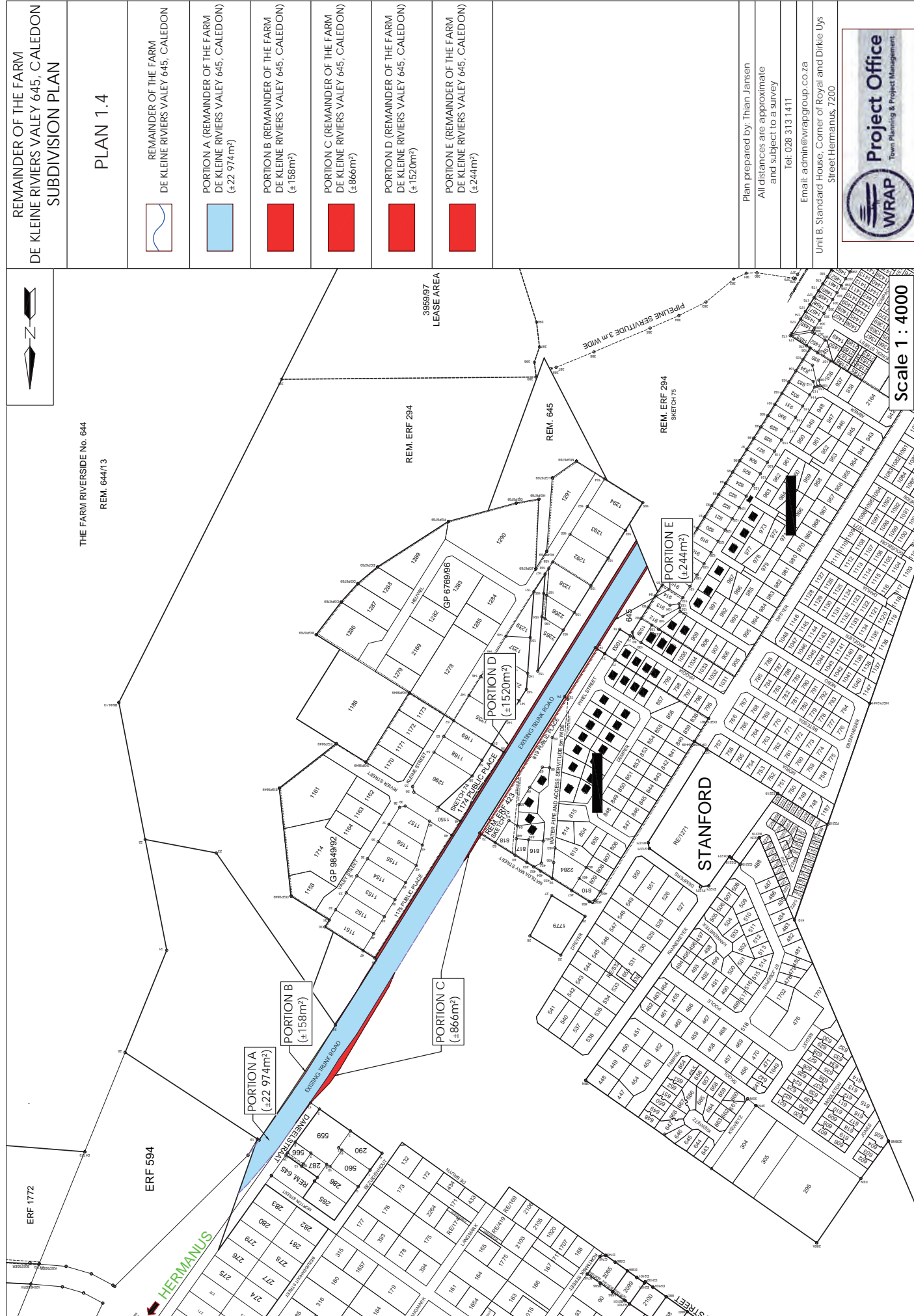
Plan prepared by: Thian Jansen  
All distances are approximate  
and subject to a survey

Tel: 028 313 1411

Email: [admin@wrapgroup.co.za](mailto:admin@wrapgroup.co.za)  
Unit B, Standard House, Corner of Royal and Dirkie Uys  
Street Hermanus, 7200

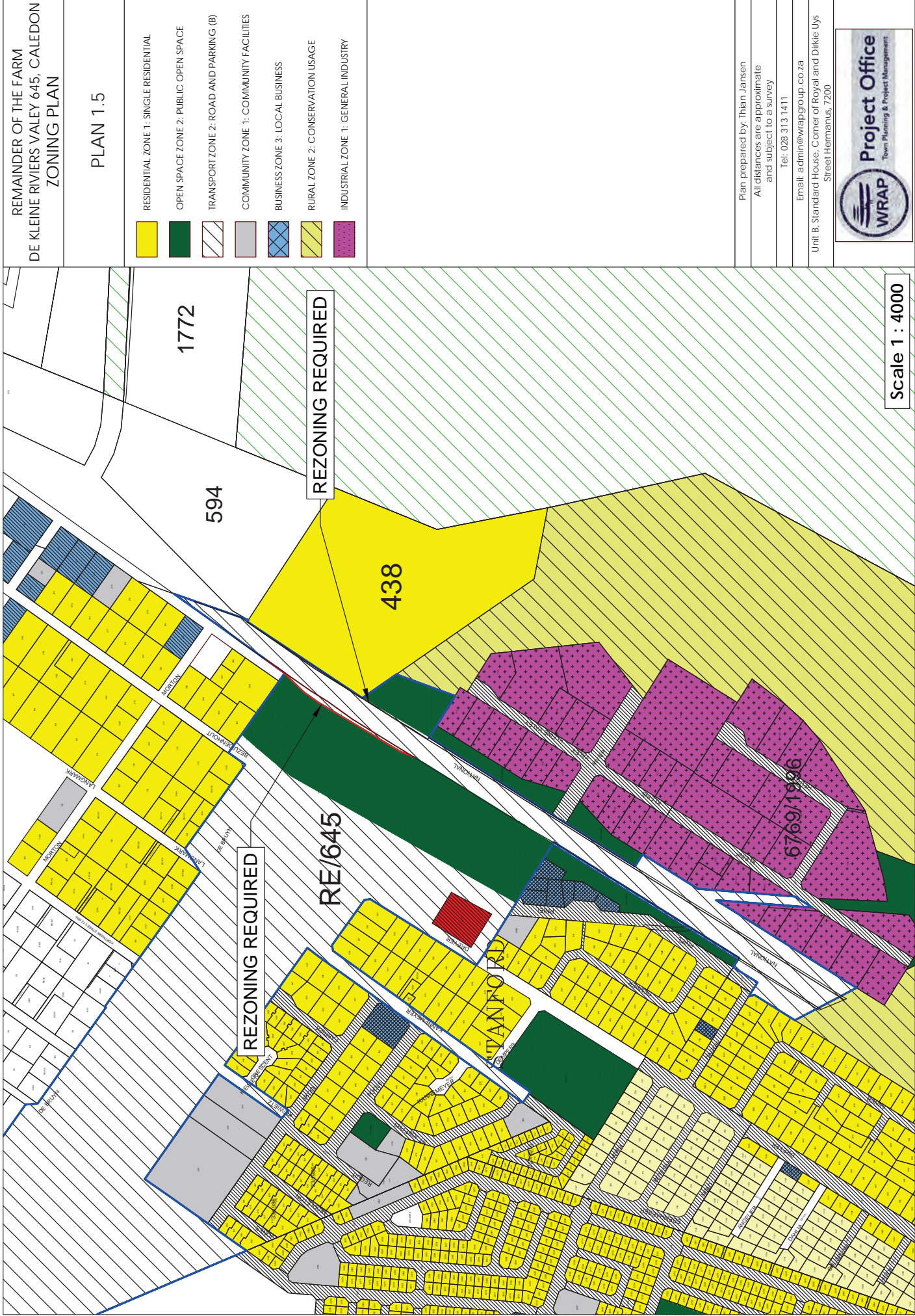




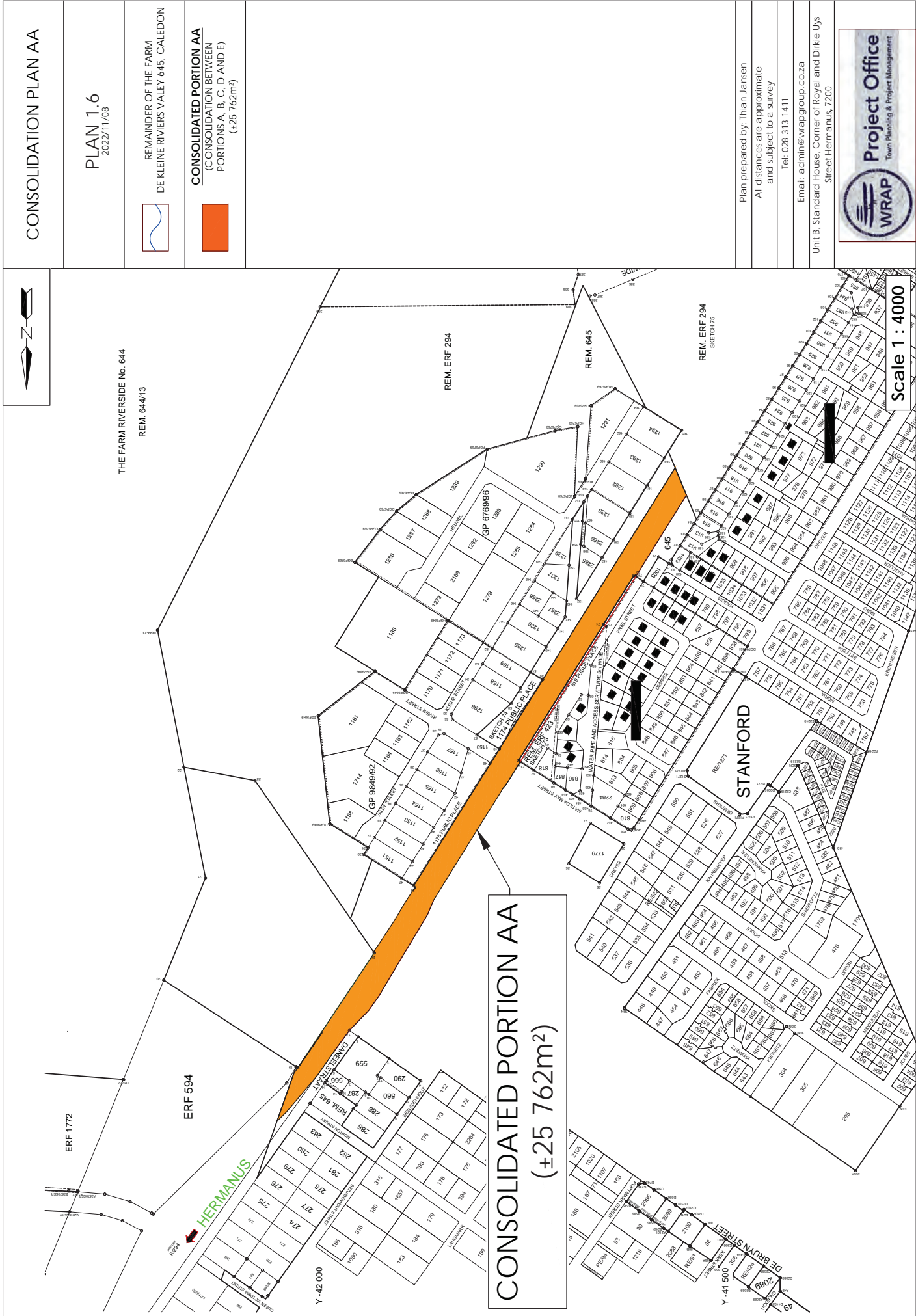


Scale 1: 4000











PROVINCIAL ADMINISTRATION : WESTERN CAPE

DEPARTMENT OF TRANSPORT & PUBLIC WORKS

ROADS BRANCH

PROVINSIALE ADMINISTRASIE : WES-KAAP

DEPARTEMENT VAN VERVOER & OPENBARE WERKE

TAK PAAIE

FILE NO. \_\_\_\_\_  
LEER \_\_\_\_\_

SKETCH NO. 72  
SKETS \_\_\_\_\_

PROPERTY REM OF THE FARM DE KLEINE RIVIER VALLEY No. 645  
EIENDOM \_\_\_\_\_

SITUATE IN THE ADMINISTRATIVE DISTRICT OF CALEDON  
GELEE IN DIE ADMINISTRATIEWE DISTRIK VAN \_\_\_\_\_

IN EXTENT 158.9349Ha  
GROOTTE \_\_\_\_\_

OWNED BY OVERSTRAND MUNICIPALITY  
EIENDOM VAN \_\_\_\_\_

TRANSFER NO. T6331/1921  
TRANSPORT \_\_\_\_\_

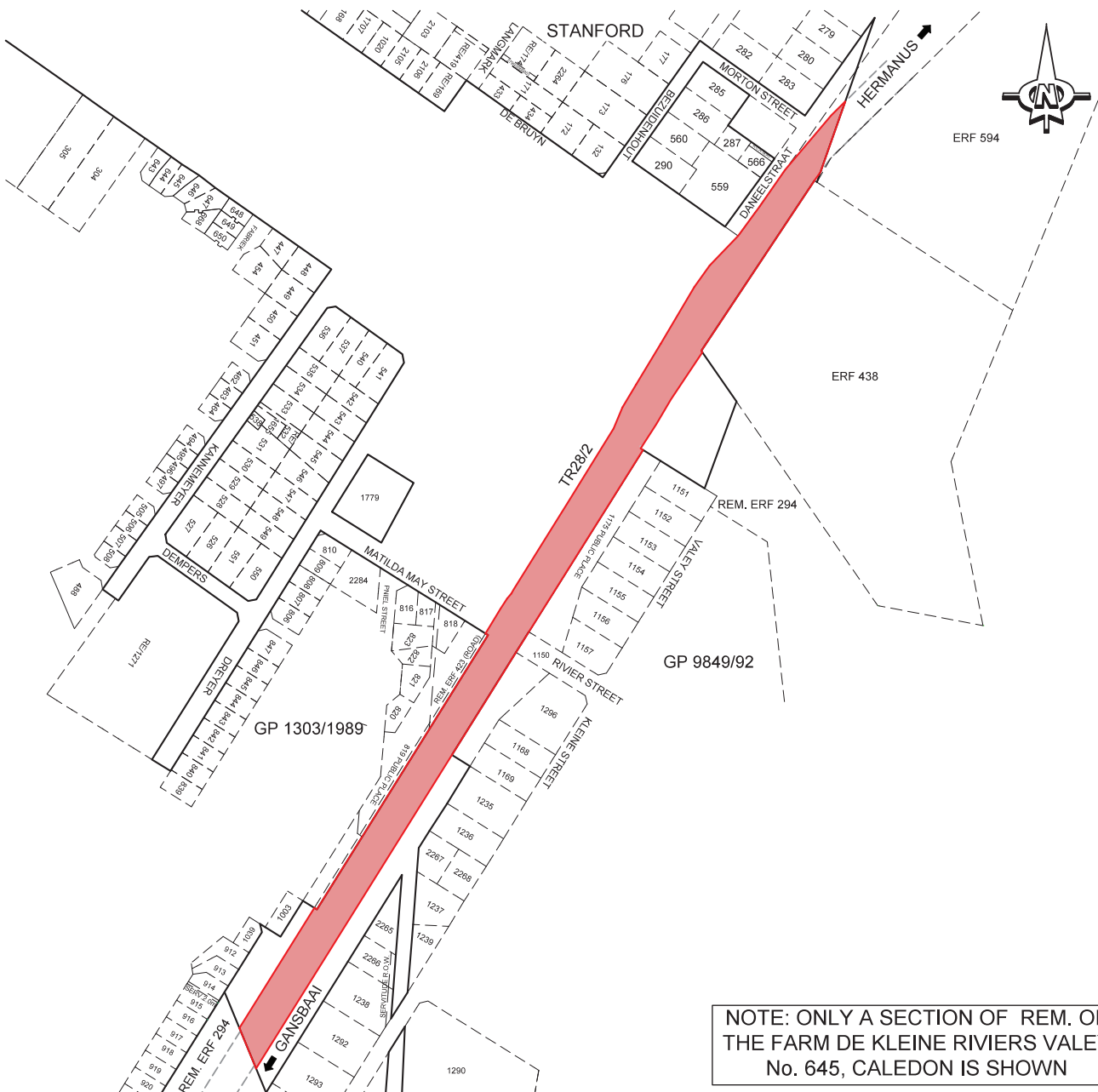
THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY  
DIE ONTEIENDE GEDEELTE, ROOI GEKLEUR, IS ONGEVEER

2,5762Ha

IN EXTENT  
GROOT

S.G. DIAGRAM NO. 51/1801  
L.G. KAART \_\_\_\_\_

S.G. COMPILATION NO. M4305, M4312, M4306, M4307, M4303  
L.G. SAMESTELLING \_\_\_\_\_



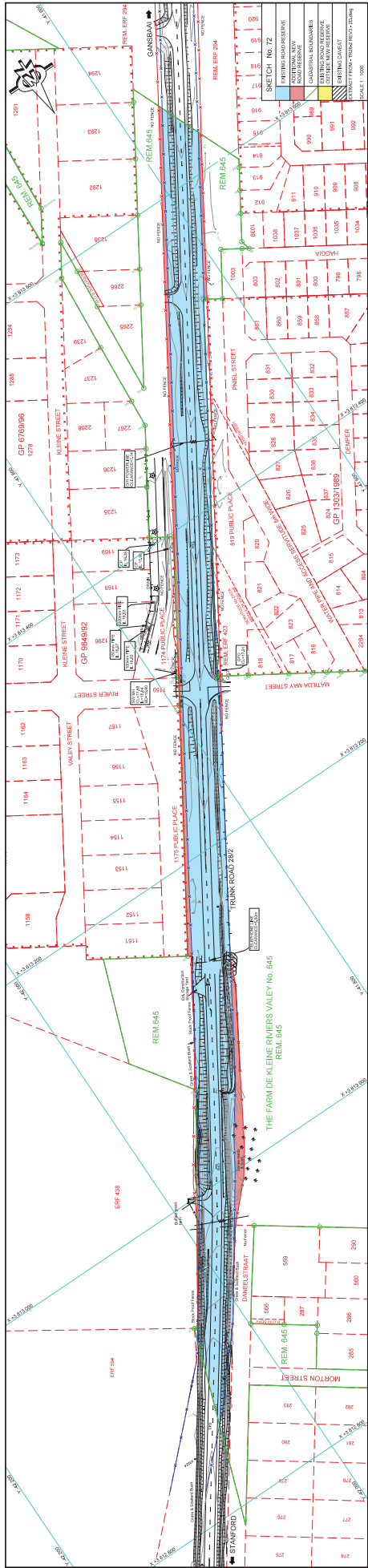
SCALE 1 : 5000  
SKAAL \_\_\_\_\_

COMPILATION BY EFG ENGINEERS  
SAMESTELLING DEUR \_\_\_\_\_

DATE NOVEMBER 2021  
DATUM \_\_\_\_\_

AA









## 6. REMAINDER OF ERF 423, STANFORD

Registered Owner	RITBAR INV CC
Extent	0,0668ha / 668m <sup>2</sup>
Title Deed Number	T20025/1989
Land Use	Public Road
Current Zoning	Transport Zone 2: Road and Parking

### 6.1 LOCAL CONTEXT

The entire property is proposed to be transferred to the DTPW, the property is however still owned by RITBAR INV CC. **The OM is in the process to transfer the property from the current owner to the Overstrand Municipality.**

The approval and implementation of the consolidation which is sought is to allocate cadastral boundaries to the to the existing and proposed expansion of the road reserve and will therefore not upset the fabric of the area within the local context.

The property is located between the residential and industrial area to the south of the Stanford town.

### 6.2 BACKGROUND

The subject property to be transferred from the current owner to the DTPW measures approximately 668m<sup>2</sup>. The property already has a zoning of Transport Zone 2: Road and Parking. The widening and upgrade of the R43 (Trunk Road TR28/2) necessitated that additional land is required, and the extent and price of the additional land was agreed with OM.

The proposal is to consolidate the Remainder of Erf 423, Stanford with the consolidated portion AA. No rezoning is being required as the property already has a zoning of Transport Zone 2: Road and Parking which is aligned with the future use of the proposed Consolidated portion (Portion BB). The proposed zoning will be aligned with the requirements as set out in the Council Resolution.

### 6.3 EXEMPTION OF CONSOLIDATION

- **Exemption of Consolidation** of the Remainder of Erf 423, Stanford (±668m<sup>2</sup>) with the Consolidated Portion AA (±25 762m<sup>2</sup>) to create a Consolidated Portion BB (±26 430m<sup>2</sup>) in terms of Section 26(1) (d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 2.3).

Proposed Consolidation		Plan
CONSOLIDATED PORTION BB (CONSOLIDATION OF CONSOLIDATED PORTION AA & THE REMAINDER OF ERF 423)	±26 430m <sup>2</sup>	2.3





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PLANS FOR REMAINDER OF ERF 423, STANFORD



REMAINDER OF  
ERF 423, STANFORD  
LOCALITY PLAN

PLAN 2.1



REMAINDER OF ERF 423,  
STANFORD  
(668m<sup>2</sup>)



Plan prepared by: Thian Jansen
All distances are approximate and subject to a survey

Tel: 028 313 1411

Email: [admin@wrapgroup.co.za](mailto:admin@wrapgroup.co.za)

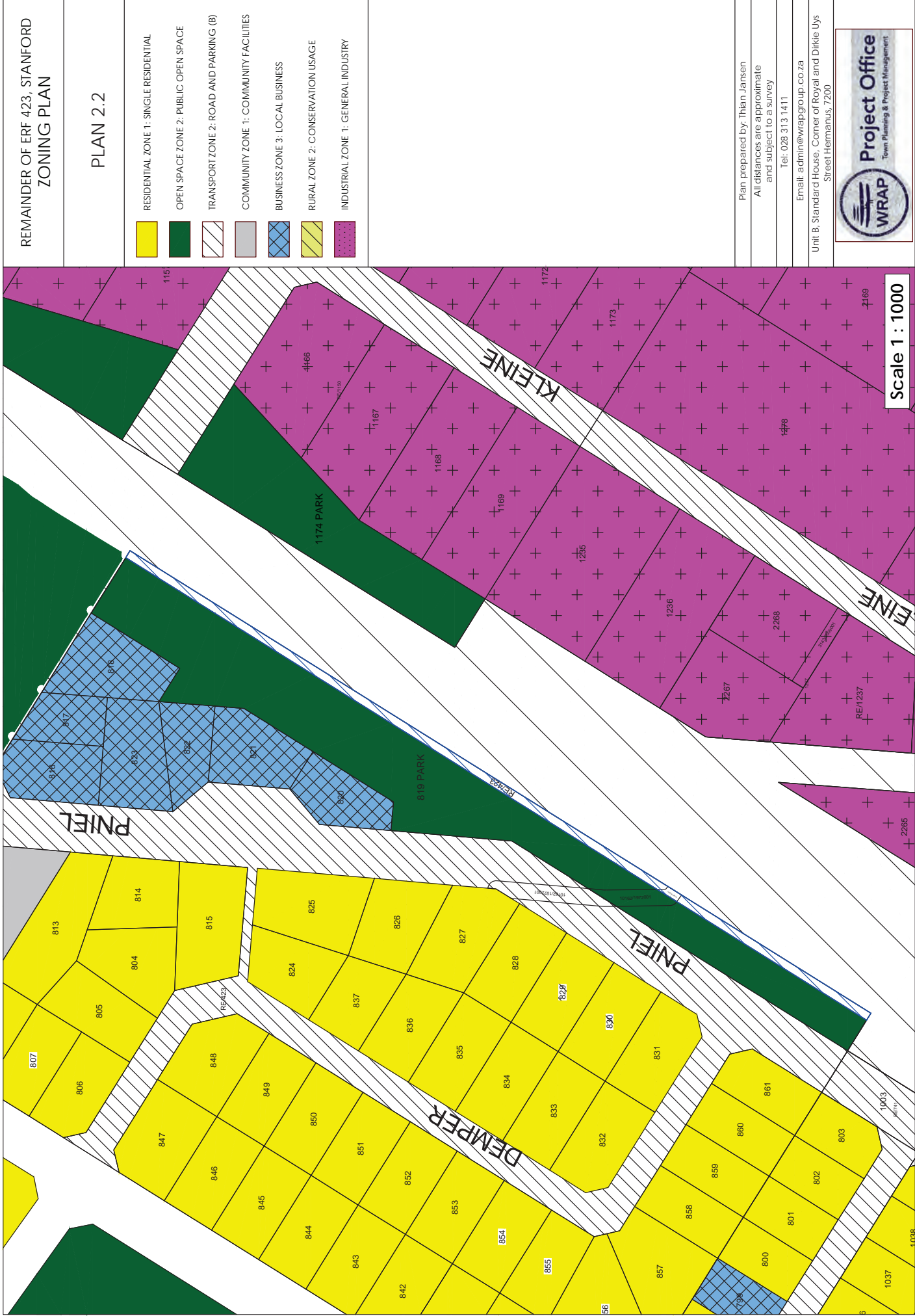
Unit B, Standard House, Corner of Royal and Dirkie Uys  
Street Hermanus, 7200



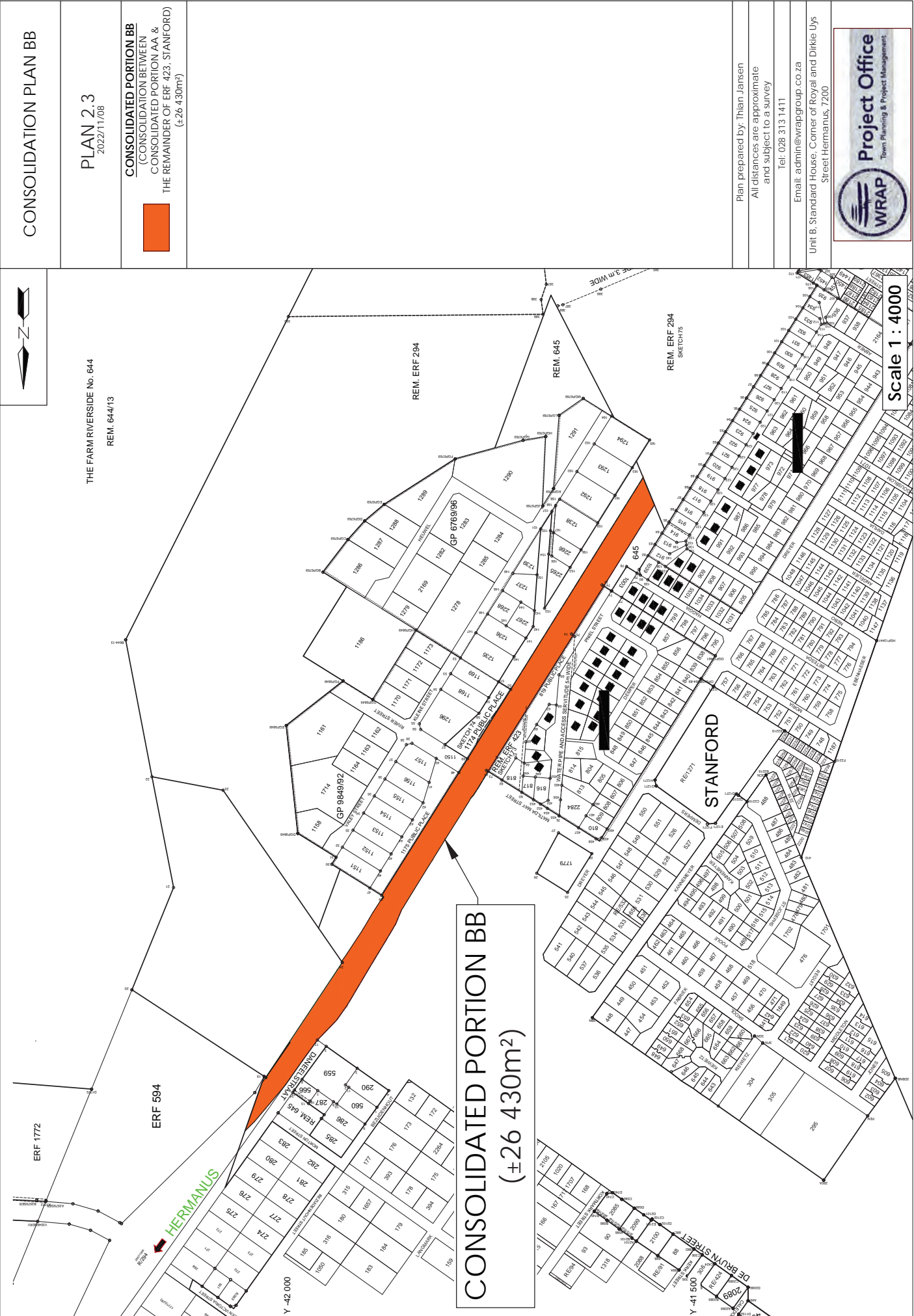
**Project Office**  
Town Planning & Project Management

Scale 1 : 8000









THE FARM RIVERSIDE No. 644  
REM. 644/13

PLAN 2.3  
2022/11/08

CONSOLIDATED PORTION BB  
(CONSOLIDATION BETWEEN  
CONSOLIDATED PORTION AA &  
THE REMAINDER OF ERF 423, STANFORD)  
(±26 430m²)



Plan prepared by: Thian Jansen  
All distances are approximate  
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za  
Unit B, Standard House, Corner of Royal and Dikie Uys  
Street Hermanus, 7200



Project Office  
Town Planning & Project Management

Scale 1 : 4000



PROVINCIAL ADMINISTRATION : WESTERN CAPE  
DEPARTMENT OF TRANSPORT & PUBLIC WORKS  
ROADS BRANCH

PROVINSIALE ADMINISTRASIE : WES-KAAP  
DEPARTEMENT VAN VERVOER & OPENBARE WERKE  
TAK PAAIE

FILE NO.  
LEER

SKETCH NO. 73  
SKETS

PROPERTY  
EIENDOM REM OF ERF 423, STANFORD

SITUATE IN THE ADMINISTRATIVE DISTRICT OF  
GELEE IN DIE ADMINISTRATIEWE DISTRIK VAN CALEDON

IN EXTENT  
GROOTTE UNKNOWN

OWNED BY  
EIENDOM VAN RITBAR INVEST PTY LTD  
(VESTED WITH OVERSTRAND MUNICIPALITY)

TRANSFER NO. T20025/1989  
TRANSPORT

THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY  
DIE ONTEIENDE GEDEELTE, ROOI GEKLEUR, IS ONGEVEER

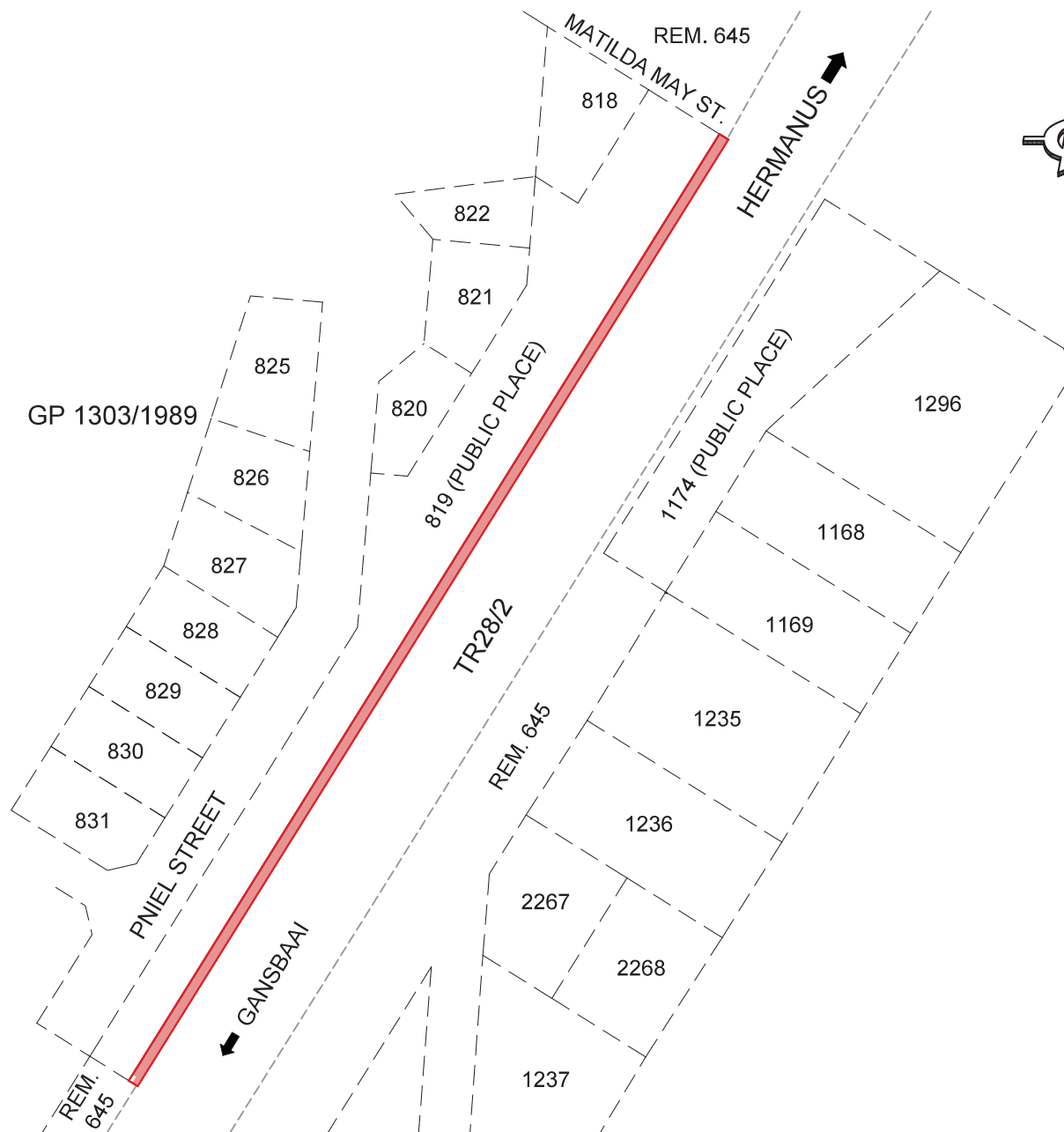
0,0668Ha

IN EXTENT  
GROOT

S.G. DIAGRAM NO. 10162/1972, GP1303/1989  
L.G. KAART

S.G. COMPILATION  
L.G. SAMESTELLING

NO. M4312



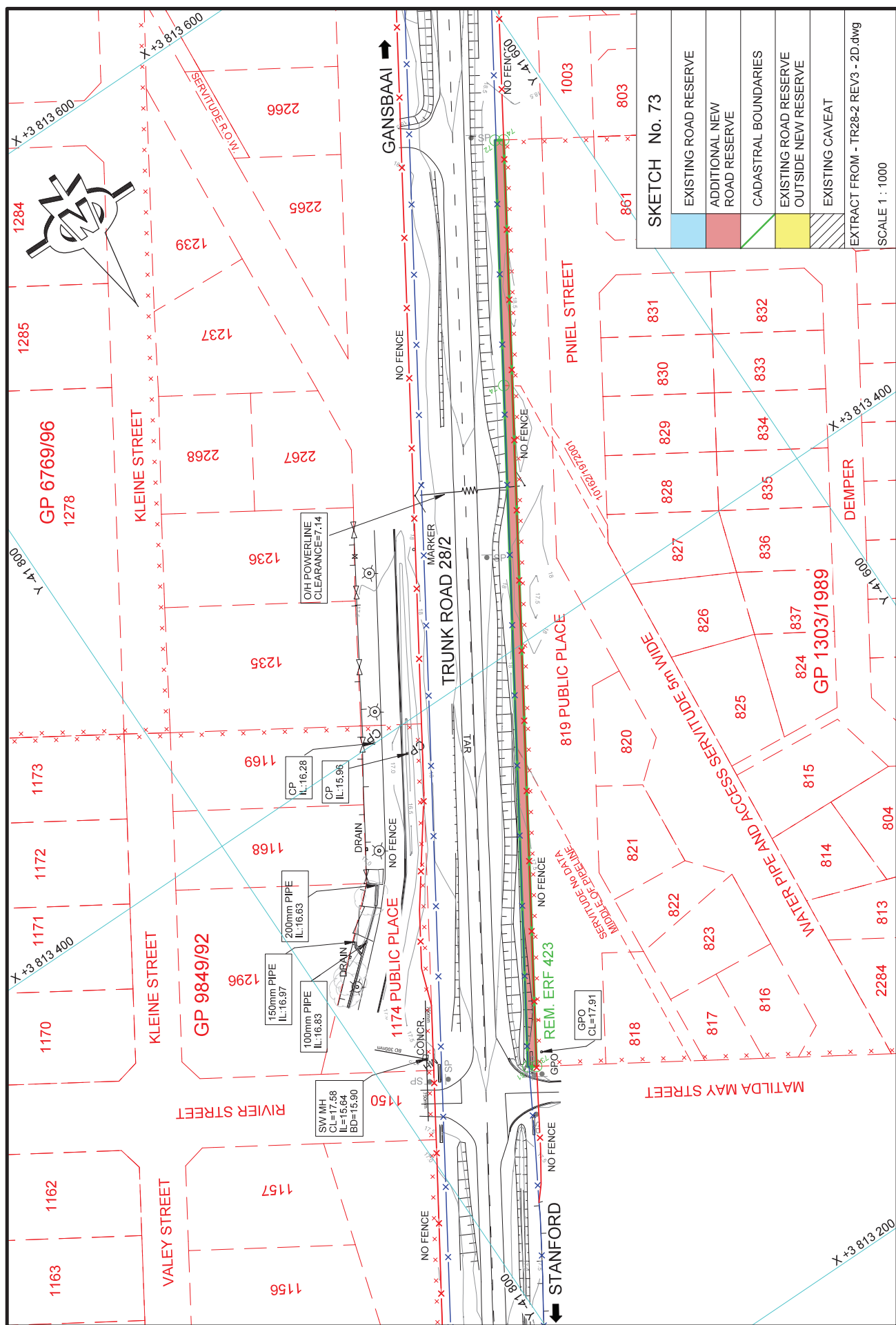
SCALE  
SKAAL 1 : 1500

COMPILATION BY  
SAMESTELLING DEUR EFG ENGINEERS

DATE  
DATUM NOVEMBER 2021

AA









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**7. ERF 1174 STANFORD**

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<b>Registered Owner</b>	Overstrand Municipality
<b>Extent</b>	0,2159ha / 2159m <sup>2</sup>
<b>Title Deed Number</b>	T44454/1993
<b>Land Use</b>	Open Space
<b>Current Zoning</b>	Open Space Zone 2: Public Open Space

**7.1 LOCAL CONTEXT**

The part of the property which is proposed to be subdivided, rezoned, and consolidated has a provincial road which runs adjacent the proposed portion. The area and use of the road has been established in the area and the public has become accustomed to this visual impact at this location.

