

**ERF 1368, 4 COMPACTA STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE, DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS WRAP PROJECT OFFICE ON BEHALF OF CREATIVE SKILLS FACTORY**

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 applicable to the above-mentioned property, namely:

- **consent use** in terms of Section 16(2)(o) of the By-Law, to allow for a place of instruction;
- **departure** in terms of Section 16(2)(b) of the By-Law, to depart from the required on-site parking parameters; and
- **determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law, in order to ensure compliance with the By-Law's requirements.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus and at the Stanford Library, Queen Victoria Street, Stanford. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **4 August 2023** your name, address and contact details, interest in the application and the reasons for comment. Telephonic enquiries can be made to **Mr P Roux** 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 1368, COMPACTASTRAAT 4, STANFORD, OVERSTRAND MUNISIPALE AREA: AANSOEK OM VERGUNNINGSGEBRUIK, AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: MNRE WRAP PROJECT OFFICE NAMENS CREATIVE SKILLS FACTORY**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek van toepassing op die bogenoemde eiendom ontvang is vir die volgende:

- **vergunningsgebruik** in terme van Artikel 16(2)(o) van die Verordening, om 'n plek van instruksie toe te laat;
- **afwyking** in terme van Artikel 16(2)(b) van die Verordening, om van die vereiste parkeerparameters op die perseel af te wyk; en
- **bepaling van 'n administratiewe boete** in terme van Artikel 16(2)(q) van die Verordening, ten einde voldoening aan die Verordening se vereistes te verseker.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by Stanford Biblioteek, Queen Victoriastraat, Stanford. Enige kommentaar op die voorstel moet skriftelik ingedien word ingevolge die bepalings van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) bereik voor of op **4 Augustus 2023**, met u naam, adres en kontakbesonderhede, belang in die aansoek sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Mnr P Roux** 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 1368, 4 COMPACTA STREET, STANFORD, KUMASIPALA WASE-OVERSTRAND: ISICELO SOKUSETYENZISWA KWEMVUME, UKUTENXA NOKUMISELWA KWESOHLWAYO SOLAWULO: I-MESSRS WRAP PROJECT OFFICE EGAMENI CREATIVE SKILLS FACTORY**

Isaziso siyanikezelwa ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo kaMasipala waseOverstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020.(UMthetho kaMasipala), ukuba isicelo sifunyenwe sisebenza kule propati ikhankanywe ngasentla, eyile:

- imvume yokusebenzisa ngokwemigaqo yeCandelo 16(2)(o) loMthetho kaMasipala, ukuvumela indawo yokufundisa;
- ukutenxa lwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala, ukushenxa kwimilinganiselo yokupaka kwindawo yokupaka; kwaye
- ukumiselwa kwesohlwayo solawulo ngokweCandelo le-16(2)(q) loMthetho kaMasipala, ukuze kuqinisekiswa ukuthotyelwa kweemfuneko zoMthetho kaMasipala.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha eveki phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: Zicwangiso ngeDolophu, 16 Paterson Street, Hermanus nakwiThala leencwadi laseStanford, kwiSitalato iQueen Victoria, eStanford. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokungqinelana nezibonelelo zeCandelo lama-51 kunye nelama-52 lalo Mthetho kaMasipala oxeliweyo kwaye zifike kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) kule nombolo okanye phambi ko- **4 EyeThupha wama-2023**, ucaphula igama lakho, idilesi kunye neenkukacha zohagamshekwano, umdla kwisicelo kunye nezizathu zokuphawula. Imibuzo ngomnxeba ingenziwa kuMnu. **P Roux** kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokwala. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limncedise ukuze abhale ngokusesikweni izimvo zakhe.

# 1. Locality Plan Erf 1368 - Stanford

Plan prepared by: Thian Jansen

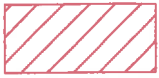
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

