



OVERSTRAND MUNISIPALITEIT
ERF 179, DIRKIE UYSSTRAAT 23,
GANSBAAI: AANSOEK OM
HERSONERING EN
VERGUNNINGSGEBRUIK: PLATINUM
TOWN AND REGIONAL PLANNERS CC
NAMENS AE POTGIETER

Kennis word hiermee gegee ingevolge Artikel 47 & 48 van die Overstrand Munisipaliteit Wysigingsverordening op Munisipale Grondgebruikbeplanning, 2020 (Verordening) vir die volgende aansoeke van toepassing op Erf 179, Gansbaai naamlik:

Hersonering ingevolge Artikel 16(2)(a) van die Verordening, vanaf Residensiële Sone 1: Enkelresidensiël (RS1) na Besigheidsone 1: Algemene Besigheid (B1); en

Vergunningsgebruik ingevolge Artikel 16(2)(o) van die Verordening, ten einde woonstelle (op grondvloer) en 'n instansie te akkommodeer.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus en by Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentaar moet skriftelik wees ingevolge die bepalings van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) bereik voor of op **Vrydag, 2 Junie 2023**, met u naam, adres, kontakbesonderhede, belang in die aansoek, en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Mnr SW van der Merwe** by 028-3138900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.

Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, HERMANUS, 7200

Munisipale Kennisgewing Nr. 74/2023

OVERSTRAND MUNICIPALITY
ERF 179, 23 DIRKIE UYS STREET,
GANSBAAI: APPLICATION FOR
REZONING AND CONSENT USE:
PLATINUM TOWN AND REGIONAL
PLANNERS CC ON BEHALF OF AE
POTGIETER

Notice is hereby given in terms of Section 47 & 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for the following applications applicable to Erf 179, Gansbaai namely:

Rezoning in terms of Section 16(2)(a) of the By-Law, from Residential Zone 1: Single Residential (RS1) to Business Zone 1: General Business (B1); and

Consent use in terms of Section 16(2)(o) of the By-Law, in order to accommodate flats (on ground floor) and a institution.

Details regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department : Town Planning at 16 Paterson Street, Hermanus and at Gansbaai Library, Main Road, Gansbaai. Any comments must be in writing in terms of the provisions of Sections 51 and 52 of the By-law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093/ (e) alida@overstrand.gov.za) on or before **2 June 2023**, quoting your name, address, contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to the **Senior Town Planner, Mr SW van der Merwe** at 028-313 8900. The Municipality may refuse to accept comment received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

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

Municipal Notice No. 74/2023

UMASIPALA WASE-OVERSTRAND
179, 23 DIRKIE UYS STREET, GANSBAAI:
ISICELO SOKUCANDWA KWAKHONA
KWEMIDANOKUSETYENZISWA
KWEMVUME: PLATINUM TOWN AND
REGIONAL PLANNERS CC EGAMENI LE
AE POTGIETER

Esi saziso sikhutshwa ngokwemiqathango yeSoloty 47 loMthethwana kaMasipala waseOverstrand oLungisiweyo woYilo lokuSetyenziswa koMhlaba (uMthethwana) kwezi zicelo zilandelayo zisebenza kwiSiza-179, eGansbaai ezizezi:

Ucando ngokutsha ngokweCandelo le-16(2)(a) loMthetho kaMasipala, ukusuka kwiNdawo yokuHlala yoku-1: iNdawo yokuHlala umntu omnye (RS1) ukuya kwindawo yoShishino 1: iShishini ngokuBanzi (B1); kwaye

Imvume yokusetyenziswa ngokweCandelo le-16(2)(o) loMthetho kaMasipala ukuze kuhlaliswe iiflethi (kumgangatho ophantsi) kunye neziko.

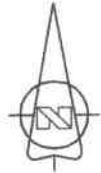
linkcukacha mayela nesindululo ziyafumaneka ukuze zihlolewe phakathi evelini ngamaxesha omsebenzi ukusuka kwintsimbi ye08:00 ukuya kweye16:30 kwiSebe: Ucwangciso Lwedolophu kwanombolo 16 Paterson Street, eHermanus nakwithala lencwadi eGansbaai, Main Road, eGansbaai. Naziphi na izimvo ezibhaliweyo zingangeniswa ngokwezibonelelo zamaSoloty ama-51 nama-52 kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama **2 uJuni 2023**, uchaze igama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Imibuzo ngefowuni ingabhekiswa **kuMwangcisi weDolophu ophezulu, uMnu SW van der Merwe** ku-028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvula. Nabani na ongakwazi ukufunda okanye ukubhala angaya kwiCandelo leDolophu apho igosa likamasipala liza kumnceda avakalise izimvo zakhe ngokusemthethweni.

