

**ERF 5611, 2 MIMOSA STREET, HERMANUS INDUSTRIAL AREA: APPLICATION FOR AMENDMENT OF APPROVED SITE DEVELOPMENT PLAN: INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF AM MARAIS**

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received in terms of Section 16(2)(l) of the By-Law for the Amendment of the Approved Site Development Plan to accommodate a vehicle dealership.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 028-313 2093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) on or before **28 July 2023**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Senior Town Planner, Mrs. H. van der Stoep** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

**ERF 5611, MIMOSA STRAAT 2, HERMANUS INDUSTRIËLE AREA: AANSOEK OM WYSIGING VAN GOEDGEKEURDE TERREINONTWIKKELINGSPLAN: INTERACTIVE STAD- EN STREEKBEPANNING NAMENS AM MARAIS**

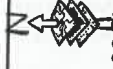
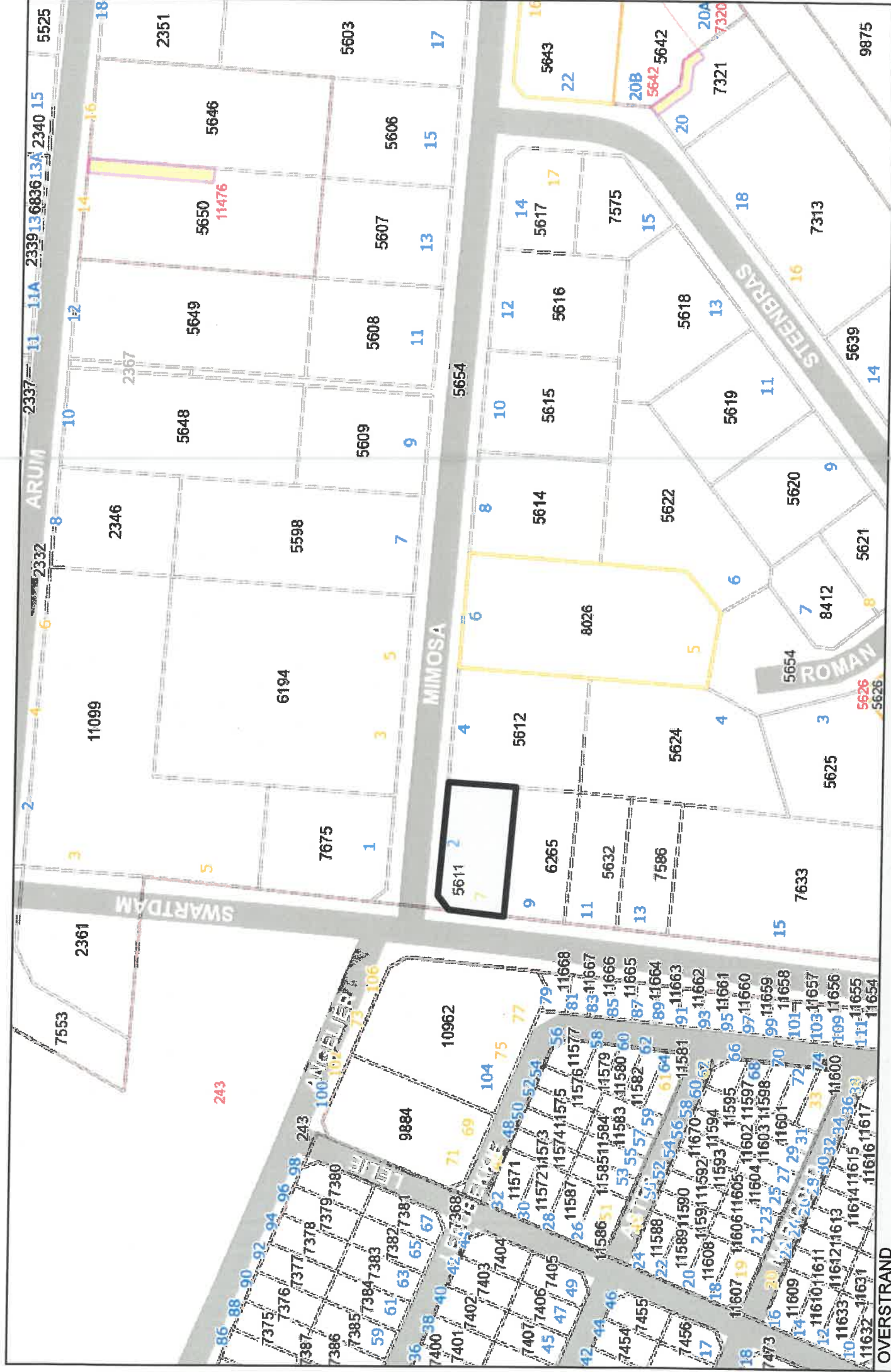
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ingevolge Artikel 16(2)(l) van die Verordening ontvang is om Wysiging van Goedgekeurde Terreinontwikkelingsplan om 'n motorhandelaar te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 028-313 2093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) voor of op **28 Julie 2023**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Me. H. van der Stoep** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