The small portion required to be included into the trunk road is not expected to have a large impact on the area. Approval and implementation of the subdivision, rezoning and consolidation which is sought is to allocate cadastral boundaries to the proposed expansion of the road reserve and will therefore not upset the fabric of the area within the local context. The property is located between the residential and industrial area to the south of the Stanford town.

**7.2 BACKGROUND**

The portion of the subject property to be transferred from the OM to the DTPW measures approximately 97m<sup>2</sup>. There is a historically proclaimed road reserve adjacent the property is currently represented by Consolidated Portion BB. The widening and upgrade of the R43 (Trunk Road TR28/2) necessitated that additional land is required, and the extent and price of the additional land was agreed with OM.

The proposal is to subdivide and consolidate the additional portion (Portion F). The portion is currently zoned as an Open Space Zone 1: Public Open Space and is proposed to be rezoned to Transport Zone 2: Road and Parking to align with the future use.

The proposed zoning will be aligned with the requirements as set out within the agenda item prepared by the OM.

**7.3 EXEMPTION OF SUBDIVISION**

Additional land required for the upgrading of the trunk road that will necessitate the subdivision of Erf 1174, Stanford:

- Portion F (±97m<sup>2</sup>), (a portion of Erf 1174, Stanford) in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 3.2).



**7.4 EXEMPTION OF CONSOLIDATION**

- **Exemption of consolidation of** Portion F (a portion of Erf 1174 Stanford) with the Consolidated Portion BB ( $\pm 26\,430\text{m}^2$ ) to create a Consolidated Portion CC ( $\pm 26\,527\text{m}^2$ ) in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 3.4).

Existing		Plan
Erf 1174 Stanford	2159m <sup>2</sup>	3.1
Proposed Subdivision		
Remainder of Erf 1174 Stanford	$\pm 2062\text{m}^2$	3.2
Portion F (a Portion Erf 1174 Stanford)	$\pm 97\text{m}^2$	3.2
Proposed Consolidation		
CONSOLIDATED PORTION CC (CONSOLIDATION OF CONSOLIDATED PORTION BB & PORTION F)	$\pm 26\,527\text{m}^2$	3.4

**7.5 APPLICATION FOR LAND DEVELOPMENT**

Portion F ( $\pm 97\text{m}^2$ )
<ul style="list-style-type: none"><li>• Closure of Portion F (<math>\pm 97\text{m}^2</math>) (a portion of the Erf 1174, Stanford) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li><li>• Rezoning Portion F (<math>\pm 97\text{m}^2</math>) (a portion of the Erf 1174, Stanford) from Open Space Zone 2: Public Open Space to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li></ul>





---

PLANS ERF 1174 STANFORD



# PLAN 3.1

## ERF 1174 - STANFORD LOCALITY PLAN



ERF 1174 - STANFORD (2159m²)

Plan prepared by: Thian Jansen

Tel: 028 313 1411

Email: [admin@wrapgroup.co.za](mailto:admin@wrapgroup.co.za)

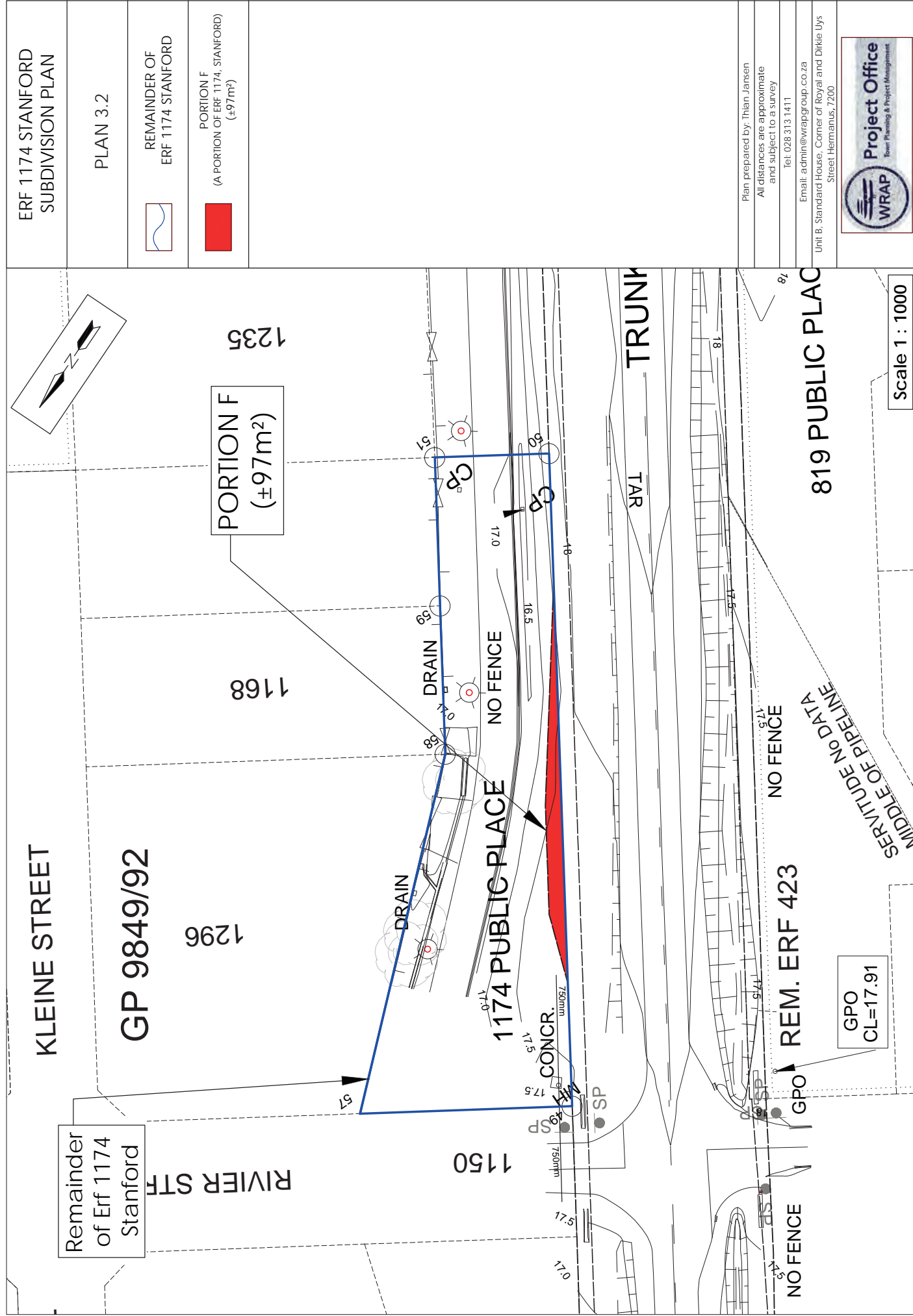
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Corner of Royal and Dirkie Uys  
Street Hermanus, 7200



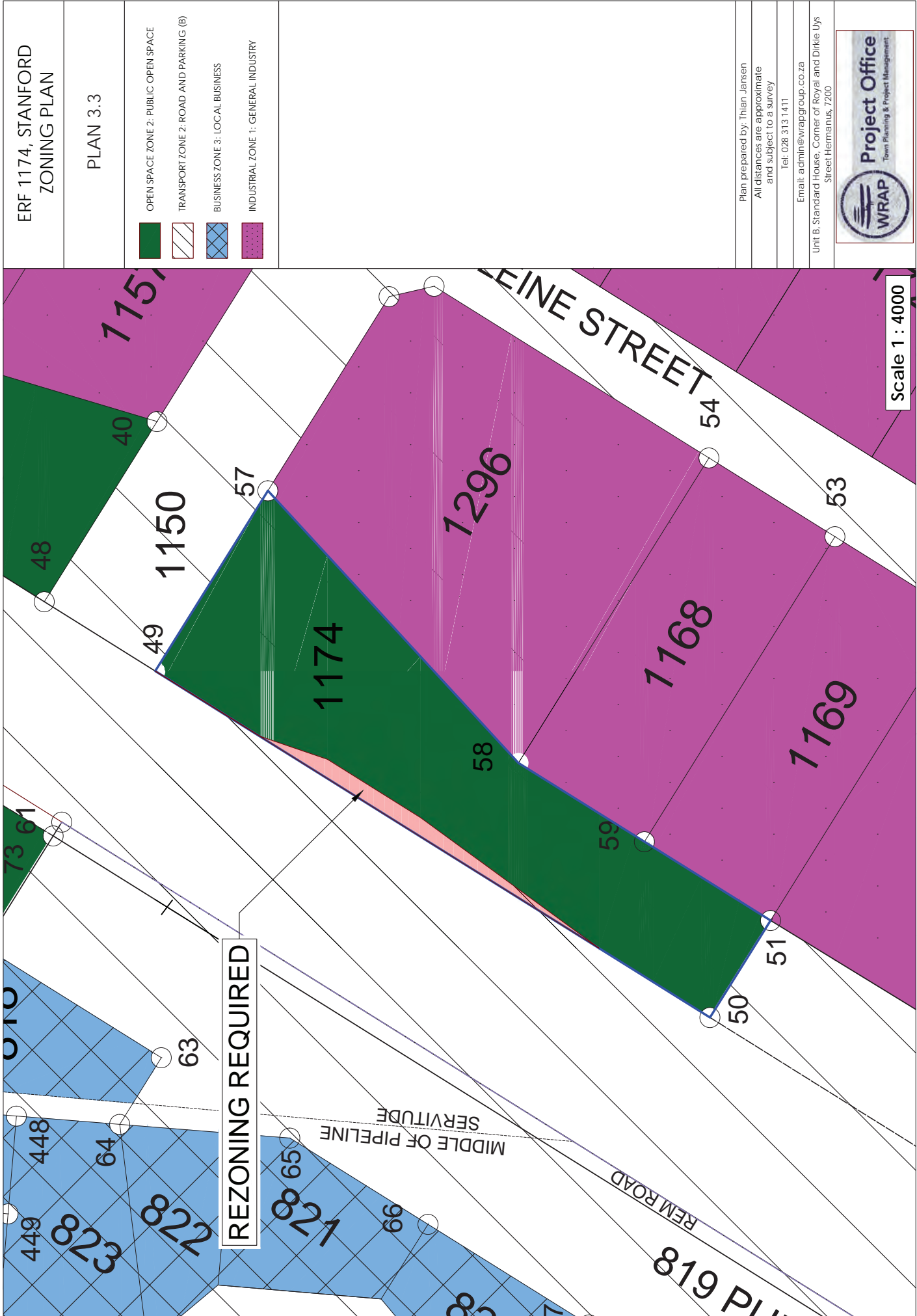
**Project Office**  
Town Planning & Project Management



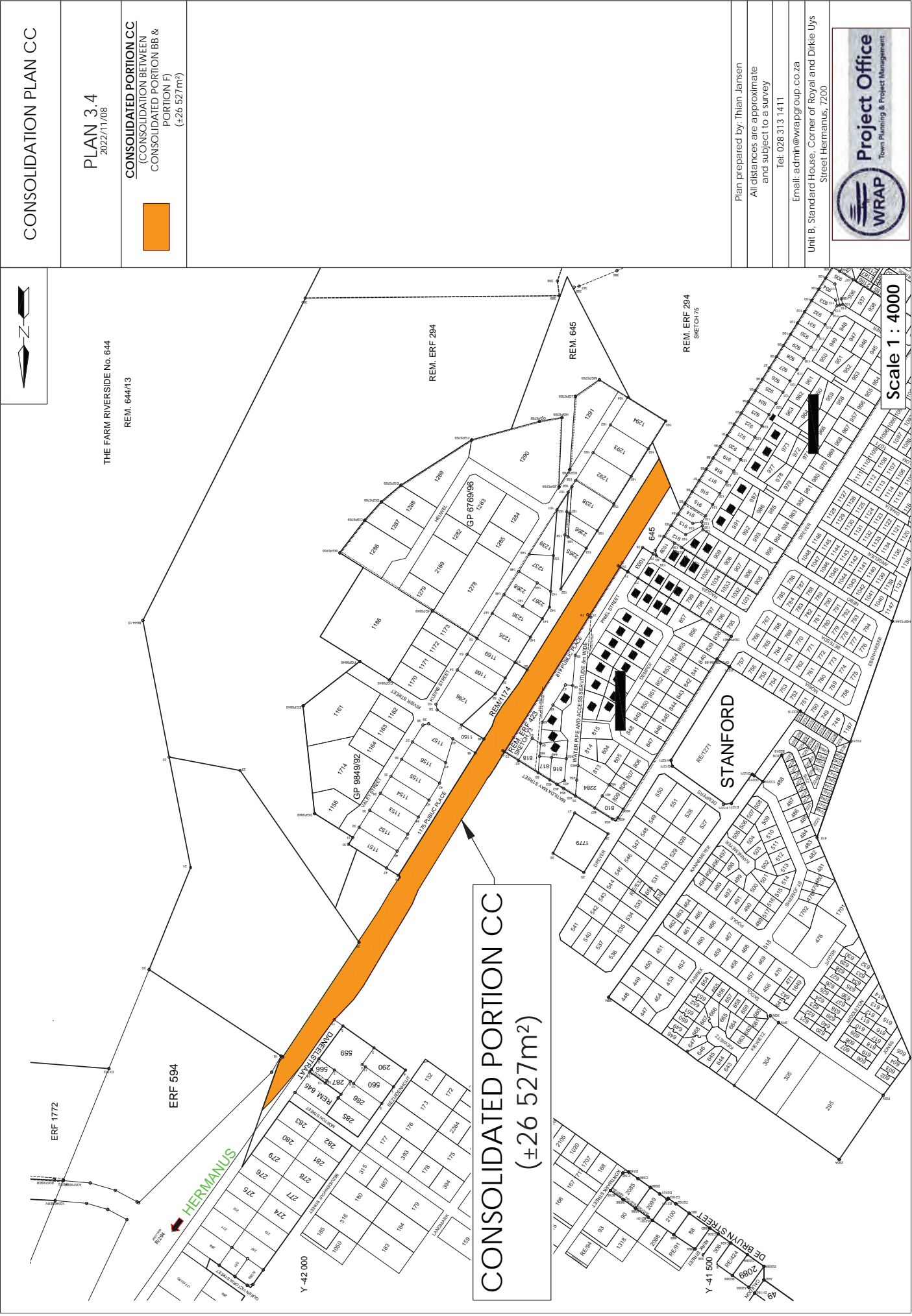














PROVINCIAL ADMINISTRATION : WESTERN CAPE

DEPARTMENT OF TRANSPORT & PUBLIC WORKS  
ROADS BRANCH

PROVINSIALE ADMINISTRASIE : WES-KAAP

DEPARTEMENT VAN VERVOER & OPENBARE WERKE  
TAK PAAIE

FILE NO. \_\_\_\_\_  
LEER \_\_\_\_\_

SKETCH NO. **74**  
SKETS \_\_\_\_\_

PROPERTY ERF 1174, STANFORD  
EIENDOM \_\_\_\_\_

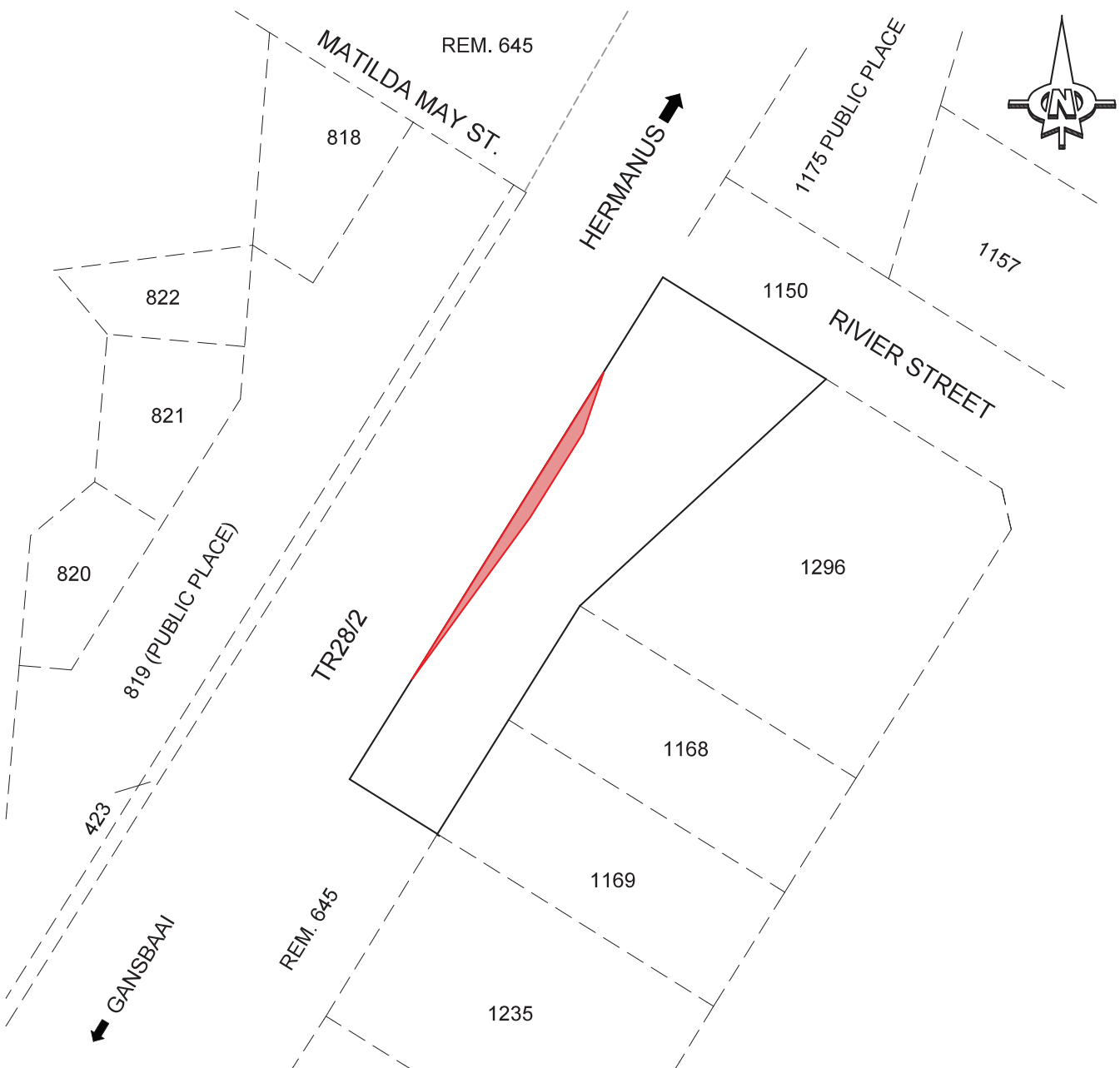
SITUATE IN THE ADMINISTRATIVE DISTRICT OF CALEDON  
GELEE IN DIE ADMINISTRATIEWE DISTRIK VAN \_\_\_\_\_

OWNED BY MUNICIPALITY OF STANFORD  
EIENDOM VAN \_\_\_\_\_

THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY 0,0097Ha  
DIE ONTEIENDE GEDEELTE, ROOI GEKLEUR, IS ONGEVEER \_\_\_\_\_

S.G. DIAGRAM NO. GP9849/1992  
L.G. KAART \_\_\_\_\_

S.G. COMPILATION NO. M4310, M4312  
L.G. SAMESTELLING \_\_\_\_\_



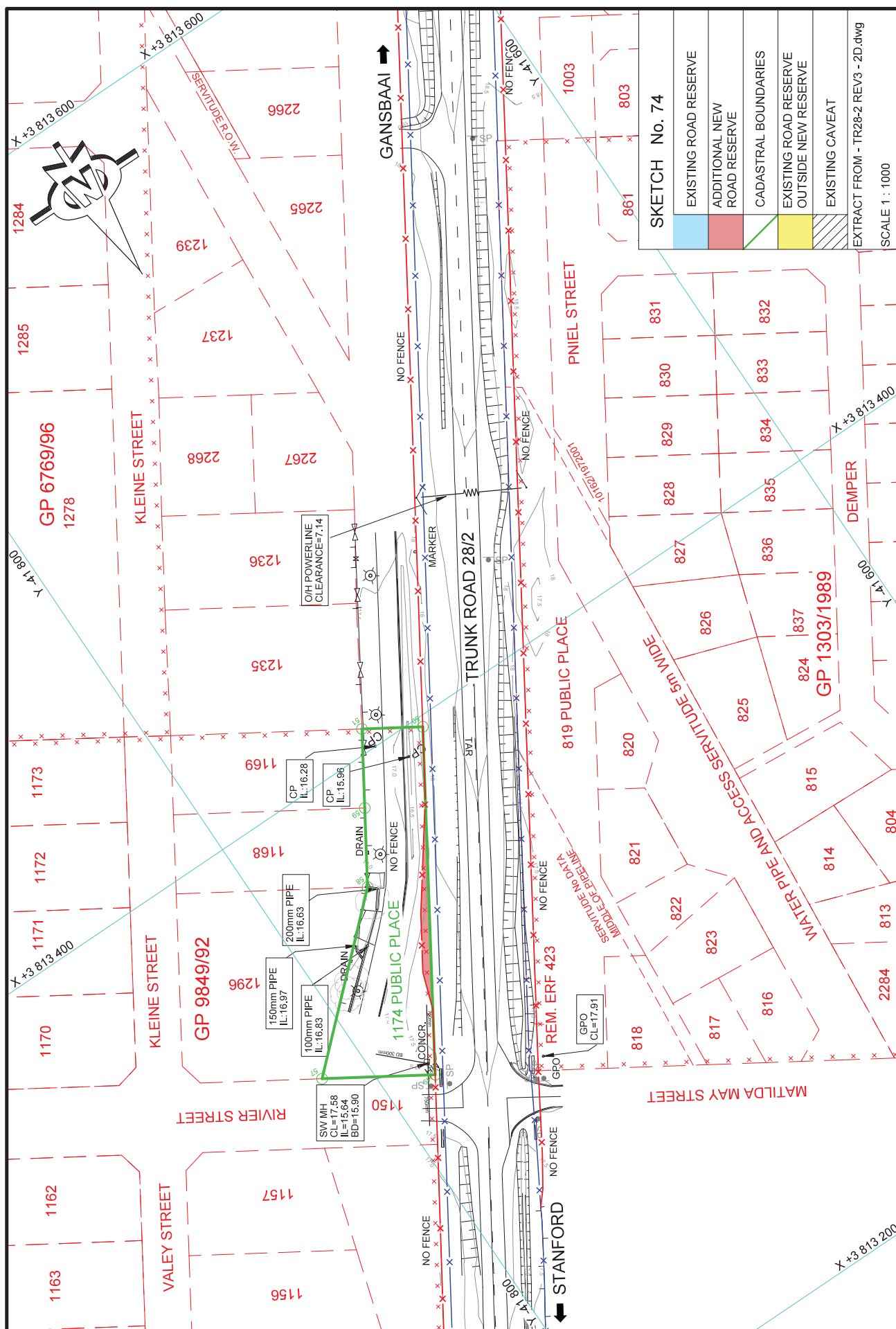
SCALE 1 : 1000  
SKAAL \_\_\_\_\_

COMPILATION BY EFG ENGINEERS  
SAMESTELLING DEUR \_\_\_\_\_

DATE NOVEMBER 2021  
DATUM \_\_\_\_\_

AA









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**8. REMAINDER OF ERF 294, STANFORD**

---

<b>Registered Owner</b>	Overstrand Municipality
<b>Extent</b>	146,5568ha / 1 465 568m <sup>2</sup>
<b>Title Deed Number</b>	T5943/1921 & T98166/2002
<b>Land Use</b>	Vacant
<b>Current Zoning</b>	Rural Zone 2: Conservation Usage

**8.1 LOCAL CONTEXT**

The property which is proposed to be subdivided and rezoned has a provincial road which runs through it and the public has become accustomed to this visual impact at this location. The approval and implementation of the subdivision, rezoning and consolidation which is sought is to allocate cadastral boundaries to the existing and proposed expansion of the road reserve and will therefore not upset the fabric of the area within the local context.

The property is located at the edge of Stanford, positioned behind the industrial area and also next to the residential area. The property is a large vacant plot only used for the road.

**8.2 BACKGROUND**

The portion of the subject property to be transferred from the OM to the DTPW measures approximately 4019m<sup>2</sup>. There is a historically proclaimed road reserve over the Remainder of Erf 294, Stanford (±25 647m<sup>2</sup>) it was however never subdivided. The historically proclaimed road reserve will hereafter be referred to as Portion G.

In order to formalise the existing road reserve in such a way that it can be transferred to DTPW, Portion G a portion of the Remainder of Erf 294, Stanford will be subdivided. The widening and upgrade of the R43 (Trunk Road TR28/2) necessitated that additional land is required, and the extent and price of the additional land was agreed with OM.

The proposal is to subdivide and consolidate additional portions (H, I, and J). The entire subdivided portion G, H, I and J will need to be rezoned from Rural Zone 2: Conservation Usage to Transport Zone 2: Road and Parking to align with the future use of the proposed Consolidated portion (Portion DD).

The proposed zoning will be aligned with the requirements as set out within the agenda item prepared by the OM.

**8.3 EXEMPTION OF SUBDIVISION**

Historically proclaimed road reserve subdivisions:

- Remainder of Erf 294, Stanford will be subdivided to create Portion G (±25 647m<sup>2</sup>) (refer Plan 4.2) in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.



Additional land portions required for the upgrading of the trunk road that will necessitate the subdivision of the Remainder of Erf 294, Stanford:

- Portion H ( $\pm 1127\text{m}^2$ ), (a portion of the Remainder of Erf 294, Stanford) in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 4.2);
- Portion I ( $\pm 2330\text{m}^2$ ), (a portion of the Remainder of Erf 294, Stanford) in terms of Section 26(1) (d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 4.2);
- Portion J ( $\pm 562\text{m}^2$ ), (a portion of the Remainder of Erf 294, Stanford) in terms of Section 26(1) (d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 4.2).

#### 8.4 EXEMPTION OF CONSOLIDATION

- **Exemption of consolidation of** Portion G ( $\pm 25\,647\text{m}^2$ ), Portion H ( $\pm 1127\text{m}^2$ ), Portion I ( $\pm 2330\text{m}^2$ ), Portion J ( $\pm 562\text{m}^2$ ) (portions of the Remainder of Erf 294, Stanford) to create a Consolidated Portion DD ( $\pm 29\,666\text{m}^2$ ) in terms of Section 26(1) (d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 4.4).

Existing		Plan
Remainder of Erf 294, Stanford	1 465 568m <sup>2</sup>	4.1
Proposed Subdivision		
remainder of the Remainder of Erf 294, Stanford	$\pm 1\,435\,902\text{m}^2$ / 143,5902ha	4.2
Portion G (a portion of the Remainder of Erf 294, Stanford)	$\pm 25\,647\text{m}^2$	4.2
Portion H (a portion of the Remainder of Erf 294, Stanford)	$\pm 1127\text{m}^2$	4.2
Portion I (a portion of the Remainder of Erf 294, Stanford)	$\pm 2330\text{m}^2$	4.2
Portion J (a portion of the Remainder of Erf 294, Stanford)	$\pm 562\text{m}^2$	4.2
Proposed Consolidation		
CONSOLIDATED PORTION DD (CONSOLIDATION OF PORTIONS G, H, I AND J)	$\pm 29\,666\text{m}^2$	4.4

#### 8.5 APPLICATION FOR LAND DEVELOPMENT

Portion G ( $\pm 25\,647\text{m}^2$ )
<ul style="list-style-type: none"> <li>• Closure of Portion G (<math>\pm 25\,647\text{m}^2</math>) (a portion of the Remainder of Erf 294, Stanford) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li> <li>• Rezoning Portion G (<math>\pm 25\,647\text{m}^2</math>) (a portion of the Remainder of Erf 294, Stanford) from Rural Zone 2: Conservation Usage to Transport Zone 2: Road and Parking in</li> </ul>





## MOTIVATION

terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.

### Portion H ( $\pm 1127\text{m}^2$ )

- Closure of Portion H ( $\pm 1127\text{m}^2$ ) (a portion of the Remainder of Erf 294, Stanford) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.
- Rezoning Portion H ( $\pm 1127\text{m}^2$ ) (a portion of the Remainder of Erf 294, Stanford) from Rural Zone 2: Conservation Usage to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.

### Portion I ( $\pm 2330\text{m}^2$ )

- Closure of Portion I ( $\pm 2330\text{m}^2$ ) (a portion of the Remainder of Erf 294, Stanford) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.
- Rezoning Portion I ( $\pm 2330\text{m}^2$ ) (a portion of the Remainder of Erf 294, Stanford) from Rural Zone 2: Conservation Usage to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.

### Portion J ( $\pm 562\text{m}^2$ )

- Closure of Portion J ( $\pm 562\text{m}^2$ ) (a portion of the Remainder of Erf 294, Stanford) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.
- Rezoning Portion J ( $\pm 562\text{m}^2$ ) (a portion of the Remainder of Erf 294, Stanford) from Rural Zone 2: Conservation Usage to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.

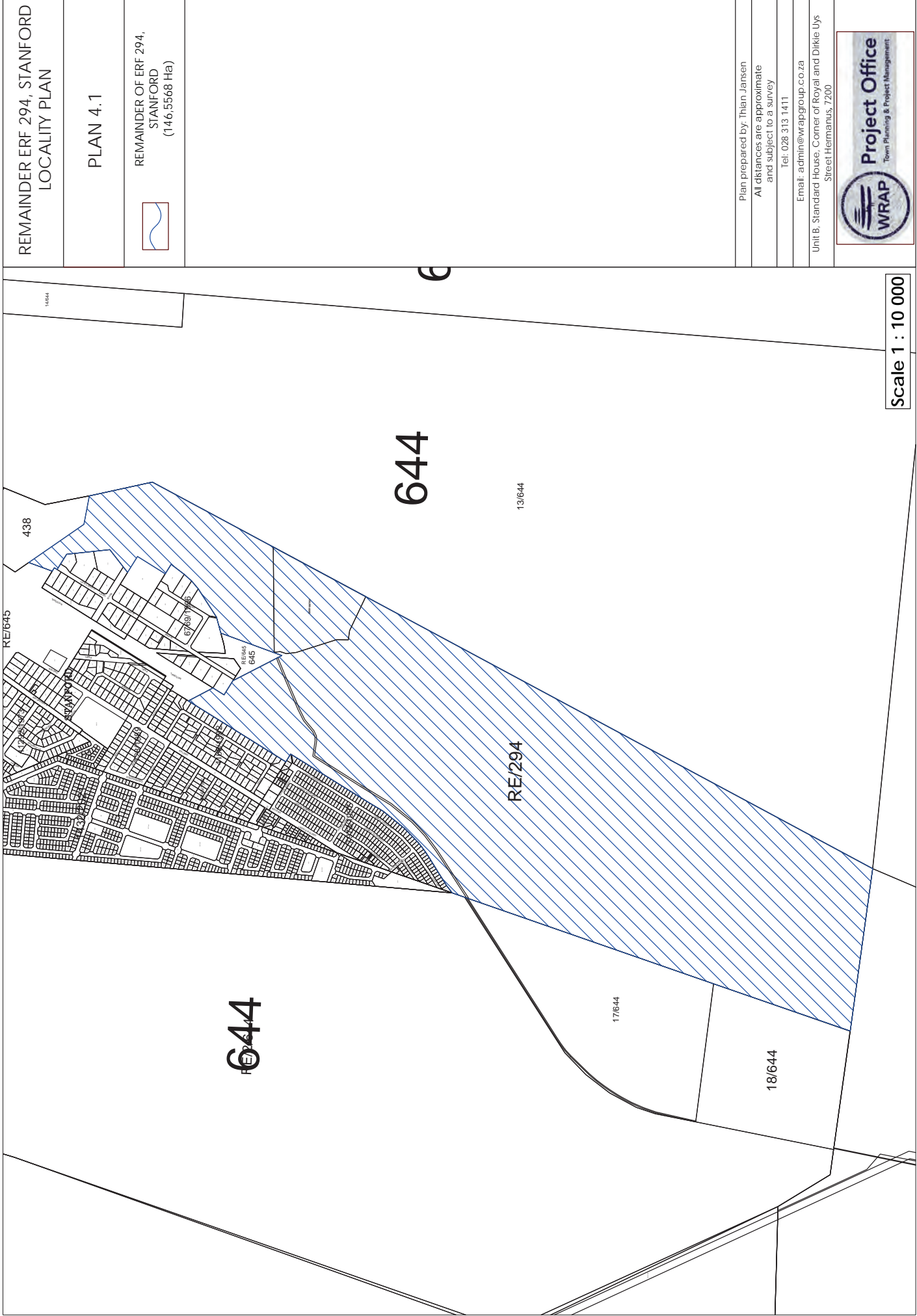




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PLANS FOR REMAINDER OF ERF 294, STANFORD

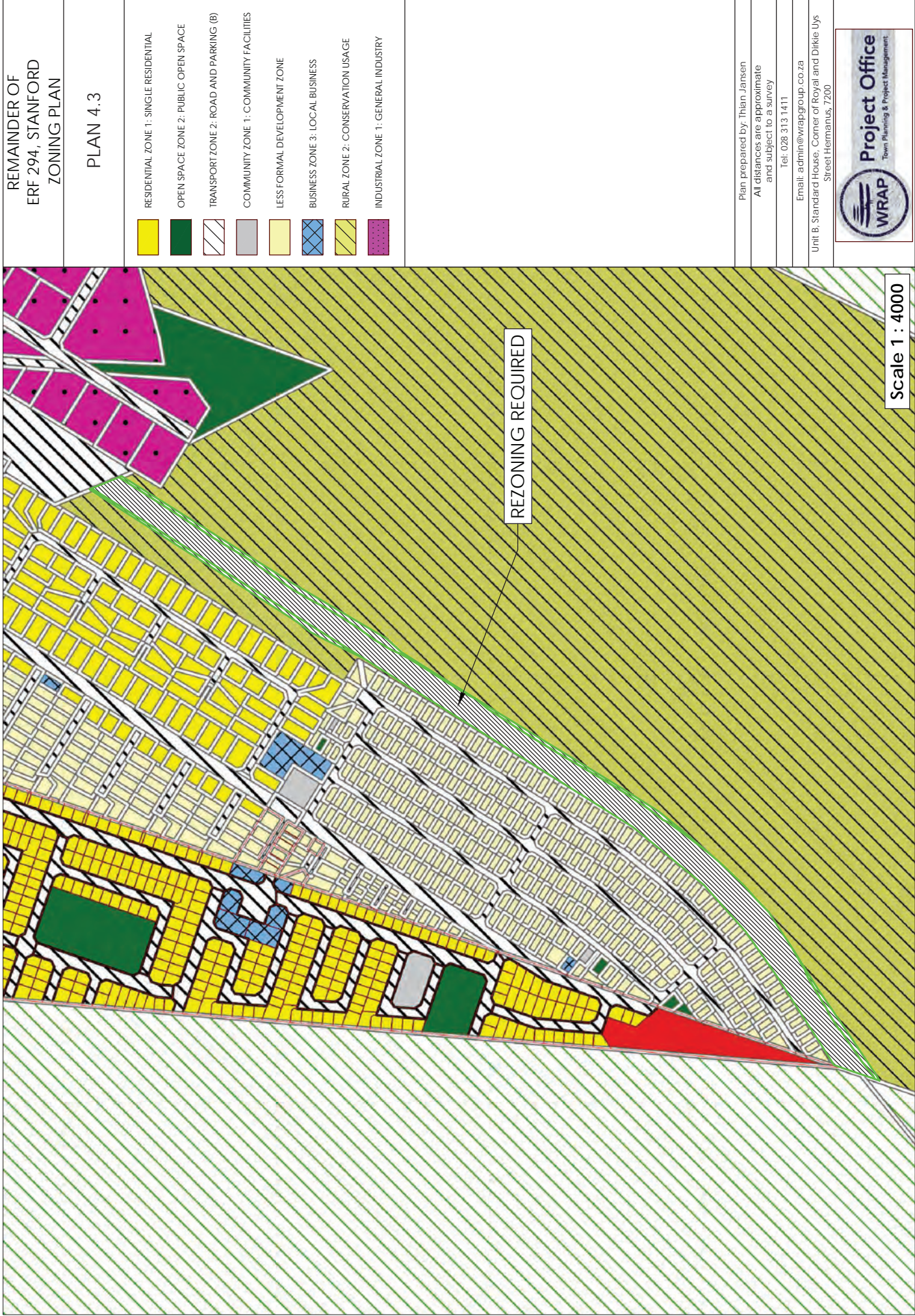


















PROVINCIAL ADMINISTRATION : WESTERN CAPE

DEPARTMENT OF TRANSPORT & PUBLIC WORKS

ROADS BRANCH

PROVINSIALE ADMINISTRASIE : WES-KAAP

DEPARTEMENT VAN VERVOER & OPENBARE WERKE

TAK PAAIE

FILE NO. \_\_\_\_\_  
LEER

SKETCH NO. 75  
SKETS

PROPERTY  
EIENDOM REM ERF 294, STANFORD

SITUATE IN THE ADMINISTRATIVE DISTRICT OF  
GELEE IN DIE ADMINISTRATIEWE DISTRIK VAN CALEDON

IN EXTENT  
GROOTTE 146.5568Ha

OWNED BY  
EIENDOM VAN OVERSTRAND MUNICIPALITY

TRANSFER  
TRANSPORT NO. T5943/1921

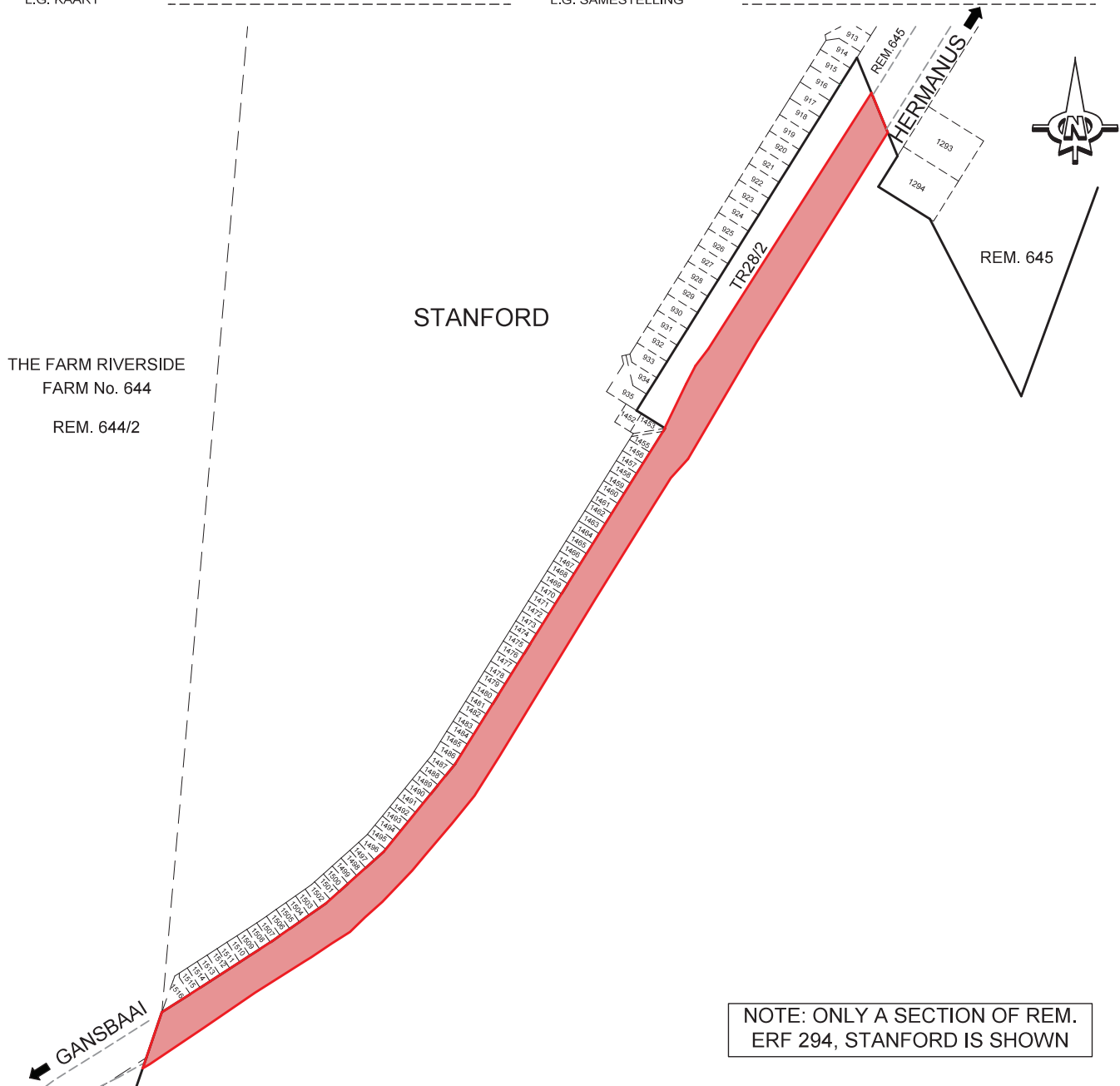
THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY  
DIE ONTEIENDE GEDEELTE, ROOI GEKLEUR, IS ONGEVEER

