

**ERF 2656, 25 VLEIGANS STREET, GANSBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF E GOOSEN**

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received in terms of Section 16(2)(d) to subdivide the above-mentioned property into two portions namely: Portion A  $\pm 518\text{m}^2$  and a Remainder  $\pm 518\text{m}^2$  in extent.

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 Gansbaai Library, Main Road, Gansbaai. 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) 0283132093 / [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **5 August 2022**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr SW van der Merwe** 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 2656, VLEIGANSSTRAAT 25, GANSBAAI, OVERSTRAND MUNISIPALE AREA: AANSOEK VIR ONDERVERDELING: MNRE PLAN ACTIVE STAD- EN STREEKSBEPLANNERS NAMENS E GOOSEN**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruiksbeplanning, 2020 (Verordening) dat n aansoek ontvang is in terme van Artikel 16(2)(d) om die bogenoemde eiendom te onderverdeel in twee gedeeltes naamlik: Gedeelte A  $\pm 518\text{m}^2$  en 'n Restant  $\pm 518\text{m}^2$  in grootte.

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 Gansbaai Biblioteek, Hoofweg, Gansbaai. 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) 0283132093 / ([alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) voor of op **5 Augustus 2022**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr SW van der Merwe** 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 ESINGU-ERF 2656, 25 VLEIGANS STREET, GANSBAAI, KUMMANDLA KAMASIPALA WASEOVERSTRAND: ISICELO SOKWAHLULAHULA PHAKATHI: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS EGAMENI LIKA-E GOOSEN**

Kukhutshwe isaziso ngokwemiba yeSoloty lama48 nguMasipala waseOverstrand ngeZihlomelo zoMthethwana ongeZicwangciso Zokusetyenziswa koMhlaba kaMasipala waseOverstrand ku2020 (Umthethwana) isaziso esi sithi kufunyenwe isicelo esihambelana nemiba yeSoloty 16(2)(d) ngokwahluahlula phakathi umhlaba okanye isakhiwo esikhankanywe ngentla ibe zinxalenye ezimbini ezizezi: INxalelenye A  $\pm 518\text{m}^2$  neyaziwa ngoPortion A  $\pm 518\text{m}^2$  neNtsalela  $\pm 518\text{m}^2$  eyaziwa ngeRemainder  $\pm 518\text{m}^2$  ubungakanani.

Iinkcukacha ezipheleleyo mayela nezi zindululo ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukusukela kwixesha eliphakathi kwentsimbi ye08:00 neye16:30 kwiSebe: Izicwangciso zeDolophu, Paterson Street, Hermanus naseGansbaai Library, Main Road, Gansbaai. Naziphi na izimvo ezibhaliweyo zingangeniswa kwaMasipala ngokwezibonelelo zeSoloty lama51 nelama52 loMthethwana kaMasipala ochazwe ngentla (16 Paterson Street, Hermanus / (f) 0283132093 / [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye ngaphambi komhla **5 uAgasti ku2022**, uchaze igama lakho, idilesi yakho neekcukacha zakho, umdla wakho kwesi sicelo nezizathu zakho zokuhlomla. Imibuzo ngefowuni ingathunyelwa kuMwangcisi weDolophu Oyintloko, **Mnu. SW van der Merwe** kwa028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe leziCwangciso ngeDolophu apho igosa likamasipala liza kumnceda ukufaka izimvo zakhe ngokusemthethweni



Scale: **NTS**  
 Drawing Nr: erf2656plans.drw  
 Date: MAY 2022

Plan Description:  
**LOCALITY MAP**

Property Description:  
**ERF 2656  
 GANSBAAI**

All distances approximate  
 and subject to survey.  
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 Stads- en Streeksbeplanners  
 Town & Regional Planners



**PROPOSED SUBDIVISION**

**ERF 2656 GANSBAAI**

**DIVISION: CALEDON**

**OVERSTRAND MUNICIPALITY**

**MOTIVATION REPORT**

**1. BACKGROUND**

Mrs. E. Goosen, the owner of Erf 2656 Gansbaai, has instructed the company Plan Active Town and Regional Planners, to apply for the subdivision of the subject property.

It is the intention of the owner to subdivide Erf 2656 Gansbaai to create one additional erf of which the proposed portion will be equal in size as the remaining portion. The Title Deed applicable to Erf 2656 Gansbaai does not contain any restrictions that need to be addressed in order for the proposed application to proceed.

Erf 2656 Gansbaai is 1036m<sup>2</sup> in extent and is held by Title Deed Number T54143/2021.

## 2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(d) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the subdivision of Erf 2656 Gansbaai.