**ISIZA 5611, 2 MIMOSA STREET, HERMANUS INDUSTRIAL AREA: ISICELO SOKUTSHINTSHWA KWESICWANGCISO ESIGUNYAZISIWEYO SOKUPHULISA ISIZA: ABAKWA-INTERACTIVE TOWN & REGIONAL PLANNING EGAMENI LIKA-AM MARAIS**

Kukhutshwa isaziso ngokumayela neCandelo 48 loMthetho Otshintshiweyo woMasipala wase-Overstrand ongokuSetyenziswa nokuCetywa koMhlaba kaMasipala 2020 (uMthetho kaMasipala) ukuba kufunyenwe isicelo ngokumayela neCandelo 16(2)(l) loMthetho kaMasipala ukuba Kutshintshwe Isicwangciso Sesiza Esivunyiweyo ukuze kwakhiwe igaraji ethengisa iimoto.

linkcukacha ezipheleleyo mayela noku kucetyiweyo ziyafumaneka ukuze kuhlolwe phakathi evekini phakathi ko 08:00 no 16:30 kwiSebe: Town Planning, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe kuMasipala ngokwezibonelelo zeCandelo 51 neCandelo 52 loMthetho kaMasipala ochaziweyo (16 Paterson Street, Hermanus / (f) 028- 313 2093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ingadlulanga **i-28 Julayi 2023**, ubhale igama lakho, idilesi neenkukacha zoghagamshelwano, umdla wakho kwisicelo nezizathu zokubhala izimvo zakho. Imibuzo ngefowuni ingabuzwa ku-**Senior Town Planner, Mrs. H. van der Stoep** ku 028-313 8900. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwazi kufunda okanye ukubhala angatyelela iSebe lokuCeba Idolophu apho igosa lakwamasipala liya kumnceda afake amagqabaza okuhlomla.



