

4.2

ERF 6304, 28 NINTH STREET, KLEINMOND: APPLICATION FOR CONSENT USE: MESSRS FVS TOWN AND REGIONAL PLANNERS ON BEHALF OF L SINGLETON

6304 KKM (3705/2021)

H van der Stoep

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Hermanus Administration

5 January 2022

1. EXECUTIVE SUMMARY

An application was received on 14 July 2021 from Messrs FVS Town and Regional Planners on behalf of L Singleton on Erf 6304, Kleinmond for a consent use in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 to operate a place of instruction from the existing house on the property.

A Locality Plan of the property concerned is attached as Annexure A. The Motivation Report from the applicant in support of the proposal is attached as Annexure B, while the proposed Site Development Plan is attached as Annexure C

2. DECISION AUTHORITY

Municipal Planning Tribunal

3. BACKGROUND / SITE HISTORY

The erf is located north of the R44 (Main Road) Kleinmond and measure 1371m² in extent. An application for a creche for 40 children was approved in November 2008, valid for five (5) years. The applicant submitted an application for the renewal of the creche for 40 children which were approved in 2014, valid for five (5) years.

This application is for a consent use to operate a Place of Instruction, also known as "1000 Voetjies".

4. SUMMARY OF APPLICANT'S MOTIVATION

The proposed consent is motivated as follows:

- ❖ Kleinmond currently has one (1) Primary School and a few institutions similar to 1000 Voetjies.
- ❖ The application is for a Place of Instruction for a maximum of 50 children.
- ❖ The present school consists of 33 children between the ages of two (2) and six (6) years old.
- ❖ The place of instruction operates from 08:00 in the morning until 12:30 in the afternoon on weekdays only.
- ❖ No activities take place over the weekends unless the need for it would arise. Prior notice of such activities will be communicated to the surrounding neighbours.
- ❖ The place of instruction has four (4) staff members.
- ❖ No food services are implemented and parents and or legal guardians provide their own food for the children.

- ❖ The facilities are as follows: five (5) classrooms, kitchen, two (2) playrooms, presently indicated as the dining and living room on the building plan, garage, and laundry room and work area.
- ❖ The garage is used by two (2) staff members, whilst the other two (2) members are in walking distance from the place of instruction.
- ❖ The facility provides a drop-off-and-go facility instead of parking on-site. Children between the ages of two (2) and four (4) years old are being dropped off between 08:00 and 08:15 in the morning and collected from 12:15 in the afternoon.
- ❖ Children between the ages of 5 and 6 years old are being dropped off between 08:15 and 08:30 in the morning and collected from 12:15 to 12:30 in the afternoon.
- ❖ Two staff members will assist the drop-and-go to ensure that there is no congestion of traffic.

SERVICES

The property has municipal services. Access is obtained via Ninth Street.

TITLE DEED

There are no restrictive conditions restricting the proposed consent use.

FORWARD PLANNING

Western Cape Provincial SDF, 2005 & 2009:

The WCPSDF has 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 level.

Integrated Development Plan, 2020 (IDP) :

The IDP supports the initiative of early childhood development centres as a crucial element in communities to alleviate poverty and inequality.

Spatial Development Framework, 2020 (SDF)

- The application will enhance activities catered for within the community.
- The application site has adequate service capacity and there is no need for the provision of additional service capacity.
- The proposal will not have adverse impact on the environment.
- The proposal is well aligned with the principles of the SDF and IDP.
- The proposal is desirable as the need for childhood development is of great importance in any community.
- The property is located within the urban edge of Kleinmond and already developed.
- The development will not result in an unacceptable opportunity cost.
- The proposed development will not result in an unacceptable cumulative impact on society, the environment and the economy of the property and surrounding area.

PLANNING PRINCIPLES

Spatial Justice:	The application will not contribute to the perpetuation of past apartheid spatial imbalances.
Spatial Sustainability:	The application will have no impact on agricultural land, environmentally sensitive areas of biodiversity rich areas.
Efficiency:	The proposed development will optimally harness the potential that sustainability exists on the subject property.
Spatial Resilience:	The proposed developments well aligned with the spatial plans and policies that will enable the subject property to be able to resist, absorb and accommodate environmental and economic shocks and recover from shocks timey.
Good Administration:	The Municipality is consulted in the process and a public participation process will be followed.

