

**ERF 4894, 29 7TH STREET, KLEINMOND: APPLICATION FOR DEPARTURE: FVS TOWN & REGIONAL PLANNERS (obo PINKSTER PROTESTANTE KERK t/a CHRIST GEN CHURCH)**

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for a departure in terms of Section 16(2)(b) of the By-Law to relax the street building line from 5m to 3,15m to accommodate proposed additions and alterations 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 and at the Kleinmond Library, Fifth Avenue, Kleinmond. 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 / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) on or before **25 March 2022**, quoting your name, address and contact details, interest in the application, and reasons for comment. Telephonic enquiries can be made to **Ms. 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 4894, 7DE STRAAT 29, KLEINMOND: AANSOEK OM AFWYKING: FVS STAD- EN STREEKBEPLANNERS (nms PINKSTER PROTESTANTE KERK h/a CHRIST GEN KERK)**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ontvang is afwyking ingevolge Artikel 16(2)(b) van die Verordening om die straatboulyn te verslap vanaf 5m na 3,15m om voorgestelde aanbouings en verbeteringe aan die bestaande kerkgebou te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weekdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by die Kleinmond Biblioteek, Vyfdelaan, Kleinmond. Enige skriftelike kommentaar moet ingevolge die bepalinge van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) bereik voor of op **25 Maart 2022** met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **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.

**ERF 4894, 29 7TH STREET, KLEINMOND: APPLICATION FOR DEPARTURE: FVS TOWN & REGIONAL PLANNERS (obo PINKSTER PROTESTANTE KERK t/a CHRIST GEN CHURCH)**

Isaziso sinikwe ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala 2020, sokokuba isicelo sifunyenwe ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala ukulungiselela ukunyenysiswa komda ongasesitalatweni wesakhiwo ukususela kwi-5m ukuya kwi-3,15 ukulungiselela ukwandiswa kunye nolungiso kwisakhiwo esele sikho senkonzo.

Inkcukacha ezipheleleyo ziyafumaneka ukuba zihlolwe ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus kunye nakwiThala lwencwadi laseKleinmond, Fifth Avenue, eKleinmond. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 zalo Mthetho oYilwayo yaye mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngomhla okanye ngaphambi komhla **wama-25 kuMatshi 2021**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **Nksk. H. van der Stoep** kule nombolo yomxeba 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

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Locality Map  
Erf 4894, Kleinmond





Town and Regional Planners

## 1. SECTION 1: INTRODUCTION

FVS Town and Regional Planners is a professional town planning consultancy based in the Western Cape of South Africa, with project experience throughout the country. We strive to deliver town planning services to individuals, companies, and communities to create sustainable environments.

We have a combined experience of 10 years in both public sector and private sector. We can assist with all varieties of land - use related issues. With a dynamic and efficient team, we can assist with the management of both large and small-town planning projects and will be able to provide our consultation services where necessary.

### 1.1. BACKGROUND INFORMATION

Gerhard Beukes, pastor at Christ Gen Church consulted with the local authorities, Overstrand Municipality, on the possibility of alterations and additions to the existing church building. This meeting was held on 29 October 2021. Various aspects of the proposal were discussed, and the outcome of the discussion was as follow:

- A Town Planner will have to be appointed to apply for the relaxation on behalf of the Church.
- Concept Site Development Plan seems to be in order, and no issues are foreseen with the proposed building line relaxation.
- A portion of the property is within the road (Seventh Avenue) and should not be fenced off or enclosed in any manner.
- Only one height marker and one low point marker will have to be indicated on the proposed SDP.
- Restrictive Title Deed conditions will not have to be removed or relaxed.

Gerhard Beukes, having Power of Attorney on behalf of the Church, subsequently contacted this office to which negotiations took place between this office and Gerhard Beukes.

### 1.2. PLANNING BRIEF

Taking the aforesaid into consideration, application is hereby made in terms of Section 16 of the Overstrand Municipality By-law on Municipal Land Use Planning for the following:

- 1.2.1. Section 16 (2) (b) - Permanent departure from the provisions of the zoning scheme: Relaxation of the street boundary building line from 5m to 3.150m (Seventh Street).

Please refer to the following annexures for the Application Form and Power of Attorney:

**Annexure A** – Application Form

**Annexure B** – Power of Attorney

Section 3 of this motivation report will provide the reader with a full description of the application and proposed additions and alterations as proposed.

## 2. SECTION 2: PROPERTY DETAILS

Section 2 of this report consists of the details pertaining to the subject property, such as its locality and ownership details and the property.

### 2.1. OWNERSHIP DETAILS

Below are the details as contained in the subject Title Deed.

Property Description	Erf 4894, in the Municipality of Kleinmond, Division of Caledon, Province of the Western Cape
Deed Number	T61042/1992
Ownership	Pinkster Protestante Kerk Kleinmond (trading as Christ Gen)
Extent	2082m <sup>2</sup>

A perusal of the title deed revealed that there are restrictive conditions registered on Erf 4894, however, it is the opinion of the office that the restrictions indicated in the subject title deed would not prohibit this application, the proposed street building line relaxation.

Please refer to **Annexure C** for a complete copy of the Title Deed.

### 2.2. LOCALITY

The application site is situated on the corner of Seventh Street and Fourth Avenue in the coastal town of Kleinmond, in the Overberg District of the Western Cape Province. Kleinmond is approximately 90km east of Cape Town on the southern coast of the Western Cape.