Date: 2023/05/16

Locality Map  
Erf 5611 Hermanus Industria





## 2. The Application

<b>a. Analysis: Title Deed</b>	No restrictive title deed conditions exist which restricts the development proposal.				
<b>b. Analysis: Development Criteria:</b>  The development parameters for Erf 5611 Hermanus Industrial as per the Overstrand Zoning Scheme Regulations, 2020, read with the subject title deed are summarised as follows:	<b>Parameters</b>	<b>Existing Zoning Scheme Requirements:</b>	<b>Proposal</b>	<b>Comments</b>	
	<b>Zoning</b>	Industrial Zone 1: General Industry	Industrial Zone 1: General Industry	Consistent	
	<b>Primary Use</b>	Industry, agricultural industry, builder's yard, caretaker's accommodation, factory shop, funeral parlour, heavy vehicle service station, industrial café, motor repair garage, service trade, service station, transmission apparatus transport use, utility services, warehouse & workshop.	Trading in motor vehicles & shop (falls under the definition of service station)	Consistent	
	<b>Consent Uses</b>	Abattoir, adult entertainment business, aquaculture, business premises, crematorium, dwelling unit, mining, noxious trade, place of assembly, place of entertainment, place of instruction, recreational facilities, restaurant, sale of alcoholic beverages & scrap yard.	None	Consistent	
	<b>Floor factor</b>	2	0.29	Consistent	
	<b>Coverage</b>	75%	29%	Consistent	
	<b>Height</b>	12m	±4.5m	Consistent	
	<b>Building lines</b>	<b>Street</b>	5m	±7.5m	Consistent
		<b>Side &amp; Rear</b>	0m	±1.5m	Consistent
	<b>Parking</b>	Motor showroom: 2 bays per 100m <sup>2</sup> GLA and one bay per 100m <sup>2</sup> outdoor display area.  Shops: 4 bays per 100m <sup>2</sup> GLA	10 bays required 10 bays provided	Consistent	
<b>c. Definitions</b>	"service station" means a property for the retail supply of fuel and includes trading in motor vehicles, oil, tyres or motor spares, general motor repairs to motor vehicles, exhaust fitment, washing of vehicles, and a shop of which the floor area does not exceed 50% of the total floor space of all buildings on the land unit but does not include spray painting, panel beating, blacksmithery or body work;				
<b>d. Application:</b>  The application form is attached as Annexure A.	Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, for: <ul style="list-style-type: none"> <li>The amendment of the Site Development Plan in terms of Chapter IV, Section 16(2)(l).</li> </ul>				

### 3. Contextual Site Information

**a. Property Description**

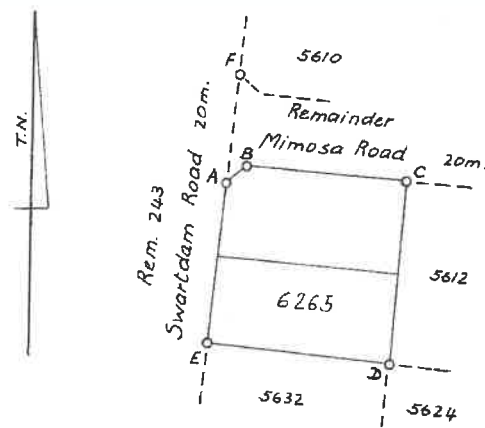
Refer to **Annexure E** for the SG Diagrams, **Annexure C** for the Title Deed of Erf **5611** Hermanus Industrial.

Property	Extent	Title Deed	Registered Owner
Erf 5611 Hermanus Industrial	1322m <sup>2</sup>	T492/2014	Anna Margaretha Marais

The following Surveyor General Plans reflect the application site:

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES		
		Y	System	Lo. 19 <sup>o</sup> X
	Constant	- 20 000		+ 3 807 000
AB 7,17	230.18.50	A - 271,51		+ 3 124,14
BC 45,00	274.28.10	B - 277,04		+ 3 119,56
CD 51,50	4.28.10	C - 321,90		+ 3 123,07
DE 51,50	96.09.30	D - 317,89		+ 3 174,41
EA 45,00	186.09.30	E - 266,68		+ 3 168,88
AF 30,51	186.09.30	F - 274,78		+ 3 093,81
	Hermanus C	- 442,61		+ 2 255,05
	62 G 2	- 759,13		+ 2 820,24

OFFICE COPY  
S.G. No. 7270/75  
Approved  
*[Signature]*  
Surveyor-General  
19 DEC 1975



**BEACONS:**

A, B, C, D, E, F - 12 x 1000mm. iron peg.

Scale 1:1500

The figure A B C D E represents 2 563 square metres of land, being ERF 5611 A PORTION OF ERF 5654 HERMANUS situate in Municipality of Hermanus Administrative District of Caledon Province of Cape of Good Hope. Surveyed in Dec. 1974 - Aug. 1975 by me.

This diagram is annexed to Deed of Transfer No. 2758/1983 dated i.f.o. Registrar of Deeds	The original diagram is No. 7253/75 annexed to Transfer/Grant No. 1976- -2465	File No. S. 2479/23 S.R. No. B. 2004/75 Comp. AI-3CB/Y44 (451) M3873
---	---	--

5611

Figure 3: Extracts of the Surveyor General Plans of the application site

**b. Location:**

For the Locality Plans refer to Annexure F.