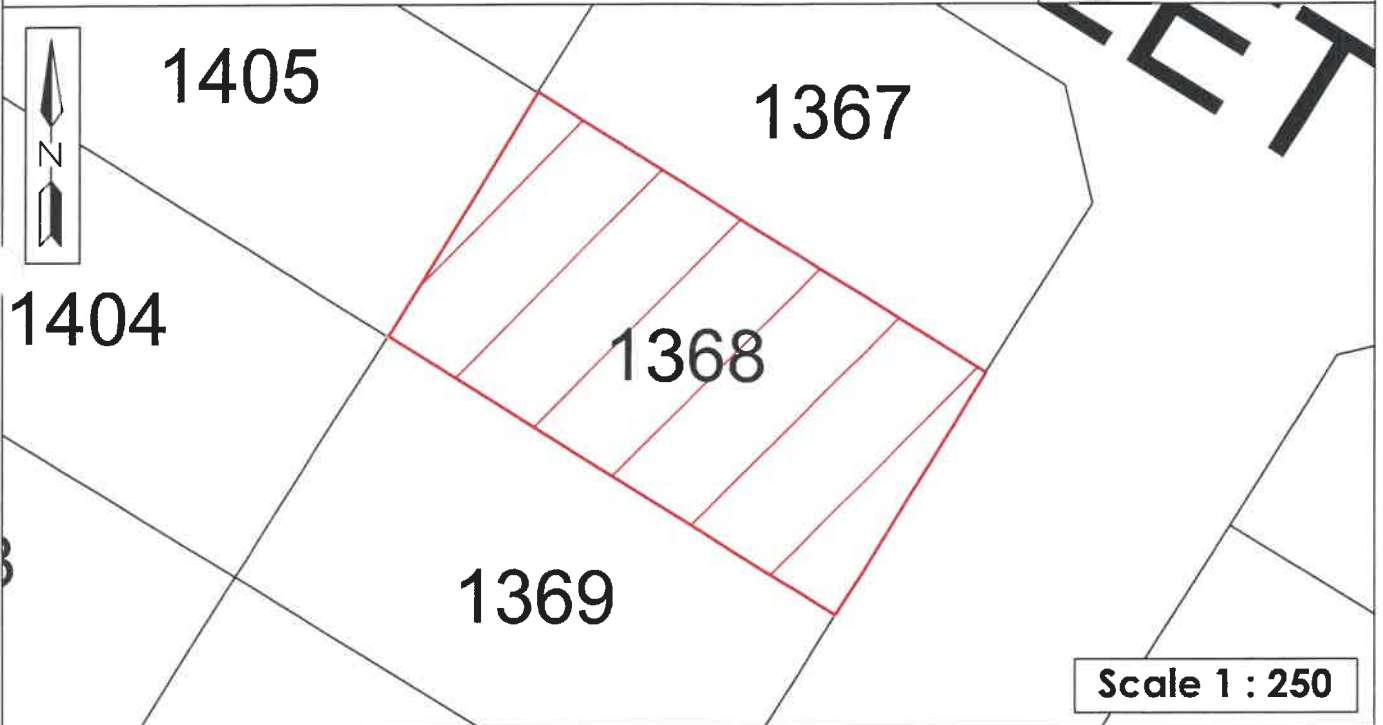
Unit B, Standard House,  
Corner of Royal and Dirkie Uys  
Street Hermanus, 7200



**Project Office**  
Town Planning & Project Management



Subject property





**1. ABBREVIATIONS**

<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>LFD</b>	Less Formal Development Zone

**2. PROPERTY DETAILS**

<b>Consultant</b>	WRAP Project Office
<b>Erf Number</b>	Erf 1368 Stanford
<b>Extent</b>	185m <sup>2</sup>
<b>Zoning</b>	Less Formal Development Zone

**3. BACKGROUND AND INTENT**

Erf 1368 Stanford, hereafter referred to as the subject property, is situated in Compacta Street, Stanford (refer **Plan 1 – Locality Plan**). The property owner, Creative Skills Factory, is a non-profit organization and have appointed WRAP Project Office to submit this land use application on their behalf (refer **Annexure A – Power of Attorney**).

As mentioned, the property owner is a non-profit organisation that aims to provide holistic support to young children, their families, caregivers, and teachers through a range of educational, arts and cultural programs, and early childhood education initiatives. They also focus on enhancing, teaching and learning by using creative tools such as play, art-making, music, drama, and movement expression. Additionally, the organization aims to support under-resourced schools and creches, provide training and occupational therapy services, and offer after-school programs to support youth development and education. Overall, Creative Skills Factory is committed to encouraging and facilitating creativity in a safe and nurturing environment, while promoting community development and transformation.

They bought a property to establish a permanent 'home' to the Creative Skills Factory organisation. To ensure compliance with the OMLUS, approval of the following applications is required:

- Consent Use for a place of instruction;
- Departure from the required on-site parking; and
- Determination of an administrative penalty.





