

**ERF 1639, BERGSIG STREET, SANDBAAI: APPLICATION FOR DEPARTURE: INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF THE "GEREFORMEERDE KERK HERMANUS"**

Notice is hereby given in terms of Section 48, read with Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for departure to relax the eastern lateral building line of Erf 1639, Sandbaai from 5m to 3m to accommodate extensions to the existing church building.

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 comments must be in writing to reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) on or before **20 December 2021**, quoting your name, address and contact details, interest in the application, as well as the reasons for comment. Telephonic enquiries can be made to **Mr. H Boshoff** 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 to formalize their comment.

**ERF 1639, BERGSIGSTRAAT, SANDBAAI: AANSOEK OM AFWYKING: INTERACTIVE TOWN & REGIONAL PLANNING NAMENS DIE GEREFORMEERDE KERK HERMANUS**

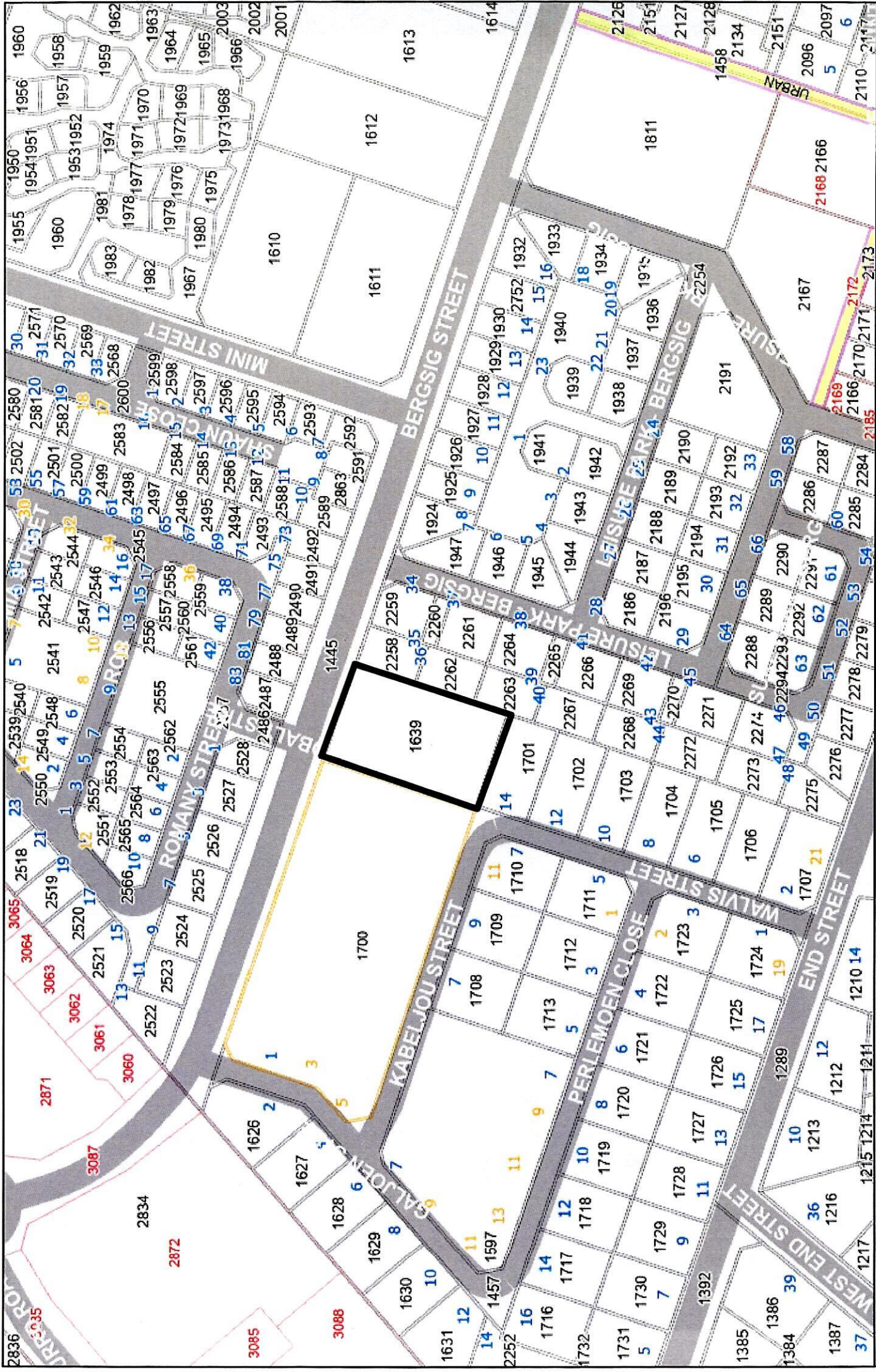
Kennis word hiermee gegee ingevolge Artikel 48, saamgelees met Artikel 16(2)(b) van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om afwyking ontvang is vir die verslapping van die oostelike laterale boulyn van Erf 1639, Sandbaai vanaf 5m na 3m om uitbreidings aan die bestaande kerkgebou 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 kommentare moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) bereik voor of op **20 Desember 2021**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Mr. H Boshoff** at 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