2,9666Ha

IN EXTENT  
GROOT

S.G. DIAGRAM NO. 2667/1908  
L.G. KAART

S.G. COMPILATION NO. M4307, M4309, M4310, M4311  
L.G. SAMESTELLING

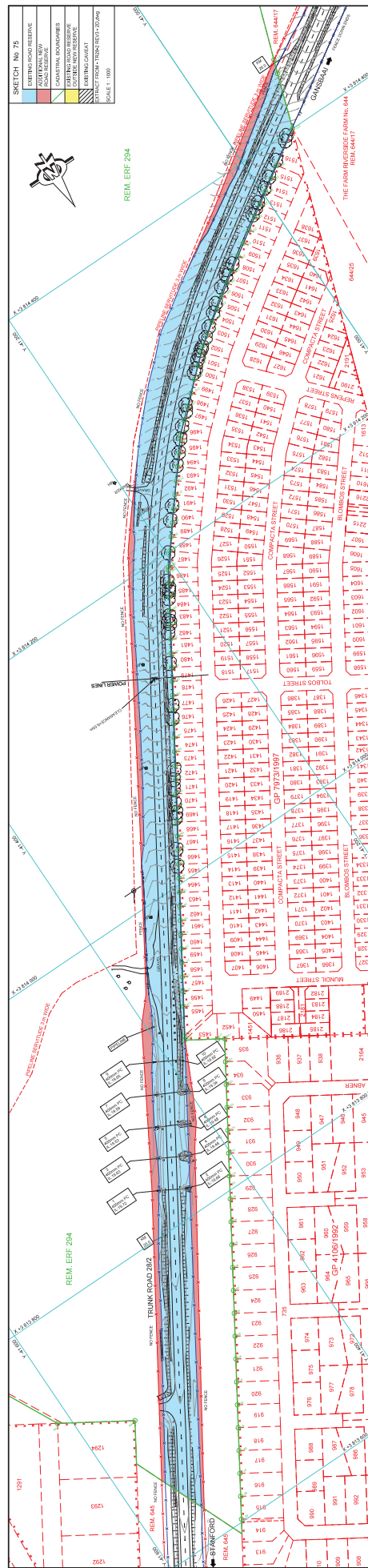


SCALE  
SKAAL 1 : 5000

COMPILATION BY  
SAMESTELLING DEUR EFG ENGINEERS

DATE  
DATUM NOVEMBER 2021 AA









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**9. PORTION 18 OF THE FARM RIVERSIDE FARM NO. 644, CALEDON**

---

<b>Registered Owner</b>	Overstrand Municipality
<b>Extent</b>	17.0921ha / 170 921m <sup>2</sup>
<b>Title Deed Number</b>	T22372/2003
<b>Land Use</b>	Vacant
<b>Current Zoning</b>	Agricultural Zone 1: Agriculture

**9.1 LOCAL CONTEXT**

The part of the property which is proposed to be subdivided and rezoned has a provincial road which runs adjacent the proposed subdivide portion. The area and use of the road has been established in the area and the public has become accustomed to this visual impact at this location.

The small portion required to be included into the trunk road is not expected to have a large impact on the area. Approval and implementation of the subdivision and rezoning which is sought is to allocate cadastral boundaries to the proposed expansion of the road reserve and will therefore not upset the fabric of the area within the local context.

**9.2 BACKGROUND**

The portion of the subject property to be transferred from the OM to the DTPW measures approximately 164m<sup>2</sup>. There is a historically proclaimed road reserve adjacent the property. The widening and upgrade of the R43 (Trunk Road TR28/2) necessitated that additional land is required, and the extent and price of the additional land was agreed with OM.

The proposal is to subdivide and consolidate the additional portion (Portion K). The portion is currently zoned as an Agricultural Zone 1: Agriculture and is proposed to be rezoned to Transport Zone 2: Road and Parking to align with the future use.

The proposed zoning will be aligned with the requirements as set out within the agenda item prepared by the OM.

Provisions of the subdivision of Agricultural Land Act, 70 of 1970 is not applicable to the application for subdivision. Consent from Department Agriculture, Land Reform and Rural Development has been obtained (Attached as Annexure F).

**9.3 EXEMPTION OF SUBDIVISION**

Additional land portion required for the upgrading of the trunk road that will necessitate the subdivision of Portion 18 of the Farm Riverside Farm No. 644, Caledon:

- Portion K ( $\pm 164\text{m}^2$ ), (a portion of Portion 18 of the Farm Riverside Farm No. 644, Caledon) in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 5.2 & 5.3).





## MOTIVATION

Existing		Plan
Portion 18 of the Farm Riverside Farm No. 644, Caledon	170 921m <sup>2</sup>	5.1
Proposed Subdivision		
Remainder of Portion 18 of the Farm Riverside Farm No. 644, Caledon	±170 757m <sup>2</sup> / 17,0757ha	5.2 & 5.3
Portion K (a Portion of Portion 18 of the Farm Riverside Farm No. 644, Caledon)	±164m <sup>2</sup>	5.2 & 5.3

### 9.4 APPLICATION FOR LAND DEVELOPMENT

Portion K (±164m <sup>2</sup> )
<ul style="list-style-type: none"><li>Rezoning Portion K (±164m<sup>2</sup>) (a Portion of Portion 18 of the Farm Riverside Farm No. 644, Caledon) from Agricultural Zone 1: Agriculture to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li></ul>

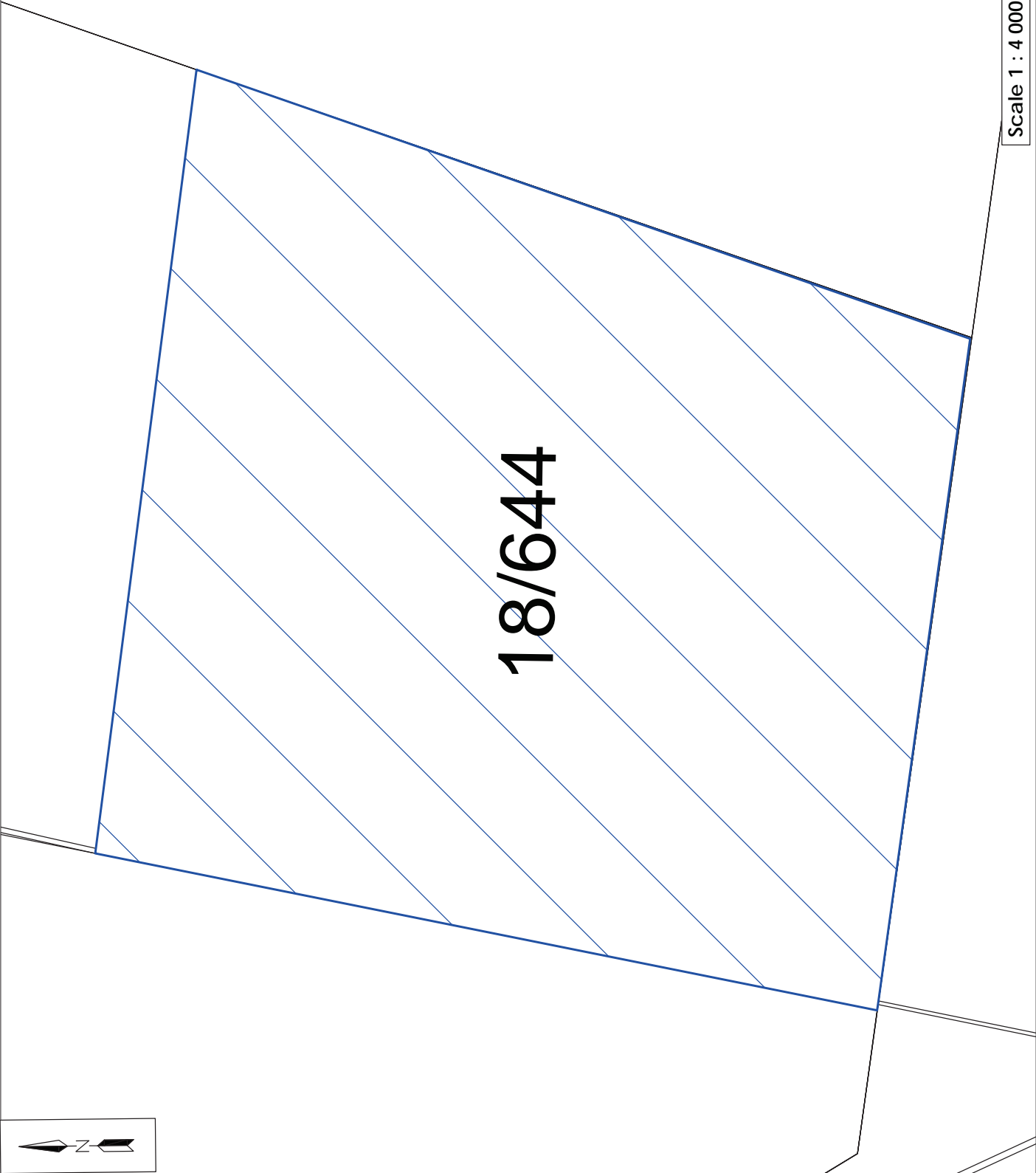




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PLANS FOR PORTION 18 OF THE FARM RIVERSIDE FARM NO. 644, CALEDON





PORTION 18 OF THE FARM  
RIVERSIDE 644, CALEDON  
LOCALITY PLAN

PLAN 5.1



PORTION 18 OF THE FARM  
RIVERSIDE 644, CALEDON  
(17.0921 Ha)

Plan prepared by: Thian Jansen
All distances are approximate and subject to a survey

Tel: 028 313 1411

Email: [admin@wrapgroup.co.za](mailto:admin@wrapgroup.co.za)

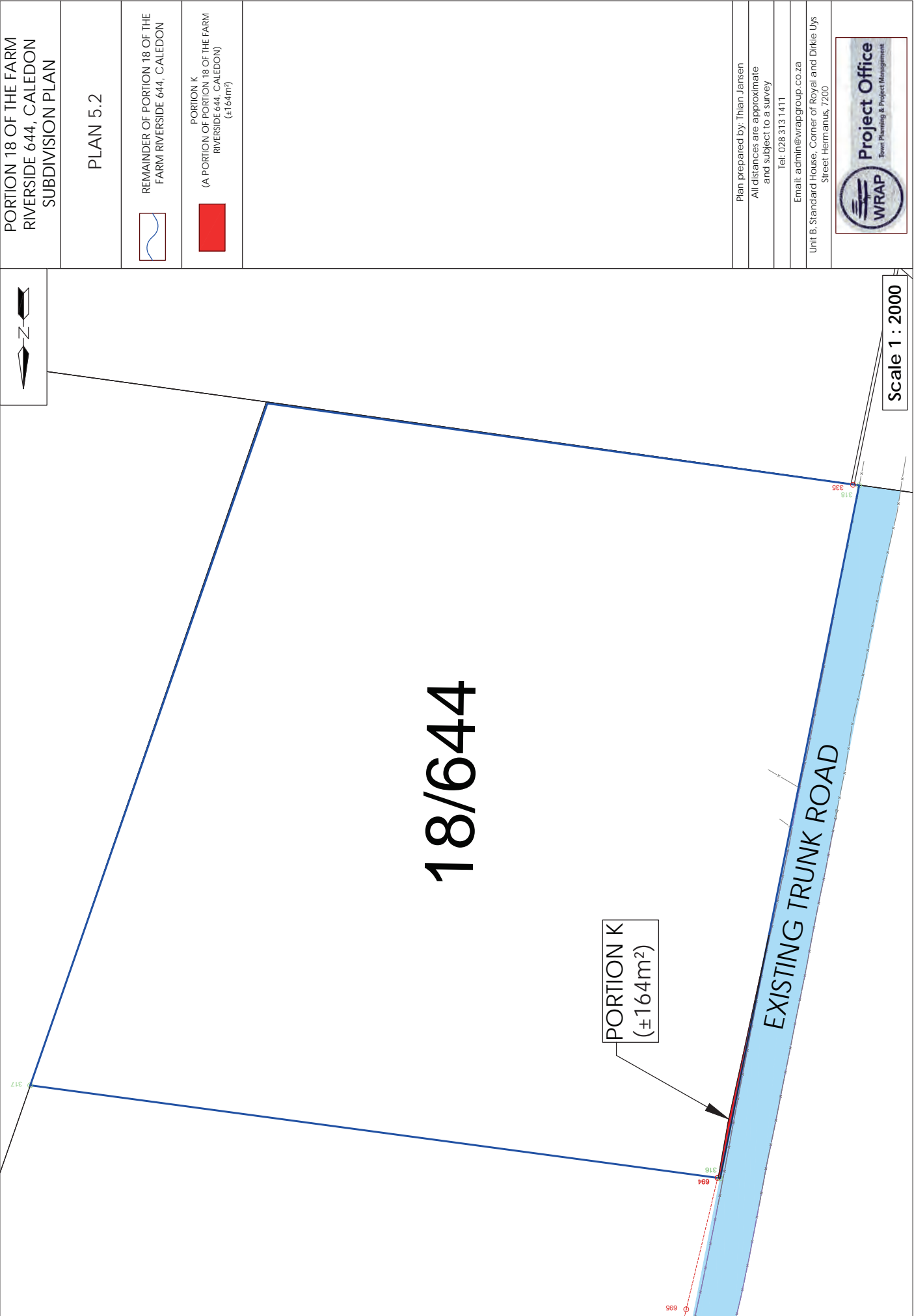
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Street Hermanus, 7200



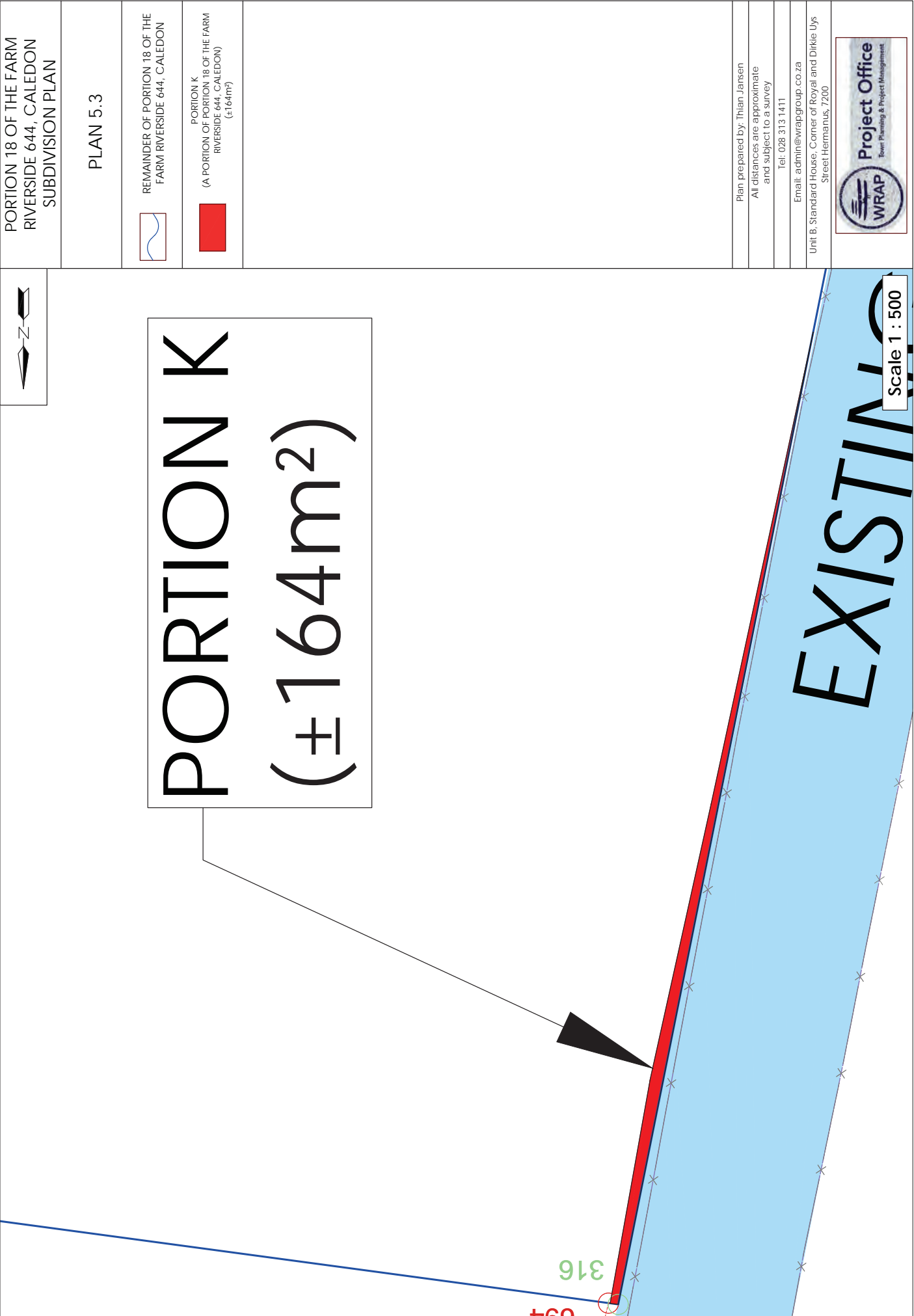
**Project Office**  
Town Planning & Project Management

Scale 1 : 4 000

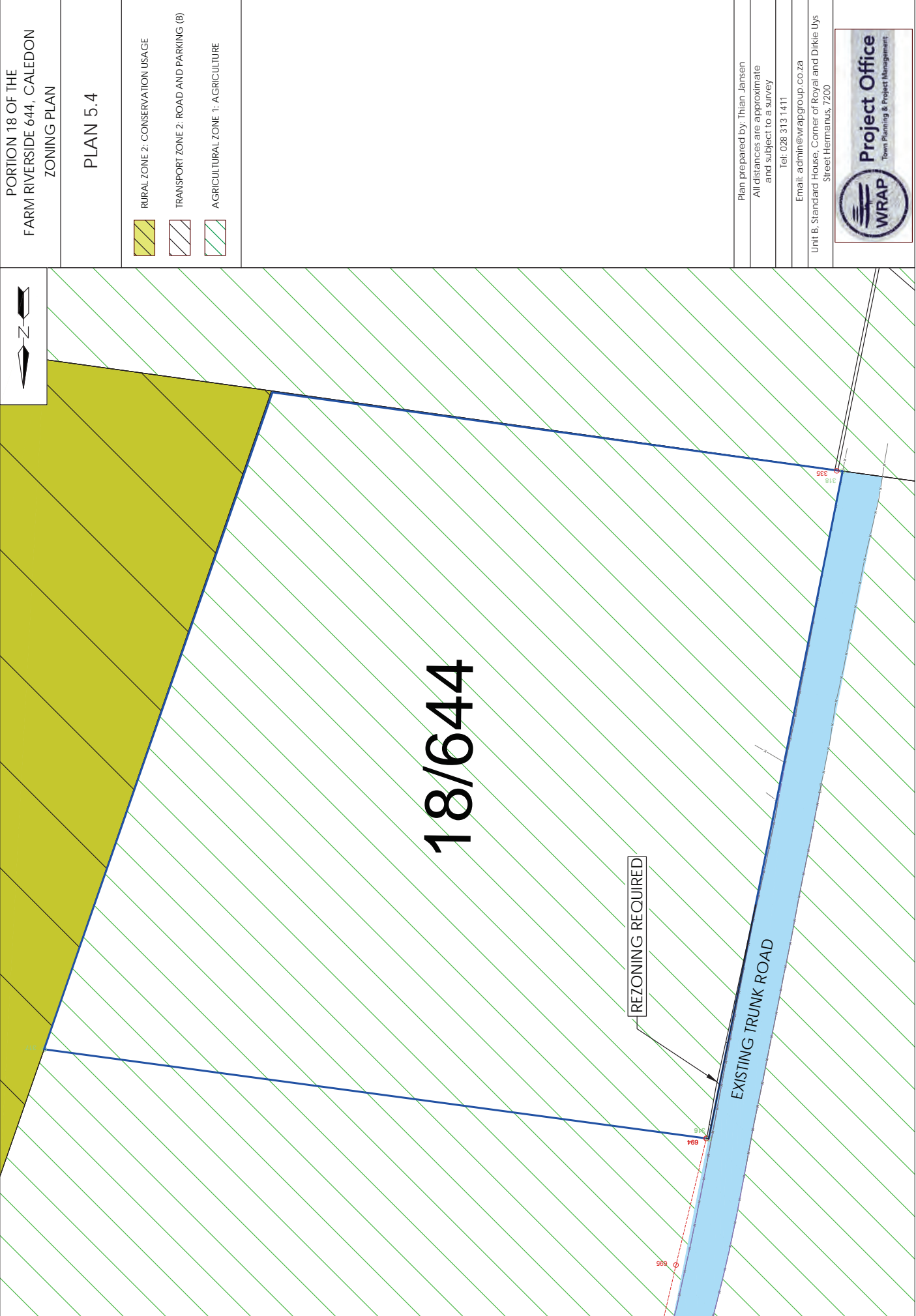












PORTION 18 OF THE  
FARM RIVERSIDE 644, CALEDON  
ZONING PLAN

PLAN 5.4

RURAL ZONE 2: CONSERVATION USAGE

TRANSPORT ZONE 2: ROAD AND PARKING (B)

AGRICULTURAL ZONE 1: AGRICULTURE

Plan prepared by: Thian Jansen  
All distances are approximate  
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit 8, Standard House, Corner of Royal and Dirkie Uys  
Street Hermanus, 7200

WRAP

Project Office

Town Planning & Project Management



PROVINCIAL ADMINISTRATION : WESTERN CAPE

DEPARTMENT OF TRANSPORT & PUBLIC WORKS

ROADS BRANCH

PROVINSIALE ADMINISTRASIE : WES-KAAP

DEPARTEMENT VAN VERVOER & OPENBARE WERKE

TAK PAAIE

FILE NO.  
LEER

SKETCH NO. 78  
SKETS

PROPERTY  
EIENDOM PTN 18 (A PTN OF PTN 17) OF THE FARM RIVERSIDE FARM No. 644

SITUATE IN THE ADMINISTRATIVE DISTRICT OF  
GELEE IN DIE ADMINISTRATIEWE DISTRIK VAN CALEDON

IN EXTENT  
GROOTTE 17.0921Ha

OWNED BY  
EIENDOM VAN OVERSTRAND MUNICIPALITY

TRANSFER  
TRANSPORT NO. T22372/2003

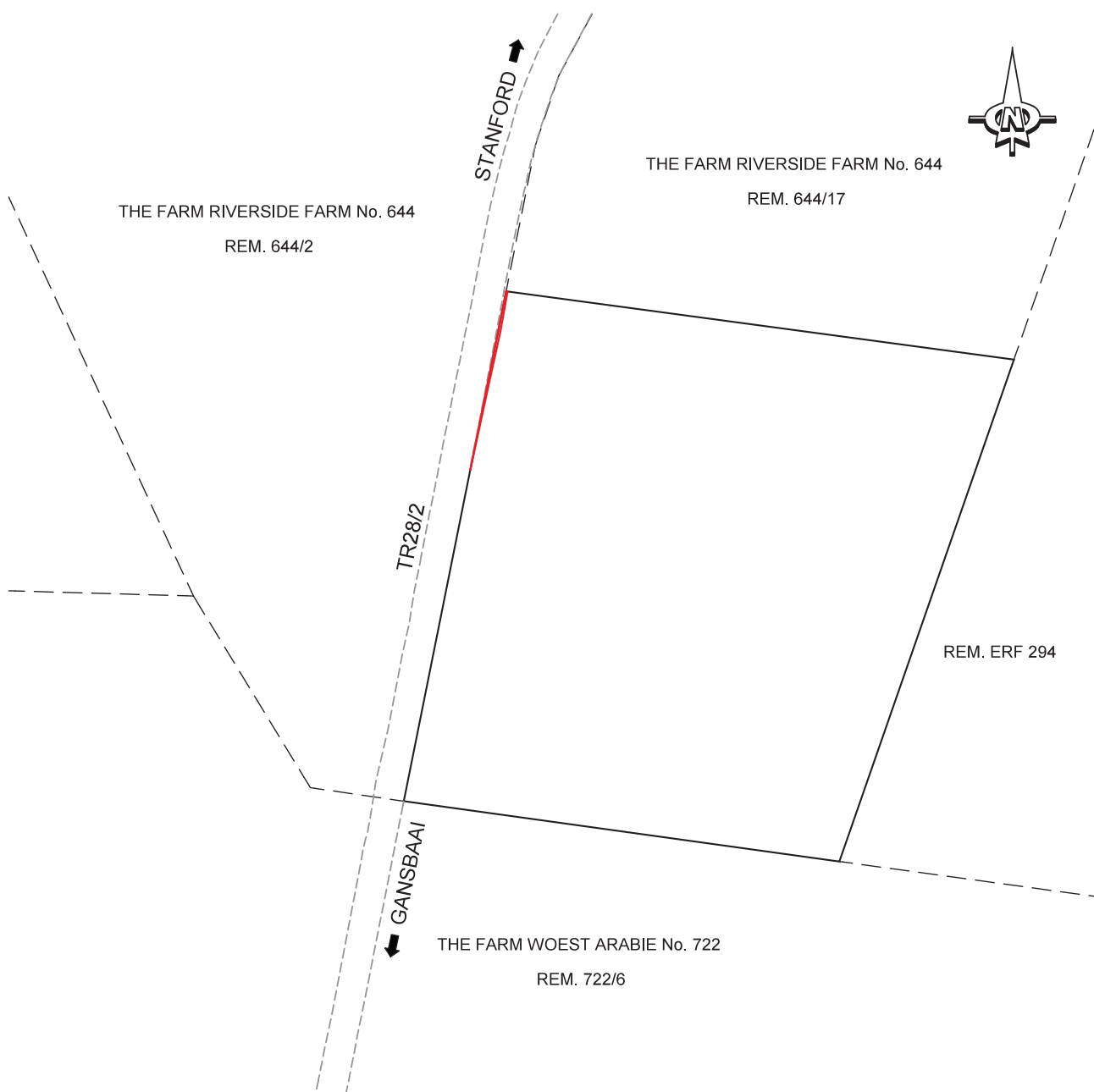
THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY  
DIE ONTEIENDE GEDEELTE, ROOI GEKLEUR, IS ONGEVEER

0.0164Ha

IN EXTENT  
GROOT

S.G. DIAGRAM NO. 9535/1971  
L.G. KAART

S.G. COMPILATION NO. M3385  
L.G. SAMESTELLING



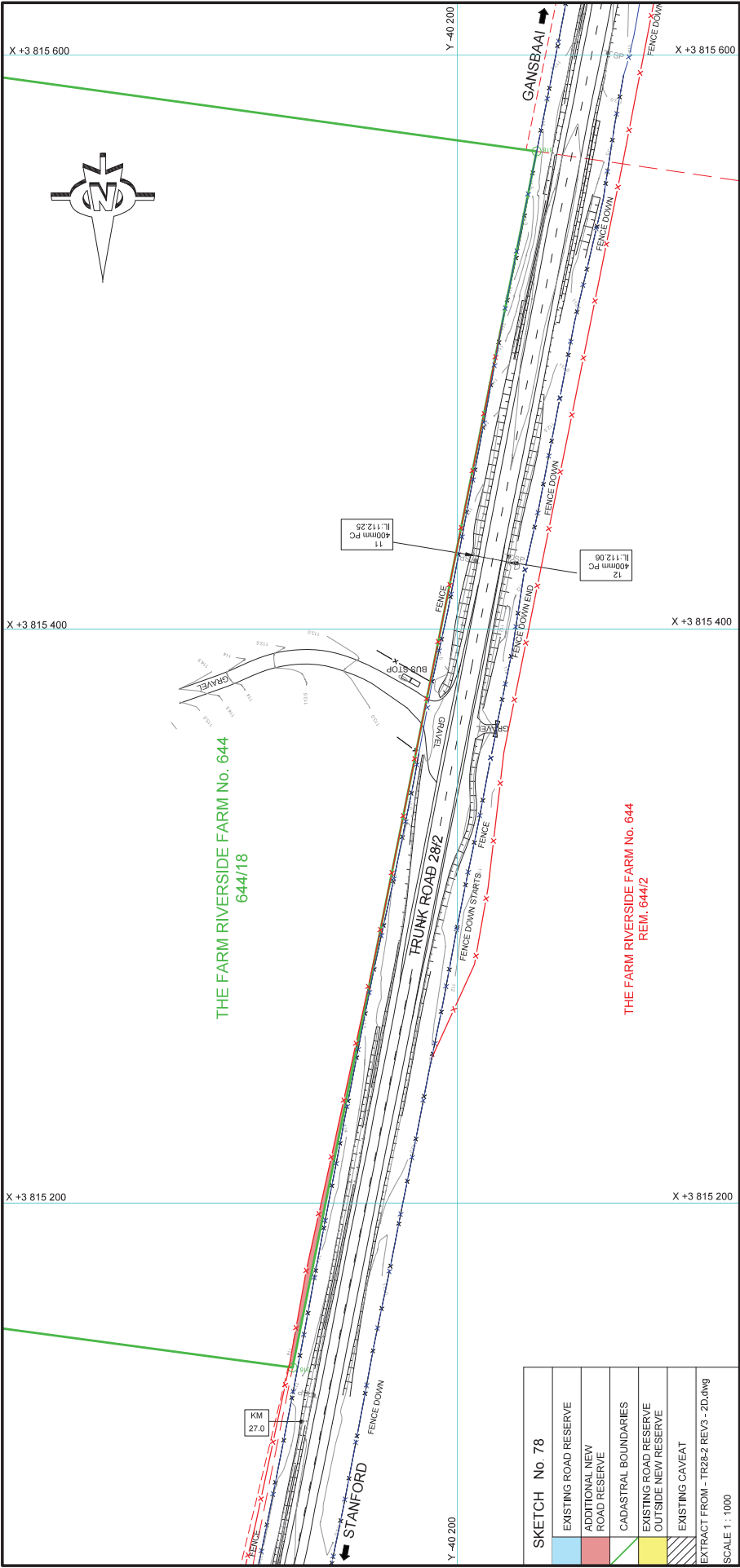
SCALE  
SKAAL 1 : 5000

COMPILATION BY  
SAMESTELLING DEUR EFG ENGINEERS

DATE  
DATUM NOVEMBER 2021

AA









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**10. REMAINDER OF ERF 1071, DE KELDERS**

---

<b>Registered Owner</b>	Overstrand Municipality
<b>Extent</b>	48,7807ha / 487 807m <sup>2</sup>
<b>Title Deed Number</b>	T19961/1994
<b>Land Use</b>	Open Space and road
<b>Current Zoning</b>	Undetermined Zone

**10.1 LOCAL CONTEXT**

The property which is proposed to be subdivided and rezoned has a provincial road which runs through it and the public has become accustomed to this visual impact at this location. The approval and implementation of the subdivision, rezoning and consolidation which is sought is to allocate cadastral boundaries to the existing and proposed expansion of the road reserve and will therefore not upset the fabric of the area within the local context.

The property is located at the entrance of De Kelders, to enter De Kelders and Gansbaai it is required to travel across the property. There are several turns that allow the general public to enter De Kelders.

**10.2 BACKGROUND**

The portion of the subject property to be transferred from the OM to the DTPW measures approximately 3901m<sup>2</sup>. There is a historically proclaimed road reserve over the Remainder of Erf 1071, De Kelders (±55 802m<sup>2</sup>) it was however never subdivided. The historically proclaimed road reserve will hereafter be referred to as Portion L.

In order to formalise the existing road reserve in such a way that it can be transferred to DTPW, Portion L, a portion of the Remainder of Erf 1071, De Kelders will be subdivided. The widening and upgrade of the R43 (Trunk Road TR28/2) necessitated that additional land is required, and the extent and price of the additional land was agreed with OM.

The proposal is to subdivide and consolidate additional portions (L, M, N, O and P). The entire subdivided portion L, M, N, O and P will need to be rezoned from Undetermined Zone to Transport Zone 2: Road and Parking to align with the future use of the proposed Consolidated portion (Portion EE).

The proposed zoning will be aligned with the requirements as set out within the agenda item prepared by the OM.

**10.3 EXEMPTION OF SUBDIVISION**

Historically proclaimed road reserve subdivisions:

- Remainder of Erf 1071, De Kelders will be subdivided to create Portion L (±55 802m<sup>2</sup>) (refer Plan 6.5 in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.





## MOTIVATION

Additional land portions required for the upgrading of the trunk road that will necessitate the subdivision of the Remainder of Erf 1071, De Kelders:

- Portion M ( $\pm 442\text{m}^2$ ), (a portion of the Remainder of Erf 1071, De Kelders) in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 6.2);
- Portion N ( $\pm 79\text{m}^2$ ), (a portion of the Remainder of Erf 1071, De Kelders) in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 6.2);
- Portion O ( $\pm 864\text{m}^2$ ), (a portion of the Remainder of Erf 1071, De Kelders) in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 6.3);
- Portion P ( $\pm 2516\text{m}^2$ ), (a portion of the Remainder of Erf 1071, De Kelders) in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 6.4).

### 10.4 EXEMPTION OF CONSOLIDATION

- **Exemption of consolidation of** Portion L ( $\pm 55\,802\text{m}^2$ ), Portion M ( $\pm 442\text{m}^2$ ), Portion N ( $\pm 79\text{m}^2$ ), Portion O ( $\pm 864\text{m}^2$ ) and Portion P ( $\pm 2516\text{m}^2$ ), (portions of the Remainder of Erf 1071, De Kelders) to create a Consolidated portion EE ( $\pm 59\,703\text{m}^2$ ) in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 6.7).