Umlawuli kaMasipala, uMasipala waseOverstrand, P.O. Box 20, HERMANUS, 7200

Inothisi kaMasipala 74/2023

LOCALITY MAP

ERF 179, GANSBAAI



SCALE: 1 : 5 000



REFERENCE

 THE APPLICATION

Overstrand Office:
52 Seaview Drive,
BETTY'S BAY
Cell : 072 184 9621
Email : amvnd@vodamail.co.za



Pretoria Office:
51 Woodlands Avenue,
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MEMORANDUM

ERF 179 GANSBAAI

SIMILTANEOUS REZONING APPLICATION AND CONSENT USE APPLICATION

A. PROPERTY DESCRIPTION

The property is known as Erf 179 Gansbaai, approximately 991m² in extent. The Locality Map is attached as **Annexure A**.

B. OWNERSHIP

The property is registered in the name of Anna Elizabeth Potgieter (500925 0062 086). Title Deed T52779/2013 is attached as **Annexure B**.

The "*Power of Attorney*" is attached as **Annexure C**.

There is no bond registered against the said property.

C. LOCATION

Erf 179 Gansbaai is located at 23 Dirkie Uys Street, Gansbaai (**Annexure A**).

D. ZONING

Erf 179 Gansbaai is zoned "*Residential Zone 1: Single Residential (SR1)*". (**Annexure D**)

E. SIMILTANEOUS APPLICATIONS

E.1 APPLICATION 1:

An Application is submitted in terms of Sections 16(2)(a) and 18 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020. It is proposed that Erf 179 Gansbaai be rezoned from "*Residential Zone 1: Single Residential (SR1)*" to "*Business Zone 1: General Business (B1)*".

The following land-uses are catered for under "*Business Zone 1: General Business (B1)*": **Primary uses:** *business premises, caretaker's accommodation, conference facility, flats (above ground floor), guest house, hotel, place of assembly, place of instruction and self-catering.*

E.2 APPLICATION 2:

An Application is also submitted in terms of Sections 16(2)(o) and 21 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020. The Overstrand Municipality Land-use Scheme, 2020, under **Consent uses**, makes provision, amongst others, for the additional land-uses "*flats (on ground floor)*" and "*institution*".

"*Flats*" are defined as "*means a building containing two or more dwelling units, together with such outbuildings as are ordinarily associated therewith*".

"*Institution*" is defined as "*means a property used as a social, health or welfare facility or for the administration thereof and includes a hospital; special needs school; clinic; homes for the aged, indigent or handicapped; and a reformatory or place of detention, whether of commercial or charitable nature, but does not include a jail*".

The request, therefore, is to include the additional land-uses "*flats (on ground floor)*" and "*institution*" from the onset.

It, therefore, is proposed that Erf 179 Gansbaai be zoned for:

- *Business Zone 1: General Business (B1): business premises, caretaker's accommodation, conference facility, flats (above ground floor), guest house, hotel, place of assembly, place of instruction and self-catering; and*
- *with the consent of the Municipality, including flats (on ground floor) and institution.*

The proposed development controls are attached as **Annexure E**.

F. NEED AND DESIRABILITY

F.1 PROPERTY

The property is known as Erf 179 Gansbaai.

F.2 APPLICABLE LEGISLATION

The following legislation is applicable:

- The Spatial Planning and Land-use Management Act, 2013 (Act 16 of 2013)(SPLUMA);
- The Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and
- The Overstrand Municipality Land-use Scheme, 2020.

F.3 APPLICABLE PLANNING POLICIES / DOCUMENTS

F.3.1 SPATIAL PLANNING AND LAND-USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)(SPLUMA)

The following principles for development in the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), are discussed:

- ***Section 7(a) The principle of spatial justice***
Section 7(b) the principle of spatial sustainability
Section 7(c) the principle of efficiency
Section 7(d) the principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks

The Overstrand Municipal SDF acknowledge Gansbaai CBD as the central node for the broader area De Kelder, Franskraal and Birkenhead. Development along the R43-Corridor (in Gansbaai CBD known as Main Road) should be encouraged and contained along this axis and confined to the central portion of Gansbaai. Erf 179 Gansbaai is in Dirkie Uys Street, which is to the west of the R43-Corridor (Main Road). For this reason is the area surrounding Erf 179 Gansbaai mainly characterized by business and residential (low density, medium density and high density) development.

- ***Section 7(e) the principle of good administration***

The required public participation process, in accordance with the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, will be sufficiently dealt with via the advertising of the proposed Rezoning Application.

The respective rights and all those affected will be adequately addressed during this process. The "*audi alterem partum- rule*", therefore, will have been complied with. The intrinsic knowledge of the process and the distribution of the Application to internal and external parties (where applicable) will also lead indisputably to the adherence of this requirement.