Kleinmond is a small coastal town in the Overberg region of the Western Cape province, South Africa. It is situated inside a UNESCO-declared biosphere about 90km east of Cape Town between Betty's Bay and Hermanus. The town's name, meaning "small mouth" in Afrikaans, refers to its location at the mouth of the Bot River lagoon. Hermanus, being the main town of the Overstand Municipal area, is host to numerous smaller settlements on this coastal strip and includes Rooi Els, Pringle Bay and Gansbaai.

Tourism plays a large role in the town's economy due to its popularity with holiday makers from across the Western Cape and Cape Town in particular.

Please refer to **Annexure D** for the Locality Plan.

### 2.3. CHARACTER OF THE SURROUNDING AREA

The application site is situated towards the centre of Kleinmond, in proximity to the Kleinmond Central Business District (CBD). The immediate surrounding erven are zoned as Single Residential Zone 1 and is thus predominately a residential area. Due to the high number of tourists that travel to, and through, the area it is regarded as understandable that numerous properties in the surrounding area are utilised as both residential erven and self-catering (or similar such as B&B, Lodge, or similar types of short-term holiday) accommodation.

Kleinmond, including other towns in the area, is mainly sustained by the tourism trade and offers a wide variety of activities such as golfing, hiking, and other tourist related activities such as fishing and kayaking. The surrounding area is further stimulated by various economic activities associated with the normal functions of any town.

The figures below should provide the reader with a relative understanding of the surrounding area. Figure 1 provides the reader with a simple zoning extract, while Figure 2 provides the reader with an aerial photograph of the application site and surrounding properties.

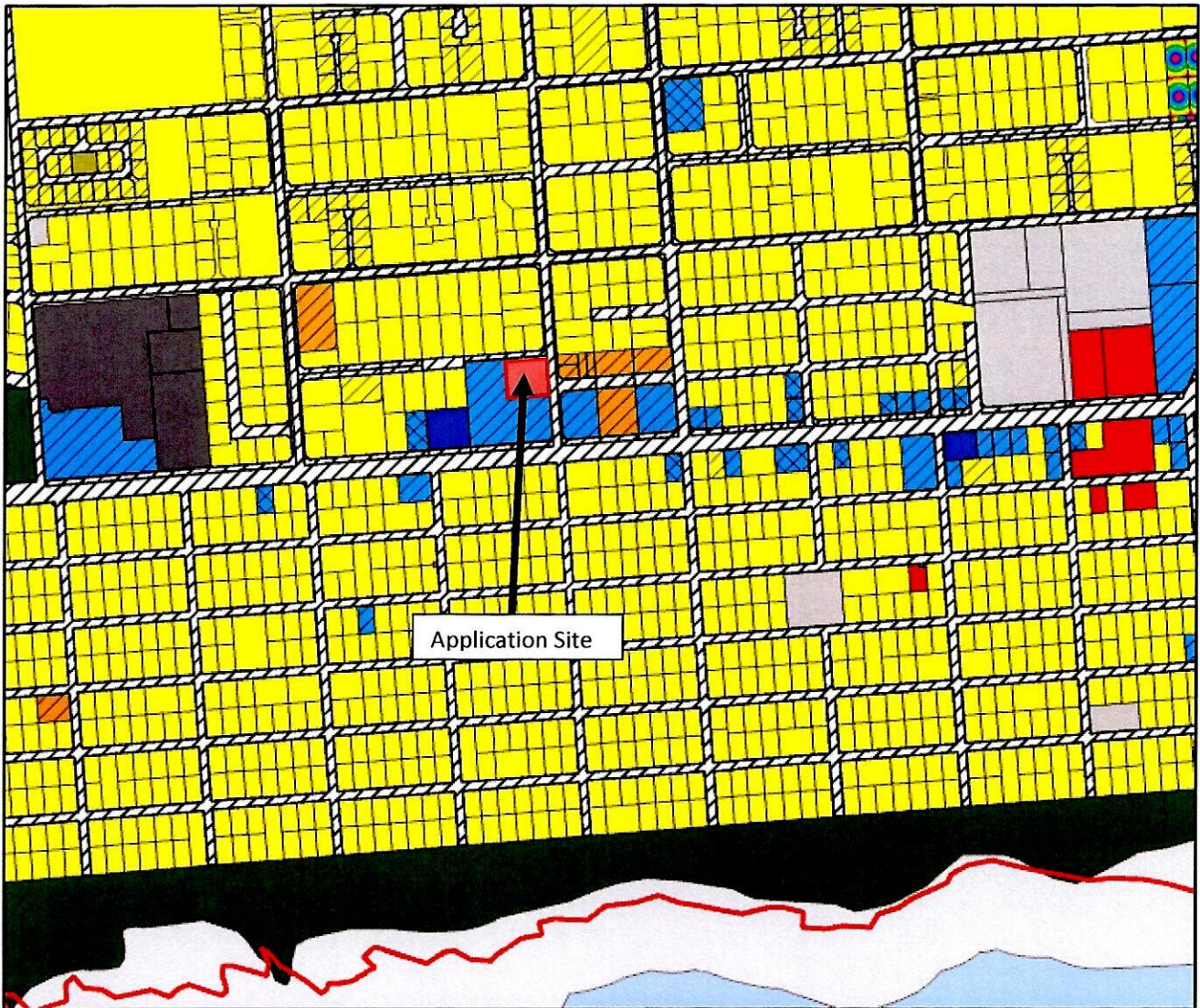


Figure 1: Surrounding Zonings (Overstrand Public Viewer, December 2021)