## 3. DESIRABILITY

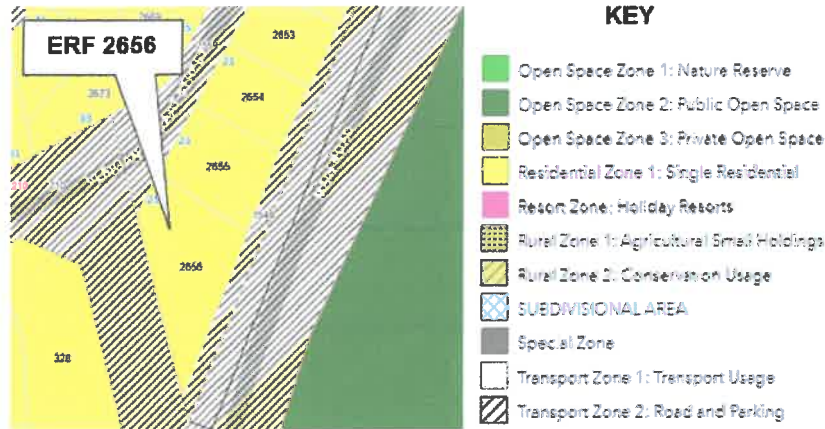
### 3.1 PROPERTY DESCRIPTION

Erf 2656 Gansbaai is located at 25 Vleigans Street, Gansbaai and is 1036m<sup>2</sup> in extent. Please refer to the enclosed locality plan and the aerial photograph below.



### 3.2 ZONING

Erf 2656 Gansbaai is zoned Residential Zone 1 and is used as such. The surrounding properties are also zoned for single residential purposes, public roads, and public open space. Please refer to the zoning map abstract below:



### 3.3 LAND USE

Erf 2656 Gansbaai is used for residential purposes. A single storey dwelling, and freestanding single garage is situated on the subject property. The existing dwelling consists of the following:

- 2 bedrooms;
- Kitchen;
- Sitting room;
- Bathroom and;
- Stoep.

Land uses that surround Erf 2656 Gansbaai are single dwellings, public roads, and public open spaces. It is therefore evident that Erf 2656 Gansbaai is situated within a predominantly single residential area.

### 3.4 PROPOSAL

The following is proposed in terms of:

- Chapter 4, Section 16(2)(d) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the subdivision of Erf 2656 Gansbaai into Portion A and a remainder.

**3.4.1. Proposed Subdivision**

Erf 2656 Gansbaai is 1036m<sup>2</sup> in extent. The intention of the owner of the subject property is to subdivide Erf 2656 Gansbaai into two portions, Portion A and a remainder. The subject property is one of the larger erven in the specific area of Gansbaai. The intention of the owner is to create two equally sized erven. The sizes of the erven within Vleigans Street vary from 500m<sup>2</sup> to 705m<sup>2</sup> as tabled below:

| <b>Extent of erven within Vleigans Street, Gansbaai</b> |      |      |      |      |      |      |      |      |      |      |
|---|------|------|------|------|------|------|------|------|------|------|
| Erf number  | 2655 | 2654 | 2653 | 2652 | 2651 | 2650 | 2669 | 2659 | 2658 | 2657 |
| Extent in (m <sup>2</sup> )                             | 705  | 550  | 532  | 521  | 519  | 517  | 538  | 520  | 500  | 526  |

The details of the proposed application are tabled below:

| <b>Subdivision of Erf 2656 Gansbaai</b> |                          |                 |                    |
|---|--------------------------|-----------------|--------------------|
| <b>Proposed Portions</b>                | <b>Size</b>              | <b>Land use</b> | <b>Zoning</b>      |
| <b>Remainder</b>                        | <b>±518m<sup>2</sup></b> | Residential     | Residential Zone 1 |
| <b>Portion A</b>                        | <b>±518m<sup>2</sup></b> | Vacant          | Residential Zone 1 |

The proposed subdivision of Erf 2656 Gansbaai follows the same erf configuration as the residential erven in the same residential block, the new erf to be created and the remainder would also be of similar size. After the subdivision of the subject property, Portion A, a portion of Erf 2656 Gansbaai and the remainder will be ±518m<sup>2</sup> in extent, each.

The subdivision line that is now the new common boundary line will not have any impact on the existing structures situated on the subject property (on the remainder after subdivision) as approved building plans do exist for the existing structures. No departure applications are proposed on the subject property.

The proposed subdivision will have a positive impact on the economy of the area. By allowing the subdivision, one additional residential property will be created from which the municipality can attain bulk service levies as well as monthly rates and taxes.

Future plans to develop the new portion will create temporary employment during the construction phase thereof.