5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Local newspaper	Yes	16 September 2021	22 October 2021
Registered notices	Yes	16 September 2021	22 October 2021
Ward councillor	Yes	16 September 2021	22 October 2021
Total comments	TWO (2)		
Total letters of support	NONE		
Was public participation undertaken in accordance with Section 47 - 50 of the By-Law on Municipal Land Use Planning?			Yes
Was the application processed correctly (if no, elaborate below):			Yes
Is the proposal consistent with the principles referred to in Chapter 2 of SPLUMA and Chapter VI of LUPA? (can be elaborated further below)			Yes

6. SUMMARY OF COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS

Name	Date received	Summary of comments
Building Control	17/09/2021	No objection. Building plan application must comply with all applicable law. The rooms must be named to indicate the usage, i.e. classroom instead of bedroom or lounge.
Fire Department	22/09/2021	No objection subject to compliance with the provisions of SANS-A: 2016, 10400-T:2020 and the By-Law relating to community fire safety. (Fire Protection Plan to be submitted to Building Control.)

District Health	20/09/2021	No objection.
Engineering Services	22/09/2021	See Annexure F.

7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION, THE APPLICANT'S RESPONSE AND THE MUNICIPAL TOWN PLANNER'S RESPONSE THEREON

Two (2) letters of objections were received from Mr. H de Bruin and Ms S Adams, as per Annexure D. The applicant was provided an opportunity to comment on the objection received, and their comments are attached as Annexure E.

❖ **OBJECTION 1 - Number of children**

The request for 50 children from the present 33 children is a more than 50% increase. The previous approvals all made reference to 40 children, which will be more acceptable as this is only a 21% increase to the existing number of children of 33.

Applicant's response

The place of instruction provides a crucial service to the working class of Kleinmond. The intention of the property owner is to help as many families as possible and have a positive impact on the surrounding community. Adding only 7 children to the aforesaid 33 children will not make such a major impact as the proposed 50 children.

Town Planner's response

The original approval allowed for 40 children and presently the facility cater for 33 children and an added 17 children will have an impact on the noise levels and traffic congestion.

❖ **OBJECTION 2 - Noise levels and traffic congestion**

The increase of children will definitely impact on the present noise levels and traffic congestion, especially in an area consisting predominantly of retirees. The proposed drop-and-go schedule and space cannot be implemented and managed by the owners.

Parents stop on the pavements, road reserves and in driveways to drop the children, which does lead to traffic congestion.

Applicant's response

Traffic should not be a problem if the owner implements the drop-and-go system at different time schedules. Parents are not allowed to park on the road reserve in Ninth Street.

The objector's photos submitted as part of the objection did not indicate dates and times, which does not provide a clear indication that this is a regular occurrence.

Town Planner's response

An added 17 children entail 17 more vehicles in comparison with an additional 7 vehicles as per the original approval of 40 children.

❖ OBJECTION 3 - Utilisation of the property

The property has recently been used for music and extra academic classes, which resulted in problems such as noise and traffic congestion.

Applicant's response

The application is for a place of instruction and no other activities are applied for.

Town Planner's response

The application is for a place of instruction and no extra mural activities and after care facility.

❖ OBJECTION 4 - Operating hours

The operating hours are acceptable, except it is not implemented at present. Children are there until 16h00 to 16h30.

Applicant's response

The application does not entail an after-care facility.

Town Planner's response

Noted.

❖ OBJECTION 5 - Activities after operating hours

The motivation indicates that should activities be held after hours or on weekends, the surrounding owners will be notified. This is problematic since the activity may not be appropriate and the owner needs to consult the surrounding owners before the activity takes place and not only notify them.

The after-hours activities should be related to the place of instruction and not extracurricular activities that takes place without notification. Consideration should be given to the surrounding owners and proper notification should take place.

Applicant's response

The surrounding owners will be notified should additional activities be considered. Please note that this will not occur on a regular basis and only occasionally as the need therefore arise.

Town Planner's response

It should be noted that no additional activities are allowed, since such activities contribute to additional parking, which will be on the road reserve and elevated noise

levels. It is very difficult to define related activities, which can involve crowds that will be better suited in buildings designed for this purpose.

❖ **OBJECTION 6 - Future growth of the facility**

The concern is that the place of instruction will exceed the proposed 50 children that would have an adverse effect on the objector's property value that will have a financial impact on the resale value of the property.

Applicant's response

The owner reiterated that the place of instruction will not exceed the requested 50 children.

Town Planner's response

The application is for 50 children, whilst the original approval allowed 40 children. The present number of children at the facility is 33 and thus nowhere in the motivation the need for 50 children were addressed.

Additional considerations by applicant

Development of the Youth:

The development of the younger generation is of crucial importance to the livelihood of this country. It is proven with the right education and development it can be beneficial to the social and economic growth of the country.

Increase in population:

The increase of the number of children at the proposed place of instruction is evident in a growing town.

Limited facilities of Primary School:

Kleinmond only has one primary school, and the application will provide a service the public school is unable to deliver and should not be refused based on the concerns raised by the objectors.