**Regional Context:**

Within the regional context, the application area is located within the Hermanus Industrial area. Hermanus Industrial is located between Westcliff and Zwelihle and Mount Pleasant suburbs.

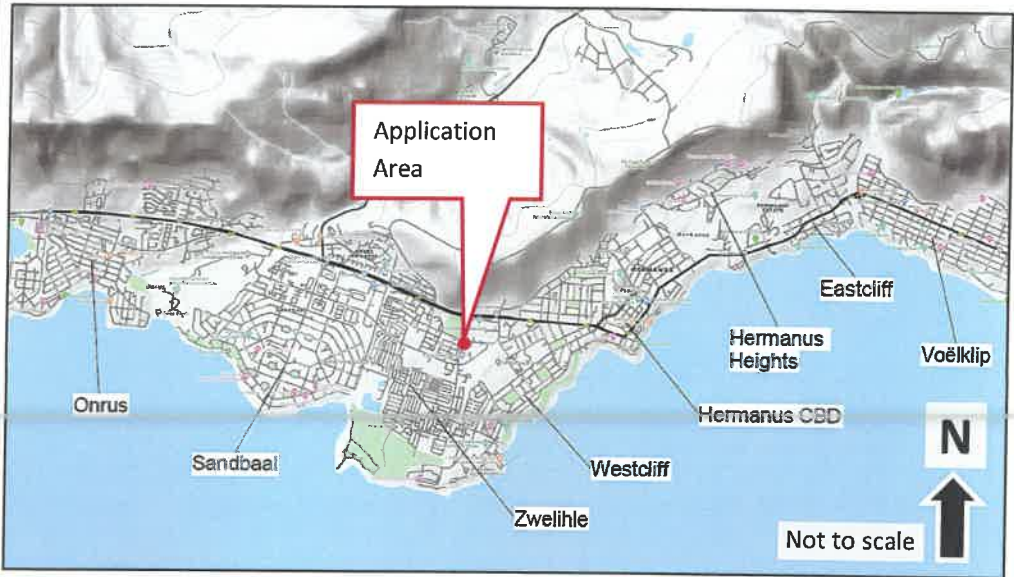


Figure 4: Locality Plan – Regional Context

**Local Context:**

Within the local context, the application area is located on the western edge of Hermanus Industrial and on the corner of Mimosa Street and Swartdam Road. The property address is 2 Mimosa Street.