### 3.5 ACCESS

As depicted on the approved building plan attached as Annexure A, and the aerial photograph below, the existing access to the dwelling and garage will be retained (proposed remaining portion) after the proposed subdivision application has concluded.



The access point to Portion A, a portion of Erf 2656 Gansbaai will be confirmed with a building plan submission for the development of the portion, the access will be from Vleigans Street.

### 3.6 SERVICES.

Erf 2656 Gansbaai is situated in an already developed residential area, municipal services already exist and have capacity to which the newly created erf can connect to. All required services will be installed according to the specifications of the Overstrand Municipality.

### 3.7 TITLE DEED

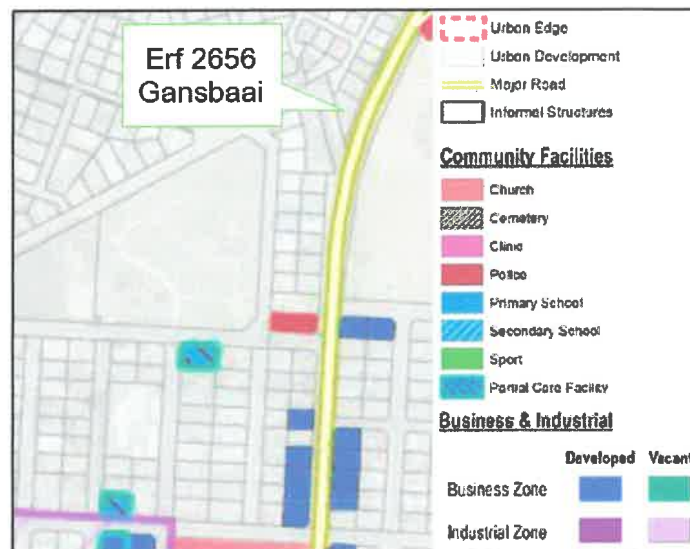
There are no restrictive Title Deed conditions in Title Deed No. T54143/2021 that need to be addressed in order for the proposed subdivision of Erf 2656 Gansbaai to be approved.

There is no bond registered against Erf 2656 Gansbaai.

### 3.8 FORWARD PLANNING

#### **Overstrand Municipal Wide Spatial Development Framework (2020).**

In terms of the Overstrand Wide Spatial Development Framework the subject property is earmarked for urban development purposes. The residential zoning of Portion A, a portion of Erf 2656 Gansbaai and the remainder portion, will be retained after the subdivision has been concluded.



#### **Overstrand Growth Management Strategy (2010)**

With reference to the Overstrand Growth Management Strategy the subject erf falls within Planning Unit 2 that consists of predominantly the Perlemoenbaai area. Incremental densification is proposed for this area. Densification is proposed by **subdividing erven into two or three portions**. It is mentioned that the density for the planning unit can increase from 8.3 to 10.8 units per hectare.

We are therefore of the opinion that the proposal is in line with the **Overstrand Growth Management Strategy (2010)** and can the proposed subdivision be supported.

### **3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION**

#### **3.9.1 HERITAGE VALUE**

Erf 2656 Gansbaai is not situated within the Heritage Overlay Zone as determined by the Overstrand Municipality Growth Management Strategy (2010). The property is not earmarked for heritage conservation purposes in terms of the Overstrand Heritage Survey Report (2009).

The subject property is not associated with any important persons or groups or important events and activities. The subject property has no association with the history of slavery and is not used for living heritage.

In the light of the above mentioned it is evident that the proposed subdivision will not have a negative impact on the heritage value of the subject property or the greater area of Gansbaai.

The subject property is situated in close proximity to Main Road, Gansbaai, which is classified as HPOZ Scenic Drives (Route of Regional Scenic Significance HPOZ) as seen in the abstract below from the Overstrand Municipal GIS System. The proposed subdivision does not have any impact on the aforementioned road.



### **3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT**

The proposed subdivision does not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).

### **3.10 PLANNING PRINCIPLES**

The planning principles of spatial justice, spatial sustainability, efficiency and spatial resilience of this application can be described as follows:

**Spatial Justice:** The proposed subdivision is in line with the current erf sizes and land use tendencies in the vicinity within the Gansbaai area. The proposed subdivision will create an opportunity for future landowners to obtain land.

**Spatial sustainability:** The proposed subdivision is in line with the current character of the established residential area. The proposed application will have no impact on the conservation worthy areas of Gansbaai. Spatially the land use and erf size of the created portion and remainder will be in line with the residential character of this specific area of Gansbaai.

**Efficiency:** The proposed application for the subdivision of Erf 2656 Gansbaai will promote the optimisation of the use of space within a developed residential area. The subject property is also situated in close proximity to Main Road, Gansbaai which makes the subject property very accessible.