Larger working class:

Expansion of the proposed place of instruction is evident that a larger working-class community is in Kleinmond and is slowly but surely growing.

Service to the community:

The proposed place of instruction provides a service that is not only crucial to the development of the youth, but also provides a service to the working class.

Town Planner's response

The above-mentioned additional considerations are noted; however, the request is for additional rights and thus the rights of the surrounding community must be taken into consideration. The need and future benefits it may have on the youth is not in dispute, but there is also an older generation who also must benefit in terms of the liveability and age friendly living environment. The one generation is not more important than the other; it will defeat the principles of sustainability.

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

See Paragraph 7 above.

9. MUNICIPAL ASSESSMENT OF COMMENTS (Town Planner's comment on objections/and response thereon)

See Paragraph 7 above.

Internal and External Departments

The application was supported by all internal municipal departments.

10. MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)**10.1 Background**

N/A

10.2 (In)consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

The application is in line with the planning objectives applicable to this application.

The objectives relating to:

Spatial Justice

N/A

Spatial Sustainability

The application is within the urban edge and will not impact on agricultural land or environmental areas. The application is in line with the promoting of compaction and mixed-use urban environments.

The principle is also applicable to the surrounding residential area. Although a mixed-use urban environment is promoted, due cognisance must be taken to the primary land use prevalent in the area and owners who invested in a residential area. Their expectations must be taken into consideration.

Efficiency

The landowner wants to use the property to its full potential and make optimal use of municipal services available to the erf that in return contribute economic well-being.

The optimal use is noted, but in this case, it does not relate to the primary land uses, but an added land use, which can only be considered if not to the detriment of the surrounding landowners.

Spatial Resilience

The application is in line with local policies and legislation applicable to the built environment and land use.

Good Administration

Administrative procedure was followed as prescribed by the Municipality.

10.3 (In)consistency with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014)

Same as Point 10.2 above.

10.4 (In)consistency with the IDP/Various levels of SDF's/Applicable policies

The IDP (2021-2022) identify the need for primary and high schools due to the demand. The implication thereof is the need for ECD centres to have the children school ready.

10.5 (In)consistency with guidelines prepared by the Provincial Minister

N/A

10.6 Impact on Municipal Engineering Services

Existing services will be used.

10.7 Outcomes of investigations/applications i.t.o other legislation

N/A

10.8 Existing and proposed zoning comparisons and considerations

The Overstrand Municipality Zoning Scheme Regulations is applicable to this area. The application is consistent with the possibility of a consent use.

11. ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS

N/A

12. THE DESIRABILITY OF THE PROPOSAL

In terms of desirability the following aspects need to be considered namely:

The creche was accommodated since 2008 as a departure since the Kleinmond Zoning Scheme did not make provision for the activity as a consent use. At that stage the application was for a creche to accommodate 40 children and was approved as such. The Overstrand Land Use Scheme makes provision for a creche, but with limitations that the owner/manager reside on the property as well as limiting the children to thirty (30).

In the pre-consultation with the Municipality the applicant was advised to rather apply for a consent use that does not have the limitations of a creche. The latter was advised due to the fact that the departure approvals already transgress the Overstrand Land Use Scheme in operation from 2013. The consent use application for a place of instruction is more in line with the approvals granted in 2008 and 2013.

The building was approved as a residential dwelling but has been used as a place of instruction (early development centre) since 2008. The building was renovated to make provision for classrooms and associated facilities of a ECD centre. The latter complies with the legislative rules and regulations pertaining to ECD centres. The owner or manager does not reside on the property and thus the application to depart from the Land Use Scheme requirements that stipulate that the owner or manager must reside on the property. The property is well maintained, and the service provided is in line with the requirements of a ECD centre.

The need for the facility is evident and the objectors agree that it does fulfil a dire need in the community. However, it remains a residential neighbourhood and owners purchased their properties with this mind. The consent use is an additional right requested and applied for and therefore the objector's concerns must be taken into consideration.

The facility caters for 33 children at present and requests the number to increase to 50 children. Since 2008 the applicant had the right to accommodate 40 children and has not reached that number. The original number of 40 children has not been met in approximately 14 years and there is thus no reason to increase the number as requested. It is recommended that the number of children allowed remains at 40 children as per previous approvals.

The drop-and-go arrangement and schedule are not viable since the management have no control of parents dropping their children. It is suggested that a drop-and-go be provided with necessary signage on the road reserve in front of the proposed application area. No dropping off of children will be allowed on the opposite side of the road and that this arrangement be managed by the staff. The property has two vehicle access points and that these access points must remain open during the drop off and pick up of children, should parents intend to park.