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**4. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT**

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WRAP compiled this report to ensure that the property owner's requirements are met. The following is proposed:

**4.1 Consent Use** for a place of instruction in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The property is located in Stanford and has a Less Formal Development Zoning, which allows a primary right of a crèche. According to the OMLUS, a crèche is defined to as the following:

*"crèche" means the use of a portion of a dwelling house or outbuildings by the occupant to provide a day care, pre-school, play group or after school care services for a limited number of children, provided that the primary use of the property shall prevail, subject to the applicable legislation;*

In addition to the definition, the following conditions apply to operating a creche: If a portion of a property is used for a crèche, the following provisions apply: no more than five children are allowed, a register of children must be kept and produced for inspection, the services must be primarily educational or a crèche and not medical, operating hours are restricted to specific days and times, the proprietor of the crèche must reside on the property, land use is not transferable, no more than two assistants may be employed, and the minimum indoor and outdoor play space must be provided as per applicable legislation.

The constraint of the primary right crèche is the maximum number of children allowed to be looked after at a time, and that it is exclusively for the care of children. The Creative Skills Factory organization aims to accommodate at maximum 40 children and educate younger adults on childcare while also using the property to provide childcare services.

The proposal is to utilise the property for a place of instruction, which is defined as:

*"place of instruction" means a place for education at pre-school, school or post-school levels (including a day care centre, a crèche, a farm school, a nursery school, a primary school, a secondary school, a college, a lecture hall, a university, a research institute, an environmental research or other educational centre) and associated uses such as boarding hostels or a civic facility for the promotion of knowledge to the community such as a convent, a monastery, a public library, a public art gallery or museum or a place of instruction in sport or other physical discipline where the main objective is instruction (as opposed to participation by the public sector as competitors or spectators) but excludes a reformatory, industrial school, commercial conference facility, institution, health centre or in-house business training centre;*

As mentioned, the Creative Skills Factory organization aims to educate younger adults on childcare and assist with the daily operations of the property. The aim is to cover themes such as enhancing child development via play at home, using everyday material





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for play, nutrition, early childhood learning & support in the home and to show the parents that you don't always need expensive equipment. Caregiver workshops are always done in collaboration with the teachers. School sends the letter out to the parents. Parents respond very well to the workshops, feeling of nurturing by doing the activities and learning, parents have pride in their newfound knowledge.

Other operations include teacher workshops which aims to reviewing curriculum and implementing activities that build underlying skills based on Occupational Therapy principles. Working with the whole class, with the focus on equipping the teacher to take the work further – fine motor, cross motor & perception. Qualified Occupational Therapist works with the teachers. Also includes classroom interventions for special needs children.

The work being done at the establishment is being done completely for free and can only operate due to donations being received.

**4.2 Permanent Departure** from the required parking provisions in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

Due to the nature of the property and the nature of the area, the proposal is to provide one on-site parking bay, as all the caregivers arrive at the subject property on foot, however a single parking will be provided if it is ever required.

The parents of these children also drop them off on foot. No cars are required to park on-site and with the additions being proposed, parking (that will not be used) cannot and will not be accommodated on site.

As per the parking provisions in terms of Section 17.1 of the OMLUS, the place of instruction is required to provide 0.5 bays per student plus 1 bay per classroom/office. As mentioned, the proposal is to provide only 1 parking on-site.

Section 17.1.2 of the OMLUS provides methods on alternative parking provision, due to the nature of the project and the reason for the proposal to depart from the parking provision as prescribed in the OMLUS, it is requested that no alternative parking is provided and that no monetary contributions are requested to alleviate the request to depart from the on-site parking provisions.

It is not predicted that it will have a negative impact on the area as the scale of the educational facility is limited to 40 children and no parent or educator visits the facility by car. The proposals to be considered is that it is not a typical educational facility, but the services being provided here is completely free and is fully funded by private donors. The employed caregivers of the facility are also being compensated by the generous donors. The children also receive a warm meal every day on the property, which is being provided at no cost and this meal in some instances is their only meal of the day.

The proposal is being made to allow the operations on the property and to ensure that the existing infrastructure is not being overcrowded or overused and applying for the consent use would address this.





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Parking Requirements	
3 x Classrooms	3 Parking Bays
1 x Office	1 Parking Bays
40 Children	20 Parking Bays
	24 Parking Bays

The proposal is to provide only 1 parking bay as no one person uses a car to visit the place of instruction. Meaning a total of 23 parking bays will be required. As 23 parking bays' area equals more than the entire extent of the erf the provision of 17.1.2 of the OMLUS needs to be followed for providing alternative parking provision.

The requirement will be to pay the municipality to be provided the parking will be calculated using the methods as identified in the OMLUS.

A parking bay is equal to 25m<sup>2</sup> according to 17.1.3 meaning 23 parking bays x 25m<sup>2</sup> = **575m<sup>2</sup>**. With the current land value being R8000 as per the approved municipal valuation roll the value of a single square meter would be **R43,24/m<sup>2</sup>** (R8000 ÷ 185m<sup>2</sup>), meaning the total cost to buy out the parking would be **R24 864.87** as indicated within the OMLUS.