- **Section 42(c) take into account –**

- (i) ***the public interest***

- (iv) ***the respective rights and obligations of all those affected***

The required public participation process, in accordance with the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, will be sufficiently dealt with via the advertising of the proposed Rezoning Application. The respective rights and all those affected will be adequately addressed during this process. The "*audi alterem partum- rule*", therefore, will have been complied with. The intrinsic knowledge of the process and the distribution of the Application to internal and external parties (where applicable) will also lead indisputably to the adherence of this requirement.

- (ii) ***the constitutional transformation imperatives and the related duties of the State***

The proposed Rezoning Application process forms part of and supplement the development character of the broader R43-Corridor (Main Road) from a legal point to enhance the development of the broader area within a concise space. The Application, therefore, adheres to the constitutional and transformation imperatives and the related duties of the State in the sense that, prior the exercising of the land-use rights, the correct legal procedure and route are followed to assist the State, and in this case the Overstrand Local Municipality, to exercise its mandate to comply with the Constitution.

- (iii) ***the facts and circumstances relevant to the application***

The Overstrand Municipal SDF acknowledge Gansbaai CBD as the central node for the broader area De Kelder, Franskraal and Birkenhead. Development along the R43-Corridor (in Gansbaai CBD known as Main Road) should be encouraged and contained along this axis and confined to the central portion of Gansbaai. Erf 179 Gansbaai is in Dirkie Uys Street, which is to the west of the R43-Corridor (Main Road). For this reason is the area surrounding Erf 179 Gansbaai mainly characterized by business and residential (low, medium and high density) development.

(v) *the state and impact of engineering services, social infrastructure and open space requirements*

Engineering services (electricity, roads, storm water drainage, sewer and water) are readily available.

Within the broader development itself will ample open space be provided.

F.3.2 THE NATIONAL DEVELOPMENT PLAN (NDP)

The NDP is the supreme and overarching plan for South Africa that sets out the most crucial objectives and actions that need to be undertaken in the Republic of South Africa. The focus is to eliminate poverty and reduce inequality by 2030. The following sets out some of the key interventions that the NDP seeks to achieve:

- Significantly reduce unemployment and increase the size of the economy through a range of actions.
- Invest in economic infrastructures, such as electricity, water, public transport, and broadband networks.
- Enhance environmental sustainability and resilience.
- Develop an inclusive rural economy through agri-processing and agriculture, tenure security, land reform.
- Increase trade within Southern Africa.
- Transform our human settlements, by co-locating places of work and human settlements, densifying our settlements, and improving public transport.
- Improve education, training, and innovation at all levels of the education system.
- Improve the health outcomes of the country.
- Enhance and ensure social protection and build safer communities.
- Build a capable state.
- Fight corruption.
- Promote nation-building.

While the NDP is an extensive plan with a significant amount of detail, more detailed Spatial Development Frameworks (SDF's) are needed at provincial level, district level and municipal level. These SDF's should be local tools through which the NDP is implemented.

F.3.3 Western Cape Provincial Spatial Development Framework (PSDF)

This PSDF aims to put in place a coherent framework for the Province's urban and rural areas that:

- gives spatial expression to the national and provincial development agendas;

- serves as basis for co-ordinating, integrating and aligning “on the ground” delivery of national and provincial departmental programmes;
- supports municipalities to fulfil their municipal planning mandate in line with the national and provincial agendas; and
- communicates government’s spatial development intentions to the private sector and civil society.

In taking this forward the PSDF applies the following spatial principles:

- **Spatial Justice:** A socially just society based on the principles of equality, solidarity and inclusion. Past spatial and other development imbalances should be redressed through improved access to and use of land.
- **Sustainability and Resilience:** Land development should be spatially compact, resource-frugal, compatible with cultural and scenic landscapes, and should not involve the conversion of high potential agricultural land or compromise ecosystems. The focus must be on creating complex, diverse and resilient spatial systems that are sustainable in all contexts.
- **Spatial Efficiency:** Efficiency relates to the form of settlements and use of resources - compaction as opposed to sprawl; mixed-use as opposed to mono-functional land uses; residential areas close to work opportunities as opposed to dormitory settlement, and prioritisation of public transport over private car use.
- **Accessibility:** Improving access to services, facilities, employment, training and recreation, and safe and efficient transport modes is essential to achieving the stated settlement transitions of the NDP and One Cape 2040. Accessibility is also defined by convenient and dignified access to private and public spaces for people with impaired mobility.
- **Quality and Liveability:** The quality of an environment directly contributes to its liveability. Legible built environments are characterized by the existence of landmarks such as notable buildings and landscaping, well- defined public spaces, as well as navigable street networks.

To deliver on the Western Cape Growth Strategic Objectives, the PSDF focuses on growing the economy, building greater environmental resilience and much better inclusion. It is summarised as follows:

- Growing the Western Cape economy in partnership with the private sector, non-governmental and community-based organisations
- Using infrastructure investment as primary lever to bring about the required urban and rural spatial transitions; and
- Improving oversight of the sustainable use of the Western Cape’s spatial assets.