Noise levels are inevitable with small children and all the surrounding owners accept that since most had children themselves. The added 10 children (from 40 to 50) may however exacerbate the problem and therefore to take the surrounding owners into consideration, the above-mentioned recommendation of 40 children remains in place.

The one aspect that is not clear is the arrangement of parents who cannot pick up the children at the scheduled times. The applicant indicated that the facility is not an after-care facility, but it stands to reason parents may not be able to collect the children at a specific time and that children may be at the facility after 12:30, but this occurrence should be minimal.

It was also made clear that no extra activities will be catered for by the facility e.g., music classes, dance and extra academic classes, etc. The application is for a place of instruction, but there can be situations where activities relating to the facility can be accommodated. The application erf is in a residential area and the related activities usually generate people from the community in support of the ECD centre. This entails the congregation of people that needs to be accommodated in the area. The surrounding area does not have sufficient parking availability for such congregation of people, which also implies noise pollution. It is therefore not recommended that any related activity be accommodated at the ECD centre and that an appropriate venue such as a community hall or church hall be utilised.

13. RECOMMENDATION

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipal Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 6304, Kleinmond for a consent use in order to operate a place of instruction from the existing house on the property, **be approved** in terms of the provisions of Section 61, subject to the following conditions:
 - (a) that the place of instruction be limited to a maximum of forty (40) children;
 - (b) that the place of instruction be limited to the existing house as per Plan Number 040305b dated 12 August 2004;
 - (c) that the following operating hours be applicable as indicated in the motivation - Monday to Friday from 08:00 to 12:30;
 - (d) that the owner or manager does not need to reside on the property;
 - (e) that the drop-and-go facility be on the eastern side (in front) of the place of instruction and signage be erected to inform parents of the facility;
 - (f) that the access gates to the property remain open for the duration of dropping off and collecting of children;
 - (g) that no parking of vehicles in front of residents' driveways be allowed and employees park on site
 - (h) that the rights to operate a place of instruction is not transferable;
 - (i) that no activities be held after hours or over weekends;
 - (j) that the Overstrand Municipality retains the right to enforce any relevant legislation and or By-Laws
 - (k) that any additional structure or alteration to the existing dwelling must conform to the residential character of the area concerned
 - (l) that building plans be submitted to the Municipality showing all building changes, partitioning and correct names of rooms (*not bedroom, lounge, etc.*) to the satisfaction of the Fire Department and Building Control Department;
 - (m) that a fire protection plan be submitted to the Building Control Department;
 - (n) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
 - (o) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (p) that all the conditions in the Services Report (attached as Annexure F), be complied with.

2. that the applicant and objectors be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 with regard to the above decision.

14. REASONS FOR RECOMMENDATION

- ❖ The application is in line with forward planning documents.
- ❖ The place of instruction provides a much-needed community facility.
- ❖ Objectors acknowledge the need but have a few provisos, which can be mitigated.

15. ANNEXURES

Annexure A:	Locality Plan
Annexure B:	Motivation Report
Annexure C:	Site Development Plan
Annexure D:	Objections received
Annexure E:	Applicant's response to the objection received
Annexure F:	Services Report

SIGNATURE**REGISTERED PLANNER**

Name: **H VAN DER STOEP**

SACPLAN Reg No: **A/1708/2013**

Signature: _____

Date: _____



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Annexure B 1/19

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.

Background Information

The property owner, Leatitia Singleton, currently operates a place of instruction (1 000 Voetjies) on the application site. The property owner applied for a temporary departure to permit the place of instruction. The temporary departure is due to expire, to which the property owner approached FVS Town and Regional Planners for consultation on the process to follow and what needs to be done in order to proceed with the place of instruction.

FVS Town and Regional Planners conducted a site visit, in which it was pointed out that a Land Use Application will have to be submitted to Council for approval.

Planning Brief

This motivation report and supporting documents have been submitted to apply for the consent use as described in Section 2 of this report. Please see herewith the Motivation Report and supporting documentation that includes the following:

- Application Form
- Power of Attorney
- Title Deed
- Locality Plan
- Proposed Building Plan
- Surveyor General Diagram
- Proposed Building Plan
- Neighbour's Consent
- Proof of Payment



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2/19

PROPERTY DETAILS

Section 1 of this report consists of the details pertaining to the subject property, such as its locality and ownership details and the property.

Ownership Details

Erf 6304, Kleinmond (Title Deed Number: T64339/2007) is currently registered in the name of LEATITIA SINGLETON and described as the following:

Erf 6304, KLEINMOND
In the OVERSTRAND MUNICIPALITY
CALEDON Division, WESTERN CAPE
In extent: 1371m²

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

Locality

The application site is situated Beach Road in the coastal town Kleinmond, in the Overberg District of the Western Cape Province. Kleinmond is situated approximately 90km east of Cape Town, between Betty's Bay and Hermanus. The town's main economic trade consists mainly out of the tourism trade. Please refer to **Annexure D** for the Locality Plan.