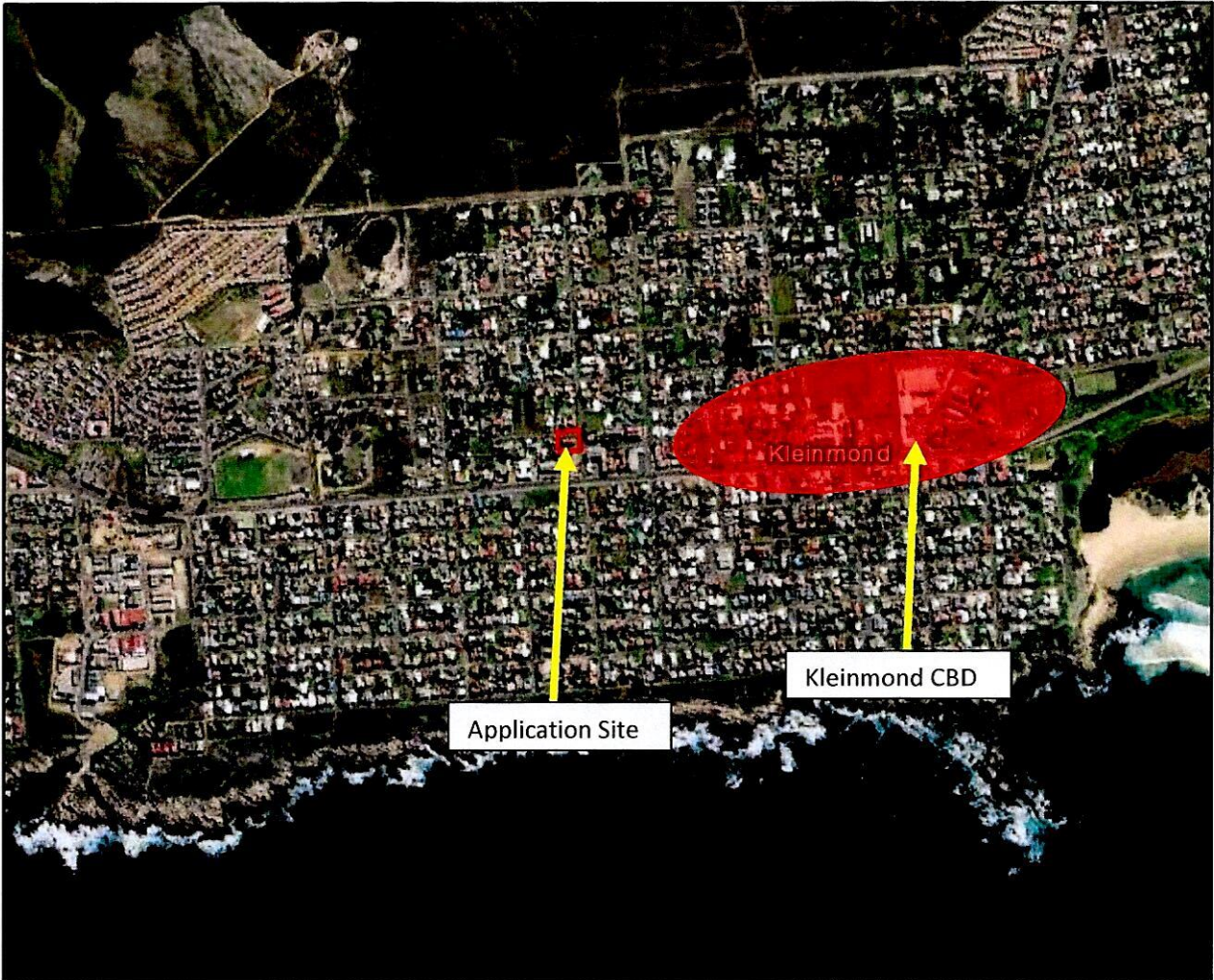


Figure 2: Aerial Photograph of application site and surrounding area (Overstrand Public Viewer, December 2021)

### 3. SECTION 3: MOTIVATION

Section 3 of the motivation report deals specifically with the type of application and what will be applied for, as well as the development particulars.

#### 3.1. THE APPLICATION

Application is hereby made in terms Section 16 (2) (b) of the Overstrand Municipal Land Use Planning By-Law for the following:

*"Permanent Departure from the provisions of the zoning scheme:"*

- Application is hereby made for the relaxation of the street boundary building line from 5m to 3.150m on Fourth Street.

#### 3.2. THE PROPOSAL

The proposal entails the relaxation of the street boundary building line from 5m to 3.150m for additions and alterations to the existing building. The existing building consists of the following:

- Small foyer area
- Auditorium
- Male/female bathrooms
- Disable bathroom and bay changing area
- Passage leading to the Auditorium

The proposed additions and alterations will consist of the following:

- Enlargement of the existing foyer
- Stairs leading to the proposed double storey extension containing a kitchen, hall, and boardroom
- Coffee bar for guests
- New male/female bathrooms
- New stage area

Please refer to the figures below for extracts from the proposed site development plan, attached hereto as **Annexure E**.