It will be requested that the property owners be exempted from paying the proposed rate above as they are a non-profit organisation and every cent they spend can be used toward the benefit of community and services provided.

#### **4.3 Determination of an administrative penalty** in terms of Section 90(5) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

Creative Skills Factory is a non-profit organization that is operating an organisation that provides a service to the area and local community. To ensure compliance with the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020. The inclusion of an application for the determination of an administrative penalty will ensure compliance.

Section 90(3) of the By-law requires the following information:

#### **The nature, duration, gravity and extent of the contravention.**

The nature, gravity and extent are explained in Section 4.1 & 4.2 above.

#### **The conduct of the person (allegedly) involved in the contravention.**

The property owners bought the property in February 2022.

#### **A report by a quantity surveyor in matters of unauthorised building/construction.**

A quantity surveyor was not appointed as there are no unauthorised building/construction.

#### **Whether the unlawful conduct was stopped.**

The operations of the area have not been halted as it would mean loss of food and education to the local area.





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### Whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law.

To the knowledge of this office, the property owners have not previously contravened the By-Law.

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## 5. APPLICATION

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Considering the above, application is made for the following:

- 5.1 **Consent Use** for a place of instruction in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 5.2 **Permanent Departure** from the required parking provisions in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 5.3 **Determination of an administrative penalty** in terms of Section 90(5) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

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## 6. LAND USE ENVIRONMENT

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The properties surrounding the subject property are predominantly zoned for less formal development zone (informal residential area). The surrounding area's zonings are illustrated in **Plan 2** (zoning plan):

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## 7. TITLE DEED

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Title deed T6471/2022 (refer **Annexure B – Title Deed**) was perused and there are no restrictive conditions that prohibit the consent use.

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## 8. ZONING

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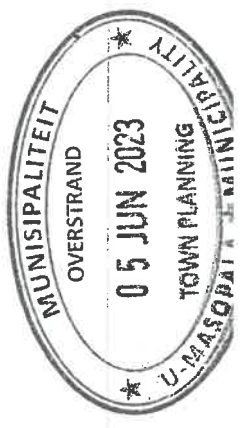
The following zoning parameters were assessed in conjunction with the LFD OMLUS zoning (refer **Annexure C – Zoning Certificate**) as this is a relevant consideration in terms of Section 66 (1) (a) of the OM By-Law:





**MOTIVATION**

<b>LESS FORMAL DEVELOPMENT ZONE: (LFD)</b>		
<b>Land Use Restrictions</b>	<b>Parameters</b>	<b>Proposal</b>
<b>Primary Use</b>	Crèche, Dwelling House, Guest Rooms, Home Occupation, Private Road, Private Open Space, Second Dwelling Unit and Shelter.	-
<b>Consent use that may be applied for</b>	Authority Use, Clinic, Day Care Centre, Flats, House Shop, Institution, Place of Assembly, <b>Place of Instruction</b> , Place of Worship, Residential Building, Service Trade, Urban Agriculture, Utility Service and a Bottle Store.	PLACE OF INSTRUCTION
<b>Development parameters</b>		
<b>Coverage</b>	The maximum coverage of all structures on the land unit is 80%	Area of site = 185m <sup>2</sup> Coverage = ±28%
<b>Building lines</b>	The following building lines apply where the less formal settlement has occurred or is intended to occur in terms of an approved layout or cadastral plan: (i) the street building line is 1,0 m; (ii) it is at least 1,0 m one side and 0 m on the other side; and (iii) the rear building line is 1,0 m, provided that: (iv) the Municipality may require a 2,0 m building line where a mid-block sewer system is installed or planned to be installed.	<b>Comply</b>
<b>Spaces between buildings and roads</b>	The following spaces must be provided between buildings and roads, where the settlement has not occurred or is not intended to occur in terms of an approved layout or cadastral plan:	Existing – Double Storey Dwelling  <b>Comply</b>





**MOTIVATION**

	<p>(i) Every building shall be set back at least 1,0 m from the edge of a road or thoroughfare;</p> <p>(ii) No building shall be erected closer than 1,0m to an adjacent building;</p> <p>(iii) Where 4 dwelling units or shelters are attached to one another, the Municipality may require a space of 2,0 m between such dwellings or shelters and any other building or shelter on the property concerned or any adjacent property, and</p> <p>(iv) The site boundary line is 3,0 m from the property boundary along the perimeter of the site, as determined by the Municipality.</p>	
<b>Height</b>	The maximum height measured from the base level to the top of the structure is 8,0 m.	5.43m in height
		Comply





**9. SERVICES**

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

**Electricity, Water, Sewage and Solid Waste**

The subject property is connected to the OM's networks, which include electricity, water and sewage. The proposal of this application is not anticipated to have an effect on the existing service of the area.