Character of the Surrounding Area

Due to the town's relatively small footprint the application site is situated in close proximity of the Central Business District (CBD), as indicated in the Figure 1 below. The surrounding area consists mainly of residential dwellings and business sites, being located in close proximity to the CBD. Figure 2 gives an indication of surrounding zonings in the area, consisting of residential, business, special use and open space zonings. Kleinmond currently has one primary school and a few institutions similar to 1 000 Voetjies.

Kleinmond, including other towns such as Betty's Bay, Pringle Bay and Hermanus, is mainly sustained by the tourism trade and offers a wide variety of activities such as golfing, hiking, horse riding and other water related activities such as fishing and kayaking. Kleinmond is further stimulated by holiday goers coming to visit their holiday homes and a relatively large retirement community.



Figure 1: CapeFarmMapper, June 2021 – Kleinmond CBD

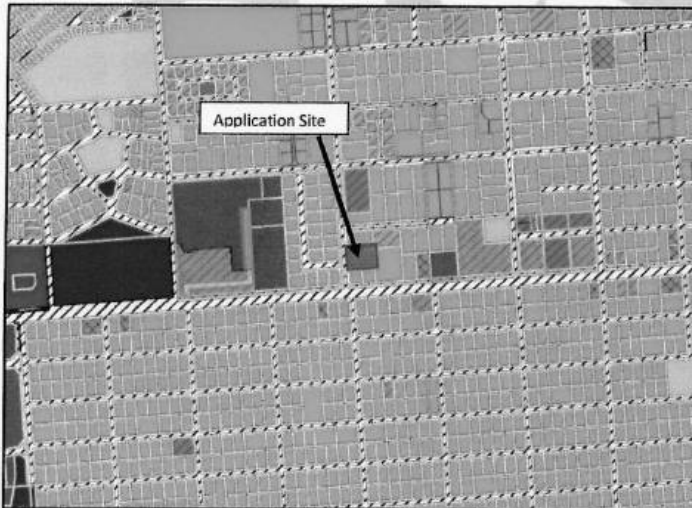


Figure 2: Overstrand Public Viewer, June 2021 – Surrounding Zonings



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4/19

MOTIVATION

Section 2 of the motivation report deals specifically with the type of application and what will be applied for.

The Application

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

"Consent use provided for in the zoning scheme:"

- Application is hereby made for a place of instruction for a maximum of 50 children.

Please refer to the following attached Annexures:

Annexure A: Application Form

Annexure B: Power of Attorney

The Proposal

The proposed place of instruction will consist of the following:

Number of Children

1 000 Voetjies currently consists of 33 children between the ages of three (3) to six (6) years old.

2 years old	3 children
3 years old	6 children
4 years old	10 children
5 and 6 years old	14 children

The aim is to increase the current number of children from 33 children to a maximum of 50 children.

Hours of Operation

The place of instruction operates from 08:00 in the morning till 12:30 in the afternoons on weekdays only. No activities will take place over the weekends unless the need for it would arise. Prior notice will of such activities will be communicated to the surrounding neighbours.

Staff

The place of instruction currently has four (4) staff members.

On-site Food Preparation

Please note that no food services are implemented, and that parents or legal guardians provide their own food for the children.

Classrooms

Please refer to the attached **Annexure E** for the Building Plan (Plan Nr. 040305b) and floor layout of the place of instruction. The following rooms are utilised as such:

Bedroom 1:	Classroom 1
Bedroom 2:	To remain as is.
Bedroom 3:	Classroom 2
Bedroom 4:	Classroom 3
Bedroom 5:	Classroom 4
Kitchen:	To remain as is.
Dining Room:	To remain as is.
Living Room:	Play Area 1
Lounge:	Play Area 2
Garage:	To remain as is.
Laundry Room:	To remain as is.
Work Area:	To remain as is.

Certain rooms are to remain unchanged in order to retain the residential aspect of the application site. The owner of said application site will not always be at the place of instruction, however, a caretaker for the place of instruction will remain at the application site.

Parking

The existing garage is to retain its use and provide parking for two motor vehicles. The place of instruction has four staff members, two of which will make use of the existing garage for parking, while the other two staff members reside in proximity and are in walking distance of the place of instruction.

Drop and Go Facility

1 000 Voetjies implements a drop and go facility instead of on-site parking. Children between the ages of two (2), three (3) and four (4) years old are being drop off between 08:00 till 08:15 in the morning and collected from 12:15 in the afternoon.