**I-ERF 1639, BERGSIG STREET, SANDBAAI: ISICELO SOKUNYENYISWA: i-INTERACTIVE TOWN & REGIONAL PLANNING EGAMENI LE "GEREFORMEERDE KERK HERMANUS"**

Kukhutshwa isaziso ngokumayela neCandelo 48, xa lifundwa neCandelo 16(2)(b) loMthetho Otshintshiweyo woMasipala waseOverstrand ongokuSetyenziswa koMhlaba kaMasipala, 2020 sokokuba kufunyenwe isicelo sokunyenyeswa kwicala elisempuma lomda wesakhiwo esiku Erf 1639, Sandbaai, ukususela kwi-5m ukuya kwi-3m ukuze kwandiswe isakhiwo secawe.

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 (16 Paterson Street Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ingadlulanga **i-20 Disemba 2021**, ubhale igama lakho, idilesi yakho kunye neenkukacha zoqhagamshelwano, umdla wakho kwisicelo nezizathu zokubhala izimvo zakho. Imibuzo ngefowuni ingabhekiswa **kuMnu. H Boshoff** ku 028-313 8900. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwaziyo kufunda okanye ukubhala angatyelela



Locality Plan : Erf 1639, Sandbaai

Date: 2021/05/06



#### 4. The application motivation

<p><b>Motivation for the application:</b></p> <p>Refer to <b>Annexure I</b> for the building plans</p>	<p><b>a. Introduction and background</b></p> <p>The application site Sandbaai, Erf 1639 is utilized as a place of worship in Hermanus, Sandbaai and has been since 1999 when it was first established and built as a place of worship. The proposal for the application has been made in accordance to the growth that Hermanus has experienced as a result of the “semigration” to coastal towns trend in the recent years.</p> <p>In order to accommodate the growth of the church the facility requires to be extended and upgraded aligned with the needs of the congregation. The application proposal is in accordance with all the relevant land-use management policies and strategies for the area.</p> <p>In the light of the above it is important to understand that a city or town is a complex functional system of mutual linked urban components such as residential, commercial, industrial, public services, educational, recreational and transport land-uses. For the optimal and harmonious functioning of these different land-uses it is most important that the different characteristics in terms of erf sizes, residential units and types, land values, building values, floor area, building design, land ownership and socio-economic population characteristics are taken into account when urban areas are planned. This contributes to a particular land-use patterns, population and morphological structures. These components should be orderly sited to obtain the most balanced and efficient utilization, functioning and development of land. Land is a scarce resource. Therefore it is imperative that every portion of land be utilized effectively and optimally.</p> <p>Given the above, the objective of the proposed additions and alterations is to create a more efficient, effective and multi-functional building serving inter alia the area as optimal as possible.</p> <p>The existing church building is used mostly for church services on Sunday mornings, but also for church meetings and on occasions also for weddings and funerals and occasional social functions during the week and sometimes on Saturdays.</p> <p>The proposed altered church building will DV consist of several rooms consisting of the following:</p> <ul style="list-style-type: none"> <li>• The main church hall (auditorium),</li> <li>• mothers room,</li> <li>• a vestry,</li> <li>• a secondary hall used on Sundays after the service as a social gathering and waiting area,</li> <li>• storage areas,</li> <li>• kitchen,</li> <li>• ablution facilities and</li> <li>• class rooms</li> </ul> <p>During church services on Sunday mornings the auditorium and mother’s room are predominantly used where-after most of the congregants leave while other socialize in the secondary hall and the catechesis takes place in the class rooms and vestry. The maximum number of congregants is unlikely to exceed the number of seats in the auditorium and mother’s room.</p> <p>The proposal for the alterations and additions to the church building reflects 130 seats in the auditorium in accordance with the Overstrand Municipal Planning By-Law, 2020 twenty two (22) parking bays. However, twenty seven (27) parking bays are proposed. During a fully occupied church service, all the seats (130) will be taken up, as well as that of the minister, the pianist and maximum 8 seats in the mother’s room (i.e. a total of 140 congregants) for which the 27 parking bays (more than the requirement) have been provided for.</p> <p><b>b. The Planning Proposal</b></p>
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The proposal of the application is a departure to relax the eastern side building line from 5m to 3m to allow for proposed building extensions in terms of Chapter IV, Section 16.2(b) of the Overstrand By-Law on Municipal Land Use Planning 2015.