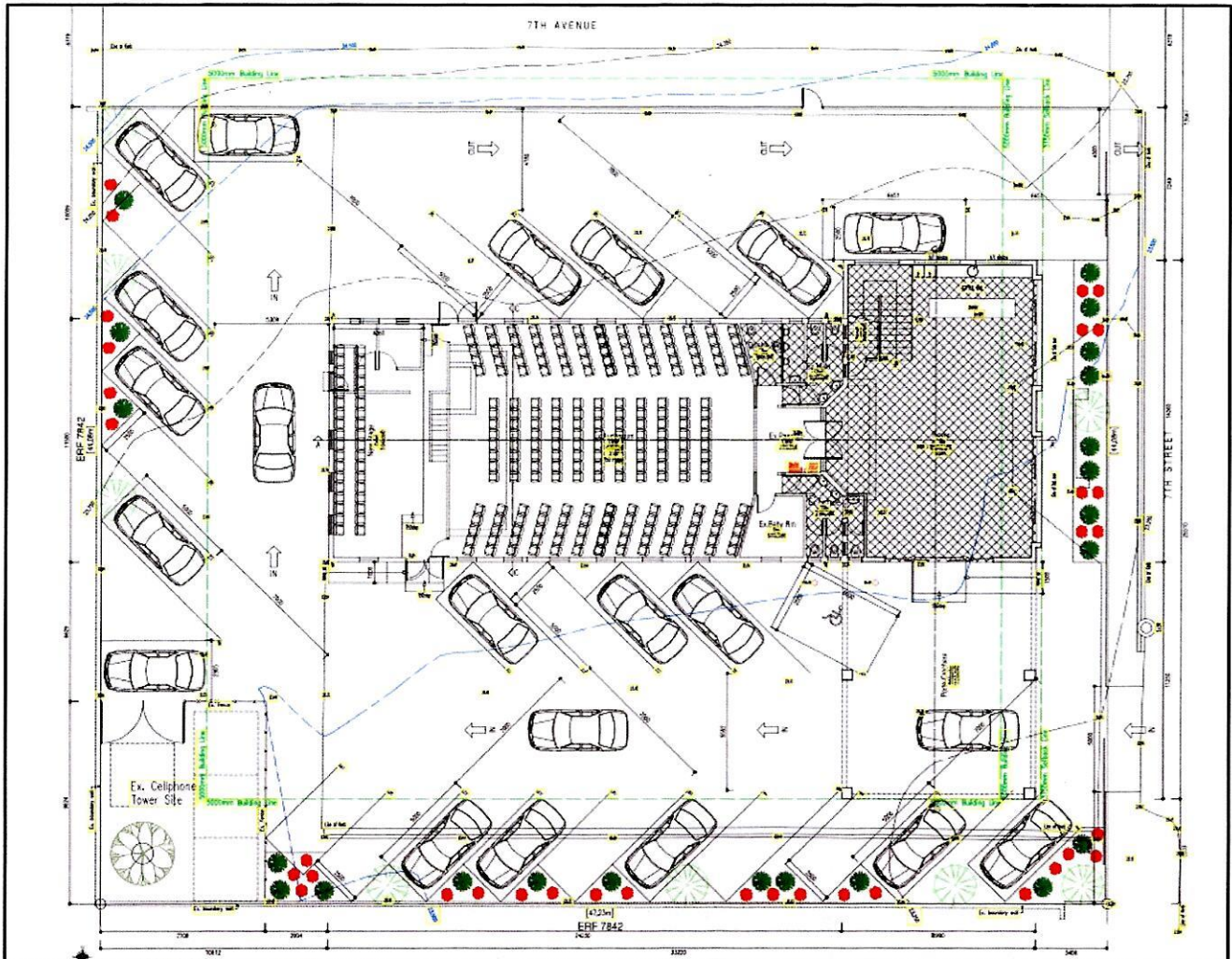


Figure 4: Extract from the Site Development Plan of the subject site layout.

From the extract above it is evident that the existing parking area is altered (Please refer to Section 3.5 of the motivation report for photos of the site). The Overstrand Municipal Planning By-law requires that the churches provide parking at a ratio of 1 parking bay for every 6 seats. The auditorium can seat a maximum of 150 people at any given time. The proposed parking layout can accommodate 30 parking bays, which is more than the 25 parking bays that is required.

Furthermore, on the following page is another extract from the proposed SDP, which provides the reader with the elevations as per the proposed SDP. The Overstrand Municipal Planning By-law requires that Community Zone 1 (CO1) facilities do not exceed a maximum height of 10.5m. The proposed double storey building will have a maximum height of 8.570m, which is thus compliant with the Overstrand Municipal Planning By-law.