Solid waste is collected every week by the OM.

**Access and Egress**

Access and egress to the subject property is gained from Compacta and the proposal will not affect this.

**10. NEED AND DESIRABILITY**

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.**

The need for the land use application was a result of addressing all the land use requirements and ensuring the property meets the requirements of the property owners. In order to achieve this, the property owners are required to apply for the consent use and departure.

Socio-economic impact	<p>The proposed development has a positive impact on a socio-economic scale:</p> <ul style="list-style-type: none"> <li>• Early childhood education: Creative Skills Factory offers educational programs and resources that focus on developing foundational skills for young children. By providing these resources, the organization prepares children for formal education and helps reduce the dropout rate, which ultimately contributes to building a more educated and skilled workforce in the long term.</li> <li>• Community development: Creative Skills Factory also uses creativity as a transformational tool for community development and therapy. This approach fosters social cohesion, positive values, and improved mental health outcomes, leading to a more positive and supportive community environment.</li> <li>• Job creation: Through their programs, Creative Skills Factory creates employment opportunities for</li> </ul>
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## MOTIVATION

	<p>people in the community, including facilitators, trainers, and support staff.</p> <ul style="list-style-type: none"> <li>• Support for under-resourced schools and creches: Creative Skills Factory provides support to schools and creches in under-resourced areas, which may not have access to the same level of educational and creative resources. By doing so, the organization helps to level the playing field and improve educational outcomes in these areas.</li> </ul>
Compatibility with surrounding uses	The proposal to accommodate a place of instruction for creative skills factory, it is not considered out of the ordinary. The area has numerous 'house crèches' for childcare, the proposal is to create a more formal approach to education.
Impact on the external engineering services	Refer Section 9.
Impact on safety, health and wellbeing of the surrounding community	It is not predicted that the proposal will have an impact on safety, health and wellbeing of the surrounding community. In fact, the proposed project has the potential to provide a number of benefits to the community, such as increased access to educational opportunities and the promotion of creativity and innovation. Additionally, the project may stimulate economic growth and create new job opportunities, which could have a positive impact on the local economy.
Impact on heritage	The subject property is not listed in the OM Heritage Register.
Impact on the biophysical environment	It is not predicted that the proposal will have an impact on the biophysical environment.
Traffic impacts, parking, access and other transport related considerations	The proposal will not have an impact on traffic, parking or access.

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

The subject property is located in a residential setting and there are no additional structures being proposed for the property. The existing structures are compliant with the regulation and development parameters set out in the OMLUS and it is not predicted to have any impact on views, sunlight, or the character of the area.

### **Economic impact**

The proposal does not have an economic impact.

### **Opportunity cost**

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of valued land use rights of interested and affected parties when an application is approved. The proposal is not predicted to have a





## MOTIVATION

negative impact on surrounding properties and the consent use will have a positive impact on the community itself.

### **Environmental impact**

The subject property is not located within an environmentally important area.

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## **11. POLICIES AND REGULATIONS**

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### **11.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)**

The subject property is not located within the EMOZ.

### **11.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)**

The subject property is not located within the HPOZ.

### **11.3 Spatial Planning Policies**

This proposal is not in conflict with any provisions of the Western Cape Provincial Spatial Development Framework, 2014 or the Overstrand Spatial Development Framework, 2020. The OMSDF states that Stanford has a shortfall for education facilities that will be exacerbated over the course of time as indicated by the CSIR guideline on P115 of the OMSDF.

The Creative Skills Factory aims to provide a service that is currently in demand in the Stanford area. As mentioned earlier, the CSIR guideline-based calculations indicate that a small crèche/childhood development centre is required in the area. The Creative Skills Factory will be offering a place of instruction for creative skills, which could potentially include programs geared towards childhood development and education.

Moreover, the proposal for the Creative Skills Factory is not in conflict with any provisions of the Western Cape Provincial Spatial Development Framework or the Overstrand Spatial Development Framework. This means that it is a suitable and necessary addition to the community and could potentially alleviate the shortfall for education facilities in Stanford.

Overall, the Creative Skills Factory's mission to provide a free and much-needed service to the Stanford community is likely to have a positive impact on the area's wellbeing and education, which could in turn benefit the community as a whole.