Children between the ages of five (5) and six (6) years old are being dropped off 08:15 till 08:30 in the morning and collected from 12:15 till 12:30 in the afternoon.



Town and Regional Planners

6/19

Please note that two staff members assist with the drop and go at all times to ensure that there is no delay and to ensure that there is no congestion when children are being dropped off or collected.

Property Particulars

Erf 6304, Kleinmond is currently zoned as Single Residential Zone 1. Please refer to the table below for an extract from the Overstrand Municipality Land Use Scheme 2020. Also, refer to the Overstrand Municipality Land Use Scheme, 2020 for additional parameters, such as parking, loading bays and screening, pertaining to the Single Residential Zone 1.

OVERSTRAND MUNICIPALITY LAND USE SCHEME OF 2020 In terms of Section 16 of the Overstrand Municipality By-Law	
Development Parameters Erf 6304, Kleinmond	
Zoning	Single Residential Zone 1
Primary Uses	Crèche, dwelling house, guest rooms, home occupation, second dwelling and self-catering.
Consent Uses	Day care centre, green house, guest house, house shop, institution, place of instruction, place of worship, residential building, and intensive horticulture.
Building Lines - Street	4m (erven larger than 400m ²)
Building Lines – Side and Rear	2m (erven larger than 400m ²)
Height	8m from base level
Coverage	50% (erven larger than 400m ²)
Parking	Please refer to Chapter 17.1 of the Overstrand Municipality Land Use Scheme of 2020



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7/19

LEGISLATION

Section 3 of this report consists of the details pertaining to the subject property, such as its locality and ownership details and the property.

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.

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 further supports the initiative of early childhood development centres (as the one proposed) as a crucial element in our communities to alleviate poverty and inequality.

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.

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 valuable business opportunities and will not harm any environmentally sensitive areas and cultural landscapes.

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.

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.



Town and Regional Planners

10/19

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.

NEMA

The proposal is not deemed to have a negative impact on National Heritage Resources Act as it is not older than 60 years and would also not have an impact on NEMA. The application site is not situated in the flood line area, the 1:10 year, 1:50 year and 1:100-year flood lines and is not situated in an environmentally sensitive area.

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:

Water

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

Electricity

Erf 6304 is currently supplied with sufficient electrical needs as currently supplied by Eskom.

Sewerage

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

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11/19

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.

Access

Access will be obtained via 9th Street, Kleinmond.

FVS

Photos of the Site



Photo 1
Classroom 1



Photo 2
Classroom 1



Photo 3
Classroom 2



Photo 4
Classroom 2

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14/19



Photo 5
Classroom 3

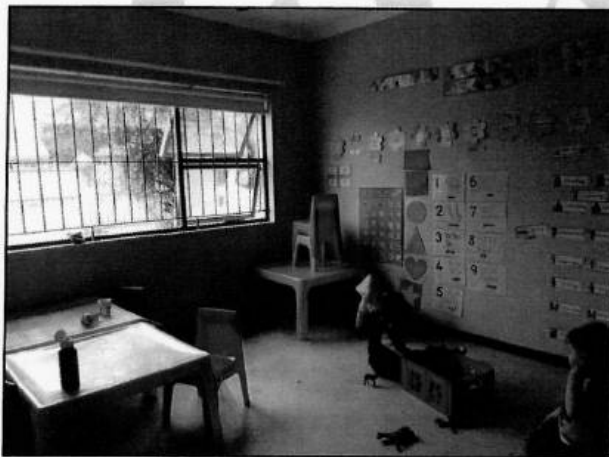


Photo 6
Classroom 3



Photo 7

Classroom 4



Photo 8
Drop and Go Facility



Photo 9
Front of 1 000 Voetjies



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17/19

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 for a consent use.

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 proposed development is within the existing timeframe intended by the existing approved SDF. The spatial planning initiatives section 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	There is a definite need for the proposed development as it will create more economic activities within the area. This can then contribute to job creation to the benefit of the community and maintain food security. It will also enhance the activities being catered for within the community.
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.
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 the spatial planning initiatives section of this report will prove.
Do location factors favour this land use?	Yes	The location and land use are in line with any neighbourhood property. The proposal is desirable as the need for childhood development is of great importance in any community.
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 property. The properties are 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. Education is one of the most critical elements of development in South Africa, and this opportunity can in a very small-scale help with this process.

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.



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19/19

CONCLUSION

Reasons for Approval

- No additional Municipal Services will be required.
- The proposal is deemed desirable in terms of the Overstrand Municipality Land Use Scheme of 2020.
- No negative impact is foreseen on the abutting neighbours as the proposed place of instruction is limited within certain operating hours, and that no additional activities will take place outside the proposed hours of operation.