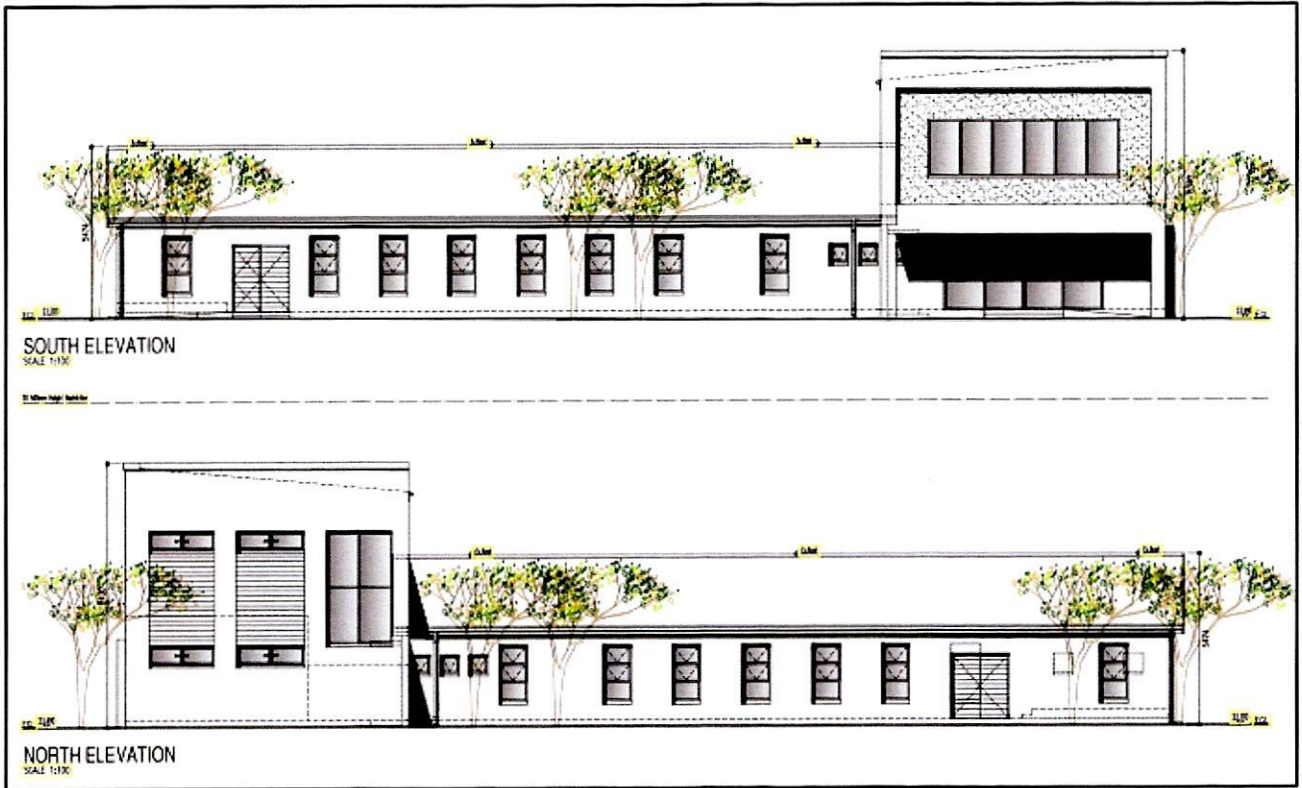


Figure 5: Elevations

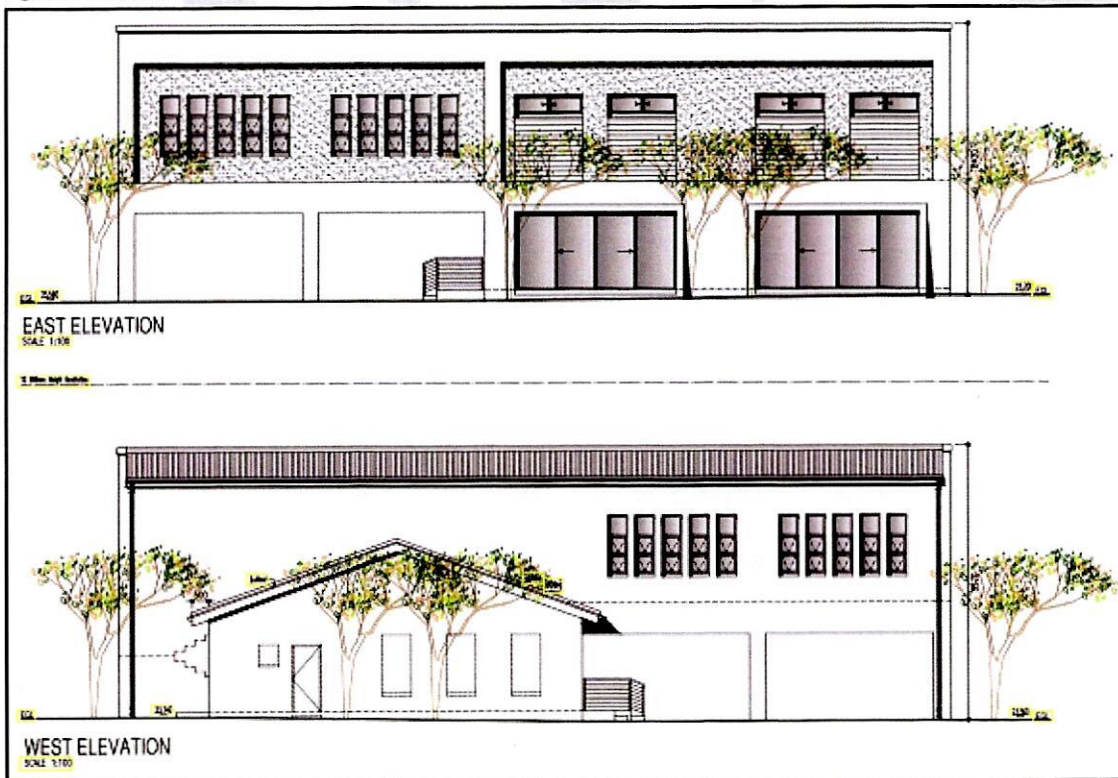


Figure 6: Elevations

### 3.3. ZONING

Erf 4894, Kleinmond is currently zoned as Community Zone 1. Please refer to the table below for an extract from the Overstrand Municipality Land Use Scheme 2020. Herewith the development parameters normally associated with the Community Zone 1:

<b>OVERSTRAND MUNICIPALITY LAND USE SCHEME OF 2020</b> In terms of Section 16 of the Overstrand Municipality By-Law	
<b>Development Parameters</b> Erf 4894, Kleinmond	
Zoning	Community Zone 1
Primary Uses	clinic, crèche, day care centre, multi-purpose centre, place of assembly, place of instruction and place of worship.
Consent Uses	dwelling units, cemetery, conference facility, dwelling house, hospital, institution, recreational facilities, residential building, transmission apparatus (subject to the provisions of Chapter 16.10) and urban agriculture.
Additional Uses	A property in this zone may occasionally be used for fundraising or social functions, provided that: <ul style="list-style-type: none"> <li>- such functions are incidental and subsidiary to the uses permitted in this zone.</li> <li>- such functions do not, in the Municipality's opinion, generate excessive or prolonged disturbance, including noise, traffic or other public nuisance.</li> <li>- all relevant policies and by-laws must be adhered to.</li> </ul>
Building Lines (Street, side, and rear)	5m
Height	The maximum height of any building is 10,5 m, measured from the base level to the top of the structure, provided that there is a 14,0 m height limit for a bell tower, steeple, minaret or similar architectural feature to accentuate the significance of a building.
Coverage	60%
Parking	1 bay for every 6 seats

Floor Factor	1.2
Setback	A setback of 8,0 m, measured from the centreline of the street, applies, and must be provided. The provisions in 16.2 apply.

### 3.4. IMPACT ON MUNICIPAL SERVICES

The proposal is not deemed to have a negative impact on the municipal engineering services. The application site is well serviced, and the proposal is not deemed to have an additional impact on the municipal services. See hereunder the use of each of the services:

#### 3.4.1. Water

The application site is connected to the existing water network of the Overstrand Municipality, providing services to the surrounding area.

#### 3.4.2. Electricity

Erf 4894 is currently supplied with sufficient electrical needs as currently supplied by Eskom.

#### 3.4.3. Sewerage

The application site is connected to the Overstrand Municipal sewage network providing services to the surrounding neighbourhood.

#### 3.4.4. Surface Water

All surface water will be accommodated on the property and will be channelled via the Overstrand Municipality Stormwater system of the town, as is the current situation.

#### 3.4.5. Access

Access to the application site is currently from Seventh Street by means of a single entry and egress way. This has proven to be troublesome during church going periods and causes unnecessary delays and frustration. The proposal is thus to create an additional entry way further along Seventh Street (still part of Erf 4894), which will wrap around the building to the exit also located on Seventh Street. It is deemed that this will aid in traffic flow and alleviate possible nuisance to surrounding property owners.

Please note that the proposal will not lead to an increase in the existing services network as the current capacity is deemed to be sufficient.

### 3.5. PHOTOS OF THE SITE

This office took photos during a site visit at the application site. The photos are for information purposes to assist the reader and to provide a feel for the proposed applications. Please see the photos on the following pages.



Photo 1:  
Area of Church to be expanded and existing entry.



Photo 2:  
Entry and Egress from site.



Photo 3:  
Additional entry point



Photo 4:  
Additional entry and parking.

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Photo 5:  
Alternative view of  
area to be extended.



Photo 6:  
Area to be used for  
vehicles and parking.

## 4. SECTION 4: LEGISLATION

Section 4 of this report consists of the applicable Legislation pertaining to this application.

### 4.1. FORWARD PLANNING

#### Western Cape Provincial SDF, 2005 & 2009

The Western Cape Provincial Spatial Development Framework (WCPSDF) is a structured plan approved in terms of Section 4(6) of the Land Use Planning Ordinance, aimed at providing spatial expression to the Provincial Growth and Development Strategy.

The guiding principle of the Western Cape Provincial Spatial Development Framework (WCPSDF) is sustainable development. Accepted international consensus is that sustainability consists of three pillars, often referred to as the “triple bottom line”, namely “economic efficiency/prosperity”, “ecological integrity” and “social equity”.