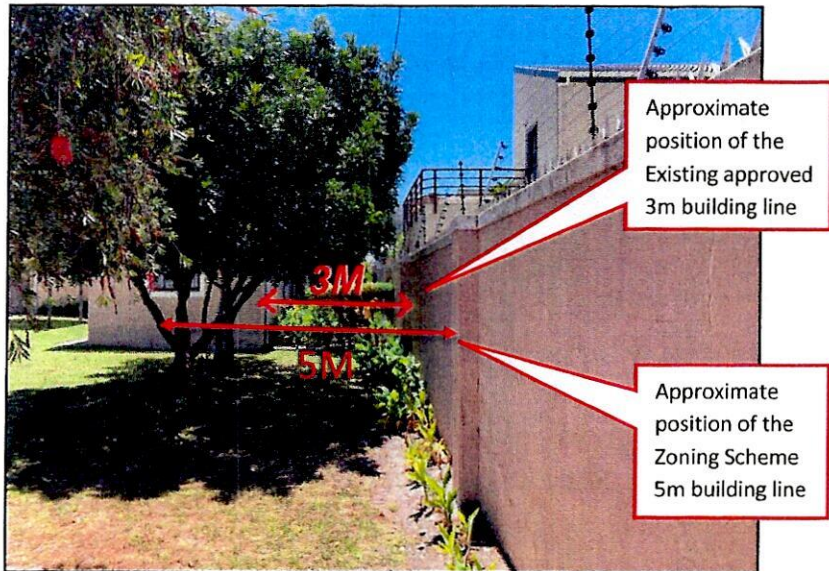
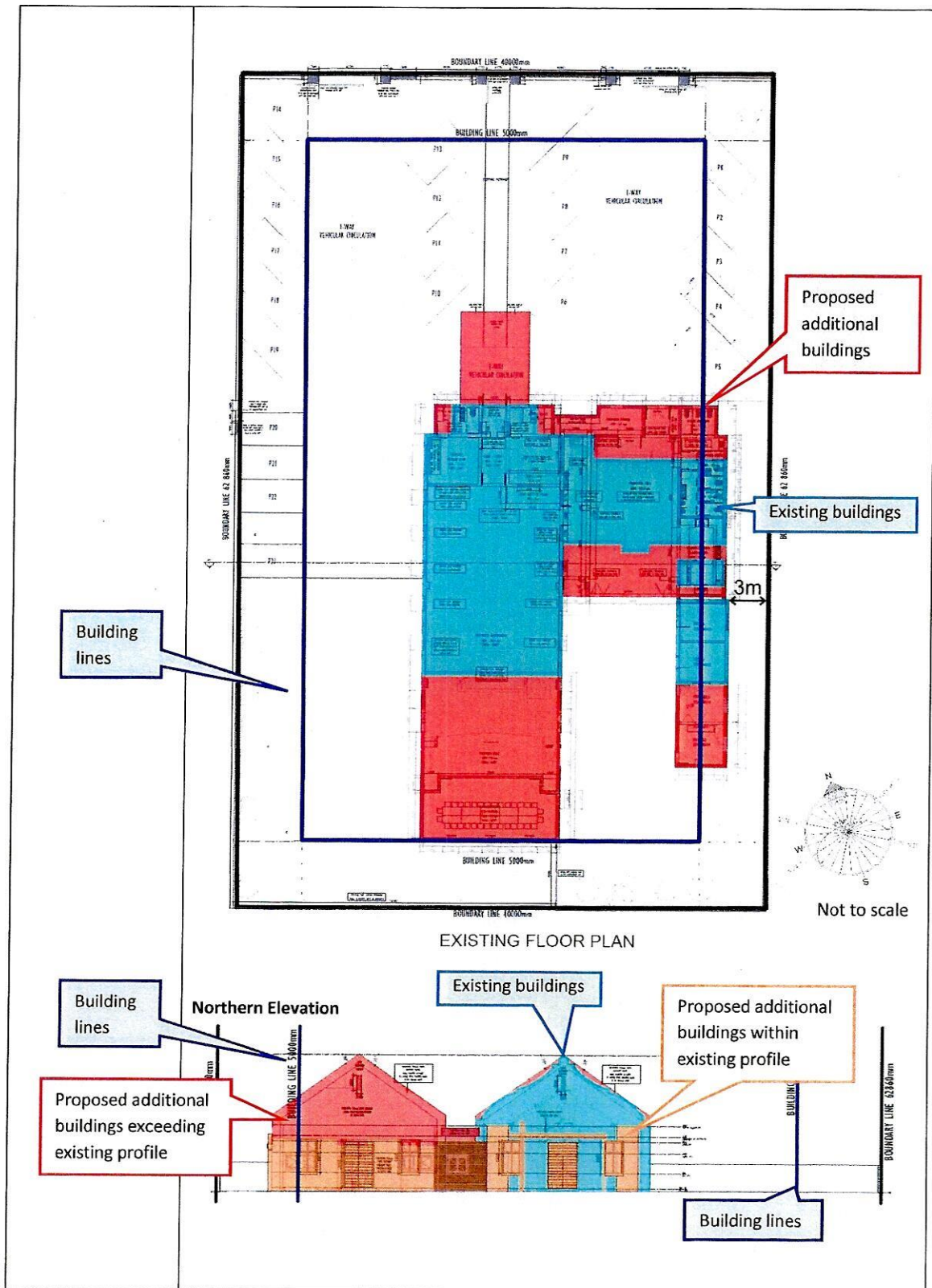