These focus points are the pillars for the more detailed Spatial Development Frameworks (SDF's) at district level (Overberg DC) and municipal (Overstrand LM) level.

F.3.4 OVERBERG DISTRICT SPATIAL DEVELOPMENT FRAMEWORK (ODSDF)

The purpose of ODSDF is to:

- Prepare a spatial perspective of the current developmental status quo within the Overberg District Municipality (ODM) to inform a basis for discussion on key spatial issues and linkages to other sector plans and opportunities to inform the Districts' future spatial development;
- Review and update the spatial vision and strategic direction of the municipality, to inform the drafting/amendment of the Integrated Development Plan (IDP) of the ODM; and
- Review and update the Spatial Development Framework proposals to guide local municipalities in the District regarding future spatial planning, strategic decision-making, and regional integration. The Overberg District SDF will focus on the following:
 - Identifying the structure and role of settlement,
 - transportation, and regional services infrastructure across and between the local municipalities within the District area.
 - Classifying areas that require protection and conservation (i.e., protected areas), which include threatened ecosystems, critical biodiversity areas, valuable agricultural land, water catchment areas, and other resources of value within the District.
 - Identifying growth nodes, priority investment areas, and areas of rural decay within the District.
 - Classifying areas that require protection and conservation (i.e., protected areas), which include threatened ecosystems, critical biodiversity areas, valuable agricultural land, water catchment areas, and other resources of value within the District.
 - Resolving contradictions between the planning visions of the District's local municipalities.
 - Describing the general urban design principles to be applied in all settlements located in the District. Critically, the District SDF must guide local municipalities in the development of their own SDF's, without impeding on local-level planning detail. The District sets the framework and context for local municipalities to work within. It is also critical that the District aligns to the Provincial and National planning and policy context. It is therefore clear that the District must operate within a well-defined (at the conceptual level) policy and planning context and therefore is constrained to these insofar as possible proposals that can be made.

F.3.5 OVERSTRAND INTEGRATED DEVELOPMENT PLANNING (IDP)

The Integrated Development Plan (IDP) is a municipality's principal strategic plan that deals with the most critical development needs of the municipal area (external focus) as well as the most critical governance needs of the organization (internal focus). It aims to co-ordinate the work of local and other spheres of government in a coherent plan to improve the quality of life for all the people living in an area. It should consider the existing conditions and problems and resources available for development. The projects within the IDP are linked to the municipality's budget.

F.3.6 OVERSTRAND MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK (SDF)

The Municipal Spatial Development Framework is a sectoral component of the IDP that, in terms of the Municipal Systems Act, is aimed at providing general direction to guide decision making on an ongoing basis, aiming at the creation of integrated, sustainable and habitable regions, cities, towns and residential areas.

Within the SDF a hierarchal classification of nodes is based on the nature of the function of the nodes, considering factors such as population size, influence sphere, interconnectivity, service delivery as well as informants from the Growth Potential of Towns Study, 2014 (GPTS).

Greater Gansbaai and Kleinmond is classified as Sub-Regional Nodes. The following key strategic land-use proposals for Gansbaai is proposed:

- **Industrial:** industrial development should be concentrated within the existing industrial area situated within close proximity to the R43 on the south-eastern edge of the CBD. Provision for smaller scale industrial development has been provided for along the western edge of this settlement, and future development should be confined to these designated areas.
- **Commercial:** Gansbaai CBD functions as a central node for the broader area De Kelder, Franskraal and Birkenhead. Development along the R43-Corridor (known as Main Road in Gansbaai CBD) should be encouraged and contained along this axis, and confined to the central portion of Gansbaai.
- **New Urban Development:** no new development areas outside the urban edge are proposed for Gansbaai.

F.3.7 MOTIVATION FOR REZONING / CONSENT USE

It is proposed that Erf 179 Gansbaai be rezoned to "*Business Zone 1: General Business (B1)*": *business premises, caretaker's accommodation, conference facility, flats (above ground floor), guest house, hotel, place of assembly, place of instruction and self-catering; and that, with the consent from the Municipality, flats (on ground floor) and institution be included.*

Die SDF for the Overstrand Municipal Area states that the Gansbaai CBD functions as a central node for the broader area De Kelder, Franskraal and Birkenhead. Development along the R43-Corridor (known as Main Road in Gansbaai CBD), therefore, should be encouraged and contained along this axis, and confined to the central portion of Gansbaai.

Dirkie Uys Street (currently giving access to Erf 179 Gansbaai) is to the west of the R43 Corridor (also known as Main Road in the Gansbaai CBD Area).