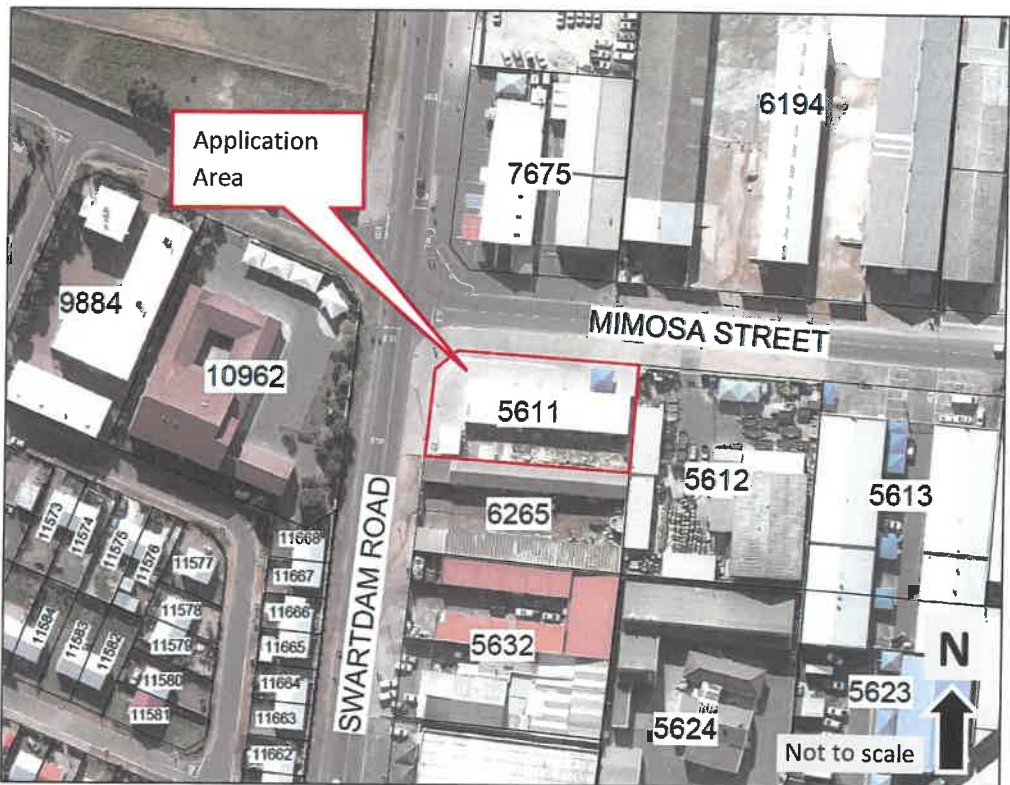


Figure 5: Locality Plan – Local Context

**c. Land Use:**

Refer to the Land Use Plan attached as Annexure H.

The current land use of the application area is general residential. The surrounding land uses consist of, general residential, single residential, agriculture, open space, agriculture and vacant land uses. A vehicle dealership is proposed on the application area. The application proposal is compatible with the land use of the area.



Figure 6: Aerial image illustrating the residential land-use activities of the application area and surrounding properties

**d. Zoning:**

Refer to the Extract of Hermanus Zoning plan attached as Annexure G.

The application area is zoned Industrial Zone 1: General Industry. The surrounding erven are zoned Industrial Zone 1, Community Zone 1, Residential Zone 1 and Open Space Zone 3. No change in zoning is proposed. The application proposal is consistent with the zoning of the area.