Existing		Plan
Remainder of Erf 1071, De Kelders	48,7807m <sup>2</sup>	6.1
Proposed Subdivision		
remainder of the Remainder of Erf 1071, De Kelders	$\pm 42,8104\text{m}^2$ / 42,8104ha	6.5
Portion L (a portion of the Remainder of Erf 1071, De Kelders)	$\pm 55\,802\text{m}^2$	6.5
Portion M (a portion of the Remainder of Erf 1071, De Kelders)	$\pm 442\text{m}^2$	6.2
Portion N (a portion of the Remainder of Erf 1071, De Kelders)	$\pm 79\text{m}^2$	6.2
Portion O (a portion of the Remainder of Erf 1071, De Kelders)	$\pm 864\text{m}^2$	6.3
Portion P (a portion of the Remainder of Erf 1071, De Kelders)	$\pm 2516\text{m}^2$	6.4
Proposed Consolidation		
CONSOLIDATED PORTION EE (CONSOLIDATION OF PORTIONS L, M, N, O AND P)	$\pm 59\,703\text{m}^2$	6.7



## 10.5 APPLICATION FOR LAND DEVELOPMENT

Portion L ( $\pm 55\,802\text{m}^2$ )
<ul style="list-style-type: none"> <li>Closure of Portion L (<math>\pm 55\,802\text{m}^2</math>) (a portion of the Remainder of Erf 1071, De Kelders) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li> <li>Rezoning Portion L (<math>\pm 55\,802\text{m}^2</math>) (a portion of the Remainder of Erf 1071, De Kelders) from Undetermined Zone to Transport Zone 2: Road and Parking (refer Plan 6.6) in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li> </ul>
Portion M ( $\pm 442\text{m}^2$ )
<ul style="list-style-type: none"> <li>Closure of Portion M (<math>\pm 442\text{m}^2</math>) (a portion of the Remainder of Erf 1071, De Kelders) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li> <li>Rezoning Portion M (<math>\pm 442\text{m}^2</math>) (a portion of the Remainder of Erf 1071, De Kelders) from Undetermined Zone to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li> </ul>
Portion N ( $\pm 79\text{m}^2$ )
<ul style="list-style-type: none"> <li>Closure of Portion N (<math>\pm 79\text{m}^2</math>) (a portion of the Remainder of Erf 1071, De Kelders) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li> <li>Rezoning Portion N (<math>\pm 79\text{m}^2</math>) (a portion of the Remainder of Erf 1071, De Kelders) Undetermined Zone to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li> </ul>
Portion O ( $\pm 864\text{m}^2$ )
<ul style="list-style-type: none"> <li>Closure of Portion O (<math>\pm 864\text{m}^2</math>) (a portion of the Remainder of Erf 1071, De Kelders) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li> <li>Rezoning Portion O (<math>\pm 864\text{m}^2</math>) (a portion of the Remainder of Erf 1071, De Kelders) Undetermined Zone to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li> </ul>
Portion P ( $\pm 2516\text{m}^2$ )
<ul style="list-style-type: none"> <li>Closure of Portion P (<math>\pm 2516\text{m}^2</math>) (a portion of the Remainder of Erf 1071, De Kelders) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li> <li>Rezoning Portion P (<math>\pm 2516\text{m}^2</math>) (a portion of the Remainder of Erf 1071, De Kelders) Undetermined Zone to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li> </ul>

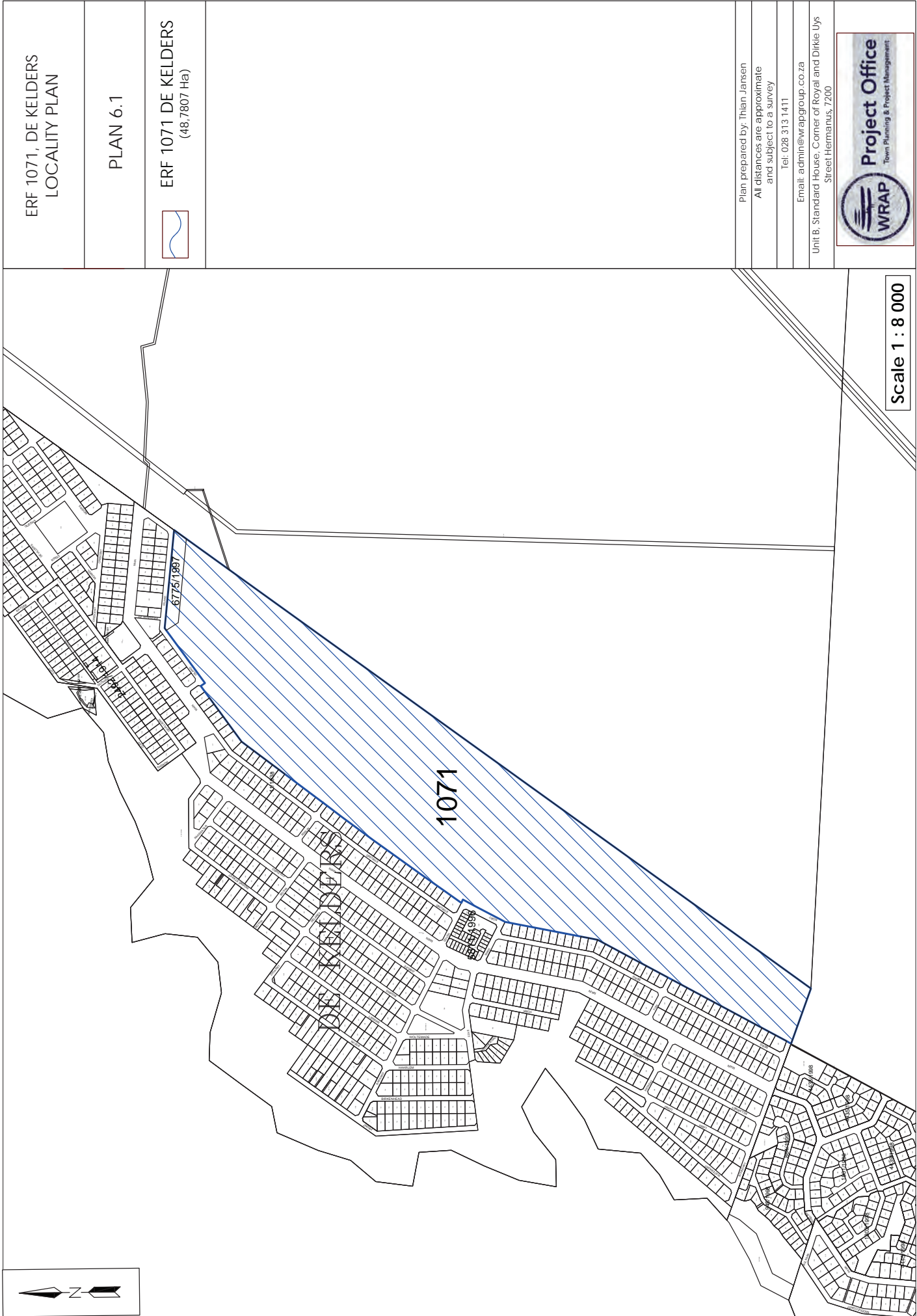




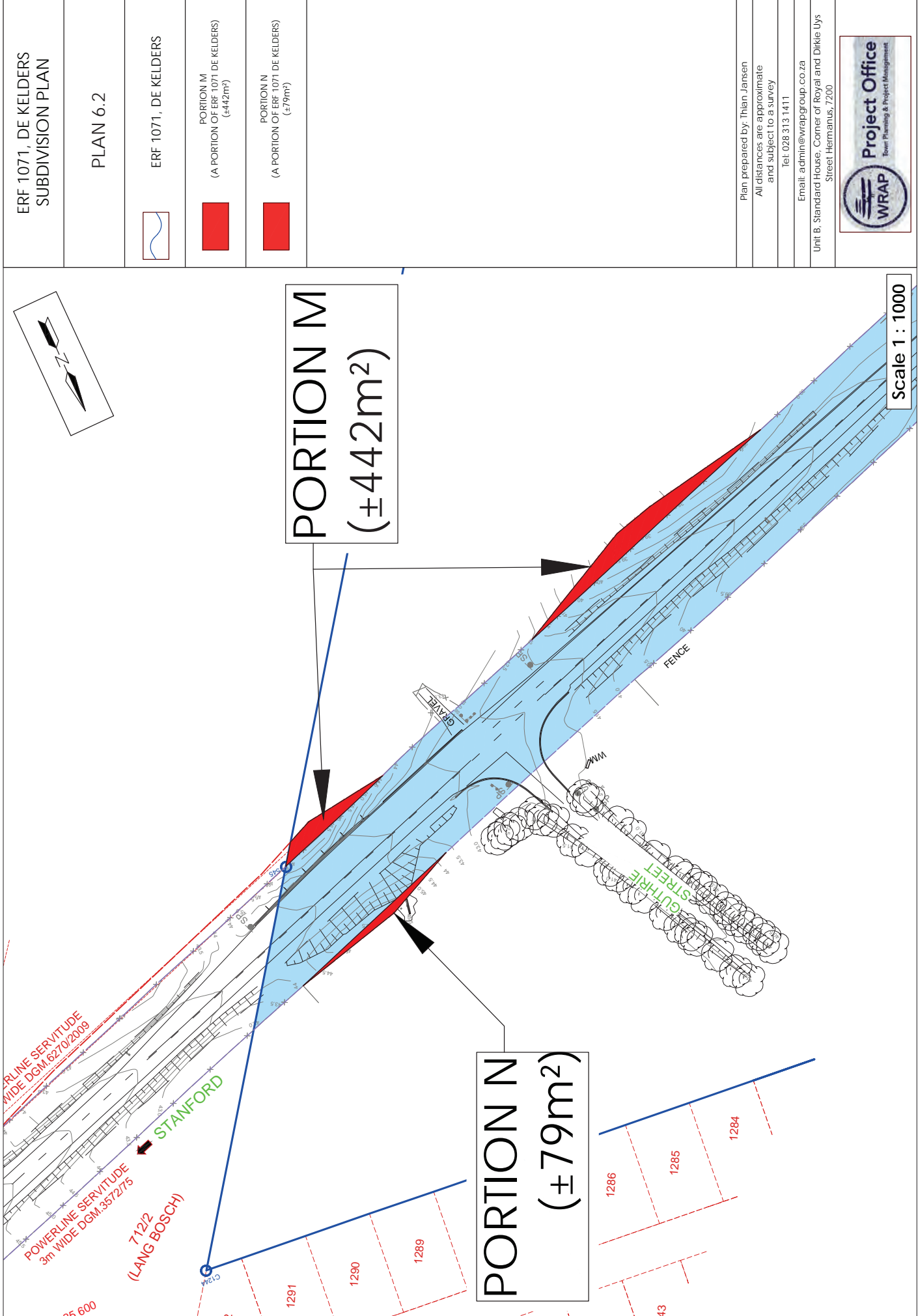
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PLANS FOR REMAINDER OF ERF 1071, DE KELDERS

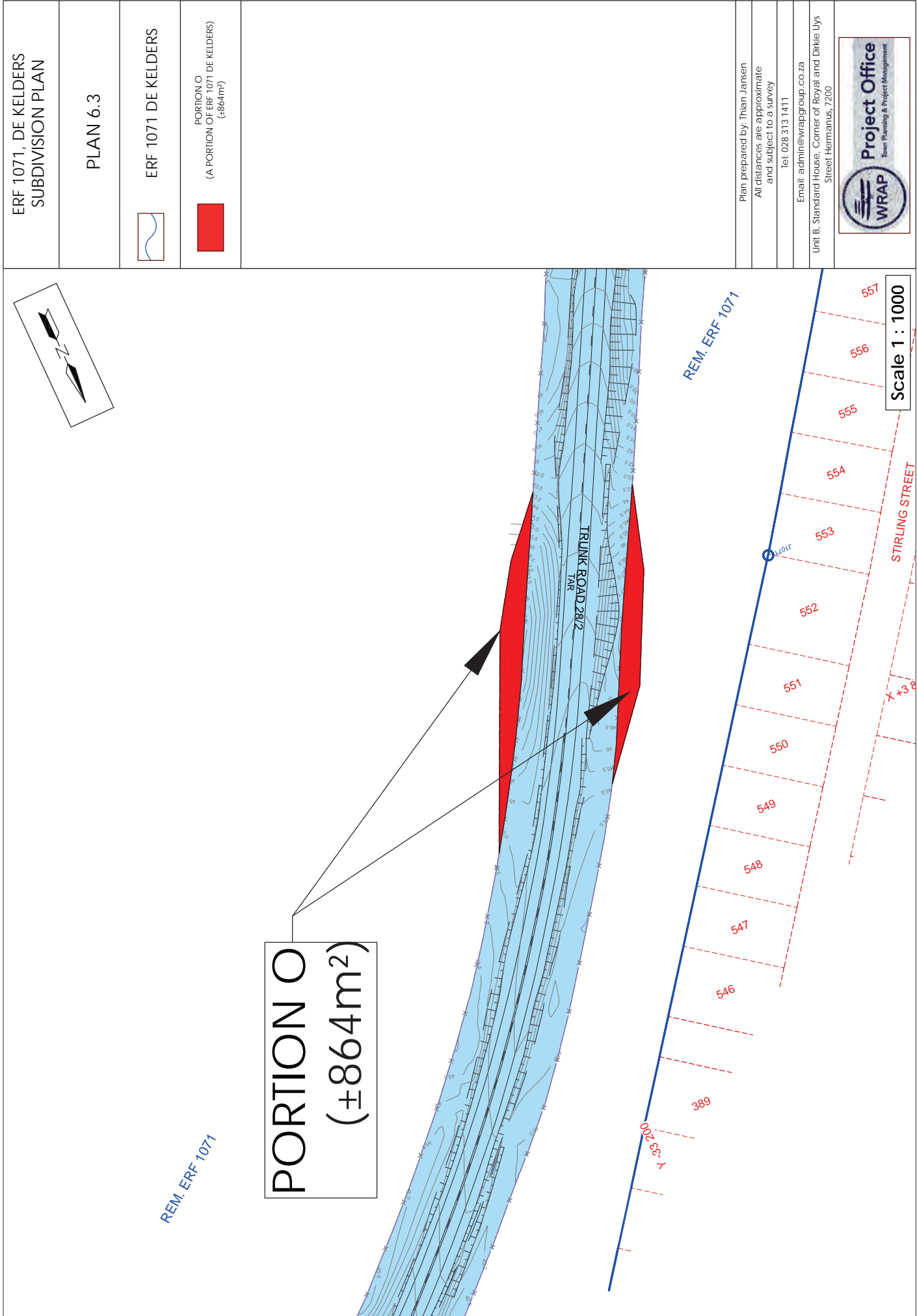




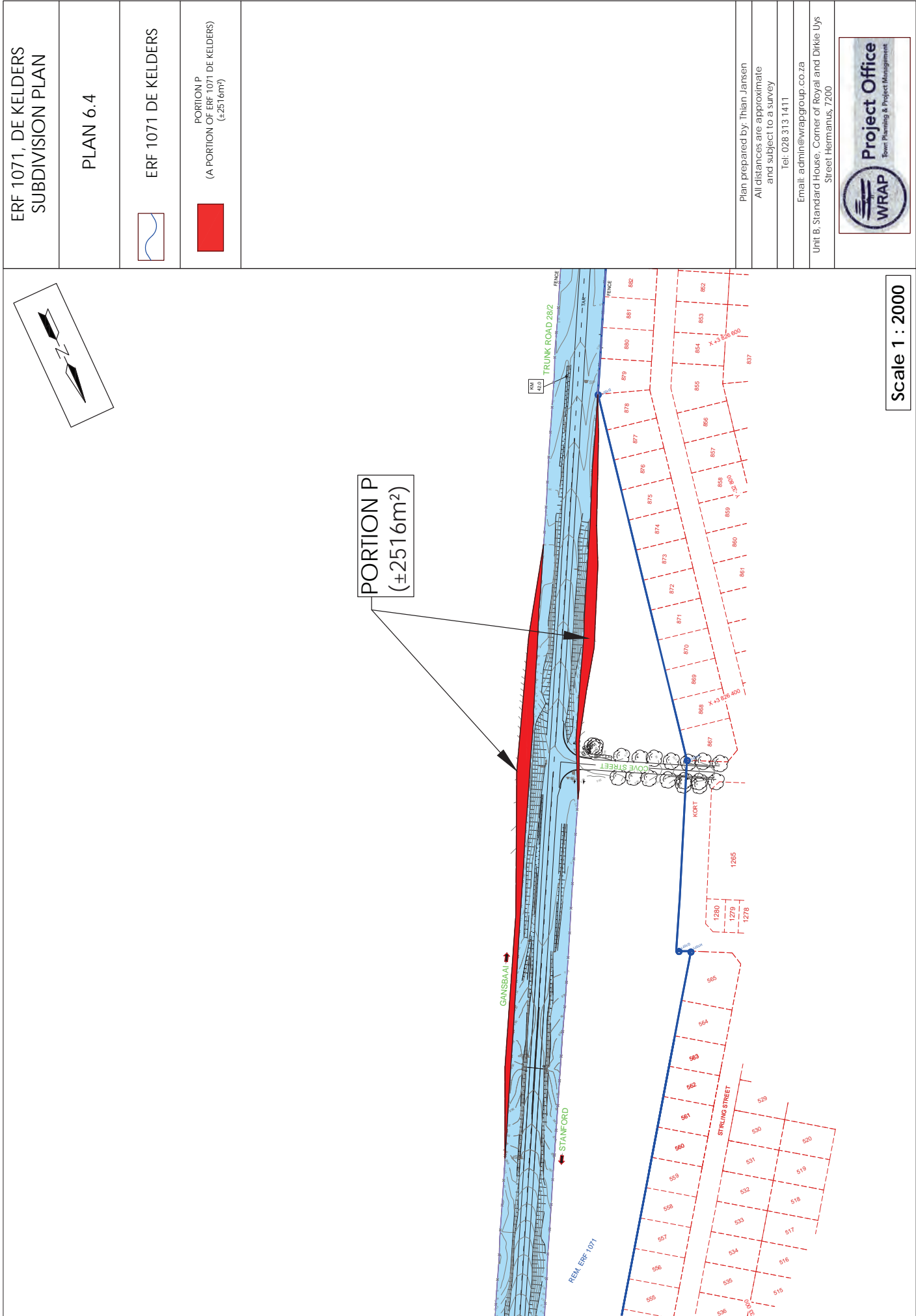










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ERF 1071, DE KELDERS  
SUBDIVISION PLAN

PLAN 6.4

ERF 1071 DE KELDERS

PORTION P  
(A PORTION OF ERF 1071 DE KELDERS)  
(±2516m²)

PORTION P  
(±2516m²)

Plan prepared by: Thian Jansen  
All distances are approximate  
and subject to a survey  
Tel: 028 313 1411  
Email: admin@wrapgroup.co.za  
Unit B, Standard House, Corner of Royal and Dikie Uys  
Street Hermanus, 7200

Project Office  
Town Planning & Project Management  
WRAP

Scale 1 : 2000

The figure is a detailed subdivision plan for ERF 1071, DE KELDERS. It shows a large area divided into numerous smaller plots, many of which are numbered (e.g., 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000). The plan also shows several streets: Gansbaai, Trunk Road 282, Stirling Street, and Cove Street. A large area is labeled 'PORTION P (±2516m²)' and is highlighted in red. The plan is prepared by Thian Jansen and is subject to a survey. The scale is 1:2000.

ERF 1071, DE KELDERS  
SUBDIVISION PLAN

PLAN 6.4

ERF 1071 DE KELDERS

PORTION P  
(A PORTION OF ERF 1071 DE KELDERS)  
(±2516m²)

PORTION P  
(±2516m²)

Plan prepared by: Thian Jansen  
All distances are approximate  
and subject to a survey  
Tel: 028 313 1411  
Email: admin@wrapgroup.co.za  
Unit B, Standard House, Corner of Royal and Dikie Uys  
Street Hermanus, 7200

Project Office  
Town Planning & Project Management  
WRAP

Scale 1 : 2000

The figure is a detailed subdivision plan for ERF 1071, DE KELDERS. It shows a large rectangular area divided into numerous smaller plots, each numbered. A prominent red-shaded area, labeled 'PORTION P (±2516m²)', is located in the upper right quadrant. This portion is bounded by a blue line and a red line. To the left of Portion P is a large blue area labeled 'GANSBAAI' with a red arrow pointing towards it. Below the blue area is a red area labeled 'STANFORD' with a red arrow pointing towards it. To the right of Portion P is a large red area labeled 'KORT' with a red arrow pointing towards it. The plan includes various street names: 'TRUNK ROAD 282' at the top, 'COVE STREET' on the right, and 'STIRLING STREET' at the bottom. A scale bar at the bottom indicates a scale of 1:2000. A north arrow is located in the top left corner. The plan also includes a legend at the top left identifying 'PORTION P' and 'ERF 1071 DE KELDERS'. A title block at the top right contains the project name, plan number, and contact information for the Project Office (WRAP). A scale bar at the bottom right indicates a scale of 1:2000.

[illegible]

ERF 1071, DE KELDERS  
SUBDIVISION PLAN

PLAN 6.4

ERF 1071 DE KELDERS

PORTION P  
(A PORTION OF ERF 1071 DE KELDERS)  
(±2516m²)

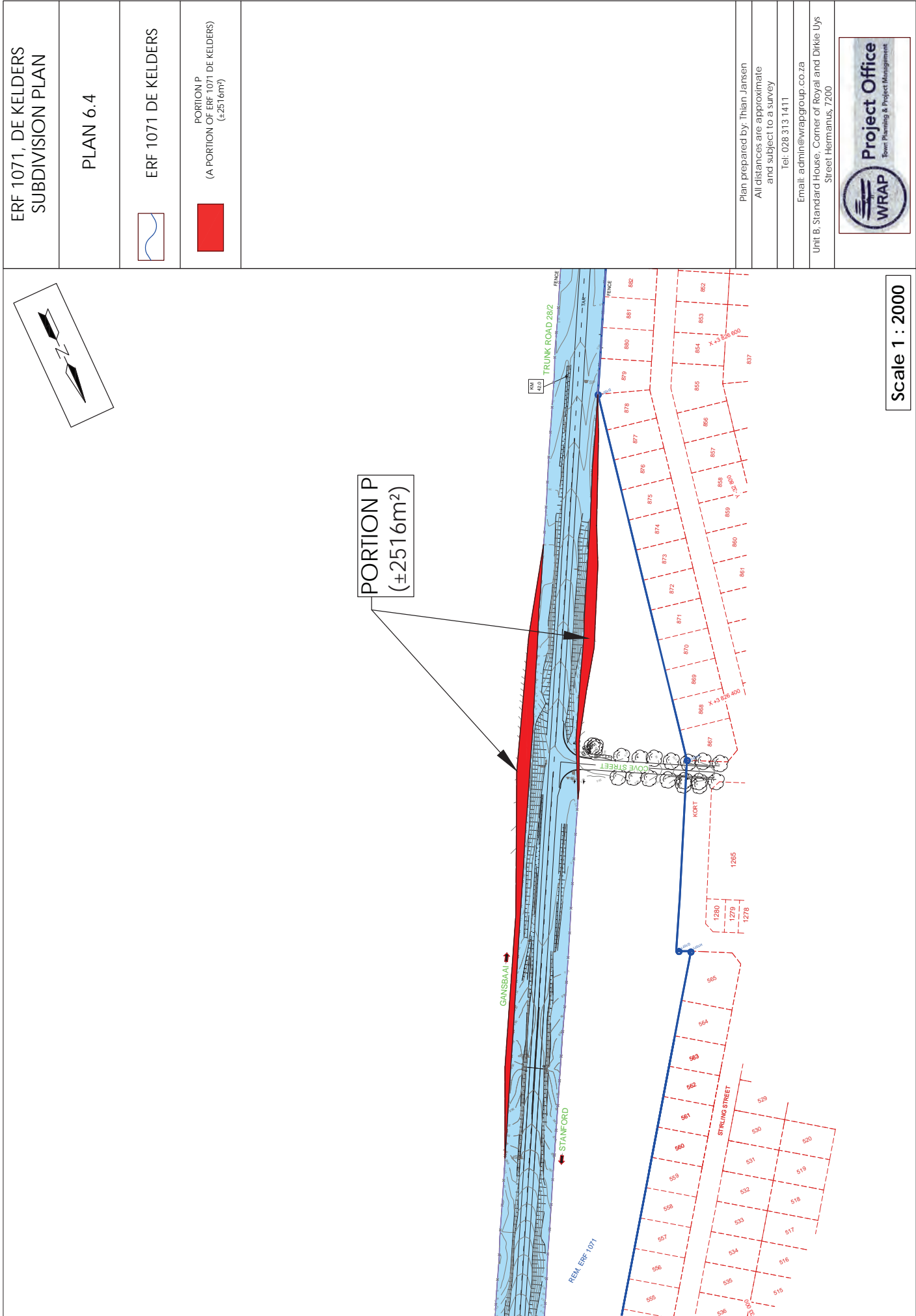
PORTION P  
(±2516m²)

Plan prepared by: Thian Jansen  
All distances are approximate  
and subject to a survey  
Tel: 028 313 1411  
Email: admin@wrapgroup.co.za  
Unit B, Standard House, Corner of Royal and Dikie Uys  
Street Hermanus, 7200

Project Office  
WRAP  
Town Planning & Project Management

Scale 1 : 2000

The figure is a detailed subdivision plan for ERF 1071, DE KELDERS. The plan shows a large area of land with a red-shaded portion labeled 'PORTION P (±2516m²)'. This portion is situated along the western boundary of the erf, adjacent to a body of water labeled 'GANSBAAI'. To the east of Portion P is a long, narrow strip of land labeled 'STANFORD'. Further east, the plan shows a series of residential plots numbered 500 to 520, 525 to 540, and 545 to 560. A road labeled 'STIRLING STREET' runs through these plots. To the south of the main erf area, there is a road labeled 'TRUNK ROAD 282'. The plan also shows a 'KORT' (court) area and a 'FENCE' line. A north arrow is located in the top right corner. The plan is prepared by Thian Jansen, with contact information provided at the bottom.

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**ERF 1071, DE KELDERS  
SUBDIVISION PLAN**

**PLAN 6.4**

**ERF 1071 DE KELDERS**

PORTRON P  
(A PORTION OF ERF 1071 DE KELDERS)  
(±2516m²)

**PORTION P  
(±2516m²)**

GANSBAAI → STANFORD

REM ERF 1071

KORTE STRAAT

TRUNK ROAD 282

FENCE

1280 1278 1275 1265

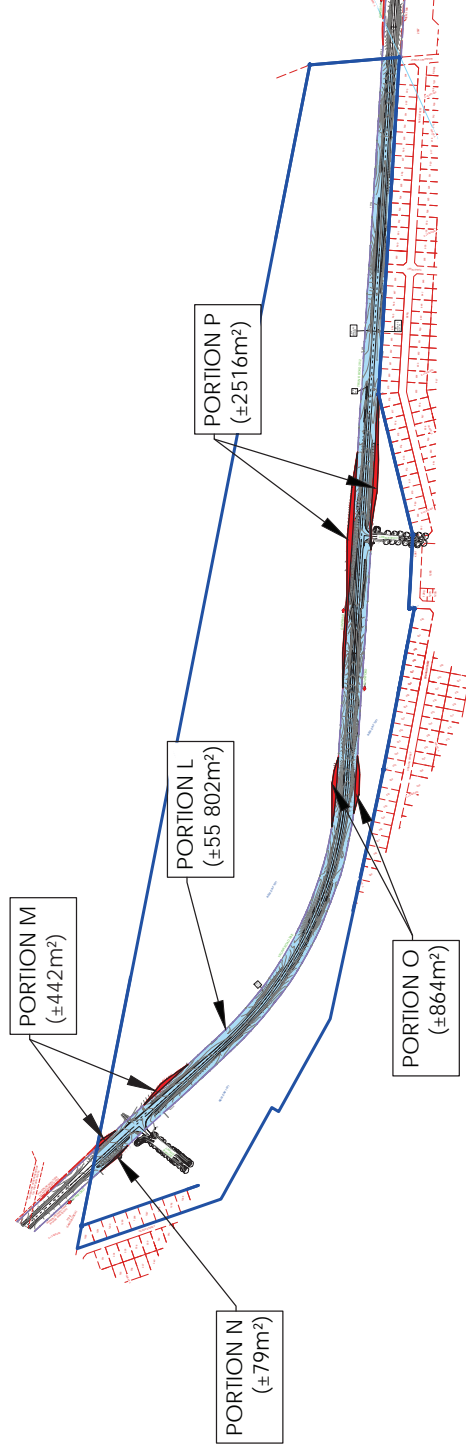
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Plan prepared by: Thian Jansen  
All distances are approximate  
and subject to a survey  
Tel: 028 313 1411  
Email: admin@wrapgroup.co.za  
Unit B, Standard House, Corner of Royal and Dikie Uys  
Street Hermanus, 7200

**Project Office**  
Town Planning & Project Management  
**WRAP**

**Scale 1 : 2000**












<p>ERF 1071, DE KELDERS SUBDIVISION PLAN</p>	<p>PLAN 6.5</p>	<p>REMAINDER OF ERF 1071, DE KELDERS</p> 	<p>PORITION L (A PORTION OF ERF 1071 DE KELDERS) (±55 802m²)</p> 	<p>PORITION M (A PORTION OF ERF 1071 DE KELDERS) (±442m²)</p> 	<p>PORITION N (A PORTION OF ERF 1071 DE KELDERS) (±79m²)</p> 	<p>PORITION O (A PORTION OF ERF 1071 DE KELDERS) (±864m²)</p> 	<p>PORITION P (A PORTION OF ERF 1071 DE KELDERS) (±2516m²)</p> 	<p>Plan prepared by: Thian Jansen</p> <p>All distances are approximate and subject to a survey</p> <p>Tel: 028 313 1411</p> <p>Email: admin@wrapgroup.co.za</p> <p>Unit B, Standard House, Corner of Royal and Dirkie Uys Street Hermanus, 7200</p>	
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ERF 1071 DE KELDERS  
ZONING PLAN

PLAN 6.6

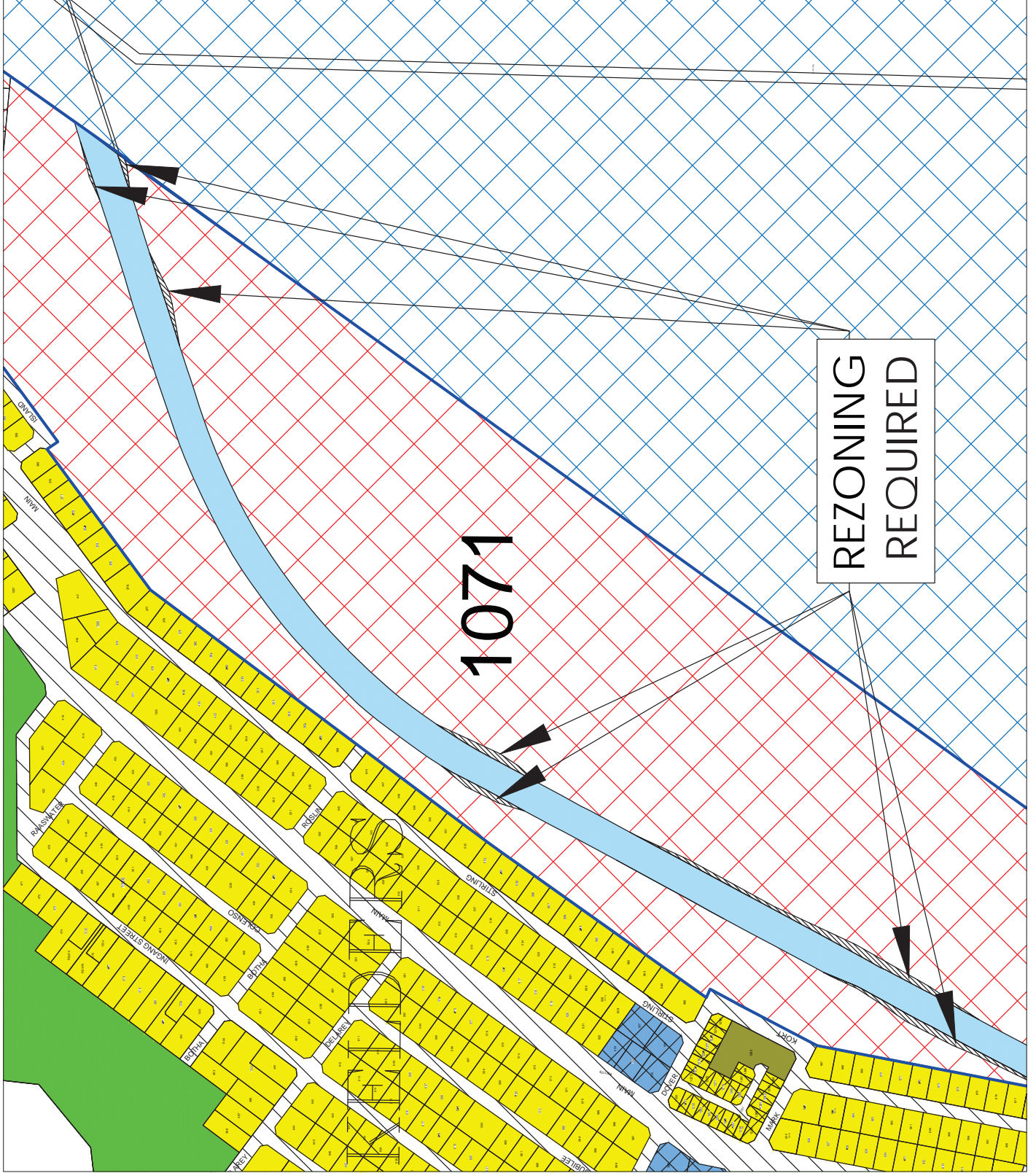
- |   |  |
|---|--|
|  | UNDETERMINED ZONE                      |
|  | TRANSPORT ZONE 2: ROAD AND PARKING (B) |
|  | SUBDIVISIONAL AREA                     |
|  | RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL |
|  | OPEN SPACE ZONE 1: NATURE RESERVE      |
|  | BUSINESS ZONE 3: LOCAL BUSINESS        |
|  | OPEN SPACE 3: PRIVATE OPEN SPACE       |

Plan prepared by: Thian Jansen  
All distances are approximate  
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit 8, Standard House, Corner of Royal and Dirkie Uys  
Street Hermanus, 7200

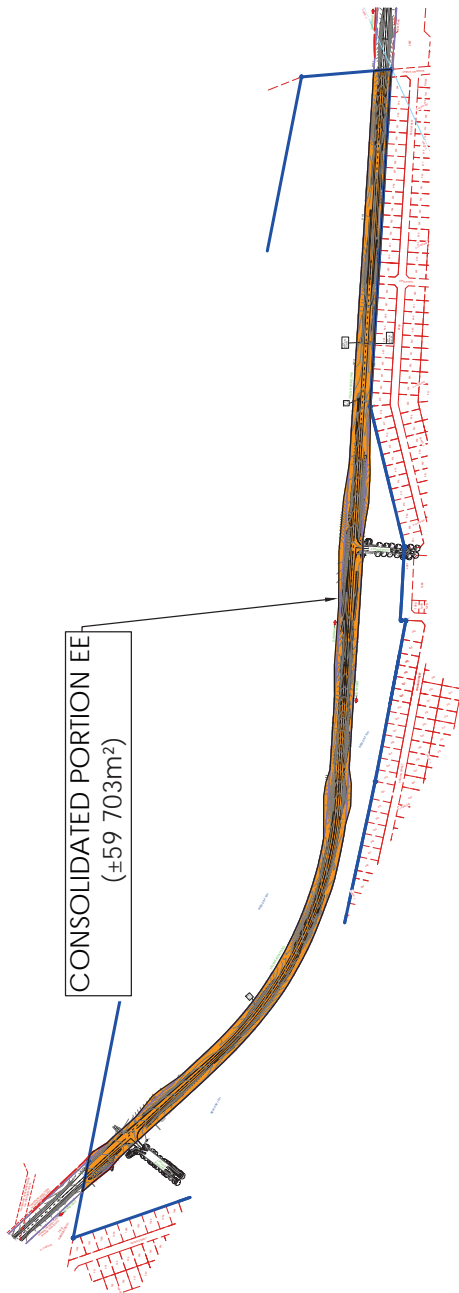
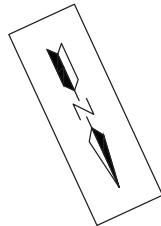




CONSOLIDATION PLAN EE

PLAN 6.7  
2022/11/08

**CONSOLIDATED PORTION EE**  
(CONSOLIDATION BETWEEN  
PORTIONS L, M, N, O and P)  
(±59 703m<sup>2</sup>)



CONSOLIDATED PORTION EE  
(±59 703m<sup>2</sup>)

Plan prepared by: Thian Jansen  
All distances are approximate  
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House, Corner of Royal and Dikie Uys  
Street Hermanus, 7200



Scale 1 : 8000



PROVINCIAL ADMINISTRATION : WESTERN CAPE

DEPARTMENT OF TRANSPORT & PUBLIC WORKS

ROADS BRANCH

PROVINSIALE ADMINISTRASIE : WES-KAAP

DEPARTEMENT VAN VERVOER & OPENBARE WERKE

TAK PAAIE

FILE NO.  
LEER

SKETCH NO. 97  
SKETS

PROPERTY  
EIENDOM REM ERF 1071, DE KELDERS

SITUATE IN THE ADMINISTRATIVE DISTRICT OF  
GELEE IN DIE ADMINISTRATIEWE DISTRIK VAN CALEDON

IN EXTENT  
GROOTTE 48,7807Ha

OWNED BY  
EIENDOM VAN OVERSTRAND MUNICIPALITY

TRANSFER  
TRANSPORT NO. T19961/1994

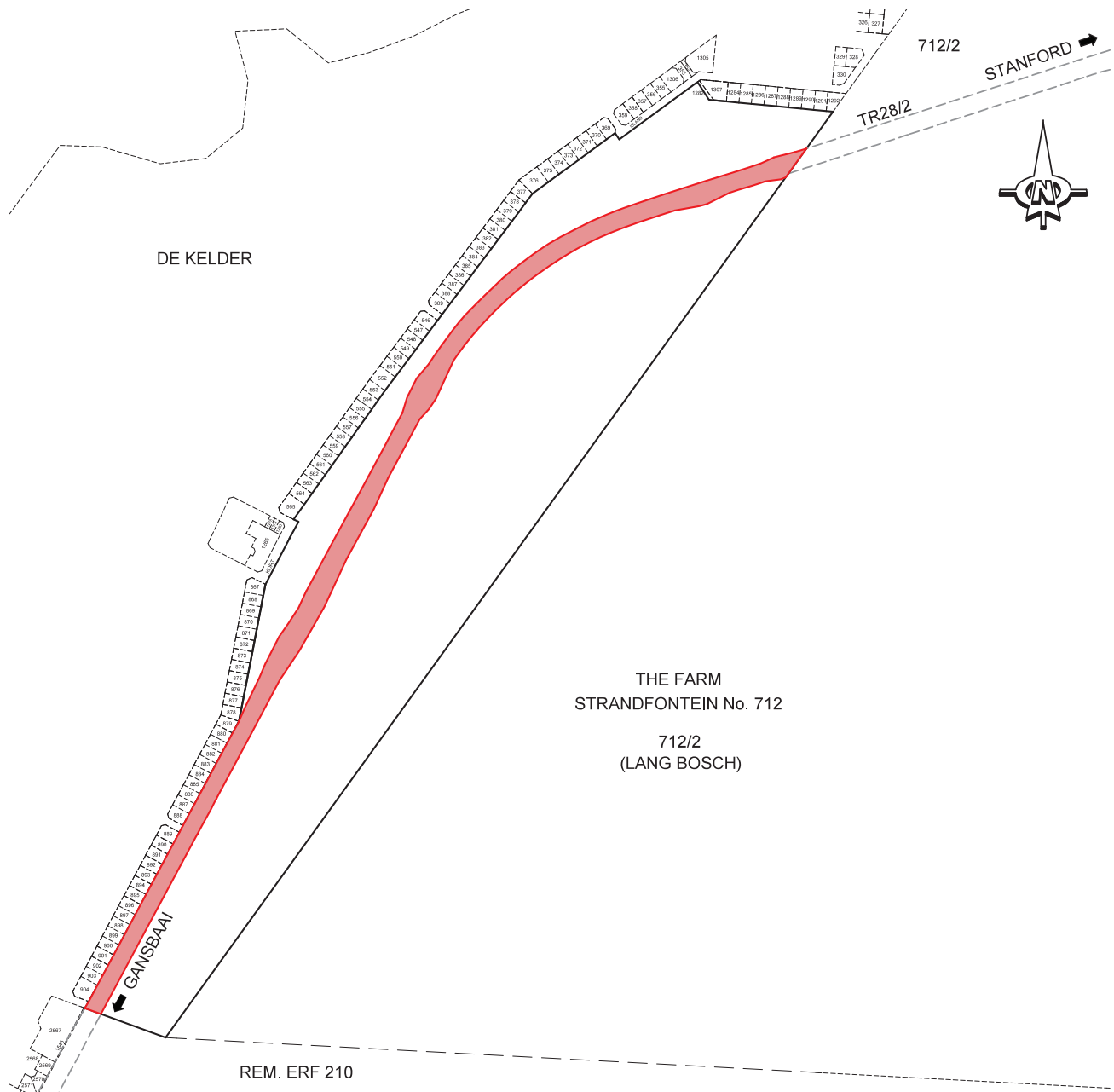
THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY  
DIE ONTEIENDE GEDEELTE, ROOI GEKLEUR, IS ONGEVEER