The area surrounding Erf 179 Gansbaai is mainly characterized by business and residential (low, medium and high density) development.



The proposed development controls are attached as **Annexure E**.

1	Use Zone	BUSINESS ZONE 1: GENERAL BUSINESS (B1)
2	Uses permitted	Business premises, caretaker's accommodation, conference facility, flats (above ground floor), guest house, hotel, place of assembly, place of instruction and self-catering.
3	Uses with consent	Flats (on ground floor) and institution
4	Definitions	In accordance with the Overstrand Municipality Land-Use Scheme, 2020
5	Density	Not applicable.
6	Coverage	40%, excluding covered parking.
7	Height	10.5m.
8	Floor area ratio	0.6, excluding covered parking.
9	Site development plan and landscape development plan	A site development plan shall be submitted to the Municipality for approval prior to the approval of the building plans.
10	Street Building Lines	0m
11	Parking requirements	In accordance with the Overstrand Municipality Land-Use Scheme, 2020
12	Access to the erf	Access will be in accordance with the approved Site Development Plan: <ul style="list-style-type: none"> • Incess to Erf 179 Gansbaai will be via Main Road across Erf 184 Gansbaai. • Ecess will be to Dirkie Uys Street.

Reasoning regarding "***flats (on ground floor)***":

- It is a given that the current low density residential development, specifically between Dirkie Uys Street to the west and Barnard Street to the east of the R43-Corridor will in the short to medium term be under pressure for mixed land-use (i.e. business / medium to high density residential development to bring the place of work and the place of residence closer to one another).
- For the reason "*medium to high density residential development to bring the place of work and the place of residence closer to one another*" it is proposed that the land-use "*flats (on ground floor)*" be included as a consent use. This will give the

Developer the opportunity to develop a combination of (i.e.) office with flats on either ground floor or above ground floor.

Reasoning regarding ***"Institution"***:

- ***"Institution"*** is defined, amongst other, as ***"means a property used as a social, health or welfare facility or for the administration thereof and includes a hospital; special needs school; clinic; homes for the aged, indigent or handicapped"***
- Although the Erf is small (approximately 991m² in extent), the inclusion of ***"institution"*** will open the possibility to also include (i.e.) a health service such as clinic or an ambulance service (i.e. a number of ambulances stationed there with a control room to dispatch it), a needs school (which is normally small in nature) or an old age home to be operated from this premises.

Reasoning regarding ***"access"***:

- Refer to the Sketch Plan: Site Layout attached as **Annexure H** and the attached Engineering Services Report (**Annexure I**) prepared by Civilconsult Consulting Engineers;
- Access to Erf 179 Gansbaai is currently via Dirkie Uys Street;
- Access to Erf 184 Gansbaai, adjacent to the east of Erf 179, is via Main Road (R43-Corridor);
- It is proposed that the entrance to Erf 179 Gansbaai be changed to Main Road via Erf 184 Gansbaai and the exit from Erf 179 Gansbaai be Dirkie Uys Street;
- The following needs to be noted:
 - Erf 184 Gansbaai is zoned ***"Business Zone 2: General Business Bulk Zone 2"***;
 - The owner of Erf 184 Gansbaai is Potgieter Portfolio CC (previously known as Fouriers Eiendomme BK)(1998/057104/23)((Sole Director: Anna Elizabeth Potgieter (ID: 500925 0062 086)) (Company Document attached as **Annexure F**). Title Deed T73884/2004 for Erf 184 Gansbaai is attached as **Annexure G**. The sole Director of the CC is the same person owning Erf 179 Gansbaai - Anna Elizabeth Potgieter (500925 0062 086);
 - Erf 184 Gansbaai is currently notarially tied with Erf 87 Gansbaai in the sense that a ***"parking servitude"*** of 17.75m X 5.5m must be provided on Erf 184 Gansbaai in favor of Erf 87 Gansbaai (refer to **Annexure J**);
 - It is our opinion that there is a loss of two parking bay on Erf 184 Gansbaai as a result of the access to Erf 179 Gansbaai through Erf 184 Gansbaai. However, this ***"loss"*** can be either accommodated in Main Street (street parking bays adjacent to Erf 184 Gansbaai) or on Erf 179 Gansbaai; and
 - If the Rezoning/Consent Use Applications on Erf 179 Gansbaai are approved, it is the intention to notarially tie Erf 179 Gansbaai and Erf 184 Gansbaai (refer to **Annexure K**: Notarial Tie Agreement).

Parking:

In accordance with the conditions of the Overstrand Municipality Land-use Scheme (2020) is 23 parking bays available on Erf 179 Gansbaai to accommodate the proposed development on the said erf (please refer to the Sketch Plan: Site Layout attached as **Annexure H**).