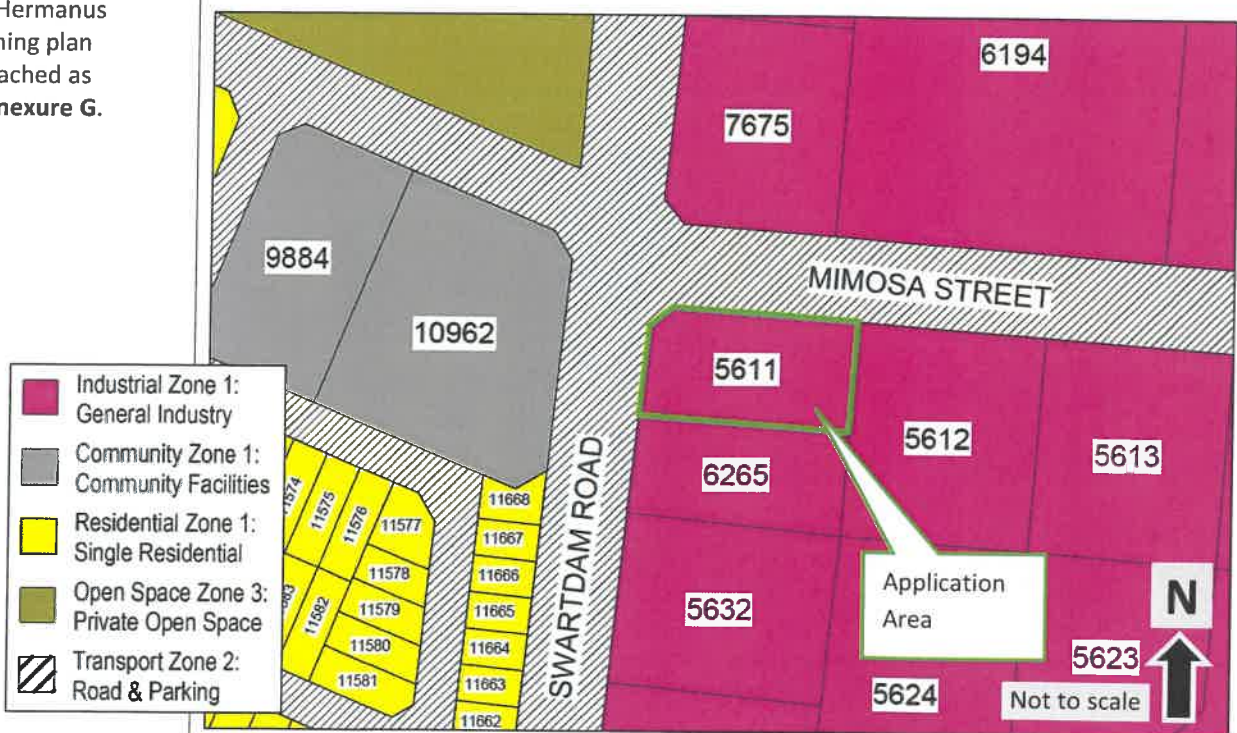


Figure 7: Extract from the Overstrand Municipality: Online zoning viewer

**e. Spatial Planning Policy**

The following policy guidelines from the following relevant policy documents are applicable to the application area.

**i. Overstrand Municipal Spatial Development Framework, 2020**

The application area is within an industrial development area.



**Management Approach**

**Commercial / Community Nodes**



**Business / Industrial / Community Node**

Commercial & Industrial activities within the Greater Hermanus area should be restricted to service and clean light industry. Where community facilities falls within these areas/nodes, the preservation of its quality, roles and functions should be preserved.

**Industrial**



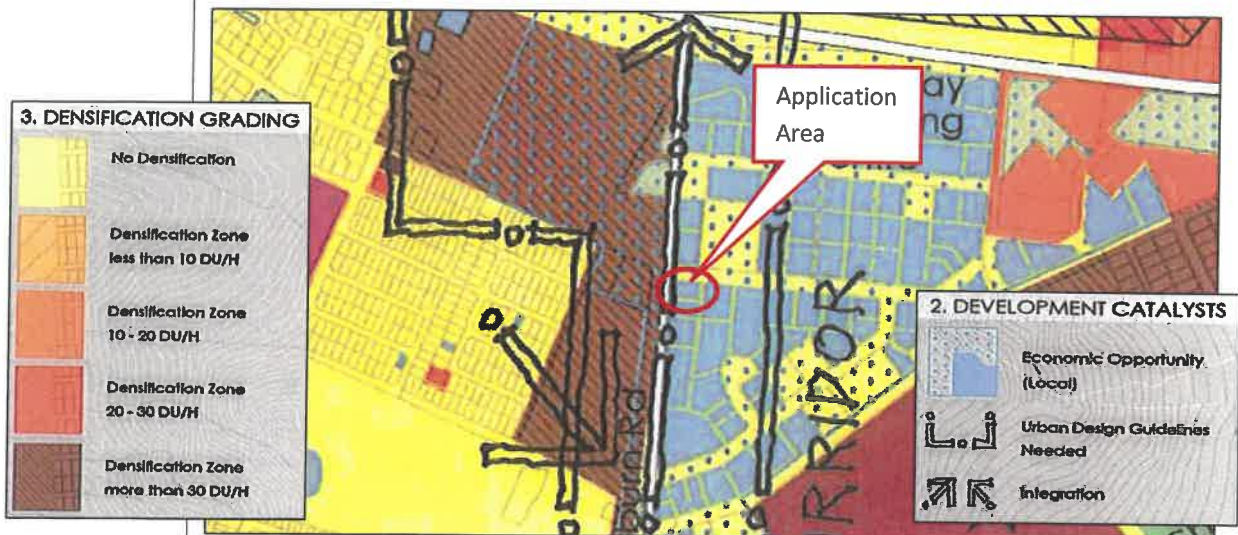
**Industrial Development**

Industrial activities within the Greater Hermanus area should be restricted to service and clean light industry.

**Figure 8: Overstrand Municipal Spatial Development Framework, 2020 extract**

**i. Overstrand Municipality Spatial Growth Management Strategy – 2010 (OMSGMS)**

The application area is within an economic opportunity area and within an area where urban design guidelines are needed and is adjacent to an integration corridor.