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

Approval for the consent use to allow for a place of instruction, in terms of the Overstrand Municipality Land Use Planning By-law on Erf 6304, Kleinmond.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Jaco van Schalkwyk', is written over a horizontal line.

Jaco van Schalkwyk
Director of FVS Town and Regional Planners

Annexure D 1/6



Mrs Sharon D. Adams
21, 7th Avenue
Kleinmond
7195

e-mail: :

Cell No:

13 October 2021

TP - A. Aheart
(H. J. de Sroep)

Re: Submission of Comments regarding Overstrand Municipal Notice 136/2021, Application for consent use ERF 6304, 28, 9th Street, Kleinmond.

Ms Loretta Gillion
The Municipal Manager,
Overstrand Municipality.

Dear Ms Gillion,

FILE NO:	St 6304 v Kleinmond
SCAN NO:	KKM 6304
COLLABORATOR NO:	1593159

I am the owner of the property (ERF 6303 known as 21 7th Avenue, Kleinmond), ERF 6303 immediately abuts ERF 6304.

Upon viewing ERF 6303 in 2018, the estate agent indicated that the property immediately abutting is a crèche (1000 Voetjies). The estate agent told me that it is a small crèche with about 20 to 30 children between the ages of 3 to 6 years attending. I liked the property (ERF 6303) bought it and moved in March 2019.

I had no problem with the crèche next to my property although at times the children are noisy (**screaming and shouting**) when they are outside playing in the courtyard and play pens during their breaks. I have and still **tolerate** the noise.

I saw a the Municipal Notice NO: 136/2021 in the local Herald newspaper re: Application for consent use for ERF 6304 and subsequently requested and received a copy of the full details of the proposal submitted to the Overstrand Municipality at the Kleinmond library.

Upon reading the proposal I noticed that the owner of 1000 Voetjies is requesting permission to increase the number of children from the current 33 to 50.

Below find my comments regarding certain aspects of the proposal:

1. I have a concern with this increase (50.2%) of the the number of children. This increase will definitely have an impact on the noise levels and traffic congestion in the immediate surrounds. I propose **no increase** in the number of children and **they retain the current number of 33.**
2. I am okay that the property will be **utilised only as a place of instruction for Pre-school learning.**

1.

TP 14 OCT 2021

2/6

3. I am okay with the **operating hours of 08H00 to 12H30 on weekdays only.**
***Currently there are children at the crèche after 12H30, they are there until around 16H00-16H30.**
4. I am okay, to a certain extent (see 5 below) with **"No activities will take place over the weekends unless the need for it would arise. Prior notice of such activities will be communicated to the surrounding neighbours".**
5. With regard to 4 above. It is imperative that we as "neighbours" are **consulted before** "such activities" are to take place at ERF 6304 and not just **"communicated"** that "such activities" will take place without us knowing what these activities entail because **we as neighbours are not consulted but are just told.**
6. A **huge concern** I have is what the increase in the number of children will have on **the growth of the crèche in the future** and **what impact it will have on the sale value of my property** and **my concern** is that should the 1000 Voetjies **grow larger** it could have **financial implications** on the value and sale of my property. People are reluctant (**noise and traffic congestion**) to purchase a property adjacent to a crèche or school especially in Kleinmond which attracts a large number of people who want to retire and settle down in peace and quiet.

I trust that my comments/concerns will be considered with circumspect.

Yours Sincerely,

Sharon Adams

L Gillion

3/6

From:
Sent: Saturday, 02 October 2021 14:56
To: L Gillion
Cc:
Subject: vergunningsgebruik op erf 6304 vir die bedryf van n plek van onderrig
Attachments: scan1.pdf; scan 2.pdf; scan 3.pdf

HC De Bruin
 Eienaar 9de straat 29 Kleinmond
 Erf no.7650
 Tel

TP - A Theart
 (Huld Stoep)



Geagte stadsbeplannings komitee.

Ontvang asb. Hiermee my kommentaar op die voorgestelde lisensie goedkeuring vir n plek van onderrig op erf 6304 Kleinmond.

Die ligging van die betrokke perseel word verkeerdelik aangedui as Beach Road Kleinmond in die aanbieding. Die betrokke perseel is gelee in 9de straat Kleinmond.

Die aansoek dokumente toon aan dat die nodige dokumente ingedien is asook n neighbours consent.

Dit is nie moontlik dat n neighbours consent kon ingedien word voordat die aansoek uitgestuur is vir kommentaar nie.

Die voorgestelde verhoging van die getal kinders van 33 na 50 verteenwoordig n 51,5% verhoging wat die volgende probleme sal veroorsaak.