G. ENGINEERING SERVICES

A "Services Availability Report" for Erf 179 Gansbaai, prepared by Civilconsult Consulting Engineers, is attached as **Annexure I**. Engineering services infrastructure (i.e. electricity, water, sewer and storm water drainage) are available.

H. ENVIRONMENTAL ISSUES

Erf 179 Gansbaai is located within an existing Township. The proposed Rezoning Application will have no negative effect on the environment. No environmental authorization is needed.

I. TITLE DEED

There are no restrictive title conditions in Title Deed T52779/2013.

J. CONCLUSION

In view of the above mentioned it is recommended that Overstrand Local Municipality approves:

- The Application submitted in terms of Sections 16(2)(a) and 18 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, to rezone Erf 179 Gansbaai from "Residential Zone 1: Single Residential (SR1)" to "Business Zone 1: General Business (B1)" with the following primary land-uses uses: *business premises, caretaker's accommodation, conference facility, flats (above ground floor), guest house, hotel, place of assembly, place of instruction and self-catering*; and
- The Application submitted in terms of Sections 16(2)(o) and 21 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, for consent for the following additional land-uses: "*flats (on ground floor)*" and "*institution*".

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LAND USE MAP

ERF 179, GANSBAAI



SCALE: 1 : 3 000



REFERENCE

 THE APPLICATION
 DWELLING HOUSE

 BUSINESS
 FLATS

Overstrand Office:
 52 Seaview Drive,
 BETTY'S BAY
 Cell : 072 184 9521
 Email : amund@vodamail.co.za



Pretoria Office:
 61 Woodlands Avenue,
 PECANWOOD
 Cell : 083 226 1316
 Email : dehaas@telkomsa.net

ZONING MAP

ERF 179,
GANSBAAI



SCALE: 1 : 3 000



REFERENCE

	THE APPLICATION		TRANSPORT ZONE 3: HARBOUR ZONE
	AUTHORITY ZONE: AUTHORITY USAGE		RES ZONE 1: SINGLE RESIDENTIAL
	GEN RES ZONE 3: FLATS BULK ZONE 2		UTILITY ZONE: UTILITY SERVICES
	INDUSTRIAL ZONE 1: GENERAL INDUSTRY		BUS ZONE 4: SERVICE STATION
	COMMUNITY ZONE: COMMUNITY FACILITIES		BUS ZONE 3: LOCAL BUSINESS
	BUS ZONE 2: GENERAL BUSINESS BULK ZONE 2		UNDETERMINED ZONE

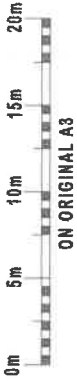
Overstrand Office:
52 Seaview Drive,
BETTY'S BAY
Cell : 072 184 9621
Email : amund@vodamail.co.za



Pretoria Office:
61 Woodlands Avenue,
PECANWOOD
Cell : 083 226 1316
Email : dehaas@talkomsa.net