**Figure 9: OMSGMS extract – Strategic Growth Management Interventions**

**Conclusion:**

The application proposal for a vehicle dealership on the application area is consistent with the relevant policy documents.



	<p><b>c. Desirability</b></p> <ul style="list-style-type: none"> <li>• Access to the site and traffic will remain relatively unchanged and will not significantly be impacted by the development proposal.</li> <li>• The proposal will not have an impact on services.</li> <li>• The development proposal is compatible with the character of the area.</li> <li>• All zoning requirements are proposed to be complied with including parking provision.</li> <li>• The proposal is consistent with the relevant municipal future planning documents.</li> <li>• The proposal will contribute to income and job creation.</li> </ul> <p><b>d. Planning Principles</b></p> <p>In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:</p> <p>1) <b>Spatial Justice</b> which refers to the need for redressing the past apartheid spatial development imbalances and aims for equity in the provision of access opportunities, facilities, services and land.</p> <p><b>Possible results of the development</b> The proposal is for amendments of an existing developed property and will therefore not have an impact on spatial justice.</p> <p>The application proposal is <b>consistent with spatial justice</b>.</p>
	<p>2) <b>Spatial Sustainability</b> which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.</p> <p><b>Possible results of the development</b> The proposal for the amendment of the existing developed industrial property will not have an impact on environmentally sensitive and biodiversity rich areas.</p> <p>The application proposal can thus be deemed to be <b>spatially sustainable</b>.</p> <p>3) <b>Spatial efficiency</b> which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.</p> <p><b>Possible results of the development</b> The proposal is for the amendment of an existing erf and will not have an impact on spatial efficiency.</p> <p>The application proposal is <b>consistent with the efficiency principle</b>.</p>

	<p>4) <b>Spatial Resilience</b> which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.</p> <p><b>Possible results of the development</b></p> <p>The proposal will allow for business which creates income and jobs which contributes to the ability to survive economic and environmental shocks.</p> <p>The application proposal is <b>consistent</b> with the principle of <b>spatial resilience</b>.</p>
	<p>5) <b>Good Administration</b> which, in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure that a joint planning approach is pursued.</p> <p><b>Possible results of the development</b></p> <p>Consultative practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the relevant government tiers and the general public to participate in the eventual decision-making process.</p> <p>The application proposal is <b>consistent</b> with the principle of <b>good administration</b>.</p>
<p><b>5. Conclusion</b></p>	
<p>The application as motivated in this report is regarded <b>desirable</b> within its local context and well-integrated within the existing community land-use activities. It is therefore recommended that the application <b>be approved</b> in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, as follows:</p> <ul style="list-style-type: none"> <li>• The amendment of the Site Development Plan in terms of Chapter IV, Section 16(2)(l).</li> </ul>	

PROJECT

Erf 5611 Hermanus

TITLE

Site Plan

- Application Area
- Existing building
- Proposed clear view fence
- Proposed clear view gate



**INTERACTIVE TOWN & REGIONAL PLANNING** HAS PREPARED THIS PLAN AND REPORT FOR THE CLIENT. THE CLIENT ACCEPTS THAT THE DATA AND INFORMATION PROVIDED TO THE TOWN AND REGIONAL PLANNING IS TRUE AND CORRECT AND THAT THE TOWN AND REGIONAL PLANNING IS NOT RESPONSIBLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES OR CONNECTION TO THE DATA OR INFORMATION PROVIDED. THE DATA REMAINS THE SOLE RESPONSIBILITY OF THE CLIENT. THE TOWN AND REGIONAL PLANNING IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA FOR THE PURPOSES OF A PROJECT WITH THE REPORT WRITER'S APPROVAL OF THE CLIENT.