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## 12. PLANNING PRINCIPLES

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

### **Spatial justice**

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal of the Creative Skills Factory to provide the service in the area it is being planned will aid in the elevation of past spatial injustices.

### **Spatial sustainability and Efficiency**

Spatial sustainability refers to planning proposals that result in communities that are viable. This proposal is to utilise the property to its maximum extent and the use being aligned with the proposed use.

### **Spatial resilience**

This proposal is not in conflict with any spatial planning policies or other OM regulations which is a hallmark of resilience.

### **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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### 13. EVALUATION

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This application is seeking approval from the Overstrand Municipality to provide a highly demanded service in the area. The property owners have generously offered to provide these services for free to the community, including classes that focus on correct childcare methods. By offering these services, the Creative Skills Factory aims to support the local community and address the current shortfall of education facilities in Stanford.

It is important to note that the proposal aligns with the surrounding context and is not expected to pose any potential land use nuisances.

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### 14. RECOMMENDATION

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Based on the abovementioned motivation, it is recommended that the following be approved:

- 14.1 Consent Use** for a place of instruction in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.2 Permanent Departure** from the required parking provisions in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.3 Request to not be held liable for any additional parking provisions and not be required to make any monetary contributions.**
- 14.4 Determination of an administrative penalty** in terms of Section 90(5) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