Figure 10: Notarial Photograph showing the position of the 3m building line compared to the statutory 5m building line.



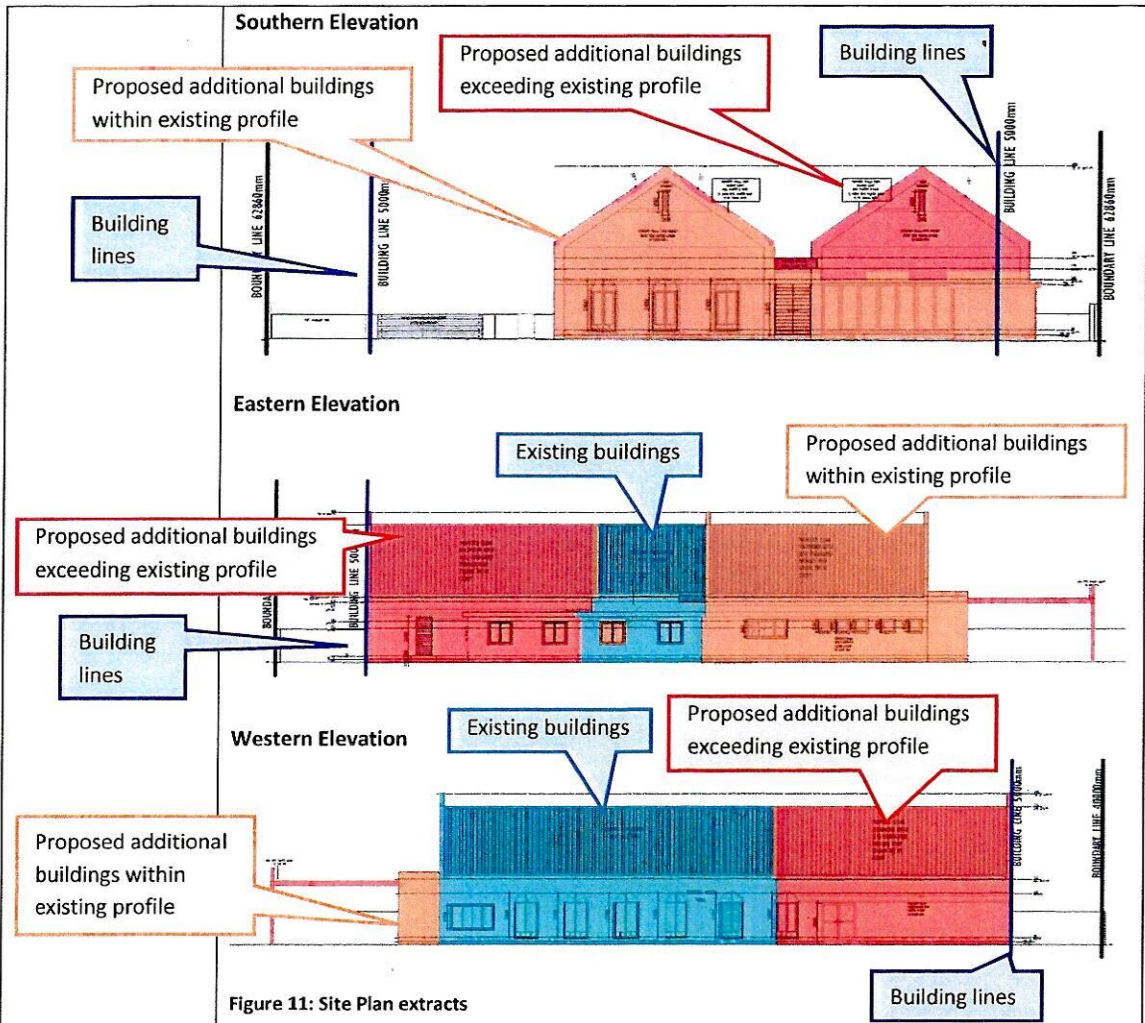


Figure 11: Site Plan extracts

**c. Character of the area**

The site of the proposed application, Erf 1639 is located in Bergsig street in Sandbaai. Sandbaai is a medium density, middle income area coastal residential area. The application site is centrally located in the residential area and mostly surrounded by townhouses and apartments. The application site is located en-route to the proposed De Zandt development.

**d. Impact of the proposal**

The relaxation of the building line will follow the alignment of the existing buildings that have previously been approved with no complaints. The relaxation of the building line will allow the applicants to extend the church's length, increase the size of the adjacent hall that is used for formal and informal meeting and also increase the number of class rooms. The main building of the application site will be used as place of worship on Sundays.

This will attract more traffic to the application area and will create a moderate amount of noise. This will have a minimal effect on the adjacent townhouses. The privacy, view and shadow areas of the adjacent buildings will remain unaltered.

The proposed alterations will create the opportunity for more people to attend worship activities as the application site is predominantly being used as a place of worship. The proposed development will have no material influence on the adjacent buildings.

**e. Desirability of the proposal**

The proposed development is desirable as it will increase will accommodate the growth of the church and allow more members to attend the ceremonies. This development will allow the facility to be upgraded in the future and therefore add value to the development. The proposal will benefit the community as it will cater for the need of places of worship in the area.

**f. Planning Principles**

The application has also been analyzed for consistency with the planning principles prescribed by the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) and also the Western Cape Land Use Planning Act, 2014 (LUPA) and the following conclusions were made:

- (i) **Spatial Justice** which refers to the need for redressing the past apartheid spatial development imbalances and aim for equity in the provision of access opportunities, facilities, services and land.

**Possible results of the development**

The proposed application will accommodate the growth of the church and create a more suitable worship facility for the community's needs.