5.9703Ha

IN EXTENT  
GROOT

S.G. DIAGRAM NO. 2000/1939  
L.G. KAART

S.G. COMPILATION NO. M3410, M496, M495  
L.G. SAMESTELLING



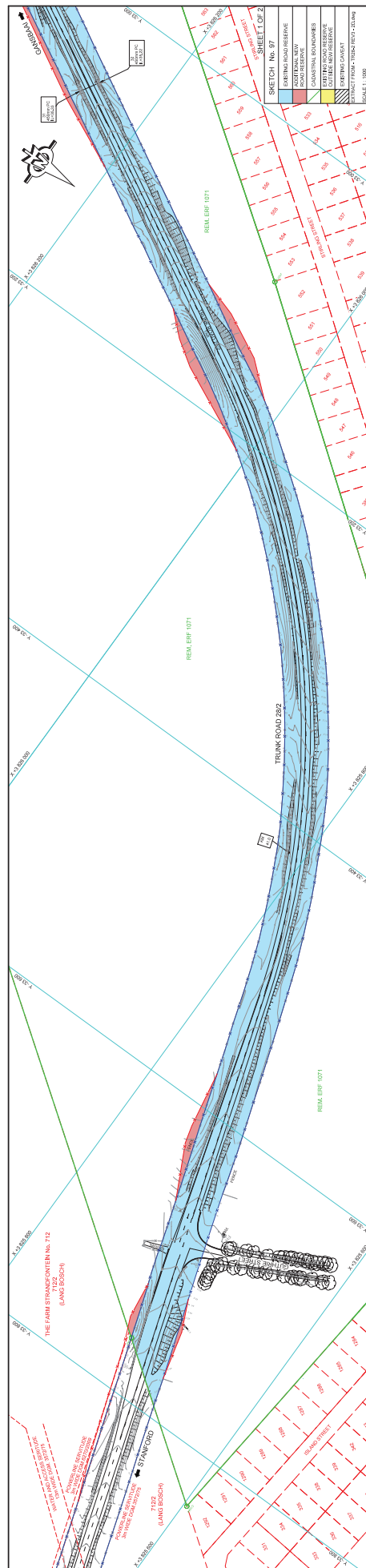
SCALE  
SKAAL 1 : 10 000

COMPILATION BY  
SAMESTELLING DEUR EFG ENGINEERS

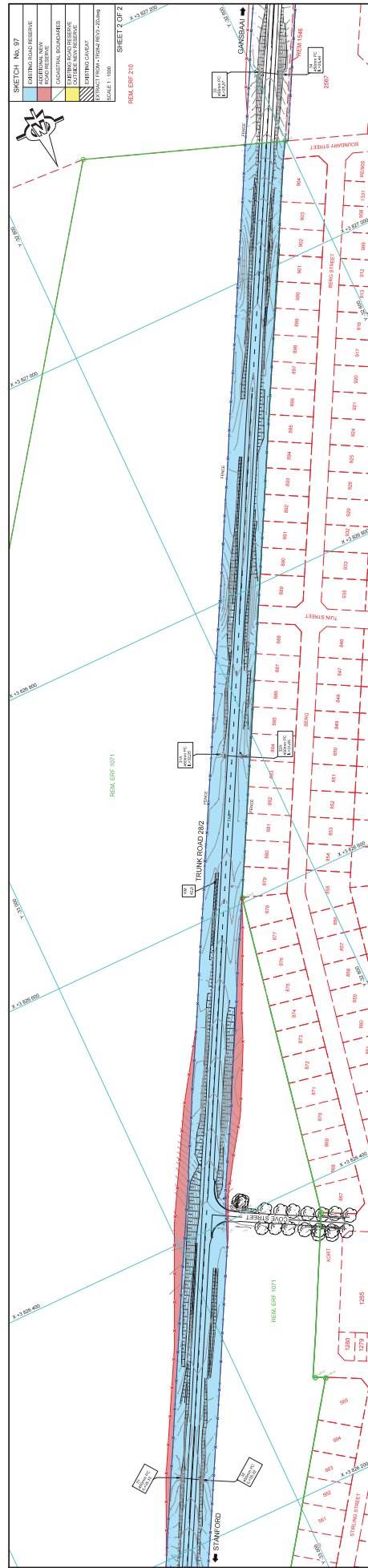
DATE  
DATUM NOVEMBER 2021

AA











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**11. REMAINDER OF ERF 210, GANSBAAI**

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<b>Registered Owner</b>	Overstrand Municipality
<b>Extent</b>	721,7214ha / 7 217 214m <sup>2</sup>
<b>Title Deed Number</b>	G160/1938 & T17640/2001
<b>Land Use</b>	Open Space and Road
<b>Current Zoning</b>	<ul style="list-style-type: none"><li>• Undetermined Zone</li><li>• Open Space Zone 2: Public Open Space</li></ul>

**11.1 LOCAL CONTEXT**

The property which is proposed to be subdivided and rezoned has a provincial road which runs through it and the public has become accustomed to this visual impact at this location. The approval and implementation of the subdivision, rezoning and consolidation which is sought is to allocate cadastral boundaries to the to the existing and proposed expansion of the road reserve and will therefore not upset the fabric of the area within the local context.

The property is a large commonage area at the entrance and surrounding Gansbaai. To enter Gansbaai it is required to travel across the property. There are several sections of the property that has been subdivided to allow for expansion of the past few years.

**11.2 BACKGROUND**

The portion of the subject property to be transferred from the OM to the DTPW measures approximately 1201m<sup>2</sup>. There is a historically proclaimed road reserve over the Remainder of Erf 210, Gansbaai (±24 534m<sup>2</sup>) it was however never subdivided. The historically proclaimed road reserve will hereafter be referred to as Portion Q.

In order to formalise the existing road reserve in such a way that it can be transferred to DTPW, Portion Q a portion of the Remainder of Erf 210, Gansbaai will be subdivided. The widening and upgrade of the R43 (Trunk Road TR28/2) necessitated that additional land is required, and the extent and price of the additional land was agreed with OM.

The proposal is to subdivide and consolidate additional portions (R and S). The entire subdivided portion Q, R and S will need to be rezoned from Undetermined Zone to Transport Zone 2: Road and Parking to align with the future use of the proposed Consolidated Portion (Portion FF).

The proposed zoning will be aligned with the requirements as set out within the agenda item prepared by the OM.

**11.3 EXEMPTION OF SUBDIVISION**

Historically proclaimed road reserve subdivisions:

- Remainder of Erf 210, Gansbaai will be subdivided to create Portion Q (±24 534m<sup>2</sup>) (refer Plan 7.2 in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.





## MOTIVATION

Additional land portions required for the upgrading of the trunk road that will necessitate the subdivision of the Remainder of Erf 210, Gansbaai:

- Portion R ( $\pm 655\text{m}^2$ ), (a portion of the Remainder of Erf 210, Gansbaai) in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 7.3); and
- Portion S ( $\pm 546\text{m}^2$ ), (a portion of the Remainder of Erf 210, Gansbaai) in terms of Section 26(1) 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 7.4);

### 11.4 EXEMPTION OF CONSOLIDATION

- **Exemption of consolidation** of Portion Q ( $\pm 24\,534\text{m}^2$ ), Portion R ( $\pm 655\text{m}^2$ ), and Portion S ( $\pm 546\text{m}^2$ ), (portions of the Remainder of Erf 210, Gansbaai) to create a Consolidated portion FF ( $\pm 25\,735\text{m}^2$ ) in terms of Section 26(1) 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 7.6).

Existing		Plan
Remainder of Erf 210, Gansbaai	7 217 214m <sup>2</sup>	7.1
Proposed Subdivision		
remainder of the Remainder of Erf 210, Gansbaai	$\pm 719,1479\text{ha} / 7\,191\,479\text{m}^2$	
Portion Q ( $\pm 24\,534\text{m}^2$ ) (a portion of the Remainder of Erf 210, Gansbaai)	$\pm 24\,534\text{m}^2$	7.2
Portion R ( $\pm 655\text{m}^2$ ) (a portion of the Remainder of Erf 210, Gansbaai)	$\pm 655\text{m}^2$	7.2 & 7.3
Portion S ( $\pm 544\text{m}^2$ ) (a portion of the Remainder of Erf 210, Gansbaai)	$\pm 546\text{m}^2$	7.2 & 7.4
Proposed Consolidation		
CONSOLIDATED PORTION FF (CONSOLIDATION OF PORTIONS Q, R AND S)	$\pm 25\,735\text{m}^2$	7.6

### 11.5 APPLICATION FOR LAND DEVELOPMENT

Portion R ( $\pm 655\text{m}^2$ )
<ul style="list-style-type: none"> <li>• Closure of Portion R (<math>\pm 655\text{m}^2</math>) (a portion of the Remainder of Erf 210, Gansbaai) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li> <li>• Rezoning Portion R (<math>\pm 655\text{m}^2</math>) (a portion of the Remainder of Erf 210, Gansbaai) from Undetermined Zone to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li> </ul>

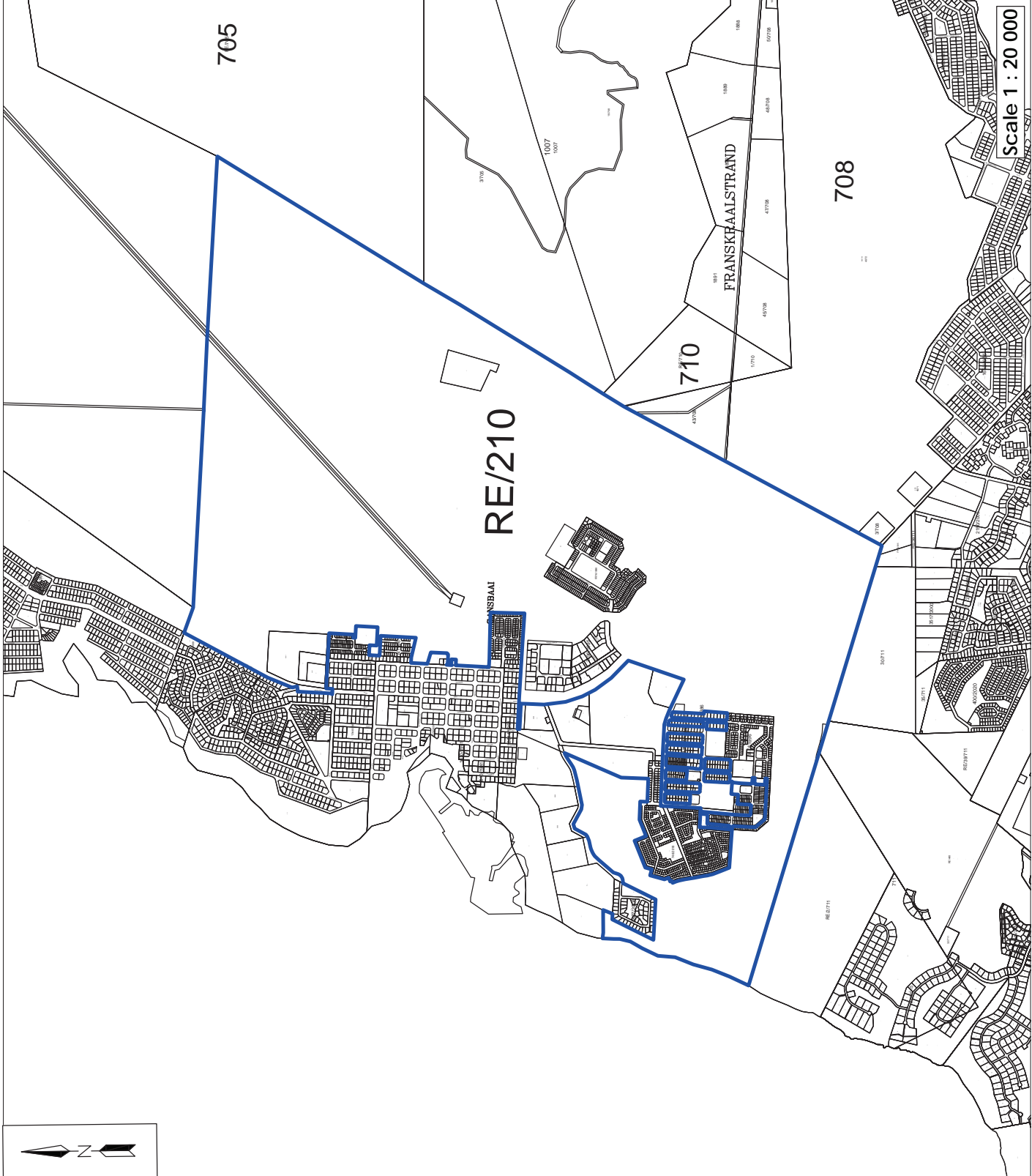





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PLANS FOR REMAINDER OF ERF 210, GANSBAAI





REMAINDER OF ERF 210, GANSBAAI LOCALITY PLAN	PLAN 7.1	REMAINDER OF ERF 210, GANSBAAI (721, 7214 Ha)	
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PLAN 7.1



REMAINDER OF  
ERF 210, GANSBAAI  
(721,7214 Ha)



Plan prepared by: Thian Jansen
All distances are approximate and subject to a survey

Tel: 028 313 1411

Email: [admin@wrapgroup.co.za](mailto:admin@wrapgroup.co.za)

Unit B, Standard House, Corner of Royal and Dirkie Uys  
Street Hermanus, 7200

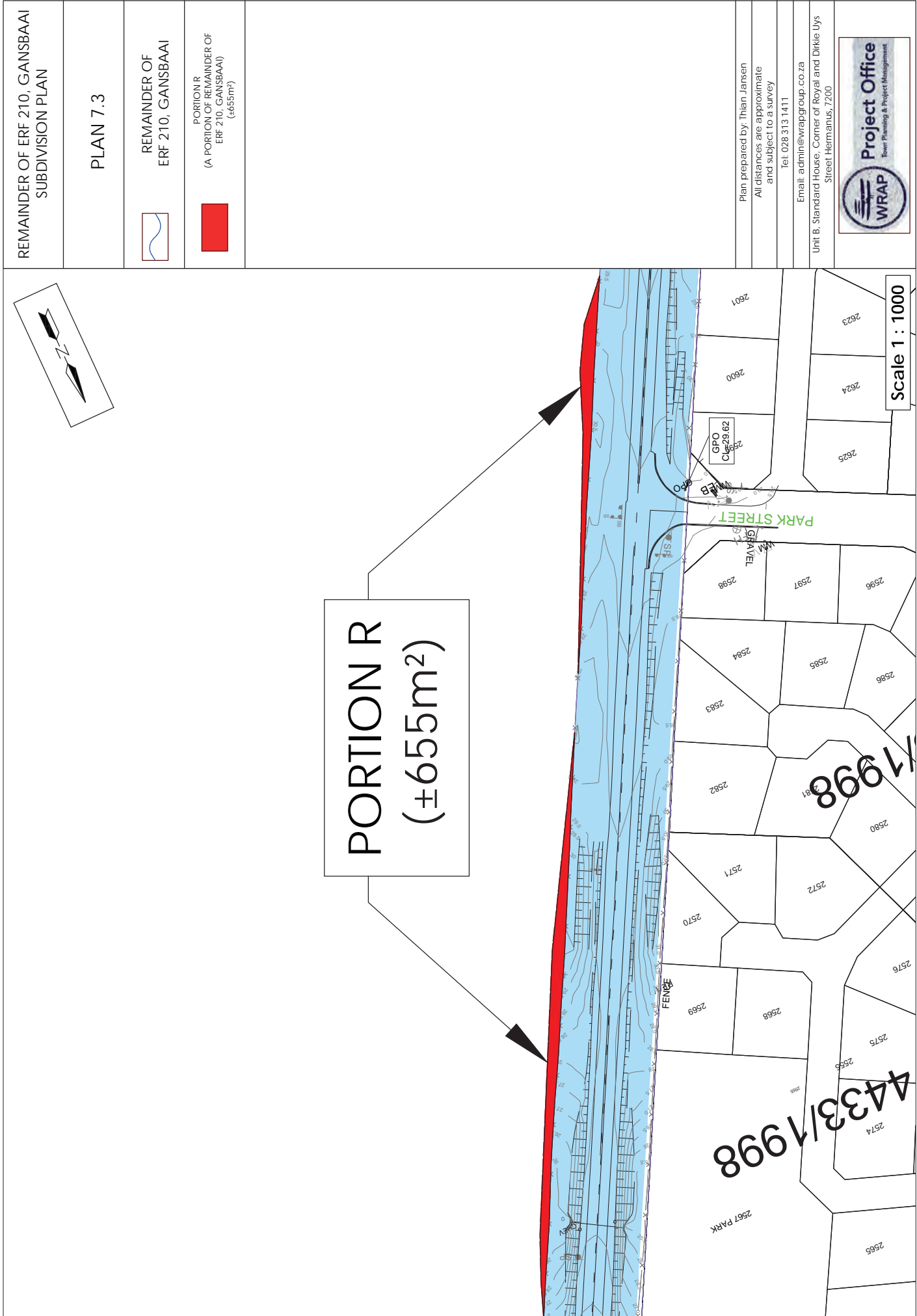
**Project Office**  
Town Planning & Project Management

[illegible]











REMAINDER OF ERF 210, GANSBAAI  
SUBDIVISION PLAN

### PLAN 7.4

REMAINDER OF  
ERF 210, GANSBAAI

PORTION S  
(A PORTION OF REMAINDER OF  
ERF 210, GANSBAAI)  
(±546m<sup>2</sup>)

Plan prepared by: Thian Jansen  
All distances are approximate  
and subject to a survey

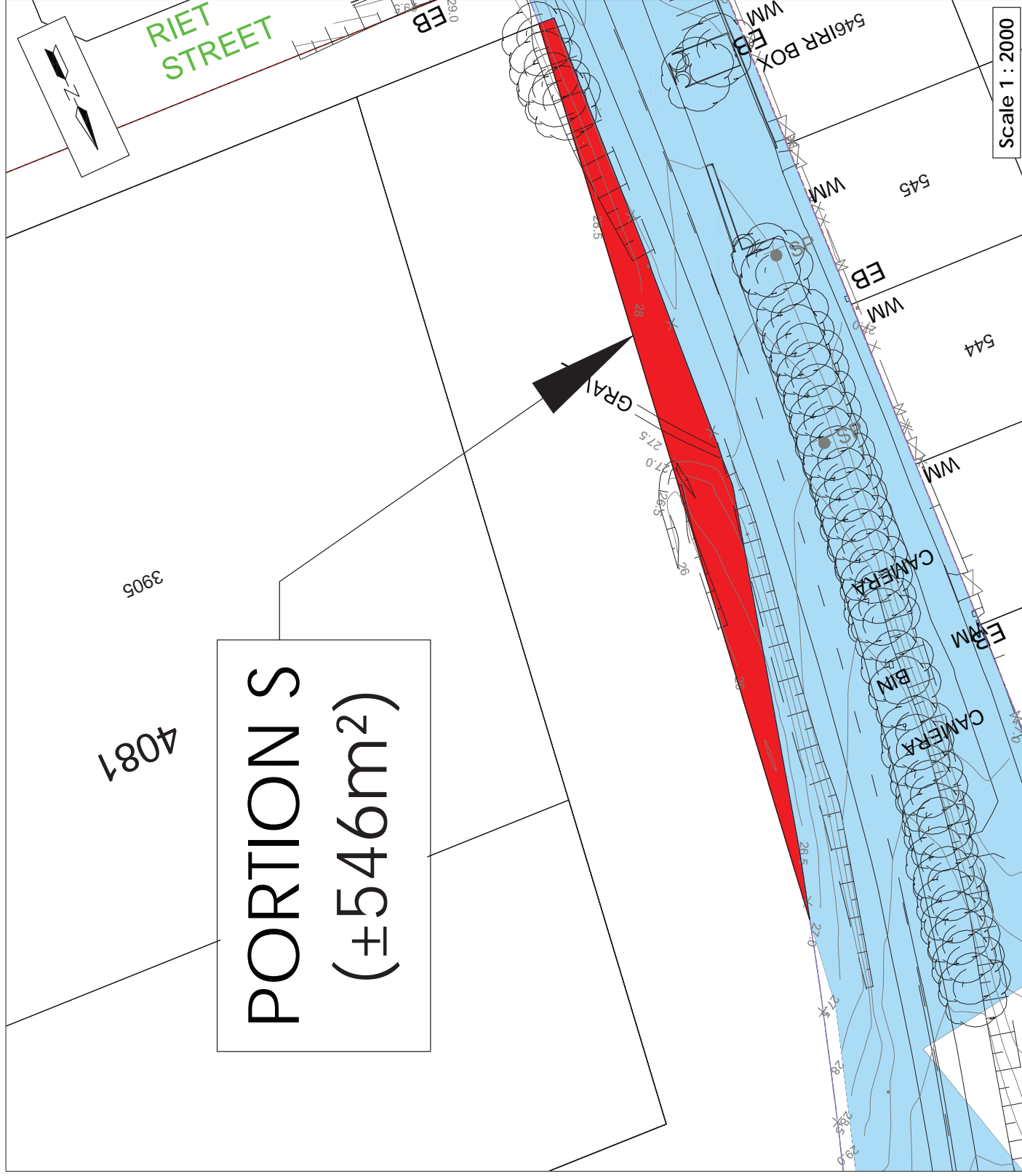
Tel: 028 313 1411

Email: [admin@wrapgroup.co.za](mailto:admin@wrapgroup.co.za)

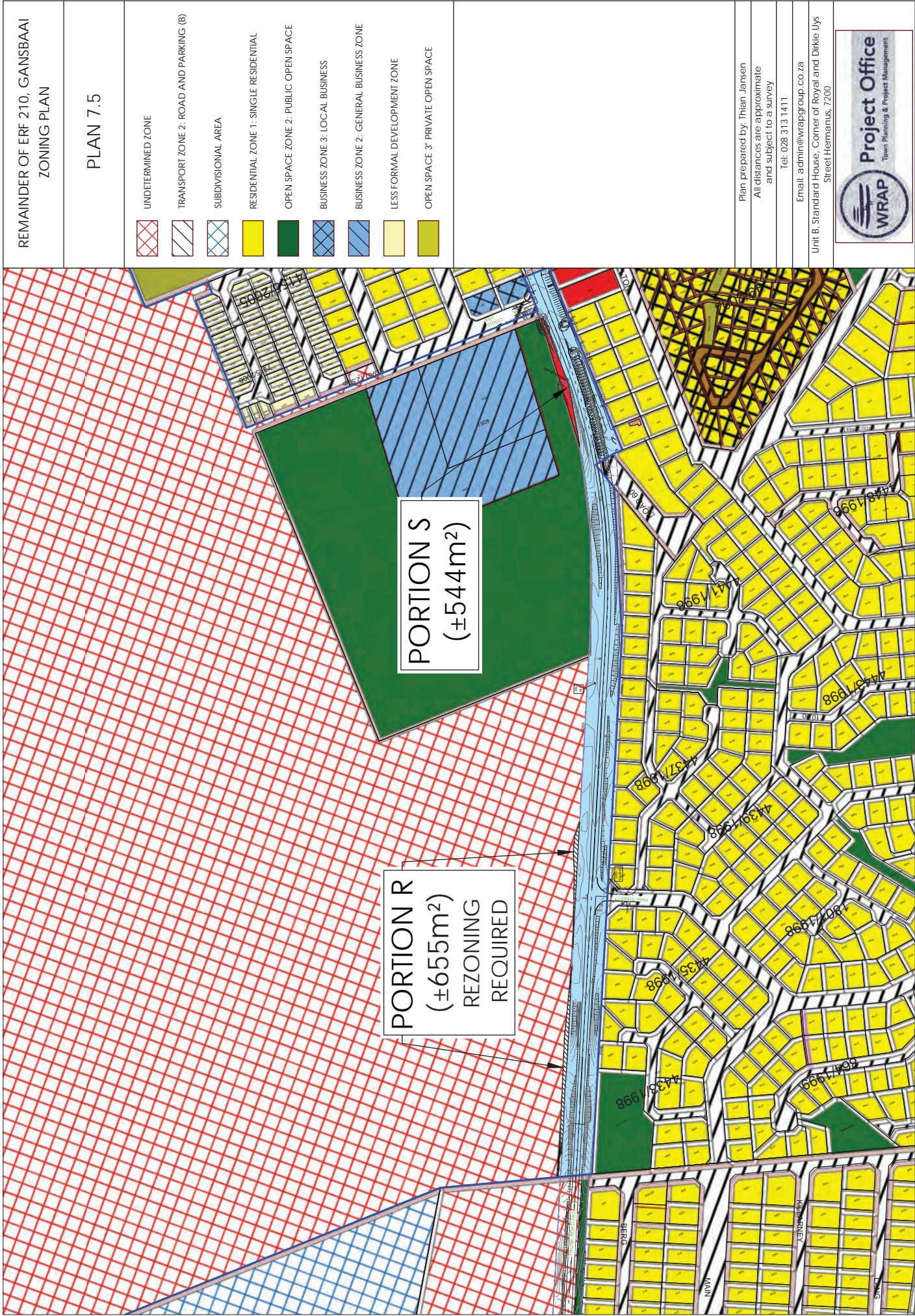
Unit B, Standard House, Corner of Royal and Dirkie Uys  
Street Hermanus, 7200



**Project Office**  
Town Planning & Project Management













PROVINCIAL ADMINISTRATION : WESTERN CAPE

DEPARTMENT OF TRANSPORT & PUBLIC WORKS

ROADS BRANCH

PROVINSIALE ADMINISTRASIE : WES-KAAP

DEPARTEMENT VAN VERVOER & OPENBARE WERKE

TAK PAAIE

FILE NO.  
LEER

SKETCH NO. 98  
SKETS

PROPERTY  
EIENDOM REM ERF 210, GANSBAAI

SITUATE IN THE ADMINISTRATIVE DISTRICT OF  
GELEE IN DIE ADMINISTRATIEWE DISTRIK VAN CALEDON

IN EXTENT  
GROOTTE 721,7214Ha

OWNED BY  
EIENDOM VAN OVERSTRAND MUNICIPALITY

TRANSFER  
TRANSPORT NO. G160/1938 & T17640/2001

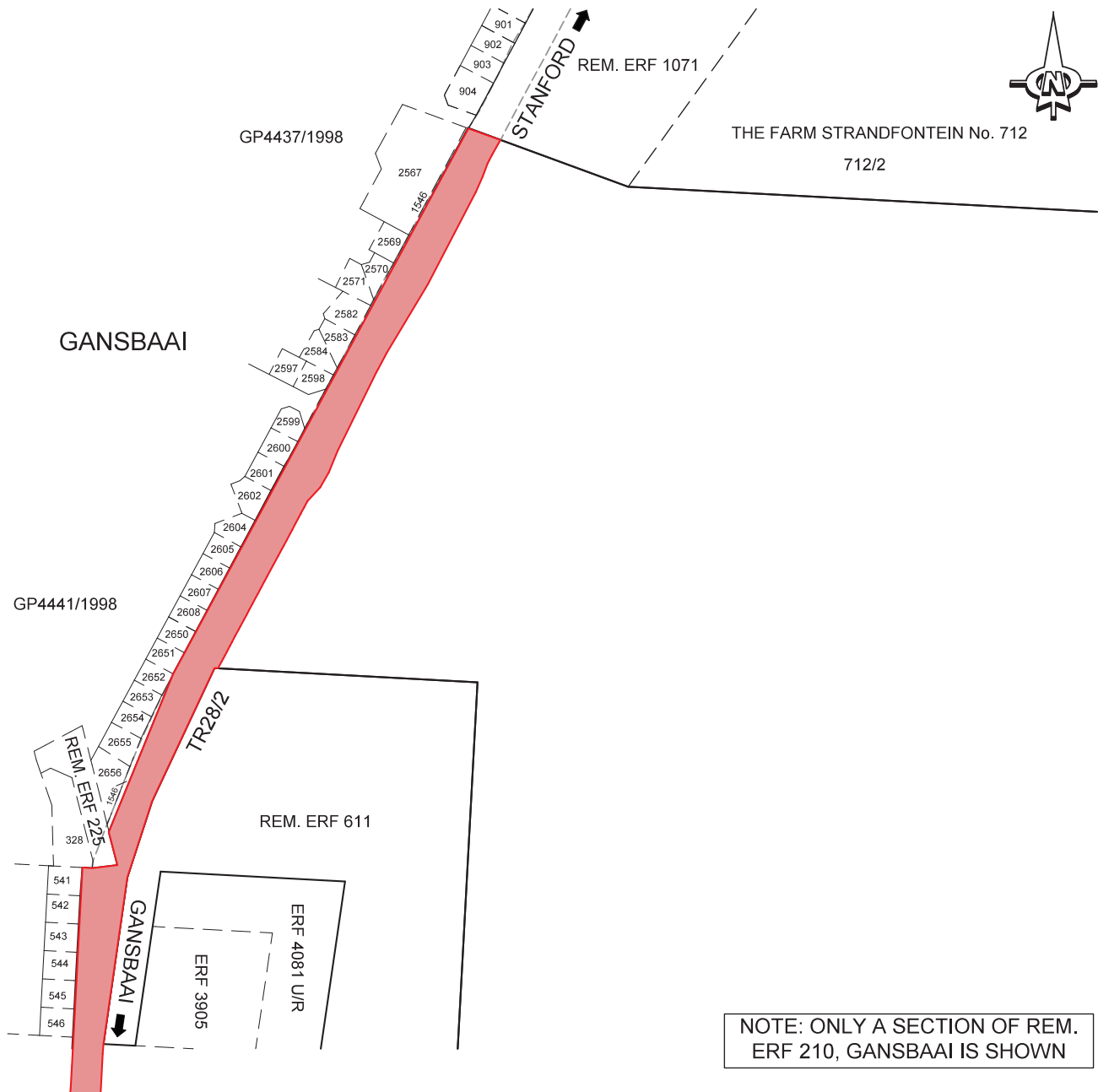
THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY  
DIE ONTEIENDE GEDEELTE, ROOI GEKLEUR, IS ONGEVEER

2.5735Ha

IN EXTENT  
GROOT

S.G. DIAGRAM NO. 3890/1937  
L.G. KAART

S.G. COMPILATION NO. M3410, M3412, M3413  
L.G. SAMESTELLING

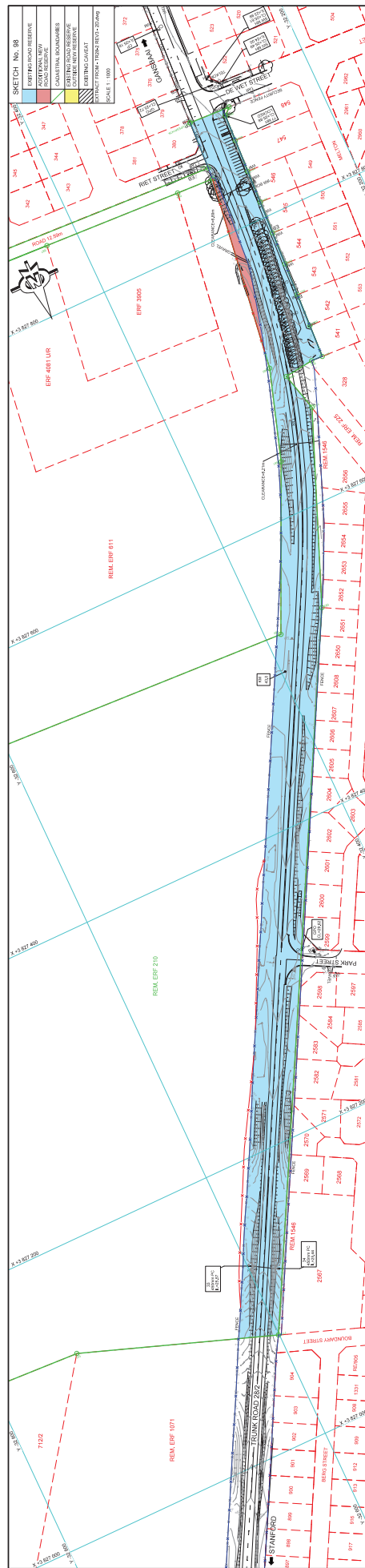


SCALE  
SKAAL 1 : 5000

COMPILATION BY  
SAMESTELLING DEUR EFG ENGINEERS

DATE  
DATUM NOVEMBER 2021 AA









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**12. REMAINDER OF ERF 225, GANSBAAI**

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<b>Registered Owner</b>	Overstrand Municipality
<b>Extent</b>	39,6443ha / 396 443m <sup>2</sup>
<b>Title Deed Number</b>	T13233/1941
<b>Land Use</b>	Road
<b>Current Zoning</b>	Transport Zone 2: Road and Parking

**12.1 LOCAL CONTEXT**

The property which is proposed to be subdivided has a provincial road which runs through it and the public has become accustomed to the visual impact at this location. The approval and implementation of the subdivision, rezoning and consolidation which is sought is to allocate cadastral boundaries to the existing and proposed expansion of the road reserve and will therefore not upset the fabric of the area within the local context.

The property is currently used as a public road and a section of the road is currently being used for part of the trunk road which is proposed to be transferred to the DTPW.

**12.2 BACKGROUND**

The portion of the subject property to be transferred from the OM to the DTPW measures approximately 393m<sup>2</sup>. The historically proclaimed road reserve running adjacent the property is currently being represented by Consolidated Portion (Portion GG).

In order to formalise the existing road reserve in such a way that it can be transferred to DTPW, Portion T, a portion of the Remainder of Erf 225, Gansbaai will be subdivided. The widening and upgrade of the R43 (Trunk Road TR28/2) necessitates that additional land is required, and the extent and price of the additional land was agreed with OM.

The proposal is to subdivide and consolidate additional portion T. The subdivided portion T is currently zoned as Transport Zone 2: Road and Parking to align with the future use of the proposed Consolidated Portion (Portion GG).

The proposed zoning will be aligned with the requirements as set out in the Council Resolution.

**12.3 EXEMPTION OF SUBDIVISION**

- Exemption of subdivision of Portion T (±393m<sup>2</sup>), (a portion of the Remainder of Erf 225, Gansbaai) in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 8.2);

**12.4 EXEMPTION TO CONSOLIDATE**

- **Exemption of consolidation of** Portion T (±393m<sup>2</sup>) (portions of the Remainder of Erf 225, Gansbaai) with Consolidated portion FF (±25 735m<sup>2</sup>) to create a Consolidated portion





## MOTIVATION

GG ( $\pm 26\,128\text{m}^2$ ) in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 8.4).