3. Aerial Plan  
Erf 1368 Stanford

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

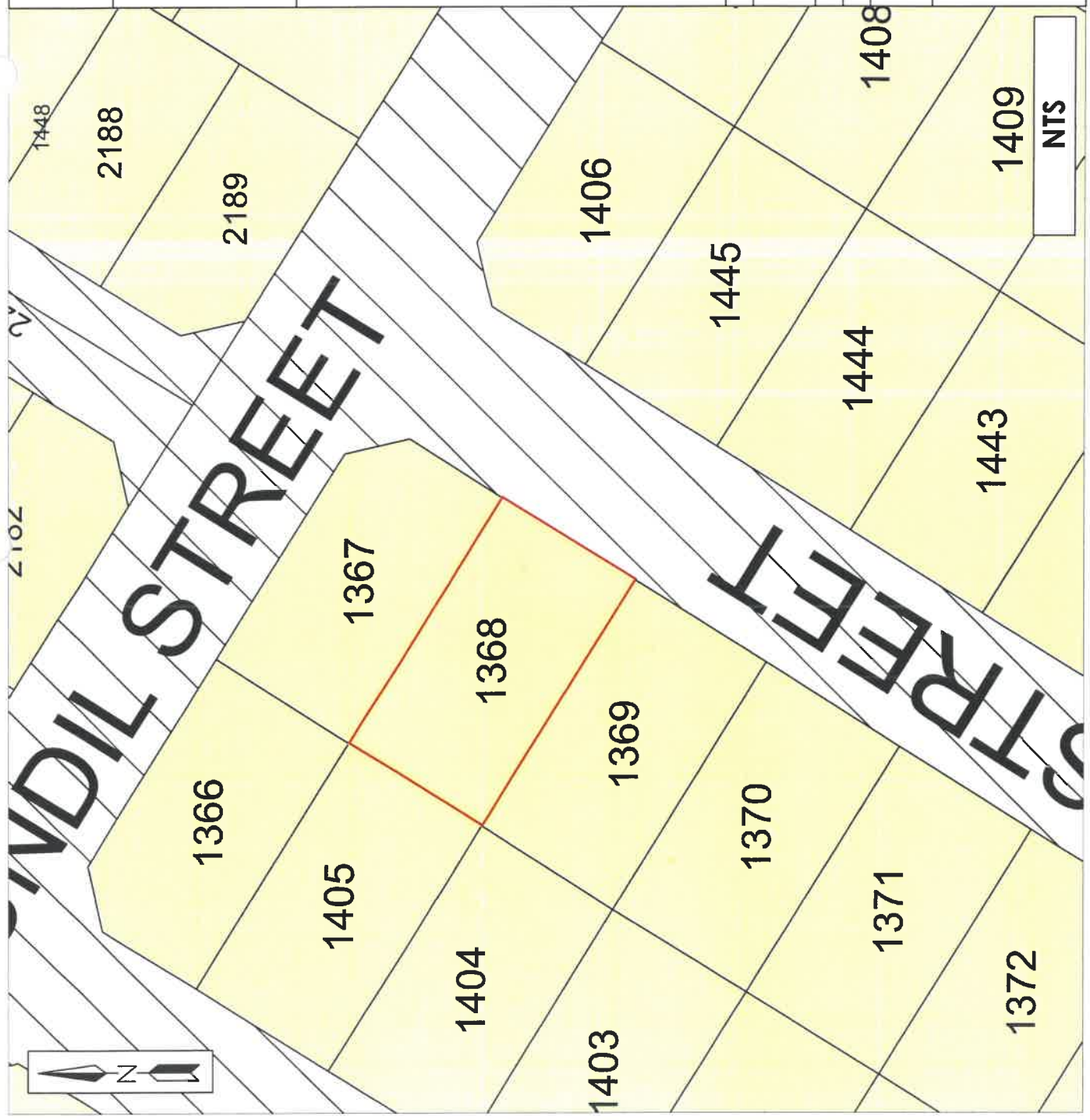


2. Zoning Plan  
Erf 1368 - Stanford

-  Less Formal Development Zone
-  Transport Zone 2: Road and Parking (Public)

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



4. Status Quo Floor Plan  
Erf 1368 Stanford

**Existing**

Extent = 185m<sup>2</sup>

Existing Buildings = ±52m<sup>2</sup>

Coverage = 28%

2 Storeys



Plan prepared by: Thian Jansen on 2023/04/11  
Based on plans from Wolf and Wolf Architecture  
Plan Number - 23/28

All distances are approximate  
and subject to a survey

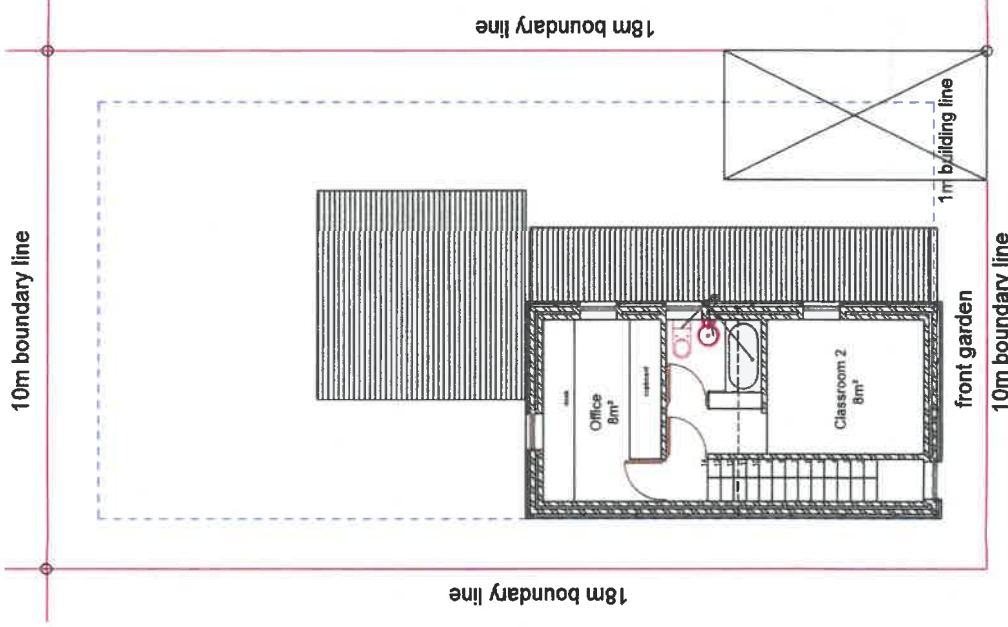
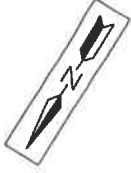
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

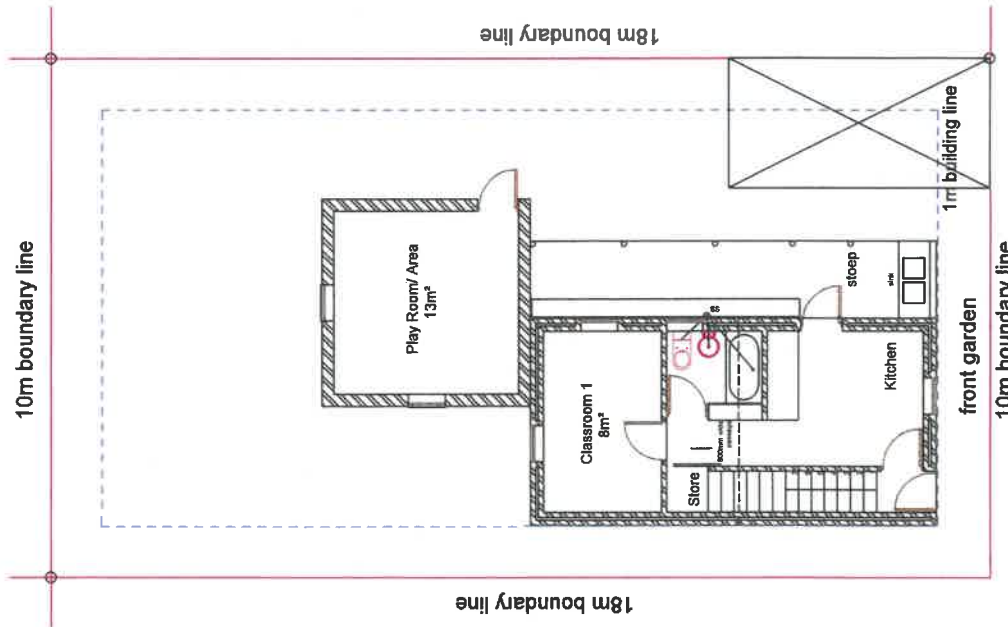
Unit 8, Standard House,  
Corner of Royal and Dirkie Uys  
Street Hermanus, 7200