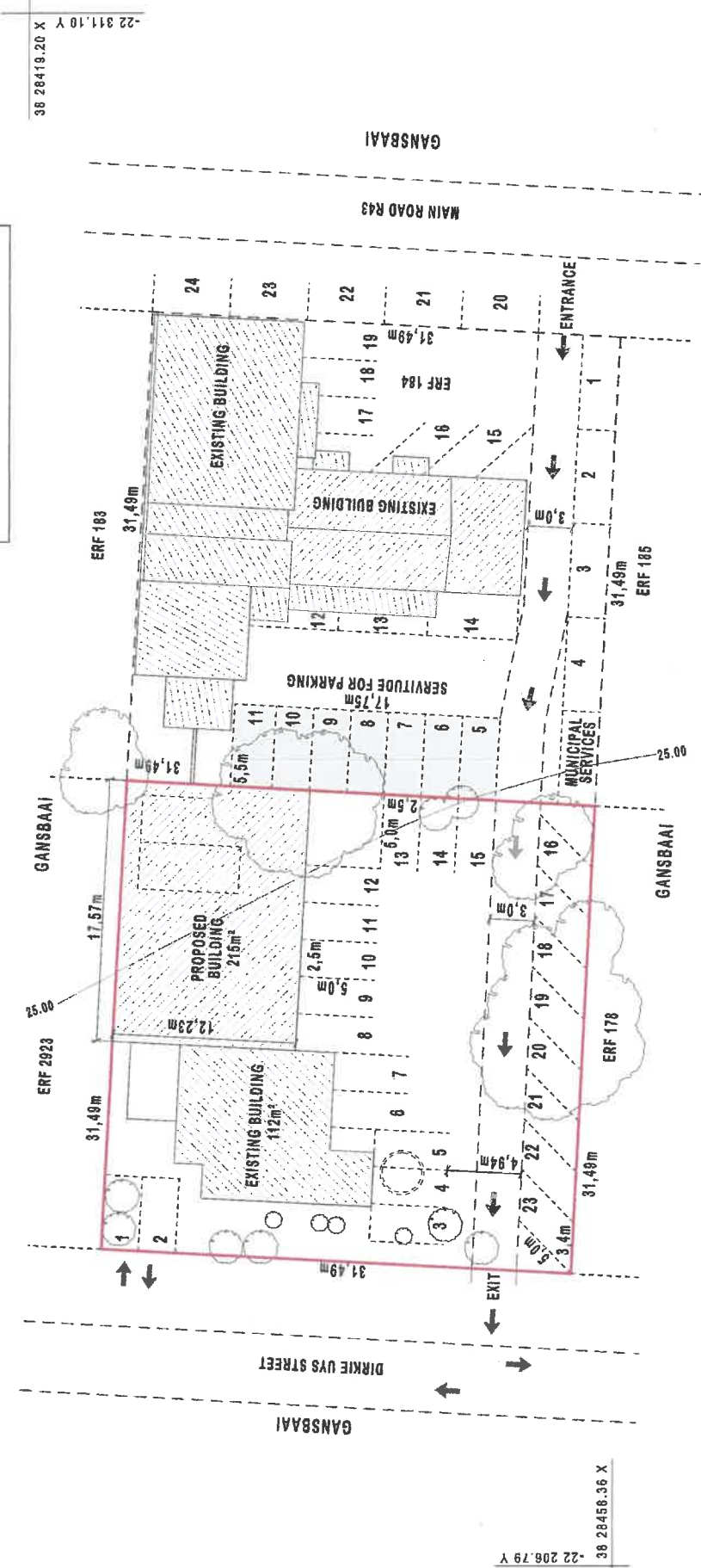


SCALE: 1 : 300



SKETCH PLAN: SITE LAYOUT ERF 179, GANSBAAI

NOTE FOR REZONING/CONSENT USE:
BUSINESS ZONE 1: General Business.
CONSENT: Flats (on ground floor) and
Institution.



GENERAL NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.
2. GEODETIC SYSTEM : WG 29°.
3. CONTOURS : Overstrand Municipality
4. CONTOUR INTERVAL : 5,0m
5. PROPERTY AREA : 991m²
6. OWNER : A.E. POTGIETER
7. DEED OF TRANSFER : T52779/2013

PLAN NUMBER:	Applicant
REF:	Signature
DATE	AMENDMENTS
OCT 2022	SUBMISSION

Overstrand Office:
52 Seaview Drive,
BETTY'S BAY
Cell : 072 184 9821
Email : emund@vodamail.co.za

Pretoria Office:
81 Woodlands Avenue,
PECANWOOD
Cell : 083 226 1316
Email : donasa@telkomsa.net

Platinum
TOWN PLANNERS

NOTES / NOTES

- DEVELOPMENT BOUNDARY
- EXISTING ACCESS TO BE UTILIZED
- EXISTING ROAD
- PROPOSED ADDITIONAL ACCESS FROM MAIN ROAD

REFERENCE / VERWYSING



OVERSTRAND LOCAL MUNICIPALITY

71 MAIN ROAD
GANSBAAI
WESTERDORPE
720

TEL: 022 394 8399
enquiries@overstrand.gov.za

A. POTGIETER (POTGIETER PORTFOLIO)

ERVENKOP 118
GANSBAAI
720

CEL: 022 394 8289
a.potgieter@overstrand.gov.za

CIVILCONSULT
Consulting Engineers

PO BOX 1266
BAYFIELD
602

TEL: 022 340 6971/6945
FAX: 022 343 8927/056 433 6949
info@civilconsult.co.za

PROJECT INFO:

PROJECT NO: 3098/400/01/00
PROJECT NAME: GENERAL LAYOUT

CLIENT: A. POTGIETER

DATE: OCTOBER 2022
SCALE: 1:200

REASONING OF ERF 179 GANSBAAI, THE SUBSEQUENT CONSENT USE ON THE REZONED ERF 179 GANSBAAI AND THE NOTATIONALLY TID OF ERF 184 GANSBAAI

ROADS: GENERAL LAYOUT

NO.	DATE	INITIAL	DESCRIPTION
1	10/10/2022	LP	ISSUED FOR PERMITTING

CLIENT: A. POTGIETER



NOTES / NOTA

- DEVELOPMENT BOUNDARY
- EXISTING STORM WATER PIPE
- EXISTING FIELD INLET
- EXISTING GRID INLET
- STORM WATER RUN-OFF FLOW ARROW