Sustainability encompasses all three pillars. Ecological integrity or social equity alone does not constitute sustainability. The triple bottom line propagates a holistic approach. The WCPSDF contains several objectives. These are:

- Align the future settlement pattern of the province with economic potential and the location of environmental resources e.g., the Provincial urbanisation strategy.
- Optimise the provincial settlement pattern concerning where people live, the availability of resources and future economic potential for growth.
- Economic development locations - Tourism within the whole Province with Tourism Development Areas (TDAs) and golf and eco-estates inside urban edges.
- Combined road and rail transport corridors - Transport corridors containing both road and rail routes should be developed as primary freight and passenger routes and settlements along these linkage corridors should generally be Priority Fixed Investment Urban Settlements.
- Deliver human development programmes and basic needs programmes wherever they may be required.
- Strategically invest scarce public resources where they will incur the highest socio-economic returns (e.g., Priority Fixed Investment Urban Settlements - Settlements that show high economic growth potential and have high population thresholds shall be prioritised as locations for fixed infrastructure investment).
- Support land reform.
- Conserve and strengthen the sense of place of important natural, cultural, and productive landscapes, artefacts, and buildings (e.g., appropriate architectural character - foreign and unsympathetic styles shall be discouraged in urban settlements and rural areas to strengthen the local sense of place and minimise visual impact).
- End the apartheid structure of urban settlements (e.g., through densification).
- Conveniently locate urban activities and promote public and non-motorised transport (e.g., through the integration of urban activities).
- Protect biodiversity and agricultural resources (e.g., through land use management).
- Minimise the consumption of scarce environmental resources, particularly water, fuel, building materials, mineral resources, electricity, and land (e.g., through water conservation).

Notwithstanding the above, it should be noted that the WCPSDF defines guidelines as “policies that are intended as general developmental goals and whose detailed implementation may vary due to place specific conditions and

therefore requiring a certain amount of flexibility in their application.” The WCPSDF has as one of its goals to be sensitive to the principle of co-operative governance and recognise that the detailed implementation of principles and policies must occur at the local authority (municipal) level.

Although the proposal will not be evaluated on a Provincial level it is important to take consideration of the SDF’s objectives. It is important to point out that the proposal takes cognisance of the settlement patten of people. The proposal in is line with any normal residential area and is thus not out of character for that of a residential area. The proposal further protects biodiversity area and agricultural resources as it is in an already developed area.

### Overstrand Integrated Development Plan (May 2020)

The Overstrand Municipality Integrated Development Plan (IDP) is aimed towards addressing the development needs of our communities with clearly defined strategic objectives and performance indicators. These strategic objectives are as follows:

- The provision of democratic, accountable, and ethical governance
- The provision and maintenance of municipal services
- The encouragement of structured community participation in the matters of the municipality
- The creation and maintenance of a safe and healthy environment
- The promotion of tourism, economic and social development.

The IDP is a crucial to take into consideration in any planning related applications. It is the opinion of this office as the proposal promotes social development and creates a safe and healthy environment, not only for the property owner, but also for the surrounding residents of the area.

### Overstrand Municipality Spatial Development Framework (May 2020)

The Municipal Spatial Development Framework is a sectoral component of the IDP that, in terms of the Municipal Systems Act, 2000 (Act No. 32 of 2000), 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.

The key statutory requirements of the SDF are as follow:

- Give effect to the principles, norms, and standards.
- Include a written and spatial representation of a five-year spatial development plan for the Municipality.
- Include a longer spatial development vision statement.
- Identify current and future structuring elements of the Municipal spatial form (i.e., development corridors, activity spines, economic nodes, etc.).
- Include population growth estimates for the next five years.
- Include estimates for the demand of housing units and the planned location and density of future housing developments.
- Include estimates of economic activity and employment trends and locations in the Municipality for the next five years.
- Identify, quantify, and provide location requirements of engineering infrastructure and services provision for the next five years.

- Identify the designated areas where a national or provincial inclusionary housing policy may be applicable.
- Include a strategic assessment of the environmental pressures.
- Create opportunities (incl. spatial location of environmental sensitivities, high potential agricultural land, and coastal strips).
- Identify areas in which more detailed local plans must be developed and shortened land use procedures may be applicable.
- Provide spatial expression of integration of municipal sectoral policies.
- Determine a capital expenditure framework for the Municipal development programmes depicted spatially.
- Include an implementation.

The proposal is not deemed to be in contravention with the Overstrand SDF as it is not in contradiction with the abovementioned statutory requirements of the SDF.

#### 4.2. PLANNING PRINCIPLES

The proposed development supports the principles of Chapter VI (Article 59) of the Land Use Planning Act (LUPA), Act 3 of 2014, and Chapter 2 (Article 7) of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013, as follows:

##### Spatial Justice

*Refers to the need to redress the past apartheid spatial development imbalances and aim for equity in the provision of access opportunities, facilities, services, and land.*

The proposed application will not contribute to the perpetuation of past apartheid spatial development imbalances.

##### Spatial Sustainability

*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 landscape and ultimately limits urban sprawl.*

The proposed development will continue to protect any environmentally sensitive areas and cultural landscapes, as it is in an already developed residential area, and will thus not alter any environmentally sensitive areas.

##### Efficiency

*Efficiency refers to the need to create settlements that optimise the use of space, energy, infrastructure, resources, and land.*

The proposed development will optimally harness the potential that sustainably exists on the subject property as is evident on the proposed SDP.

## Spatial Resilience

*Spatial resilience in the context of land use planning refers to spatial plans, policies and land use management systems that should enable the communities to be able to resist, absorb and accommodate economic and environmental shocks and to recover from these shocks in a timely and efficient manner.*

The proposed development is well aligned with the spatial plans and policies and that will enable the subject property to be able to resist, absorb and accommodate environmental and economic shocks and recover from shocks in a timely and efficient manner.