- (ii) **Spatial Sustainability** 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.

**Possible results of the development**

The proposed development will increase the value of the application site as it will be able to accommodate more members and, in the future, allow upgrades to the facility. The proposed development won't have an environmental influence as it is already an existing development which is in accordance with all the relevant land-use management policies and strategies for the area.

- (iii) **Efficiency** 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.

**Possible results of the development**

The proposed application will improve the development. It will increase the capacity of the church and therefore accommodate the growth of the church. This will create the opportunity for more people in the community to use this place of worship and will allow the people in the area to travel a smaller distance to attend a place of worship.

- (iv) **Spatial Resilience** 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.

**Possible results of the development**

The proposed development will allow the application site to become more resilient. The proposal will allow the application site to accommodate the growth of the place of worship and therefore it will serve as a more prominent facility in the community and have a more sustainable and effective source of financial support in the case of any economic or environmental shocks.

- (v) **Good Administration** 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.

**Possible results of the development**

The proposed development is in accordance with all the relevant land-use management and strategies. The development is also proposed with sustainability in mind, thus good administration is a key concept in the development.

**g. Conclusion**

The proposed development is consistent with all the policy requirements and will not likely impact the adjacent owners. It will be beneficial to the general community from a community facility point of view. Therefore the application should be supported.

## 5. Conclusion

The application as motivated in this report is regarded desirable within its local context and well-integrated within the existing community land-use activities. It is therefore recommended that this application be approved as follows:

- A departure to relax the eastern side building line from 5m to 3m to allow proposed building extensions in terms of Chapter IV, Section 16.2(b) of the Overstrand By-Law on Municipal Land Use Planning 2015.