Existing		Plan
Remainder of Erf 225, Gansbaai	39,6443ha / 396 443m <sup>2</sup>	8.1
Proposed Subdivision		
remainder of the Remainder of Erf 225, Gansbaai	$\pm 396\,050\text{m}^2$	8.2
Portion T ( $\pm 393\text{m}^2$ ) (a portion of the Remainder of Erf 225, Gansbaai)	$\pm 393\text{m}^2$	8.2
Proposed Consolidation		
CONSOLIDATED PORTION GG (CONSOLIDATION OF PORTION T AND CONSOLIDATED PORTION FF)	$\pm 26\,128\text{m}^2$	8.4

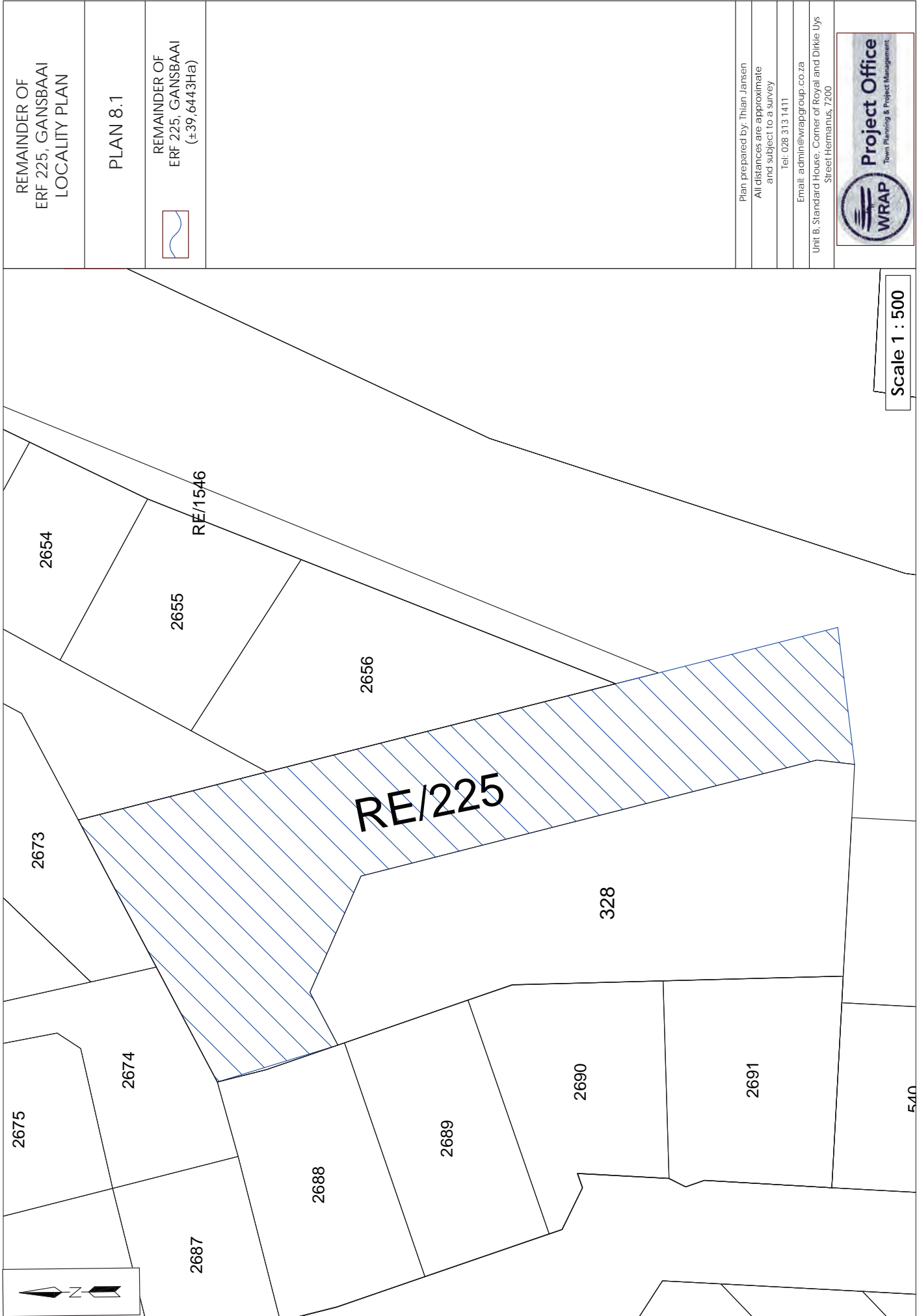




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PLANS FOR REMAINDER OF ERF 225, GANSBAAI





Scale 1 : 500

REMAINDER OF  
ERF 225, GANSBAAI  
LOCALITY PLAN

PLAN 8.1

REMAINDER OF  
ERF 225, GANSBAAI  
(±39,6443Ha)



Plan prepared by: Thian Jansen  
All distances are approximate  
and subject to a survey

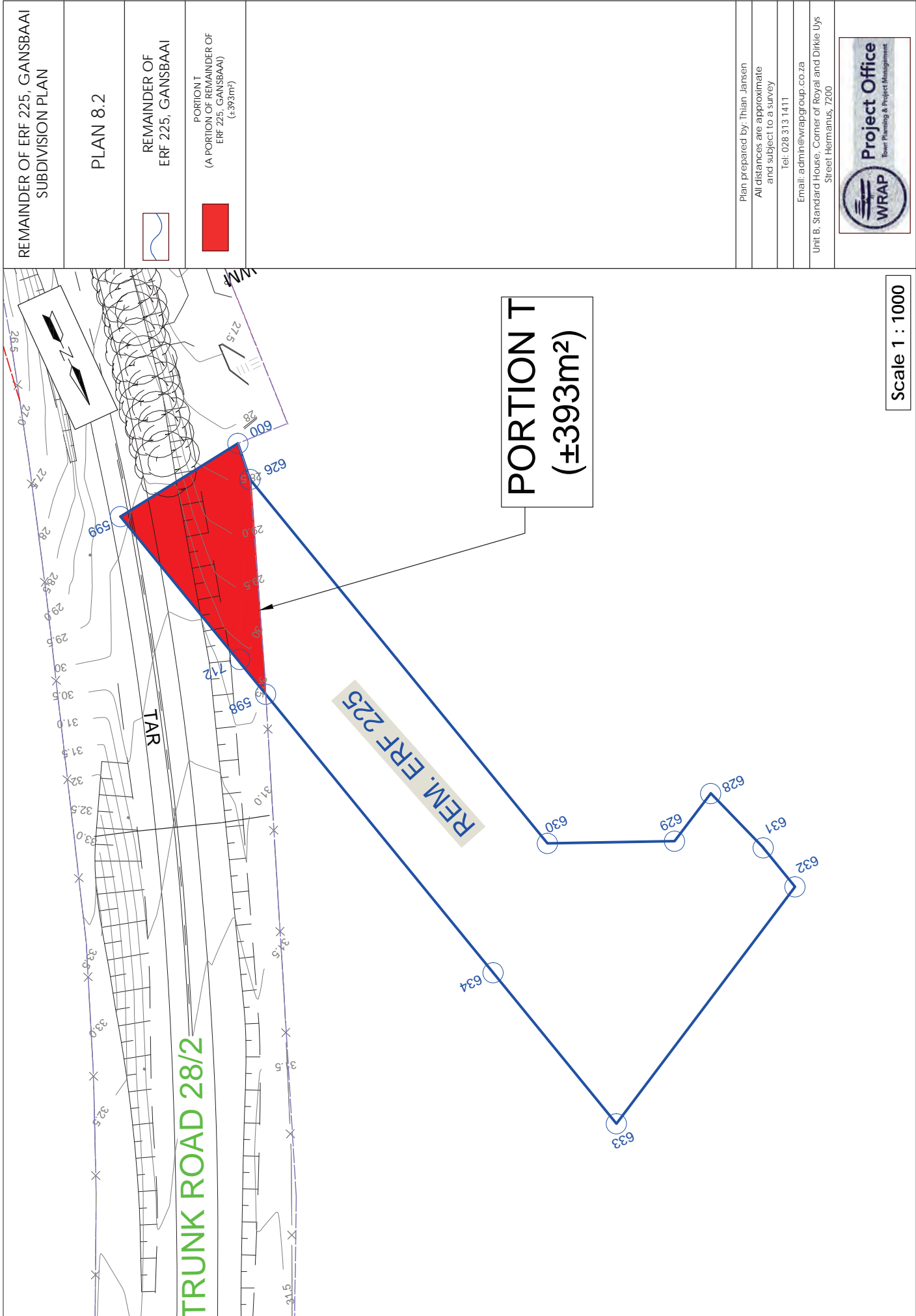
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit 8, Standard House, Corner of Royal and Dirkie Uys  
Street Hermanus, 7200







Scale 1 : 1000

REMAINDER OF ERF 225, GANSBAAI  
SUBDIVISION PLAN

PLAN 8.2

REMAINDER OF  
ERF 225, GANSBAAI



PORTION T  
(A PORTION OF REMAINDER OF  
ERF 225, GANSBAAI)  
(±393m²)



Plan prepared by: Thian Jansen  
All distances are approximate  
and subject to a survey

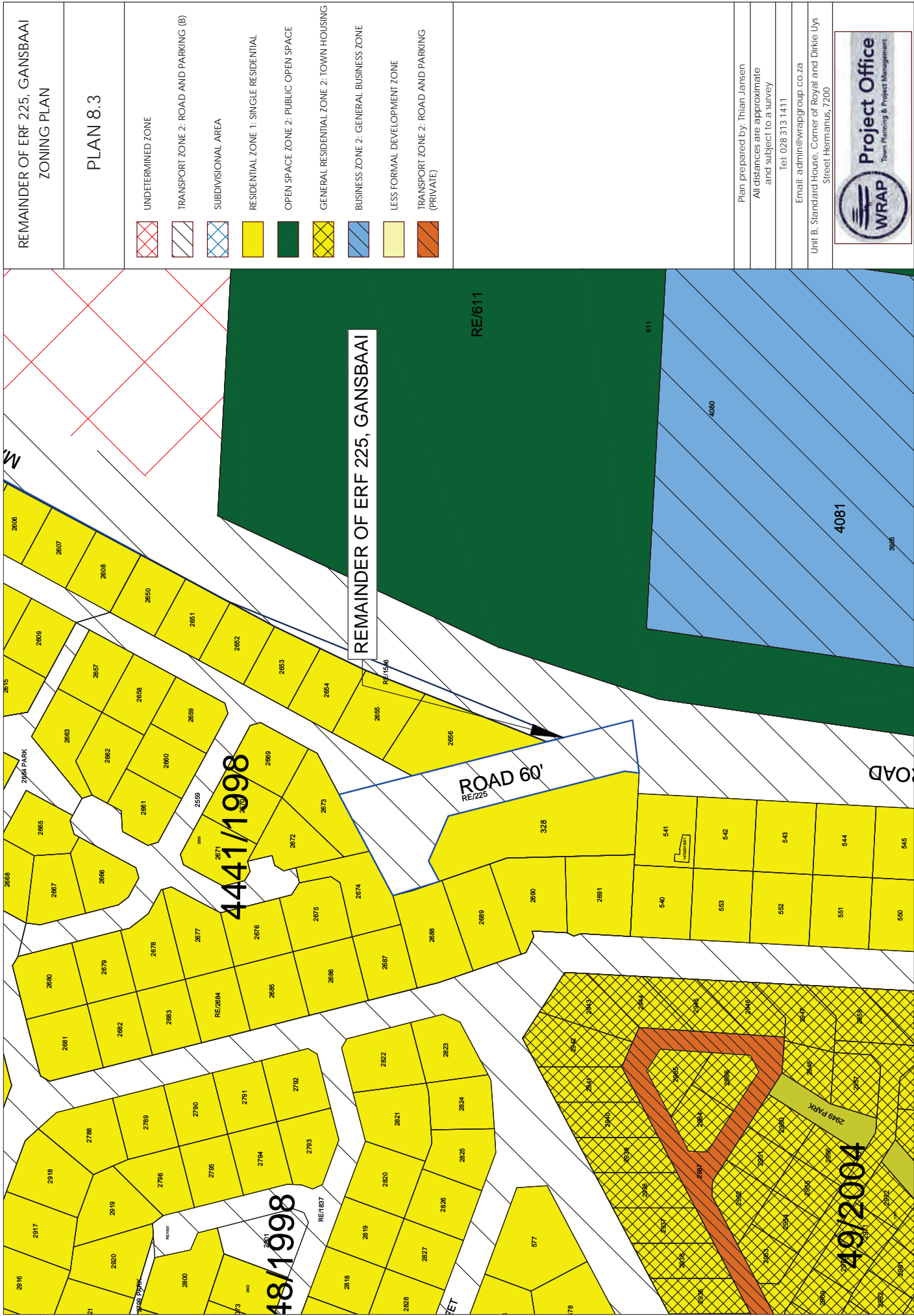
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House, Corner of Royal and Dirkie Uys  
Street Hermanus, 7200













PROVINCIAL ADMINISTRATION : WESTERN CAPE

DEPARTMENT OF TRANSPORT & PUBLIC WORKS

ROADS BRANCH

PROVINSIALE ADMINISTRASIE : WES-KAAP

DEPARTEMENT VAN VERVOER & OPENBARE WERKE

TAK PAAIE

FILE NO.  
LEER

SKETCH NO. 100  
SKETS

PROPERTY  
EIENDOM REM ERF 225 (A PTN OF ERF 210) GANSBAAI

SITUATE IN THE ADMINISTRATIVE DISTRICT OF  
GELEE IN DIE ADMINISTRATIEWE DISTRIK VAN CALEDON

IN EXTENT  
GROOTTE 39,6443Ha

OWNED BY  
EIENDOM VAN OVERSTRAND MUNICIPALITY

TRANSFER  
TRANSPORT NO. T13233/1941

THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY  
DIE ONTEIENDE GEDEELTE, ROOI GEKLEUR, IS ONGEVEER

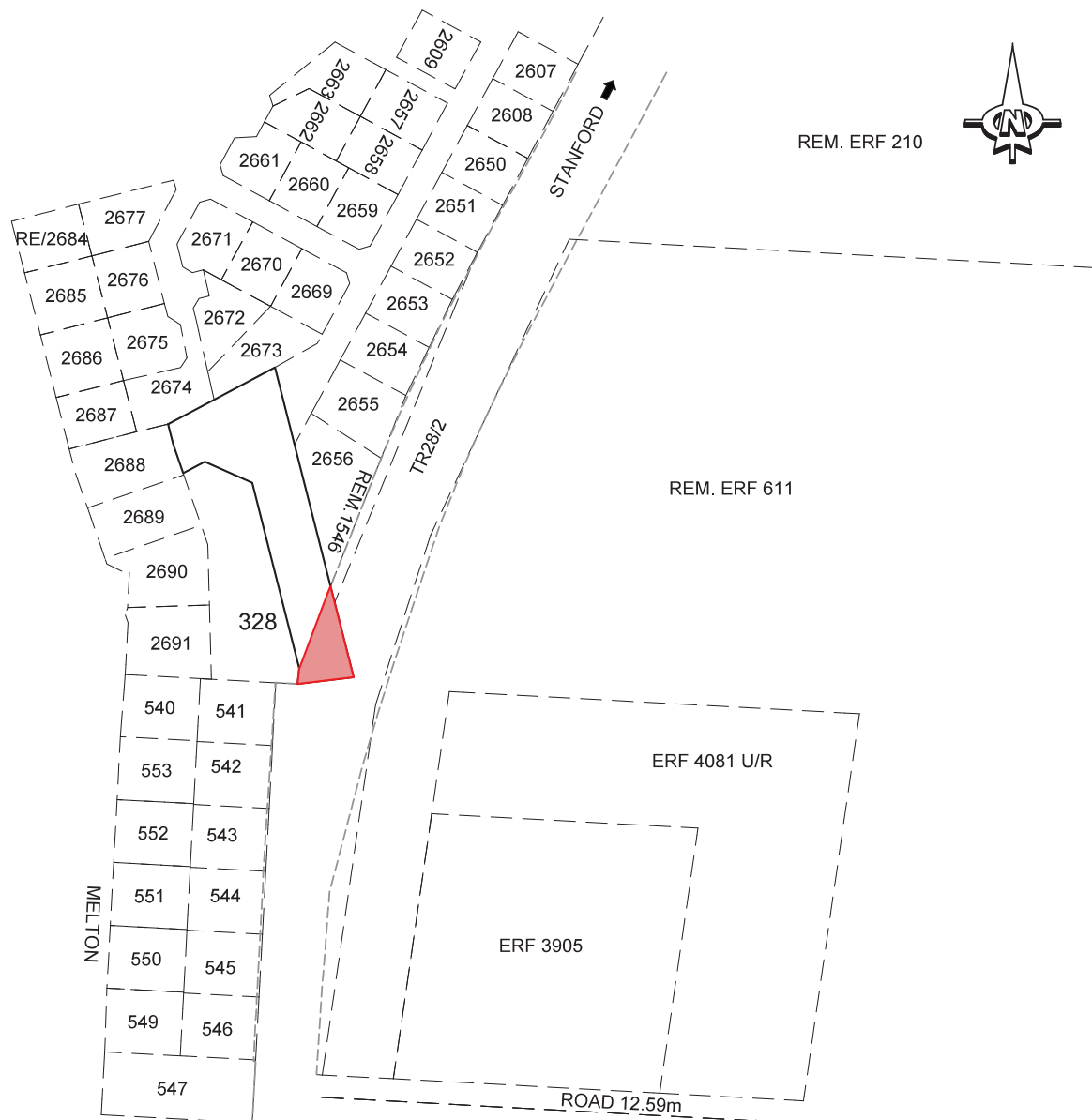
0.0393Ha

IN EXTENT  
GROOT

S.G. DIAGRAM NO. 1431/1941  
L.G. KAAART

S.G. COMPILATION  
L.G. SAMESTELLING

NO. 499



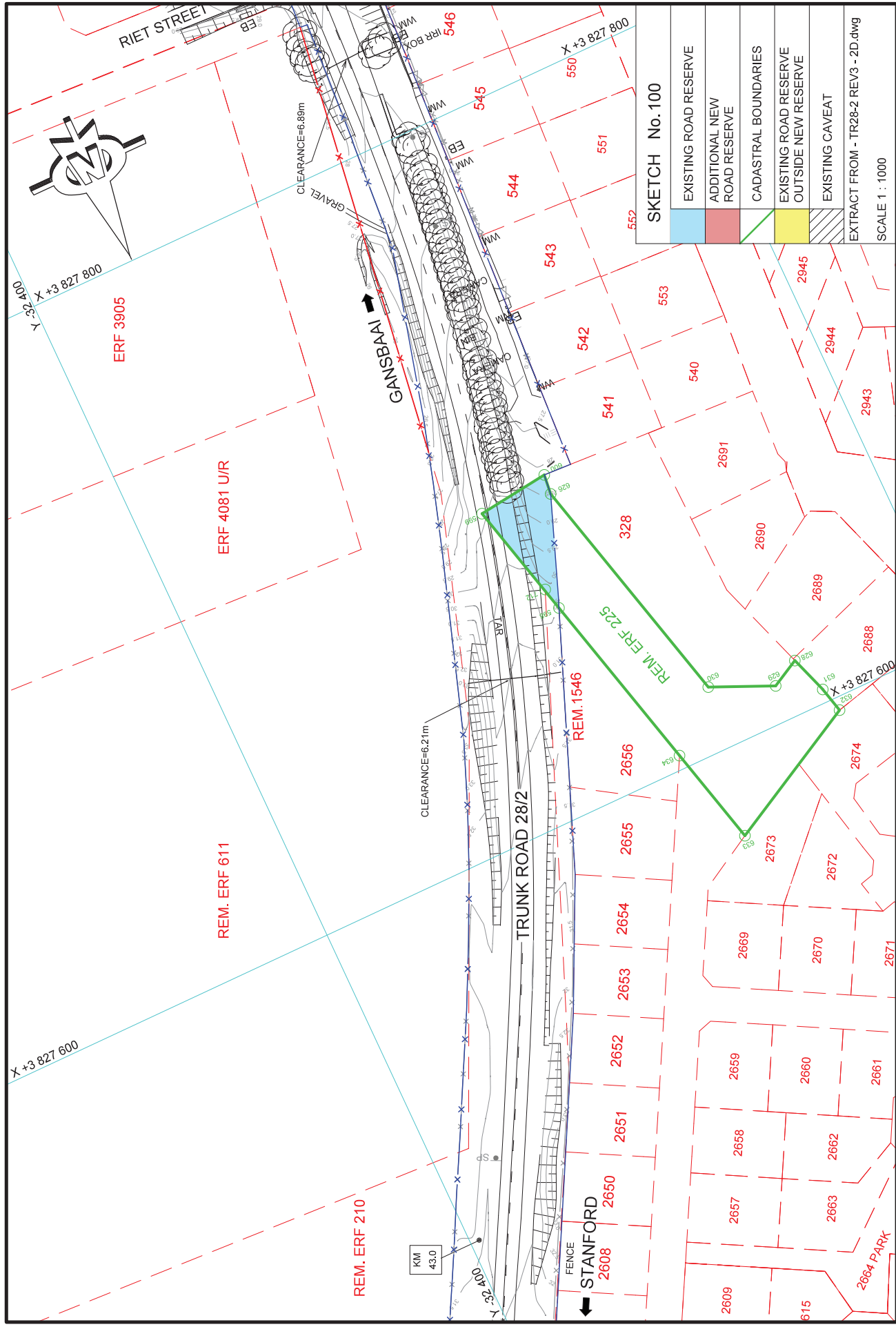
SCALE  
SKAAL 1 : 2500

COMPILATION BY  
SAMESTELLING DEUR EFG ENGINEERS

DATE  
DATUM NOVEMBER 2021

AA





SKETCH No. 100

EXISTING ROAD RESERVE
ADDITIONAL NEW ROAD RESERVE
CADASTRAL BOUNDARIES
EXISTING ROAD RESERVE OUTSIDE NEW RESERVE
EXISTING CAVEAT

EXTRACT FROM - TR28-2 REV3 - 2D.dwg

SCALE 1 : 1000





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**13. REMAINDER OF ERF 611, GANSBAAI**

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<b>Registered Owner</b>	Overstrand Municipality
<b>Extent</b>	8,5653ha / 85 653m <sup>2</sup>
<b>Title Deed Number</b>	T41232/1980
<b>Land Use</b>	Vacant
<b>Current Zoning</b>	Open Space Zone 2: Public Open Space

**13.1 LOCAL CONTEXT**

The approval and implementation of the subdivision, rezoning and consolidation which is sought is to allocate cadastral boundaries to the existing and proposed expansion of the road reserve and will therefore not upset the fabric of the area within the local context.

The property was recently sold to be used as part of the local rugby club; a small portion of the property adjacent the trunk road is proposed to be transferred to the DTPW.

**13.2 BACKGROUND**

The portion of the subject property to be transferred from the OM to the DTPW measures approximately 243m<sup>2</sup>. The historically proclaimed road reserve running adjacent the property is currently being represented by Consolidated Portion (Portion GG).

In order to formalise the existing road reserve in such a way that it can be transferred to DTPW, Portion U a portion of the Remainder of Erf 611, Gansbaai will be subdivided. The widening and upgrade of the R43 (Trunk Road TR28/2) necessitated that additional land is required, and the extent and price of the additional land was agreed with OM.

The proposal is to subdivide and consolidate additional portion U. The subdivided portion U is currently zoned as Open Space Zone 2: Public Open Space and is proposed to be rezoned to Transport Zone 2: Road and Parking to align with the future use of the proposed Consolidated Portion (Portion HH).

The proposed zoning will be aligned with the requirements as set out within the agenda item prepared by the OM.

**13.3 EXEMPTION OF SUBDIVISION**

- Portion U (±243m<sup>2</sup>), (a portion of the Remainder of Erf 611, Gansbaai) in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 9.2);

**13.4 EXEMPTION OF CONSOLIDATION**

- **Exemption of Consolidation of** Portion U (±243m<sup>2</sup>) (portions of the Remainder of Erf 611, Gansbaai) with Consolidated portion GG (±26 128m<sup>2</sup>) to create a Consolidated portion HH (±26 371m<sup>2</sup>) in terms of Section 26(1) 26(1)(d) and (g) of the Overstrand





## MOTIVATION

Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 9.4).

Existing		Plan
Remainder of Erf 611, Gansbaai	8,5653ha / 85 653m <sup>2</sup>	9.1
Proposed Subdivision		
remainder of the Remainder of Erf 611, Gansbaai	±85 410	9.2
Portion U (±243m <sup>2</sup> ) (a portion of the Remainder of Erf 611, Gansbaai)	±243m <sup>2</sup>	9.2
Proposed Consolidation		
CONSOLIDATED PORTION HH (CONSOLIDATION OF PORTION U AND CONSOLIDATED PORTION GG)	±26 371m <sup>2</sup>	9.4

### 13.5 APPLICATION FOR LAND DEVELOPMENT

Portion U (±243m <sup>2</sup> )
<ul style="list-style-type: none"><li>Closure of Portion U (±243m<sup>2</sup>) (a portion of the Remainder of Erf 611, Gansbaai) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li><li>Rezoning Portion U (±243m<sup>2</sup>) (a portion of the Remainder of Erf 611, Gansbaai) from Open Space Zone 2: Public Open Space to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li></ul>





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PLANS FOR REMAINDER OF ERF 611, GANSBAAI



REMAINDER OF  
ERF 611, GANSBAAI  
LOCALITY PLAN

## PLAN 9.1

REMAINDER OF  
ERF 611, GANSBAAI  
(±8,5653Ha)

Plan prepared by: Thian Jansen

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All distances are approximate  
and subject to a survey

Tel: 028 313 1411

Email: [admin@wrapgroup.co.za](mailto:admin@wrapgroup.co.za)

Unit B, Standard House, Corner of Royal and Dirkie Uys  
Street Hermanus, 7200

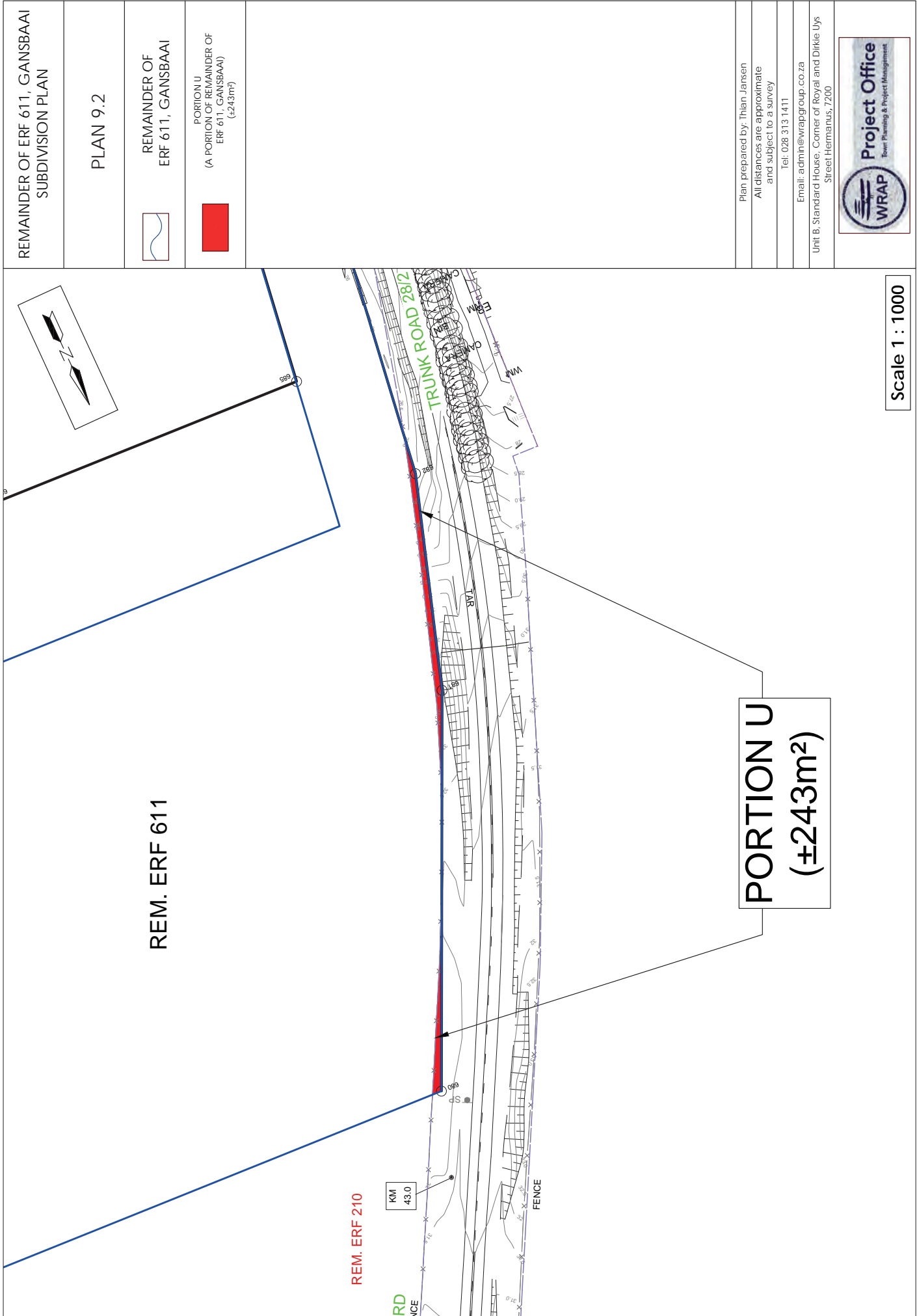


## Project Office

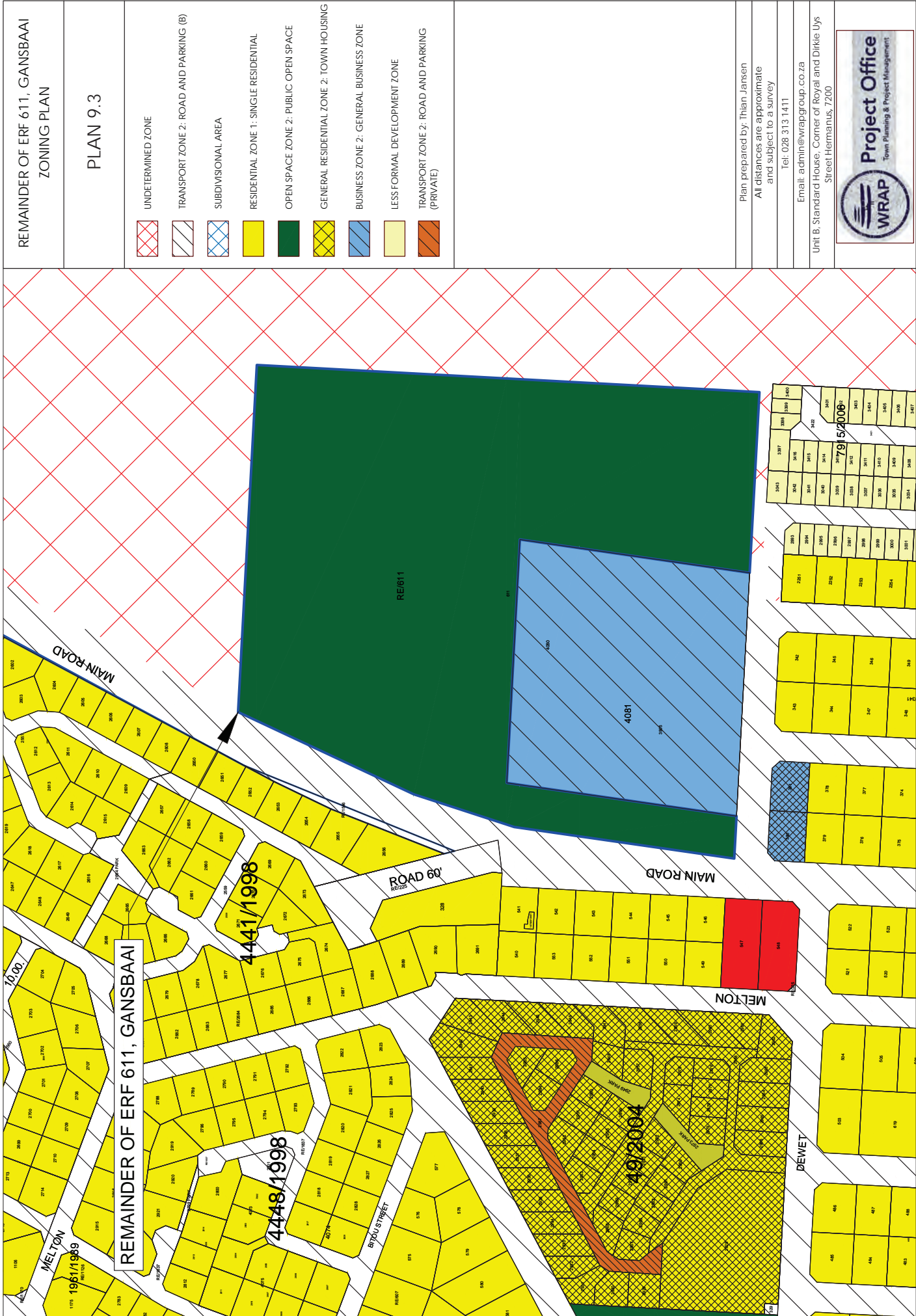
Scale 1 : 500











Plan prepared by: Thian Jansen  
All distances are approximate  
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za  
Unit B, Standard House, Corner of Royal and Dirkie Uys  
Street Hermanus, 7200









# PROVINCIAL ADMINISTRATION : WESTERN CAPE

DEPARTMENT OF TRANSPORT & PUBLIC WORKS  
ROADS BRANCH

# PROVINSIALE ADMINISTRASIE : WES-KAAP

DEPARTEMENT VAN VERVOER & OPENBARE WERKE  
TAK PAAIE

FILE NO. \_\_\_\_\_  
LEER \_\_\_\_\_

SKETCH NO. 99  
SKETS \_\_\_\_\_

PROPERTY REM ERF 611 (A PTN OF ERF 210) GANSBAAI  
EIENDOM \_\_\_\_\_

SITUATE IN THE ADMINISTRATIVE DISTRICT OF CALEDON  
GELEE IN DIE ADMINISTRATIEWE DISTRIK VAN \_\_\_\_\_

IN EXTENT 8,5653Ha  
GROOTTE \_\_\_\_\_

OWNED BY OVERSTRAND MUNICIPALITY  
EIENDOM VAN \_\_\_\_\_

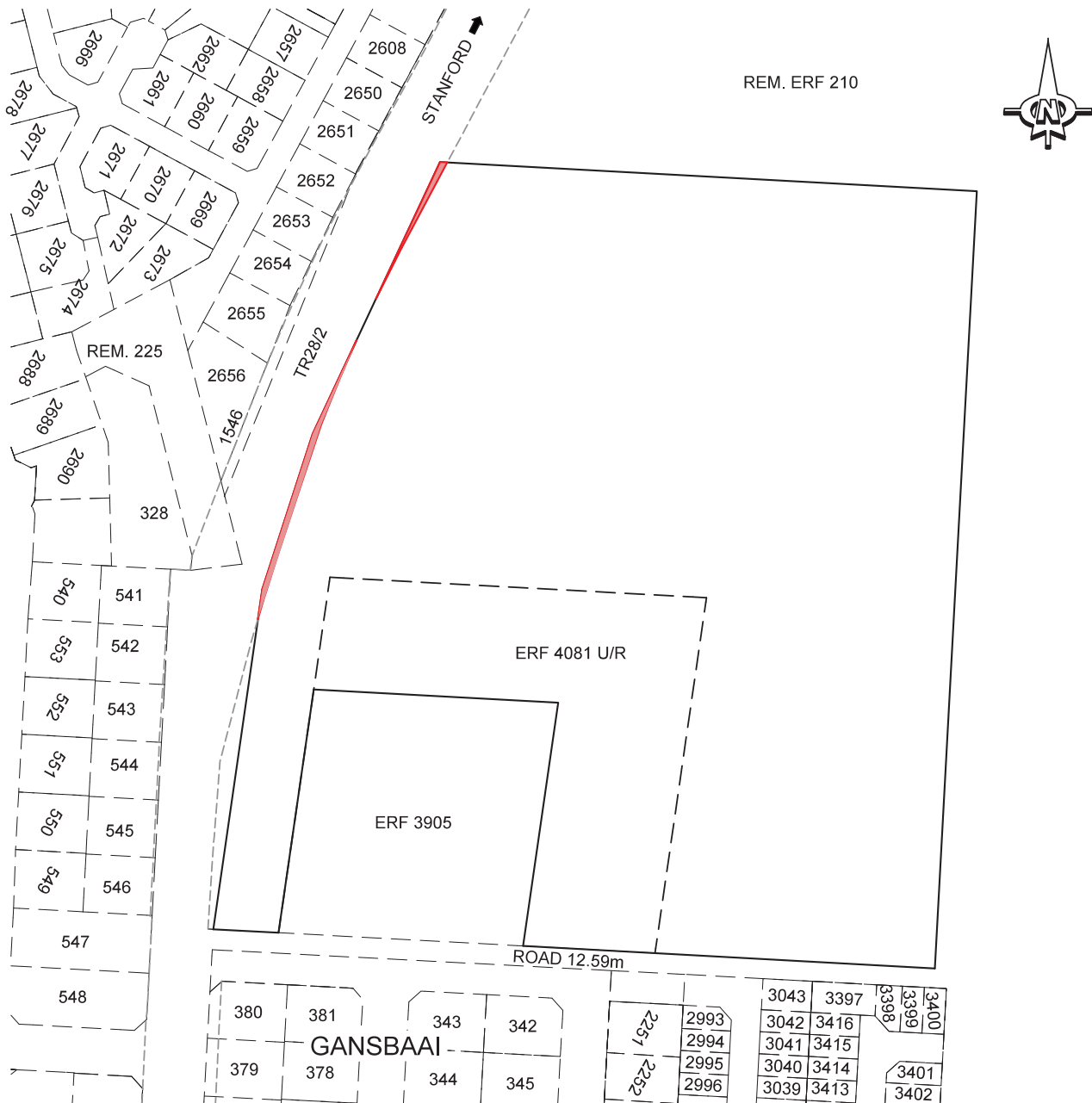
TRANSFER NO. T41232/1980  
TRANSPORT \_\_\_\_\_

THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY  
DIE ONTEIENDE GEDEELTE, ROOI GEKLEUR, IS ONGEVEER

0,0243Ha  
GROOT \_\_\_\_\_

S.G. DIAGRAM NO. 5139/1972  
L.G. KAART \_\_\_\_\_

S.G. COMPILATION NO. M499  
L.G. SAMESTELLING \_\_\_\_\_



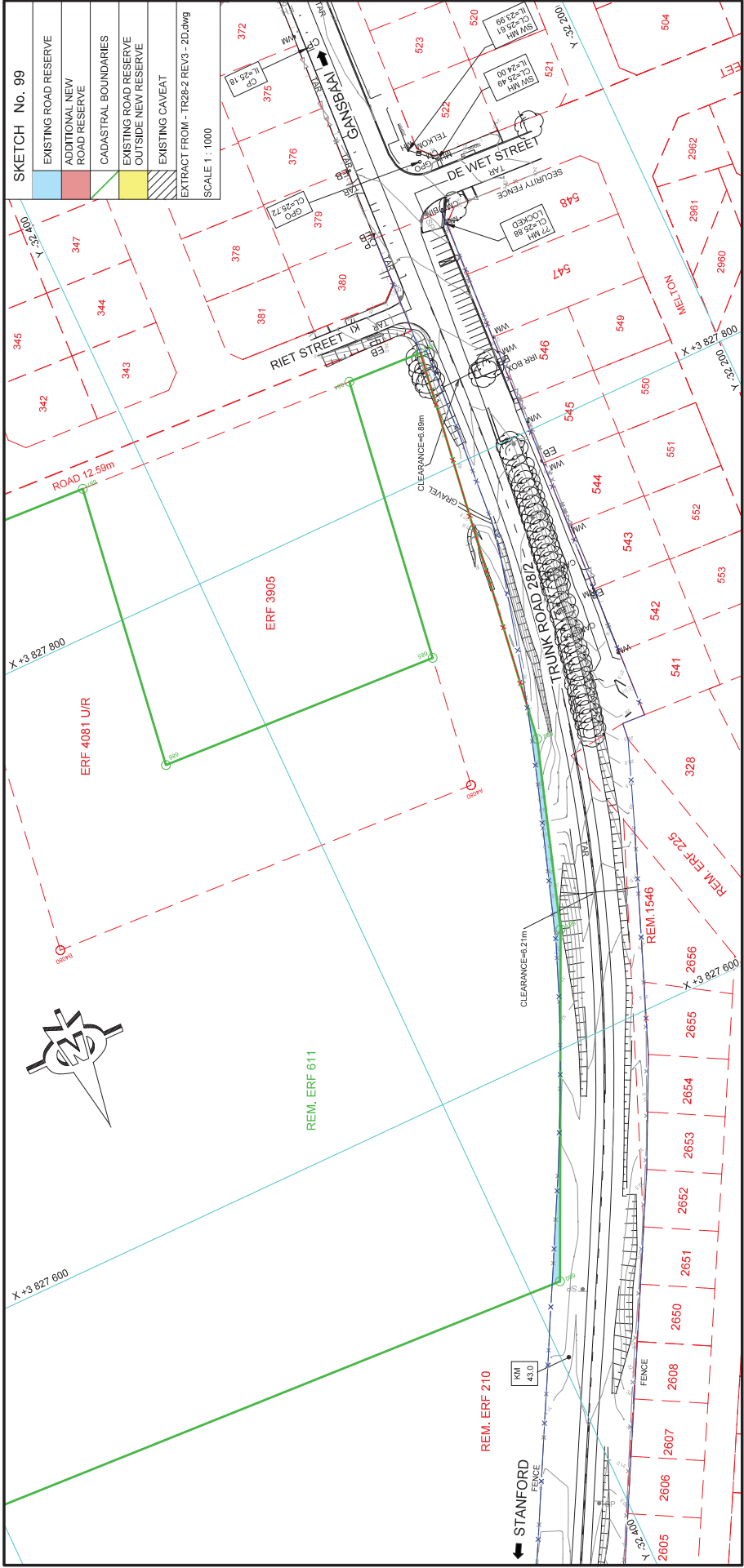
SCALE 1 : 2500  
SKAAL \_\_\_\_\_

COMPILATION BY EFG ENGINEERS  
SAMESTELLING DEUR \_\_\_\_\_

DATE NOVEMBER 2021  
DATUM \_\_\_\_\_

AA









## WORTELGAT ROAD

### DESIRABILITY

Wortelgat Road is a minor road in terms of the provincial ordinance the road meanders along the southern bank of the Kleinrivier, leading towards the direction of Hermanus. This serene and picturesque gravel road is exclusively used by the neighbouring property owners, providing them access to their agricultural properties. The road terminates at the ocean, traversing the scenic Walker Bay Nature Reserve, a popular destination for nature enthusiasts and adventurers alike.