OVERSTRAND LOCAL MUNICIPALITY

TRUMAN ROAD
GANSBAAL
WESTERN CAPE
720

TEL: 021 341 8300
enquiries@overstrand.gov.za

A. POTGIETER (POTGIETER PORTFOLIO)

REGISTRAR IN
GANSBAAL
720

CEL: 021 451 8009
a.potgieter@overstrand.gov.za

CIVILCONSULT
Engineering & Planning

PO BOX 1846
HAYFIELD
6023

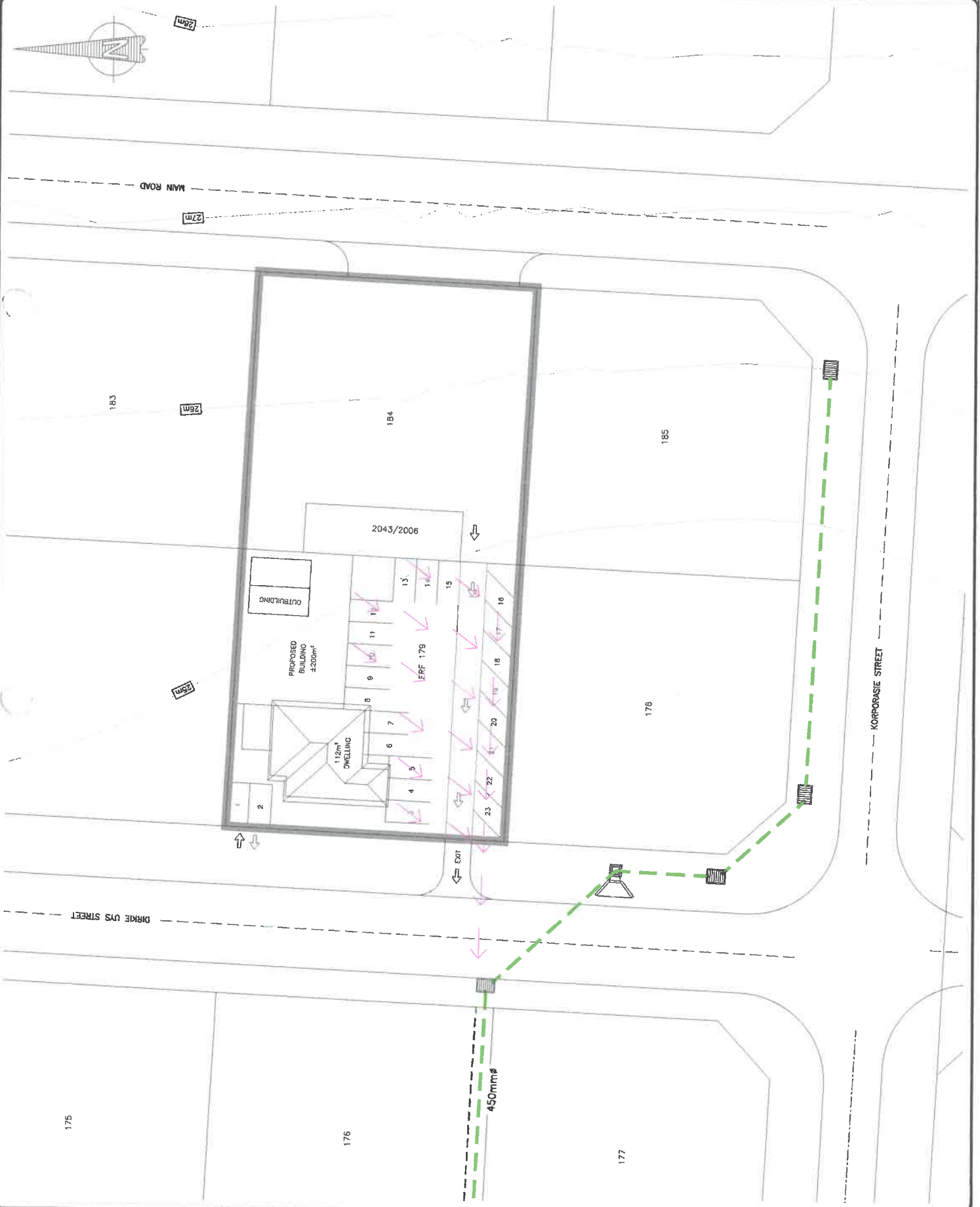
TEL: 012 343 0271/0645
FAX: 012 343 0291/0643 6490
mail@civilconsult.co.za

STORM WATER RETICULATION: GENERAL LAYOUT

REZONING OF BRF 179 GANSBAAL, THE SUBSEQUENT CONSENT USE ON THE REZONED BRF 179 GANSBAAL AND THE NOTABLY TIE OF BRF 184 GANSBAAL

DATE: OCTOBER 2022
SCALE: 1:200

NO.	DATE	INITIAL	DESCRIPTION
1			ISSUED FOR PERMIT
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GENERAL PROJECT NO.	3098/500/01/00
CLIENT/PROJECT MANAGER/ENGINEER	
DATE OF ISSUE	
SCALE	