## Good Administration

*Good administration 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 a joint planning approach is pursued.*

The proposed development will promote consultative planning as the Municipality will advertise the proposal to the public to allow the comments of the public to be taken into consideration. FVS Town and Regional Planners will also respond to the comments of the public and take the comments into consideration in the planning of the project.

This section outlines how the proposed development is aligned with the core planning principles as outlined in SPLUMA and LUPA. The proposed can therefore be viewed as encompassing and promoting all planning principles.

### 4.3. National Environmental Management Act (NEMA), No 107 of 1998

NEMA reiterates the provisions of section 24 of the Constitution and contains the internationally accepted principles of sustainability. It is therefore a legal requirement that these principles must be taken into consideration in all decisions that may affect the environment. Furthermore, the need for intergovernmental co-ordination and harmonisation of policies, legislation, and actions relating to the environment, is emphasised.

It is also important to note that the Best Practical Environmental Option (BPEO) is defined in NEMA as “the option that provides the most benefit or causes the least damage to the environment as a whole, at a cost acceptable to society, in the long term as well as the short term”.

## 5. SECTION 5: DESIRABILITY

In terms of Section 55 (b) and Section 55 (c) of the Western Cape Land Use Planning Act, 2014, an application can be refused based on whether it is undesirable. The measure to assess the desirability of the application is the consistency of the application with spatial development frameworks, applicable structure plans, the planning principles and guidelines issued by the Provincial Minister regarding the desirability of the proposed development.

The proposed development needs to be desirable and consistent with the logical character of the area and surrounding properties and must add value for the owner and the community.

The Department of Environmental Affairs and Development Planning (DEADP) published a Guideline on Need and Desirability as part of the EIA Guideline and Information Document Series. Although this application does not include an environmental authorization, the desirability guidelines set out in the document are also applicable in planning and thus appropriated to use in this land-use planning application.

To evaluate the proposed land use activity, the layout of the current and proposed activities should be scrutinized within of what is proposed. In terms afore mentioned, several questions need to be asked concerning the need and desirability of a proposal, which includes the following:

Need and Desirability Measure	Yes / No	Applicability to the subject property
Is the land use considered within the timeframe intended by the existing approved SDF agreed to by the relevant environmental authority?	Yes	The proposal is within the existing timeframe intended by the existing approved SDF. Section 4 of this report will also motivate how the proposal is well aligned with the core principles of the SDF.
Does the community / area need the activity and the associated land use concerned?	Yes	Due to the small scale of the proposal, it is deemed that the application will not have a detrimental impact on the surrounding community or the greater Kleinmond area
Are the necessary services with adequate capacity currently available, or must additional capacity be created to cater for the development?	Yes	There are existing services available for the application site that have adequate capacity and there is no need for the provision of additional service capacity.
Is this development the best practicable environmental option for this land/site?	Yes	The proposed development will not have any adverse impact on the environment as the property will be utilised sustainably. The proposed development can, therefore, be deemed as the best practicable environmental option for the property.

Need and Desirability Measure	Yes / No	Applicability to the subject property
Would the approval of this application compromise the integrity of the existing approved and credible municipal IDP and SDF as agreed to by the relevant authorities?	No	The proposal is well aligned with the approved municipal SDF and IDP as motivated under Section 4 of this motivation report.
Do location factors favour this land use?	Yes	The location and land use are in line with any residential neighbourhood property.
How will the activity or the land use associated with the activity applied for, impact on sensitive natural and cultural areas?		The proposed application is on land which is outside the sensitive natural and disturbed areas of the greater Kleinmond area. The property is within the urban edge of Kleinmond and already developed.
Will the proposed activity or the land use associated with the activity applied for, result in unacceptable opportunity costs?	No	The proposed development will not result in an unacceptable opportunity cost.
Will the proposed land use result in an unacceptable cumulative impact?	No	The proposed development will not result in an unacceptable cumulative impact on society, the environment, and the economy of the property and surrounding area.

The table above indicates that the proposed development is aligned with the core principles of the SDF, no additional services are required, and no additional capacity needs to be created due to the proposal, and location factors favour this land use. The proposal will also not harm the sensitive natural and cultural areas. The proposed development can, therefore, be deemed to be aligned with the principles of desirability as stipulated above.

## 6. SECTION 6: CONCLUSION

### 6.1. REASONS FOR APPROVAL

- *No additional Municipal Services will be required. The application site is already serviced and will thus not require the creation of additional services capacity. Please refer to Section 3.4 of this motivation report.*
- *The proposal is deemed desirable in terms of the Overstrand Municipality Land Use Scheme of 2020, as set out under Section 4 of this Motivation report.*
- *No negative impact is foreseen on the abutting neighbours in terms of privacy as the application site. Sufficient parking is available on the application site as there are ample parking space will be required.*
- *The proposal is in line with any residential neighbourhood, and similar instances can be found throughout the town of Kleinmond and surrounds.*
- *The proposal is further deemed to add value to the application site as it will increase the resell value.*
- *The existing use of the application site provides the surrounding community with a service that is detrimental to any community. The proposal will allow for additional church goers to enjoy the facility.*

Considering the above information, Council is respectfully requested to favourably consider the application for the following:

*Approval for the proposed building line relaxations in terms of the Overstrand Municipality Land Use Planning By-law on Erf 4894, Kleinmond.*

Kind Regards,



**Jaco van Schalkwyk**  
Director of FVS Town and Regional Planners