As part of the ongoing development plan, there is a proposal to upgrade and widen the road to enhance its visibility and capacity, making it more accessible to a wider range of visitors and tourist as the area is also a great tourist attraction area with guest farms located along the entire route. This upgrade will not only benefit the current property owners but also provide a more convenient route for tourists visiting the area. The proposal includes the following properties that are situated along the road:

Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon (2)
Portion 25 of the Farm Riverside No. 644, Caledon

### 14. REMAINDER OF THE FARM DE KLEINE RIVIERS VALEY NO. 645, CALEDON (2)

<b>Registered Owner</b>	Overstrand Municipality
<b>Extent</b>	158,9349Ha / 1 589 349m <sup>2</sup>
<b>Title Deed Number</b>	T6331/1921
<b>Land Use</b>	Open Space and Public Road
<b>Current Zoning</b>	<ul style="list-style-type: none"><li>• Open Space Zone 2: Public Open Space</li><li>• Transport Zone 2: Road and Parking</li></ul>

#### **14.1 LOCAL CONTEXT**

The part of the property which is proposed to be subdivided and rezoned has a provincial road which runs through it and the public has become accustomed to this visual impact at this location.

The approval and implementation of the subdivision, rezoning and consolidation which is sought is to allocate cadastral boundaries to the existing and proposed expansion of the road reserve and will therefore not upset the fabric of the area within the local context.

The property is located at the south-western side of the Stanford town, the portion being required to be subdivided, rezoned, and consolidated is the start of the Wortelgat Road.



## 14.2 BACKGROUND

The portion of the subject property to be transferred from the OM to the DTPW measures approximately 2783m<sup>2</sup>. In order to formalise the existing road reserve in such a way that it can be transferred to DTPW, Portion V, a portion of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon will be subdivided. The widening and upgrade of the R43 (Trunk Road TR28/2) necessitated that additional land is required, and the extent and price of the additional land was agreed with the OM.

The proposal is to subdivide and consolidate additional portion V. The small portion that is proposed to be rezoned from Open Space Zone 1: Public Open Space to Transport Zone 2: Road and Parking to align with the future use of the proposed Consolidated portion (Portion KK).

The proposed zoning will be aligned with the requirements as set out in the Overstrand Council Resolution.

## 14.3 EXEMPTION OF SUBDIVISION

- Portion V (±2783m<sup>2</sup>), (a portion of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon) in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 10.2);

Existing		Plan
Remainder of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon (Remainder after subdivision and consolidation of Portion AA ±25 762m <sup>2</sup> )	±1 563 587m <sup>2</sup> / 156,3587ha	10.1
Proposed Subdivision		
Remainder of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon	±1 560 804m <sup>2</sup> / 156,0804ha	
Portion V (a portion of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon)	±2783m <sup>2</sup>	10.2

## 14.4 APPLICATION FOR LAND DEVELOPMENT

Portion V (±2783m <sup>2</sup> )
<ul style="list-style-type: none"> <li>Closure of Portion V (±2783m<sup>2</sup>) (a portion of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li> <li>Rezoning of Portion V (±2783m<sup>2</sup>) (a portion of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon) from Open Space Zone 2: Public Open Space to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li> </ul>





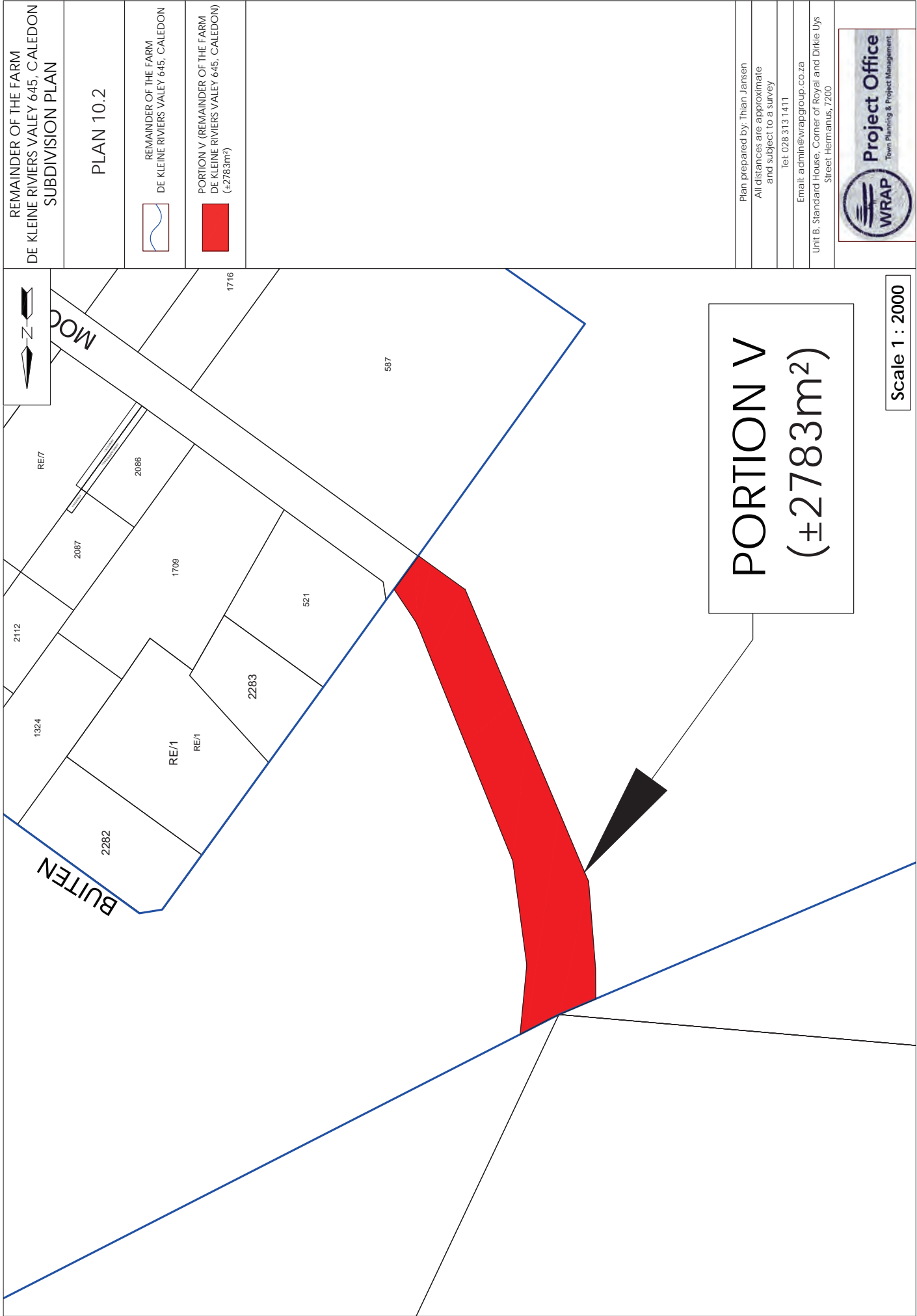
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PLANS FOR REMAINDER OF THE FARM DE KLEINE RIVIER VALLEY NO. 645, CALEDON(2)

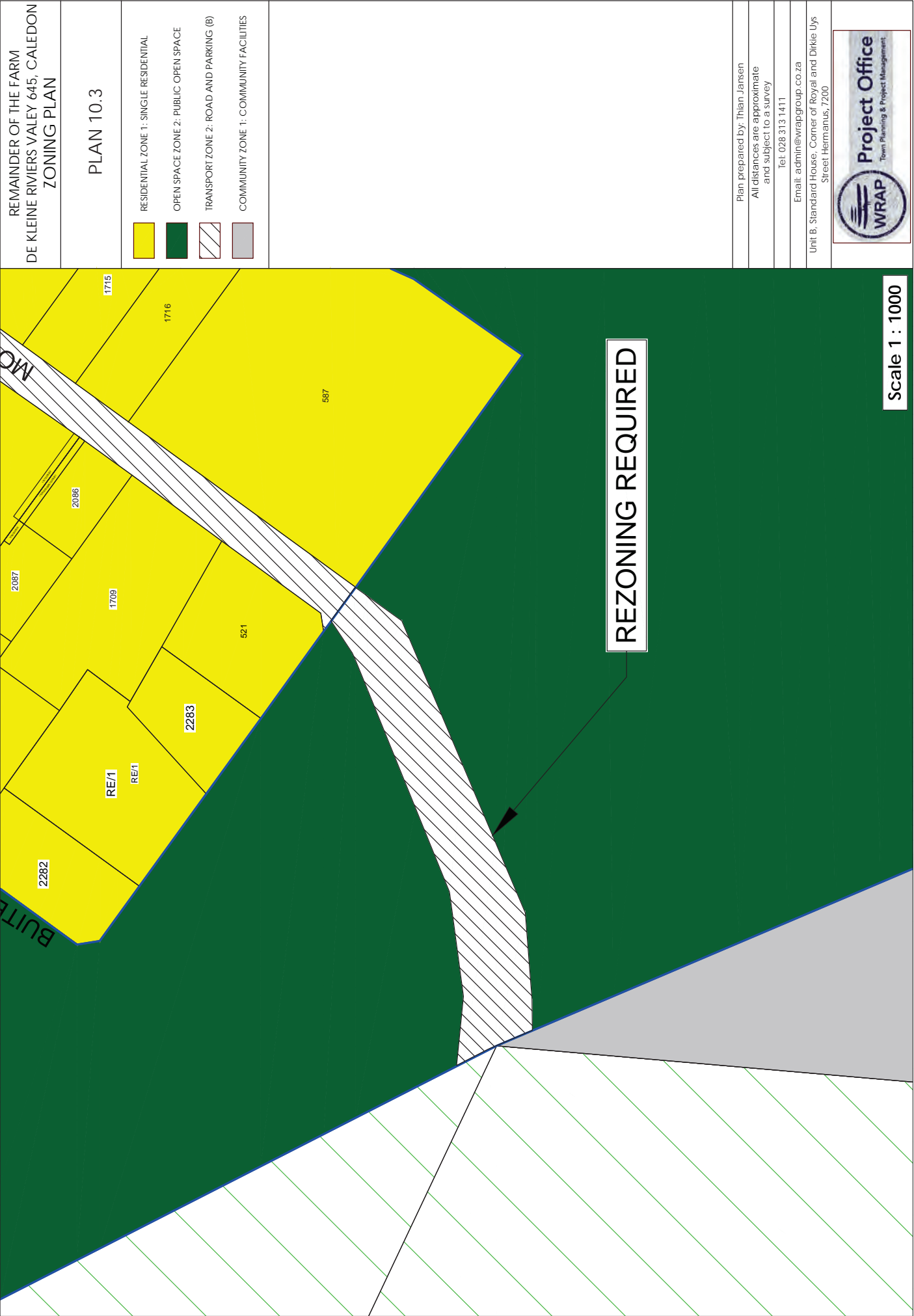














FILE NO. \_\_\_\_\_  
LEER \_\_\_\_\_

SKETCH NO. 1  
SKETS \_\_\_\_\_

PROPERTY REM OF THE FARM DE KLEINE RIVIERS VALEY No. 645  
EIENDOM \_\_\_\_\_

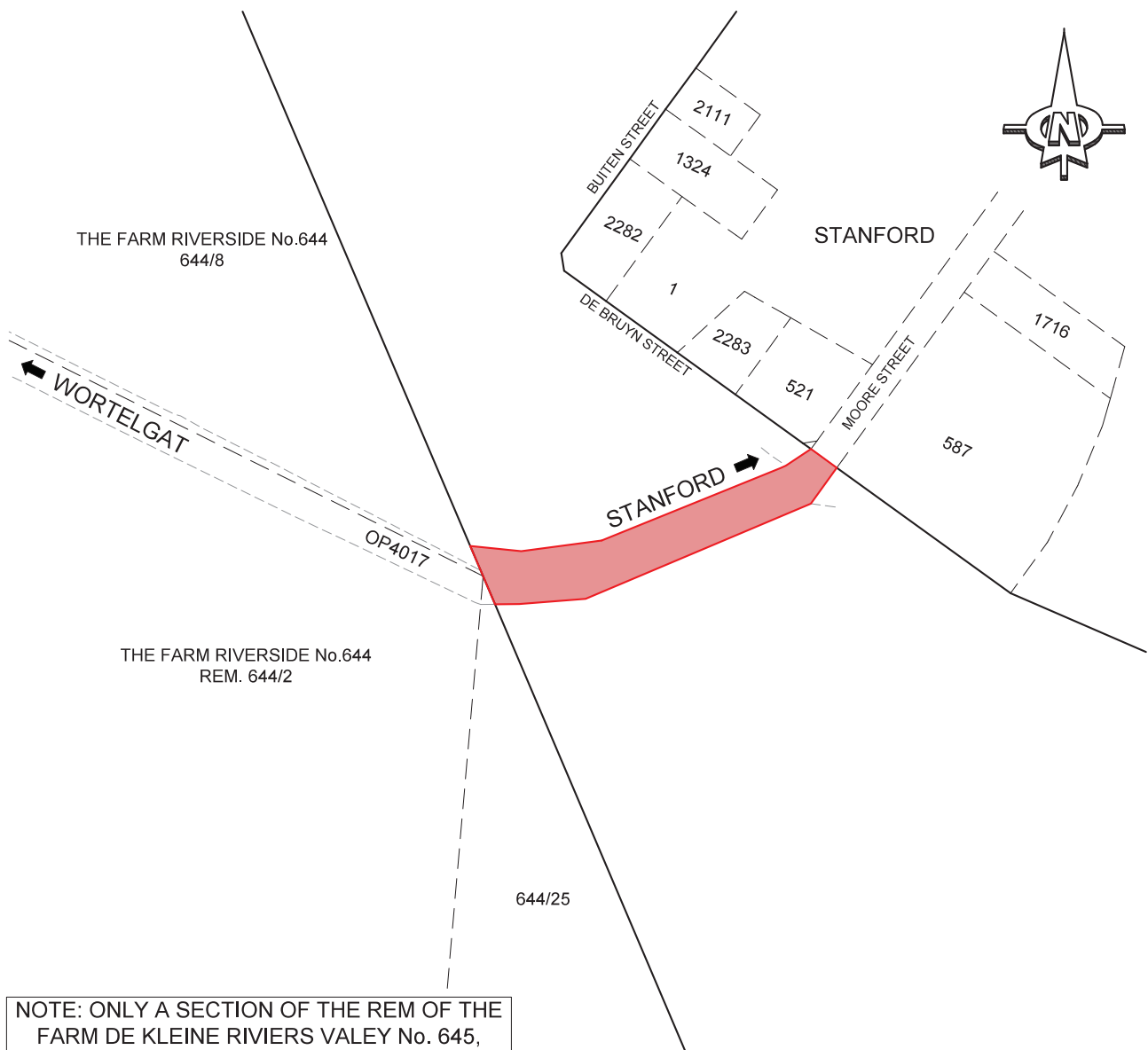
SITUATE IN THE ADMINISTRATIVE DISTRICT OF CALEDON  
GELEE IN DIE ADMINISTRATIEWE DISTRIK VAN \_\_\_\_\_

OWNED BY OVERSTRAND MUNICIPALITY  
EIENDOM VAN \_\_\_\_\_

THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY 0,2783Ha  
DIE ONTEIENDE GEDEELTE, ROOI GEKLEUR, IS ONGEVEER \_\_\_\_\_

S.G. DIAGRAM NO. 51/1801  
L.G. KAAAT \_\_\_\_\_

S.G. COMPILATION NO. M4303, M4305, M4306, M4307, M4312  
L.G. SAMESTELLING \_\_\_\_\_



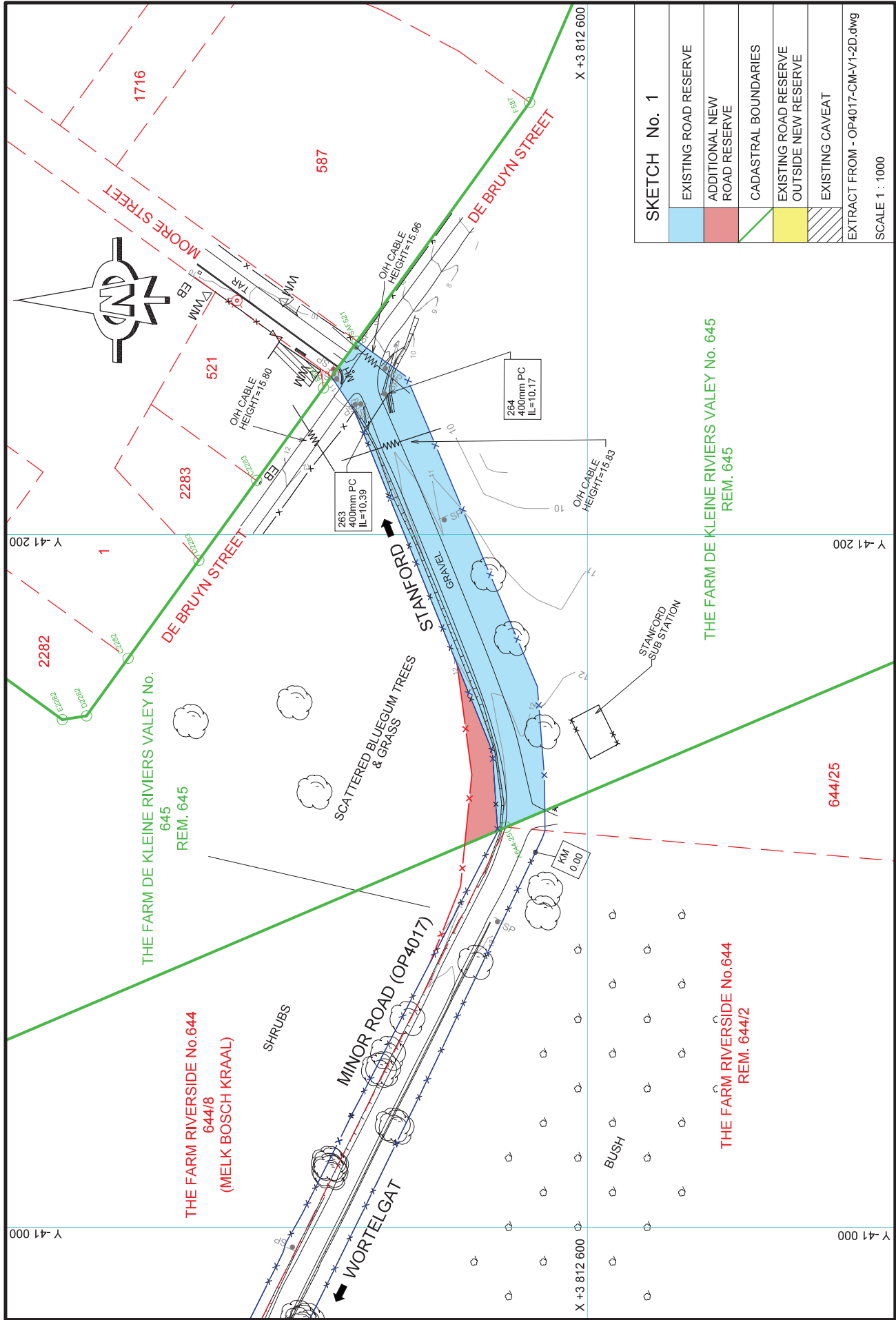
SCALE 1 : 2500  
SKAAL \_\_\_\_\_

COMPILATION BY EFG ENGINEERS  
SAMESTELLING DEUR \_\_\_\_\_

DATE NOVEMBER 2021  
DATUM \_\_\_\_\_

AA









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**15. PORTION 25 OF THE FARM RIVERSIDE FARM NO. 644, CALEDON**

---

<b>Registered Owner</b>	Overstrand Municipality
<b>Extent</b>	28,7346ha / 287 346m <sup>2</sup>
<b>Title Deed Number</b>	T41074/2013
<b>Land Use</b>	Vacant
<b>Current Zoning</b>	Community Zone 1: Community

**15.1 LOCAL CONTEXT**

*This property is now ERF 2295, STANFORD as per Surveyor General's Office. (refer to annexure M)*

An application was approved in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016 (By-Law) to develop an emergency housing on Portion 25 (Portion of Portion 2) of the farm Riverside No. 644, Division Caledon, which includes the following:

**15.1.1 Rezoning**

Application in terms of Section 16(2)(a) of the By-Law to rezone unregistered Erven 2934-2999, 3001-3005, 3010-3028, 3031-3065 & 3067-3091, portions of Portion 25 (Portion of Portion 2) of The Farm Riverside No. 644, Division Caledon, from Residential Zone 1: Single Residential (SR1) to Less Formal Development Zone to accommodate emergency housing units.

**15.1.2 Consent Use**

Application in terms of Section 16(2)(o) of the By-Law for a consent use on unregistered Erf 3066, a portion of Portion 25 (Portion of Portion 2) of The Farm Riverside No. 644, Division Caledon, in order to accommodate emergency housing units.

The part of the property which is proposed to be subdivided and rezoned has the Wortelgat Road running over a small section and the public has become accustomed to this visual impact at this location.

The approval and implementation of the subdivision, rezoning and consolidation which is sought is to allocate cadastral boundaries to the existing and proposed expansion of the road reserve and will therefore not upset the fabric of the area within the local context.

The property is located at the south-western side of the Stanford town, the portion being required to be subdivided, rezoned, and consolidated is the start of the Wortelgat Road.

**15.2 BACKGROUND**

The portion of the subject property to be transferred from the OM to the DTPW measures approximately 32m<sup>2</sup>. proclaimed road reserve will hereafter be referred to as Portion W. In order to formalise the existing road reserve in such a way that it can be transferred to DTPW, Portion W a portion of the Portion 25 of the Farm Riverside Farm No. 644, Caledon will be subdivided. The widening and upgrade of the R43 (Trunk Road TR28/2)

File 22/81

TRUNK ROAD – TR28/2

November 2022

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## MOTIVATION

necessitated that additional land is required, and the extent and price of the additional land was agreed with the OM.

The proposal is to subdivide and consolidate additional portion W. The small portion is being proposed to be rezoned from Community Zone 1: Community to Transport Zone 2: Road and Parking to align with the future use of the proposed Consolidated portion (Portion KK).

The proposed zoning will be aligned with the requirements as set out in the Overstrand Council Resolution.

### 15.3 EXEMPTION OF SUBDIVISION

Historically proclaimed road reserve subdivisions:

- Portion W ( $\pm 32\text{m}^2$ ), (a portion of Portion 25 of the Farm Riverside Farm No. 644, Caledon) in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 11.2);

Existing		Plan
Portion 25 of the Farm Riverside Farm No. 644, Caledon	287 346m <sup>2</sup>	11.1
Proposed Subdivision		
Remainder of the Portion 25 of the Farm Riverside Farm No. 644, Caledon	$\pm 28,7314\text{ha}$ / $\pm 287\,314\text{m}^2$	
Portion W (a portion of Portion 25 of the Farm Riverside Farm No. 644, Caledon)	$\pm 32\text{m}^2$	11.2

### 15.4 APPLICATION FOR LAND DEVELOPMENT

Portion W ( $\pm 32\text{m}^2$ )
<ul style="list-style-type: none"> <li>Closure of Portion W (<math>\pm 32\text{m}^2</math>) (a portion of Portion 25 of the Farm Riverside Farm No. 644, Caledon) as a public place (refer Plan 11.2) in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li> <li>Rezoning of Portion W (<math>\pm 32\text{m}^2</math>) (a portion of Portion 25 of the Farm Riverside Farm No. 644, Caledon) from Community Zone 1: Community to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.</li> </ul>





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PLANS FOR PORTION 25 OF THE FARM RIVERSIDE FARM NO. 644, CALEDON



PORTION 25 OF THE FARM  
RIVERSIDE 644, CALEDON  
(NOW ERF 2295, STANFORD)  
LOCALITY PLAN

PLAN 11.1.1

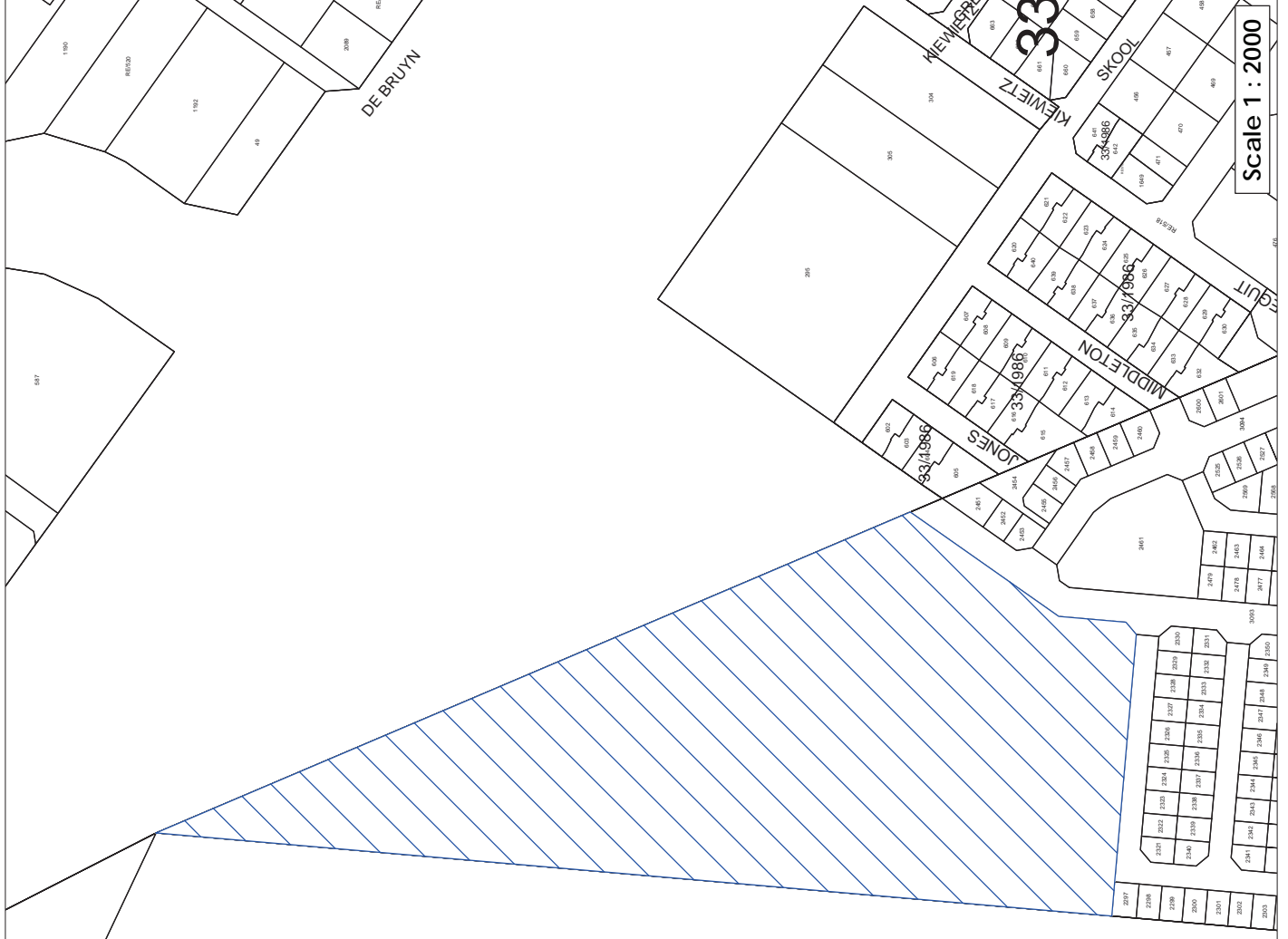
PORTION 25 OF THE FARM  
RIVERSIDE 644, CALEDON  
(NOW ERF 2295, STANFORD)  
(28,7346ha)



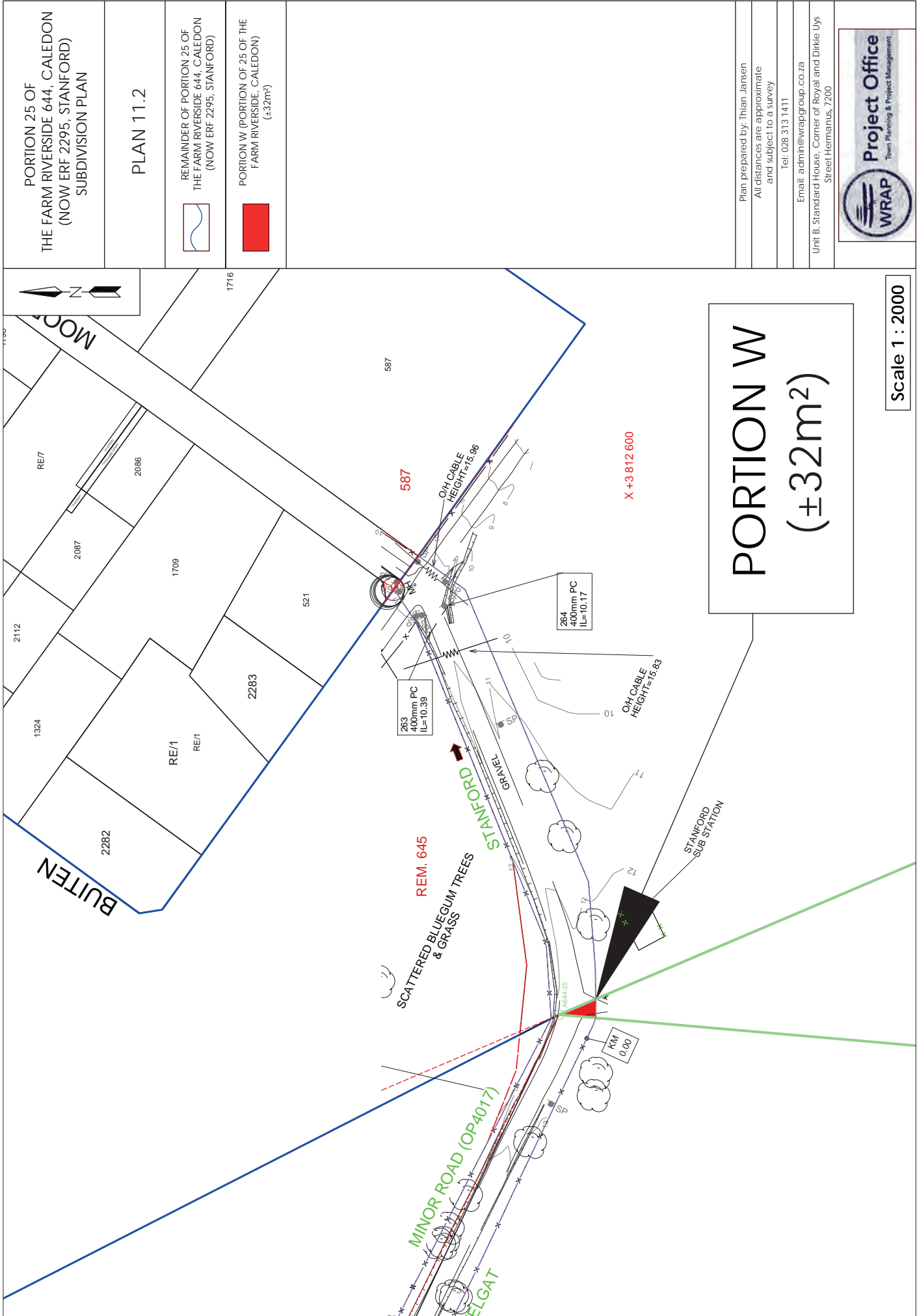
Plan prepared by: Thian Jansen  
All distances are approximate  
and subject to a survey

Tel: 028 313 1411

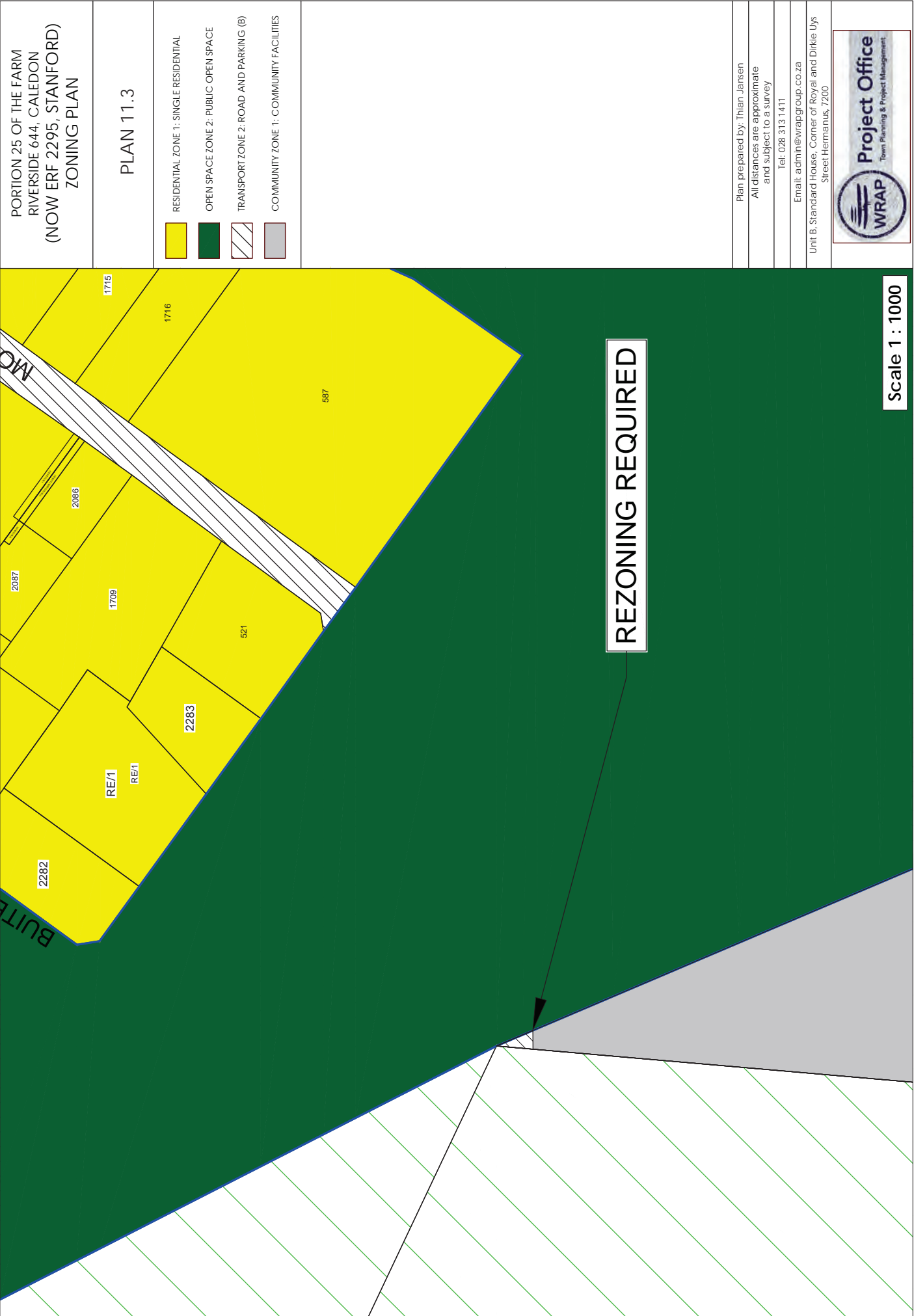
Email: [admin@wrapgroup.co.za](mailto:admin@wrapgroup.co.za)  
Unit B, Standard House, Corner of Royal and Dirkie Uys  
Street Hermanus, 7200