**Spatial Resilience** in the context of land use planning refers to the need to promote the development of sustainable livelihoods for the poor (i.e. communities that are most likely to suffer the impacts of economic and environmental shocks). Spatial resilience also refers to the requirement for flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks. The spatial plans, policies and land use management systems should enable the communities to be able to resist,

## Motivation report

absorb and accommodate these shocks and to recover from these shocks in a timely and efficient manner, which includes the preservation and restoration of essential basic infrastructure and functions, but also adaptation in order to ensure increased resilience in terms of future shocks (United Nations Office for Disaster Risk Reduction, 2009). In our opinion the principle of Spatial Resilience is not applicable to this application.

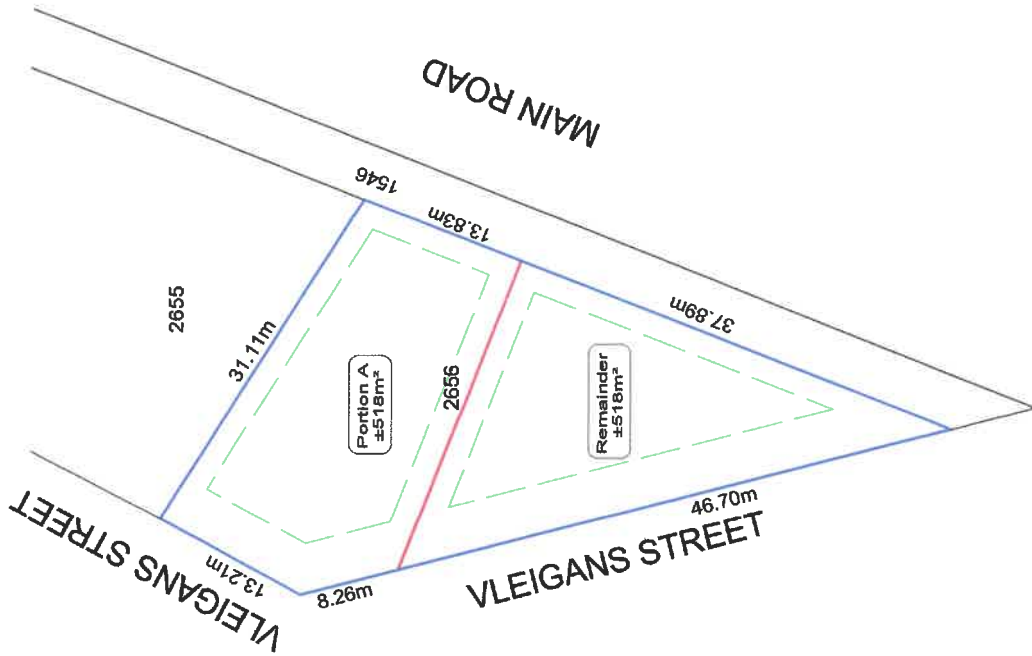
**Good administration:** Our Company is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's bylaw and related provincial and national land use planning legislation. All measures will be taken to ensure an efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020.

#### 4. **RECOMMENDATION**

When this application is evaluated, it is important to take note of the following:

- The proposed subdivision of Erf 2656 Gansbaai falls within the existing land use tendencies in the area;
- The proposal is compatible with the existing erf sizes in the area;
- The subject property falls within an already serviced area and the new portion can easily connect to existing services;
- The proposed subdivision will not have a negative impact on the current character and land values of the surrounding erven.
- The proposed application is in line with Spatial Planning Land Use Management Act, 2013 (SPLUMA) and the Land Use Planning Act, 2014 (LUPA).

With regards to the above mentioned it would be appreciated if the Overstrand Municipality would consider the application favourably for the subdivision of Erf 2656 Gansbaai.



**NOTES**

- PROPERTY BOUNDARIES
- PROPOSED SUBDIVISION LINE
- BUILDING LINES
- REMAINDER ±518m<sup>2</sup>
- PORTION A ±518m<sup>2</sup>



Scale: 1:600

Drawing Nr: 2656\_gansbaaisubdivision.dwg  
Date: 05/2022

Plan Description:  
**PROPOSED SUBDIVISION**

Property Description:  
**ERF 2656 GANSBAAI**

All distances approximate and subject to survey.  
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Town & Regional Planners





**NOTES**

- PROPERTY BOUNDARIES
- PROPOSED SUBDIVISION LINE
- BUILDING LINES
- REMAINDER
- PORTION A

Scale: **1:600**  
 Drawing Nr: 2656 gansbaai.dwg  
 Date: 05/2022

Plan Description:  
**AERIAL PHOTOGRAPH**

Property Description:  
**ERF 2656 GANSBAAI**

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