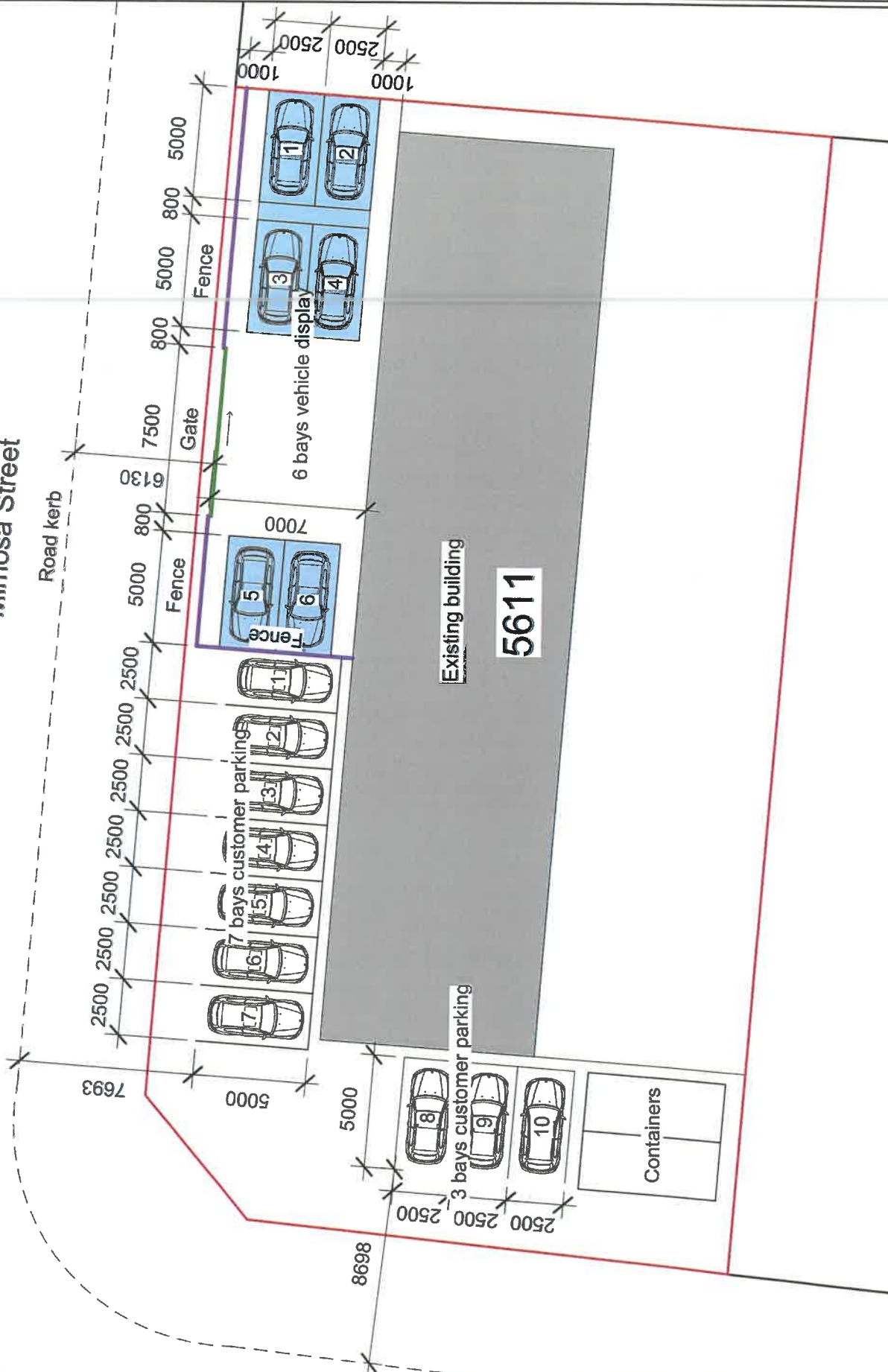
CLIENT

DRAWN BY Author	CHECKED BY Checker	DATE 2023/03/03
SCALE (B/A) As indicated	PROJECT NUMBER 0001	
TRAINING NUMBER Rev 5		

**Interactive Town & Regional Planning**  
 8 Avon Way (Town and Regional Planning)  
 Cape Town 7800  
 Cell: 082 907 1111  
 E-Mail: info@itandrp.com

Mimosa Street

Road kerb



6265

Site Plan  
 A4 Scale 1 : 250