FILE NO. \_\_\_\_\_  
LEER \_\_\_\_\_

SKETCH NO. 2  
SKETS \_\_\_\_\_

PROPERTY PORTION 25 (A PTN OF PTN 2) OF THE FARM RIVERSIDE No. 644  
EIENDOM \_\_\_\_\_

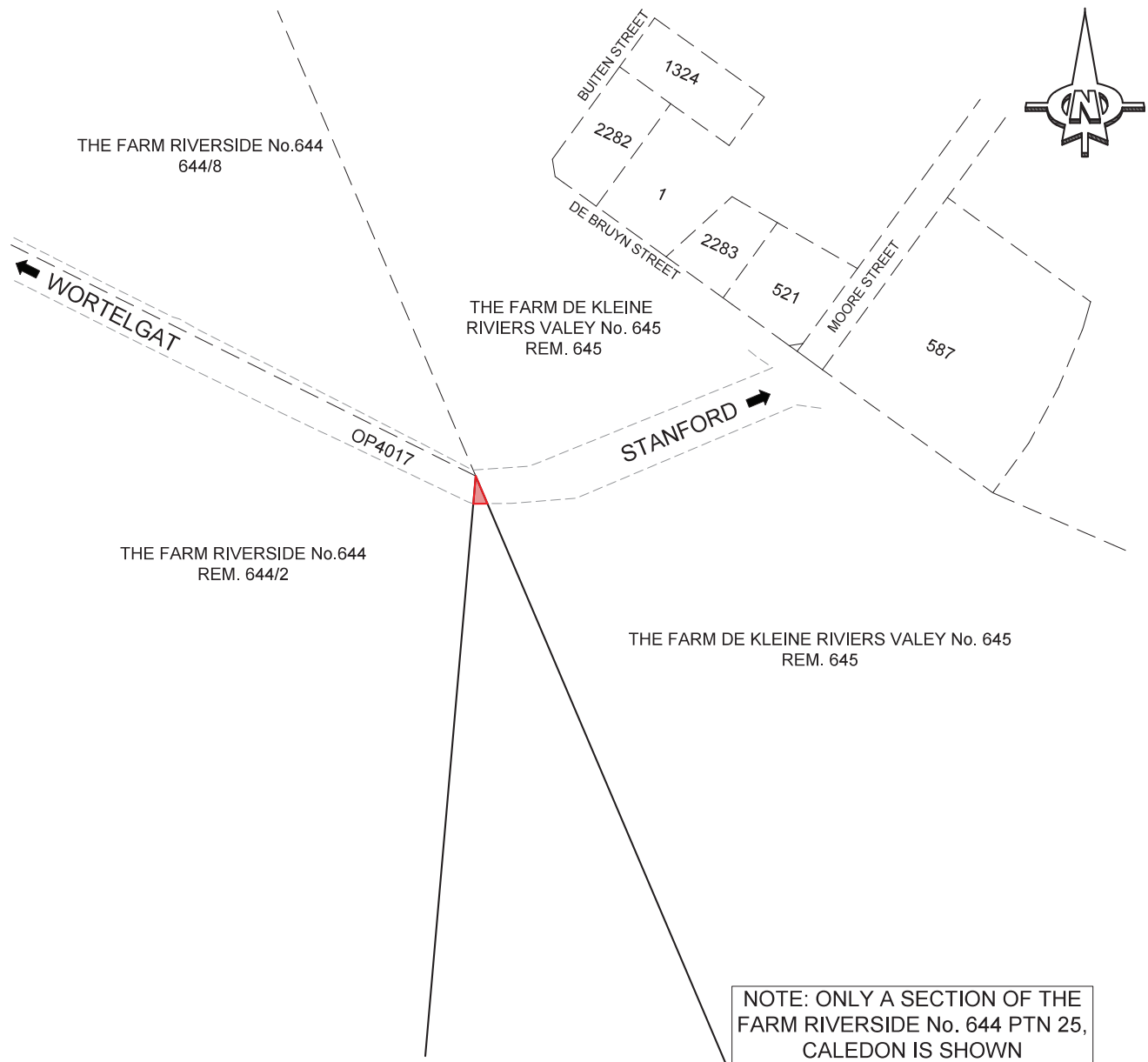
SITUATE IN THE ADMINISTRATIVE DISTRICT OF CALEDON  
GELEE IN DIE ADMINISTRATIEWE DISTRIK VAN \_\_\_\_\_

OWNED BY OVERSTRAND MUNICIPALITY  
EIENDOM VAN \_\_\_\_\_

THE EXPROPRIATED PORTION, SHOWN IN RED, IS APPROXIMATELY 0,0032Ha  
DIE ONTEIENDE GEDEELTE, ROOI GEKLEUR, IS ONGEVEER \_\_\_\_\_

S.G. DIAGRAM NO. 474/2013  
L.G. KAART \_\_\_\_\_

S.G. COMPILATION NO. 3385  
L.G. SAMESTELLING \_\_\_\_\_



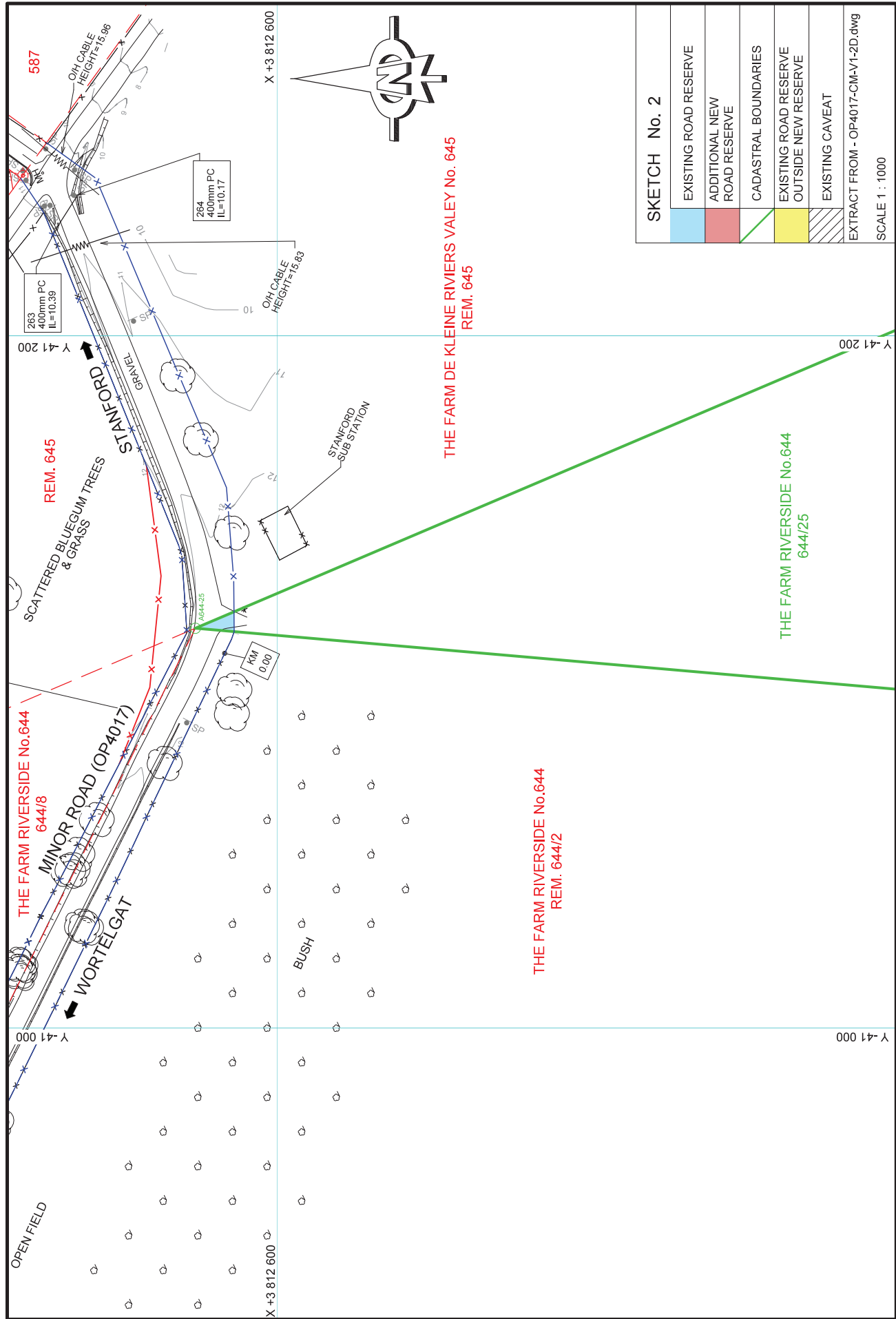
SCALE 1 : 2500  
SKAAL \_\_\_\_\_

COMPILATION BY EFG ENGINEERS  
SAMESTELLING DEUR \_\_\_\_\_

DATE NOVEMBER 2021  
DATUM \_\_\_\_\_

AA







## 16. EXEMPTION OF CONSOLIDATION: CONSOLIDATED PORTIONS

The consolidated portions created through the exemption process above are proposed to be consolidated to create single properties that are proposed to be transferred to DTPW. These larger properties will be able to be better managed and maintained once they have been transferred.

### 16.1 EXEMPTION OF CONSOLIDATION

- **Exemption of consolidation of** Consolidated Portion CC ( $\pm 26\,527\text{m}^2$ ) and Consolidated Portion DD ( $\pm 29\,666\text{m}^2$ ) to create a Consolidated portion II ( $\pm 56\,193\text{m}^2$ ) in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 12.1).

Existing	Extent	Plan
Consolidated Portion CC (Consolidation of consolidated Portion BB & Portion F)	$\pm 26\,527\text{m}^2$	3.4
Consolidated Portion DD (Consolidation of Portions G, H, I and J)	$\pm 29\,666\text{m}^2$	4.4
Proposed	Extent	Plan
CONSOLIDATED PORTION II (CONSOLIDATION OF CONSOLIDATED PORTION CC AND CONSOLIDATED PORTION DD)	$\pm 56\,193\text{m}^2$	12.1

- **Exemption of Consolidation of** Consolidated Portion EE ( $\pm 59\,703\text{m}^2$ ) and Consolidated Portion HH ( $\pm 26\,371\text{m}^2$ ) to create a Consolidated portion JJ ( $\pm 86\,074\text{m}^2$ ) in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 12.2).

Existing	Extent	Plan
Consolidated Portion EE (Consolidation of Portions L, M, N, O and P)	$\pm 59\,703\text{m}^2$	6.7
Consolidated Portion HH (Consolidation of Portion U and Consolidated Portion GG)	$\pm 26\,371\text{m}^2$	9.4
Proposed	Extent	Plan
CONSOLIDATED PORTION JJ (CONSOLIDATION OF CONSOLIDATED PORTION EE AND CONSOLIDATED PORTION HH)	$\pm 86\,074\text{m}^2$	12.2

- **Exemption of Consolidation of** Portion V ( $\pm 2783\text{m}^2$ ) and Portion W ( $\pm 32\text{m}^2$ ) (a portion of Portion 25 of the Farm Riverside Farm No. 644, Caledon) to create a Consolidated portion KK ( $\pm 2815\text{m}^2$ ) in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 (refer Plan 12.3).

Proposed Consolidation		
CONSOLIDATED PORTION KK (CONSOLIDATION BETWEEN PORTIONS V AND W)	$\pm 2815\text{m}^2$	12.3





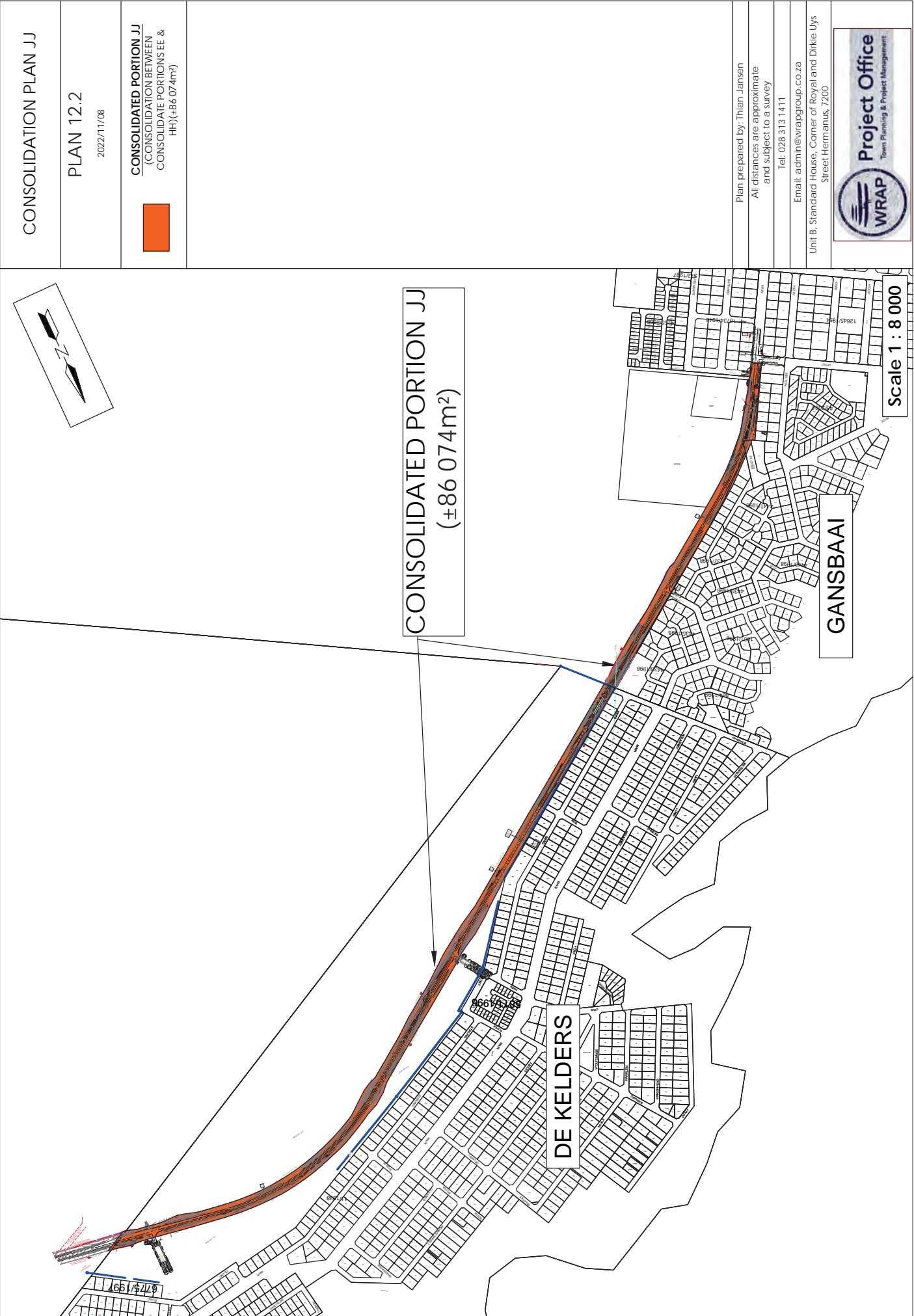
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PLANS FOR CONSOLIDATED PORTIONS

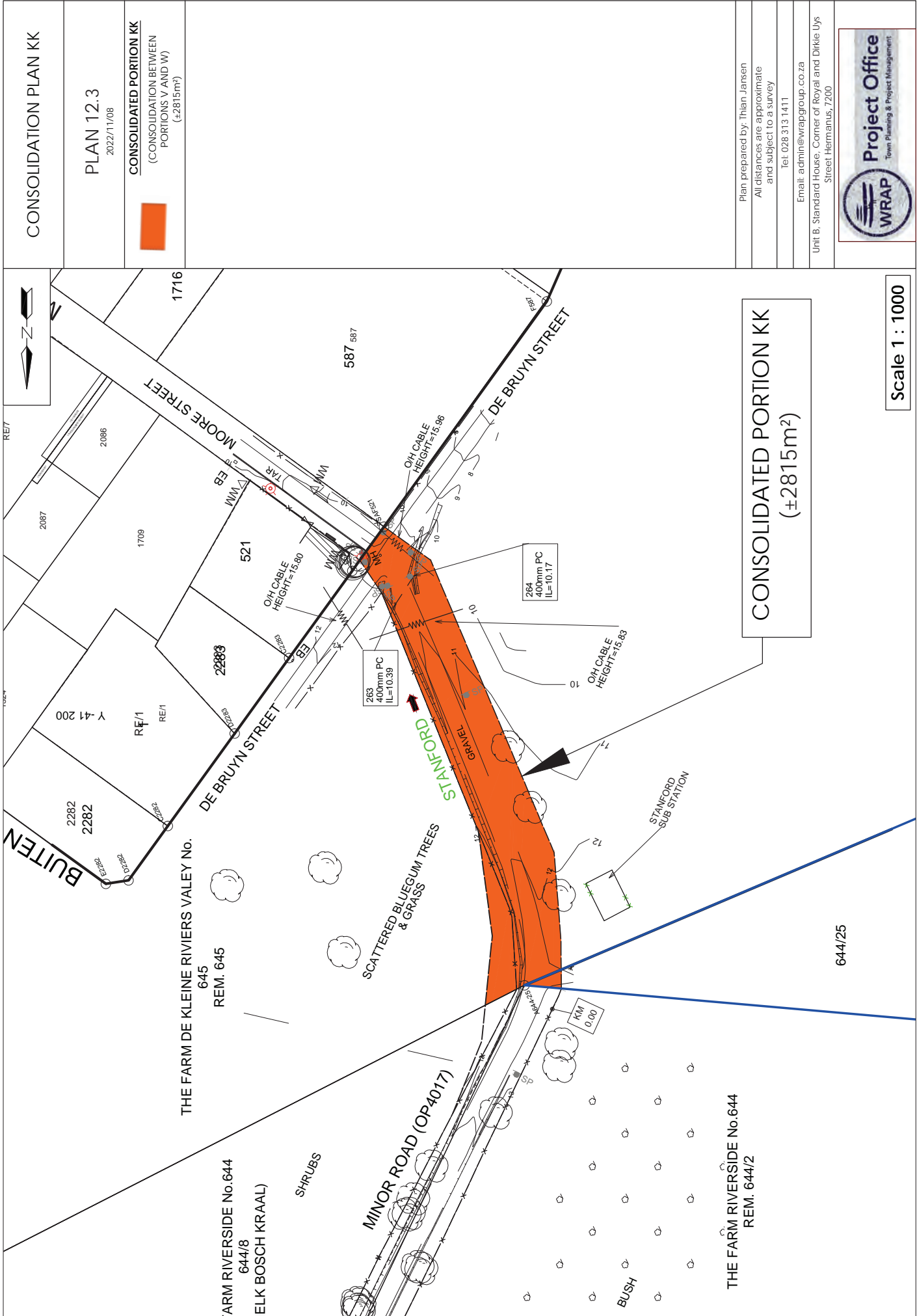














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## 17. ENVIRONMENTAL CONSIDERATIONS

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A Basic Assessment Report was submitted by Guillaume Nel Environmental Consultants in September 2020 to DEADP to evaluate all environmentally related considerations. An Environmental Authorisation was granted in March 2021 for the road widening as described in the submitted proposal (**Annexure N**).

A condition of authorisation was that the EA be acted upon within a period of 5 years from the approval date and that the development must be concluded after 10 years. The road widening as discussed and indicated in the submitted proposal has been acted upon as construction has already commenced.

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## 18. NEED AND DESIRABILITY

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The need and desirability of the approval and implementation of this proposal in accordance with Section 66 (1) (c) of the OM By-Law can be illustrated as follow:

### **Need and desirability**

Considering that Trunk Road 28/2 between Stanford and Gansbaai is narrow and without a shoulder, overtaking other vehicles is risky and is a traffic hazard. The condition of the road has also deteriorated significantly.

This application submitted in conjunction with the construction which has commenced is proposed to be desirable as it has a positive effect on the surrounding area. The proposed road widening, and upgrade is proposed to benefit the general public which uses the road and is desirable.

### **Impact on views, sunlight and character of the area**

The route between Stanford and Gansbaai is considered to be a scenic route. The upgrading of the trunk road is not predicted to have drastic changes to the visual impact that the road may have, only small portions are being added and upgraded.

The potential impact on the sense of place and cultural landscape is considered to be of low significance, since the development seeks to improve the current road conditions, which in addition, will largely take place within the existing road reserve.

### **Economic impact**

The proposal will enhance the condition of the road and improve the ease at which drivers commute. The proposal will also enhance the ease at which tourists travel which is projected to further enhance the image of the area as a popular tourism destination. The economic impact this proposal is therefore far reaching and beneficial to the general public.



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## 19. POLICIES AND REGULATIONS

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### 19.1 Spatial Planning Policies

#### PSDF

The aim of the PSDF is to communicate the governments' sound spatial development intentions to the private sector and civil society. Policy proposals in the PSDF which are pertinent to this proposal are recorded below.

The planning of the road widening entailed the communication and coordination between the OM planning department and other Municipal departments with the DTPW as prescribed by the PSDF.

The Trunk Road 28/2 between Stanford and Gansbaai is currently very narrow and not safe to drive on as overtaking vehicles is very dangerous. There are also numerous dips and blind heights on the portion of road between Stanford and Gansbaai.

The proposal is being made to ensure accessibility between Stanford and Gansbaai is more convenient and connects with the recently upgraded road between Hermanus and Stanford. Upgrading the entire road from Hermanus to Gansbaai will reduce travel times and increase the safety of the road.

#### SDF

The SDF identifies areas where growth and changes are projected and contains policy proposals which ensure that this occurs to the benefit of the inhabitants of the area. The SDF is guided by a set of objectives and the alignment of this proposal with the document will be motivated.

#### Optimal utilisation of existing bulk infrastructure

The approval and implementation of this proposal will enable the upgrade and road widening of Trunk Road 28/2 between Stanford and Gansbaai. This is intended to optimise on the utilisation of the existing road infrastructure.

#### Stimulate economic activity in an appropriate manner

The implementation of the approval of this application will increase the ease and speed with which people, goods and services move between Stanford and Gansbaai. Also due to the upgrades between Hermanus and Stanford the ease and speed with which people, goods and services between Hermanus and Gansbaai. The broader impact of this road widening will therefore contribute to the stimulation of economic activity in an appropriate manner as economic opportunities will be more accessible.

#### Create an efficient well-defined hierarchy of roads

The implementation of the approval of this application is intended to contribute to a well-defined hierarchy of roads between Hermanus, Stanford and Gansbaai.





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## 20. PLANNING PRINCIPLES

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Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

### **Spatial justice**

The approval and implementation of this proposal will enhance the ease of movement between Hermanus, Stanford and Gansbaai. This will subsequently lead to the historically marginalised individuals who work in Hermanus and reside in Stanford and/or Gansbaai to reach areas of employment and work much quicker.

This will therefore combat apartheid spatial development imbalances which resulted in the current road network between Hermanus and Gansbaai causing traffic to be slow and frustrating the movement of residents.

### **Spatial sustainability and Efficiency**

The approval and implementation of this proposal will enhance the functionality of transportation and contribute to enhancing the economic functionality of Hermanus, Stanford and Gansbaai. The approval and implementation of this proposal will therefore contribute to spatial sustainability.

The Trunk Road 28/2 between Stanford and Gansbaai is not in a good condition which increases the wear and tear on vehicles which is a negative financial impact on the public. The approval and implementation of this proposal is an intent by the OM and the DTPW to reduce the negative wear and tear impact which is suffered by the public to promote efficiency by minimising negative financial impact on the public.

### **Good administration**

The OM has a credible track record of good administration regarding the method of public participation. Public participation forms an integral part of the land use planning process.

The public participation process provides people who may be affected by the proposal with an opportunity to provide comment and to raise issues of concern about the proposal or make possible suggestions that may result in an enhanced outcome of which both parties benefit. Comments will be reviewed and considered after which it will be addressed accordingly.



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**21. RECOMMENDATION**

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**21.1 REMAINDER OF THE FARM DE KLEINE RIVIER VALLEY NO. 645, CALEDON**

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- Exemption of subdivision the Remainder of the Farm De Kleine Riviers Valley No. 645, Caledon in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
- Closure of Portion C ( $\pm 866\text{m}^2$ ) in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
- Rezoning of Portion C ( $\pm 866\text{m}^2$ ) (a portion of the Remainder of the Farm De Kleine Riviers Valley No. 645, Caledon) from Open Space Zone 2: Public Open Space to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
- Closure of Portion D ( $\pm 1520\text{m}^2$ ) (a portion of the Remainder of the Farm De Kleine Riviers Valley No. 645, Caledon) as a public place (refer Plan 1.2 & 1.5) in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020; and
- Rezoning of Portion D ( $\pm 1520\text{m}^2$ ) (a portion of the Remainder of the Farm De Kleine Riviers Valley No. 645, Caledon) from Open Space Zone 2: Public Open Space to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.

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**21.2 ERF 1174 STANFORD**

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- Exemption of subdivision of Erf 1174 Stanford in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
- Closure of Portion F ( $\pm 97\text{m}^2$ ) (a portion of Erf 1174 Stanford) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020; and
- Rezoning Portion F ( $\pm 97\text{m}^2$ ) (a portion of Erf 1174 Stanford) from Open Space Zone 2: Public Open Space to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.

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**21.3 REMAINDER OF ERF 294, STANFORD**

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- Exemption of subdivision of historically proclaimed road reserve of Erf 294 Stanford and additional subdivisions in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
- Closure of Portion G ( $\pm 25\,647\text{m}^2$ ) (a portion of the Remainder of Erf 294, Stanford) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
- Rezoning Portion G ( $\pm 25\,647\text{m}^2$ ) (a portion of the Remainder of Erf 294, Stanford) from Rural Zone 2: Conservation Usage to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;





## RECOMMENDATION

- Closure of Portion H ( $\pm 1127\text{m}^2$ ) (a portion of the Remainder of Erf 294, Stanford) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
- Rezoning Portion H ( $\pm 1127\text{m}^2$ ) (a portion of the Remainder of Erf 294, Stanford) from Rural Zone 2: Conservation Usage to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
- Closure of Portion I ( $\pm 2330\text{m}^2$ ) (a portion of the Remainder of Erf 294, Stanford) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
- Rezoning Portion I ( $\pm 2330\text{m}^2$ ) (a portion of the Remainder of Erf 294, Stanford) from Rural Zone 2: Conservation Usage to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
- Closure of Portion J ( $\pm 562\text{m}^2$ ) (a portion of the Remainder of Erf 294, Stanford) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020; and
- Rezoning Portion J ( $\pm 562\text{m}^2$ ) (a portion of the Remainder of Erf 294, Stanford) from Rural Zone 2: Conservation Usage to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.

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### 21.4 PORTION 18 OF THE FARM RIVERSIDE FARM NO. 644, CALEDON

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- Exemption of subdivision of historically proclaimed road reserve of Portion 18 of the Farm Riverside Farm No. 644, Caledon in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
- Closure of Portion K ( $\pm 164\text{m}^2$ ) (a Portion of Portion 18 of the Farm Riverside Farm No. 644, Caledon) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020; and
- Rezoning Portion K ( $\pm 164\text{m}^2$ ) (a Portion of Portion 18 of the Farm Riverside Farm No. 644, Caledon) from Agricultural Zone 1: Agriculture to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.

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### 21.5 REMAINDER OF ERF 1071, DE KELDERS

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- Exemption of subdivision of historically proclaimed road reserve of Remainder of Erf 1071, De Kelders and additional subdivisions in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
- Closure of Portion L ( $\pm 55\ 802\text{m}^2$ ) (a portion of the Remainder of Erf 1071, De Kelders) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
- Rezoning Portion L ( $\pm 55\ 802\text{m}^2$ ) (a portion of the Remainder of Erf 1071, De Kelders) from Undetermined Zone to Transport Zone 2: Road and Parking (refer



- 
- Plan 6.6) in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
- Closure of Portion L ( $\pm 55\,802\text{m}^2$ ) (a portion of the Remainder of Erf 1071, De Kelders) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
  - Rezoning Portion L ( $\pm 55\,802\text{m}^2$ ) (a portion of the Remainder of Erf 1071, De Kelders) from Undetermined Zone to Transport Zone 2: Road and Parking (refer Plan 6.6) in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
  - Closure of Portion M ( $\pm 442\text{m}^2$ ) (a portion of the Remainder of Erf 1071, De Kelders) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
  - Rezoning Portion M ( $\pm 442\text{m}^2$ ) (a portion of the Remainder of Erf 1071, De Kelders) from Undetermined Zone to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
  - Closure of Portion N ( $\pm 79\text{m}^2$ ) (a portion of the Remainder of Erf 1071, De Kelders) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
  - Rezoning Portion N ( $\pm 79\text{m}^2$ ) (a portion of the Remainder of Erf 1071, De Kelders) Undetermined Zone to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
  - Closure of Portion O ( $\pm 864\text{m}^2$ ) (a portion of the Remainder of Erf 1071, De Kelders) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
  - Rezoning Portion O ( $\pm 864\text{m}^2$ ) (a portion of the Remainder of Erf 1071, De Kelders) Undetermined Zone to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
  - Closure of Portion P ( $\pm 2516\text{m}^2$ ) (a portion of the Remainder of Erf 1071, De Kelders) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020; and
  - Rezoning Portion P ( $\pm 2516\text{m}^2$ ) (a portion of the Remainder of Erf 1071, De Kelders) Undetermined Zone to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.

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## **21.6 REMAINDER OF ERF 210, GANSBAAI**

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- Exemption of subdivision of historically proclaimed road reserve of Remainder of Erf 210, Gansbaai and additional subdivisions in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
- Closure of Portion R ( $\pm 655\text{m}^2$ ) (a portion of the Remainder of Erf 210, Gansbaai) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020; and
- Rezoning Portion R ( $\pm 655\text{m}^2$ ) (a portion of the Remainder of Erf 210, Gansbaai) from Undetermined Zone to Transport Zone 2: Road and Parking in terms of





Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.

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### **21.7 REMAINDER OF ERF 225, GANSBAAI**

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- Exemption of subdivision of historically proclaimed road reserve of Remainder of Erf 225, Gansbaai in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.

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### **21.8 REMAINDER OF ERF 611, GANSBAAI**

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- Exemption of subdivision of historically proclaimed road reserve of Remainder of Erf 611, Gansbaai in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
- Closure of Portion U ( $\pm 243\text{m}^2$ ) (a portion of the Remainder of Erf 611, Gansbaai) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020; and
- Rezoning Portion U ( $\pm 243\text{m}^2$ ) (a portion of the Remainder of Erf 611, Gansbaai) from Open Space Zone 2: Public Open Space to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.

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### **21.9 REMAINDER OF THE FARM DE KLEINE RIVIER VALLEY NO. 645, CALEDON (2)**

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- Exemption of subdivision of the Remainder of the Farm De Kleine Riviers Valley No. 645, Caledon in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
- Closure of Portion V ( $\pm 2783\text{m}^2$ ) (a portion of the Remainder of the Farm De Kleine Riviers Valley No. 645, Caledon) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020; and
- Rezoning of Portion V ( $\pm 2783\text{m}^2$ ) (a portion of the Remainder of the Farm De Kleine Riviers Valley No. 645, Caledon) from Open Space Zone 2: Public Open Space to Transport Zone 2: Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.

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### **21.10 PORTION 25 OF THE FARM RIVERSIDE FARM NO. 644, CALEDON**

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- Exemption of subdivision of Portion 25 of the Farm Riverside Farm No. 644, Caledon) in terms of Section 26(1)(d) and (g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020;
- Closure of Portion W ( $\pm 32\text{m}^2$ ) (a portion of Portion 25 of the Farm Riverside Farm No. 644, Caledon) as a public place in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020; and
- Rezoning of Portion W ( $\pm 32\text{m}^2$ ) (a portion of Portion 25 of the Farm Riverside Farm No. 644, Caledon) from Community Zone 1: Community to Transport Zone 2:





## RECOMMENDATION

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Road and Parking in terms of Section 16(2)(a) Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020.





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## 22. EXEMPTION OF SUBDIVISION AND CONSOLIDATIONS

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Recommendation in terms of Overstrand Municipality Amendment By-Law on Municipal Land Use Planning Act, 2020 that the subdivision and consolidation of the below listed activities is exempted from the provisions of Section 26(1)(d) and (g).

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### 22.1 REMAINDER OF THE FARM DE KLEINE RIVIERS VALEY NO. 645, CALEDON

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- Portion A ( $\pm 22\,974\text{m}^2$ ) a subdivision of Remainder of the Farm De Kleine Riviers Valey No. 645;
- Portion B ( $\pm 158\text{m}^2$ ), a subdivision of Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon;
- Portion C ( $\pm 866\text{m}^2$ ) a subdivision of Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon;
- Portion D ( $\pm 1520\text{m}^2$ ), a subdivision of Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon;
- Portion E ( $\pm 244\text{m}^2$ ) a subdivision of Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon); and
- Consolidation of Portion A ( $\pm 22\,974\text{m}^2$ ), Portion B ( $\pm 158\text{m}^2$ ), Portion C ( $\pm 866\text{m}^2$ ), Portion D ( $\pm 1520\text{m}^2$ ) and Portion E ( $\pm 244\text{m}^2$ ) to create a **Consolidated Portion AA** ( $\pm 25\,762\text{m}^2$ ).

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### 22.2 REMAINDER OF ERF 423, STANFORD

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- Consolidation of the Remainder of Erf 423, Stanford ( $\pm 668\text{m}^2$ ) with the Consolidated Portion AA ( $\pm 25\,762\text{m}^2$ ) to create a **Consolidated Portion BB** ( $\pm 26\,430\text{m}^2$ ).

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### 22.3 ERF 1174 STANFORD

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- Portion F ( $\pm 97\text{m}^2$ ), a subdivision of Erf 1174, Stanford; and
- Consolidation of Portion F (a portion of Erf 1174 Stanford) with the Consolidated Portion BB ( $\pm 26\,430\text{m}^2$ ) to create a **Consolidated Portion CC** ( $\pm 26\,527\text{m}^2$ ).

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### 22.4 REMAINDER OF ERF 294, STANFORD

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- Historically proclaimed road reserve subdivision of Remainder of Erf 294, Stanford to create Portion G ( $\pm 25\,647\text{m}^2$ );
- Additional land required with subdivision: Portion H ( $\pm 1127\text{m}^2$ ), (a portion of the Remainder of Erf 294, Stanford);
- Additional land required with subdivision: Portion I ( $\pm 2330\text{m}^2$ ), (a portion of the Remainder of Erf 294, Stanford);
- Additional land required with subdivision: Portion J ( $\pm 562\text{m}^2$ ), (a portion of the Remainder of Erf 294, Stanford); and
- Consolidation of Portion G ( $\pm 25\,647\text{m}^2$ ), Portion H ( $\pm 1127\text{m}^2$ ), Portion I ( $\pm 2330\text{m}^2$ ), Portion J ( $\pm 562\text{m}^2$ ) to create a **Consolidated Portion DD** ( $\pm 29\,666\text{m}^2$ ).





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**22.5 PORTION 18 OF THE FARM RIVERSIDE FARM NO. 644, CALEDON**

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Historically proclaimed road reserve subdivision of Portion 18 of the Farm Riverside Farm No. 644, Caledon to create Portion K ( $\pm 164\text{m}^2$ ).

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**22.6 REMAINDER OF ERF 1071, DE KELDERS**

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- Historically proclaimed road reserve subdivision of Remainder of Erf 1071, De Kelders will be subdivided to create Portion L ( $\pm 55\,802\text{m}^2$ )
- Additional land required with subdivision: Portion M ( $\pm 442\text{m}^2$ ), a portion of the Remainder of Erf 1071, De Kelders;
- Additional land required with subdivision: Portion N ( $\pm 79\text{m}^2$ ), a portion of the Remainder of Erf 1071, De Kelders;
- Additional land required with subdivision: Portion O ( $\pm 864\text{m}^2$ ), a portion of the Remainder of Erf 1071, De Kelders;
- Additional land required with subdivision: Portion P ( $\pm 2516\text{m}^2$ ), a portion of the Remainder of Erf 1071, De Kelders; and
- Consolidation of Portion L ( $\pm 55\,802\text{m}^2$ ), Portion M ( $\pm 442\text{m}^2$ ), Portion N ( $\pm 79\text{m}^2$ ), Portion O ( $\pm 864\text{m}^2$ ) and Portion P ( $\pm 2516\text{m}^2$ ) to create a **Consolidated Portion EE** ( $\pm 59\,703\text{m}^2$ ).

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**22.7 REMAINDER OF ERF 210, GANSBAAI**

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- Historically proclaimed road reserve subdivision of Remainder of Erf 210, Gansbaai will be subdivided to create Portion Q ( $\pm 24\,534\text{m}^2$ );
- Additional land required with subdivision: Portion R ( $\pm 655\text{m}^2$ ), a portion of the Remainder of Erf 210, Gansbaai;
- Additional land required with subdivision: Portion S ( $\pm 546\text{m}^2$ ), a portion of the Remainder of Erf 210, Gansbaai; and
- Consolidation of Portion Q ( $\pm 24\,534\text{m}^2$ ), Portion R ( $\pm 655\text{m}^2$ ), and Portion S ( $\pm 546\text{m}^2$ ), to create a **Consolidated Portion FF** ( $\pm 25\,735\text{m}^2$ ).

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**22.8 REMAINDER OF ERF 225, GANSBAAI**

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- Historically proclaimed road reserve subdivision of Remainder of Erf 225, Gansbaai will be subdivided to create Portion T ( $\pm 393\text{m}^2$ ); and
- Consolidation of Portion T ( $\pm 393\text{m}^2$ ) with Consolidated portion FF ( $\pm 25\,735\text{m}^2$ ) to create a **Consolidated portion GG** ( $\pm 26\,128\text{m}^2$ ),

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**22.9 REMAINDER OF ERF 611, GANSBAAI**

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- Historically proclaimed road reserve subdivision of Remainder of Erf 611, Gansbaai will be subdivided to create Portion U ( $\pm 243\text{m}^2$ ); and
- Consolidation of Portion U ( $\pm 243\text{m}^2$ ) with Consolidated portion GG ( $\pm 26\,128\text{m}^2$ ) to create a **Consolidated portion HH** ( $\pm 26\,371\text{m}^2$ ).

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**22.10 REMAINDER OF THE FARM DE KLEINE RIVIERS VALEY NO. 645, CALEDON (2)**

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- Portion V ( $\pm 2783\text{m}^2$ ), a subdivision of the Remainder of the Farm De Kleine Riviers Valey No. 645, Caledon.





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### 22.11 PORTION 25 OF THE FARM RIVERSIDE FARM NO. 644, CALEDON

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- Portion W ( $\pm 32\text{m}^2$ ), a subdivision of Portion 25 of the Farm Riverside Farm No. 644, Caledon).

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### 22.12 CONSOLIDATED PORTIONS

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- Consolidation of Consolidated Portion CC ( $\pm 26\,527\text{m}^2$ ) and Consolidated Portion DD ( $\pm 29\,666\text{m}^2$ ) to create a **Consolidated portion II ( $\pm 56\,193\text{m}^2$ )**;
- Consolidation of Consolidated Portion EE ( $\pm 59\,703\text{m}^2$ ) and Consolidated Portion HH ( $\pm 26\,371\text{m}^2$ ) to create a **Consolidated portion JJ ( $\pm 86\,074\text{m}^2$ )**; and
- Consolidation of Portion V ( $\pm 2783\text{m}^2$ ) and Portion W ( $\pm 32\text{m}^2$ ) to create a **Consolidated portion KK ( $\pm 2815\text{m}^2$ )**.