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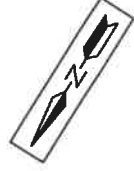


**FIRST FLOOR**



**GROUND FLOOR**

**SCALE 1 : 100**



4. Status Quo Site Plan  
Erf 1368 Stanford

**Existing**

Extent = 185m<sup>2</sup>

Existing Buildings = ±52m<sup>2</sup>

Coverage = 28%

2 Storeys



Plan prepared by: Thian Jansen on 2023/03/28  
Based on survey from Wolf and Wolf Architecture  
Plan Number - 23/28

All distances are approximate  
and subject to a survey

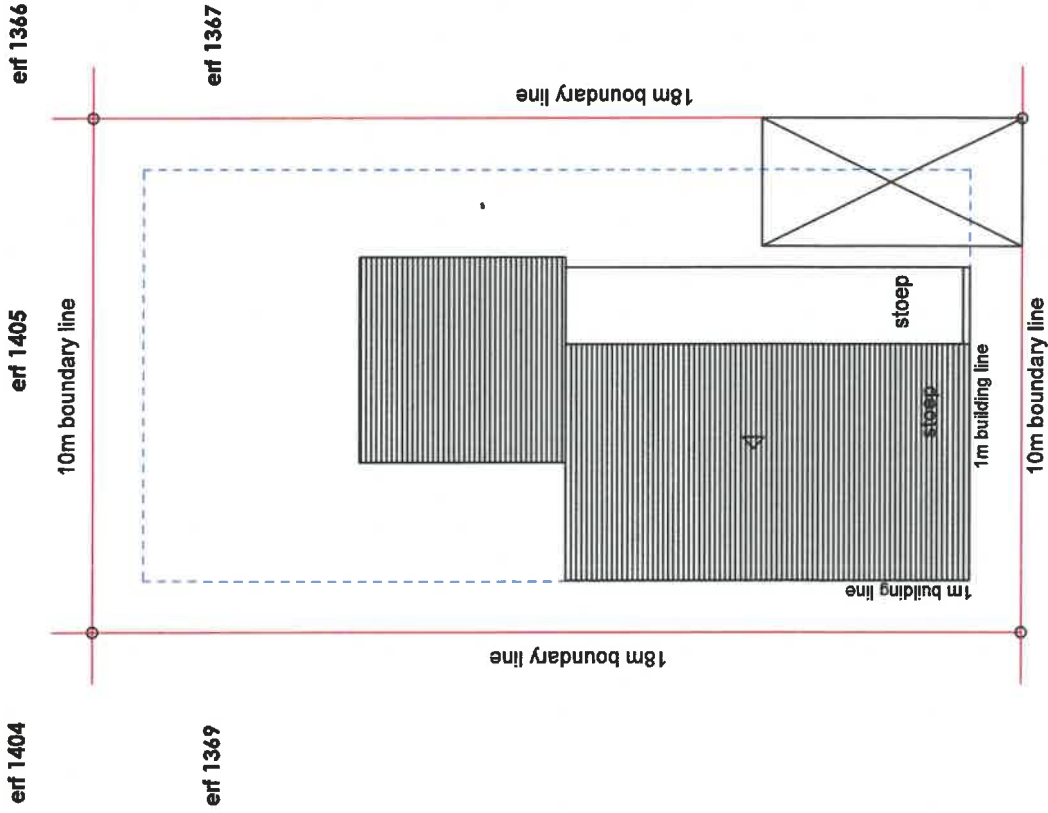
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

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



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**SCALE 1 : 100**