Die geraasvlakke sal drasties verhoog in n grootliks afgetrede gemeenskap.

Die bestaande verkeers probleme sal drasties verhoog omdat dit vir ouers onmoontlik sal wees om kinders op en af te laai op die beperkte skedule en spasie wat voorgestel word in die aanbieding.

Aangehegte fotos toon hoe ouers eenvoudig in die ryvlakke van die pad stop, die motors verlaat om kinders af te gee en weer te gaan kry wat toegang en uitgaan van ons persele bemoeilik en normale verkeer ontwig.

Die bedryfs ure van die skool is heeltemal aanvaarbaar maar melding moet spesifiek gemaak word dat moontlike na ure en naweek aktiwiteite slegs kleuterskool aktiwiteite sal wees en die onmiddellike bure in kennis gestel sal word van die beplande aktiwiteite. Geen ekstra klasse en musiek klasse sal plaasvind na bedryfsure en oor naweek soos onlangs gebeur het wat ernstige probleme veroorsaak het met ekstra geraas en verkeer.

Dit is verstaanbaar dat die eienaars van van die skool die kinder getalle sal wil verhoog om die skool finasieel meer lewensvatbaar te maak maar dan moet dit binne redelike perke gedoen word met die omgewing in gedagte na bv. 40 kinders wat nog steeds 21% verhoging beteken.

Aangesien die kleuterskool n baie belangrike diens lewer aan werkende ouers van die gemeenskap wat n veilige hawe benodig vir die kinders word die goedkeuring van die aansoek sterk aanbeveel indien die bogenoemde feite in ag geneem word en die belange van die omliggende ouer gemeenskap in ag geneem en beskerm word

Ek vertrou dat u die kommentaar nuttig sal vind en ernstig sal oorweeg.

Vriendelike Groete

HC De Bruin.

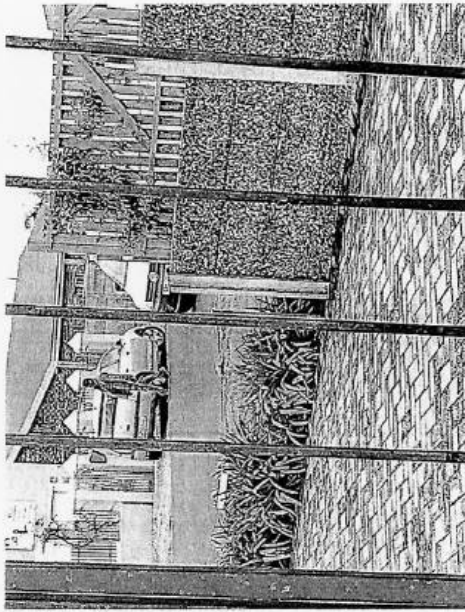
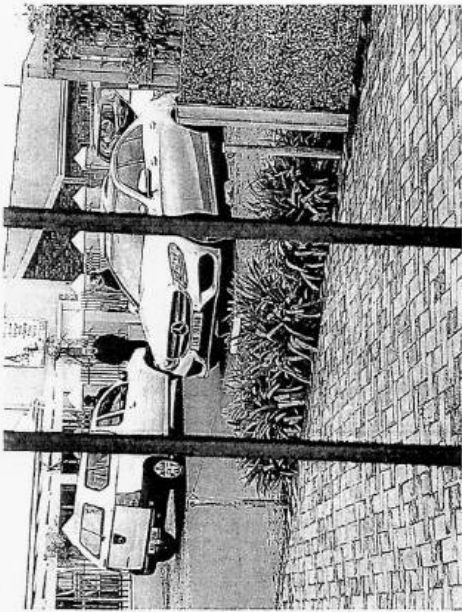
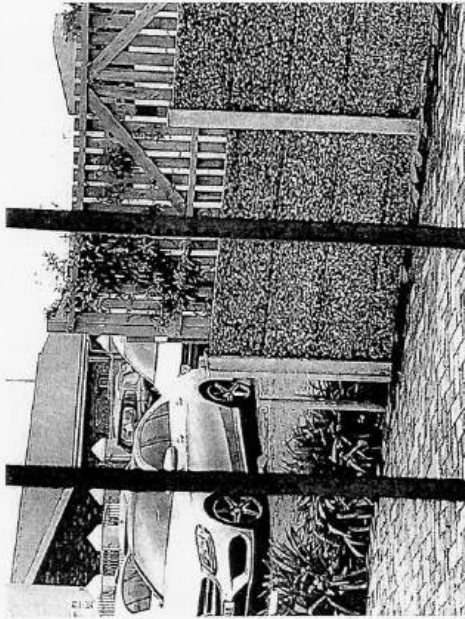
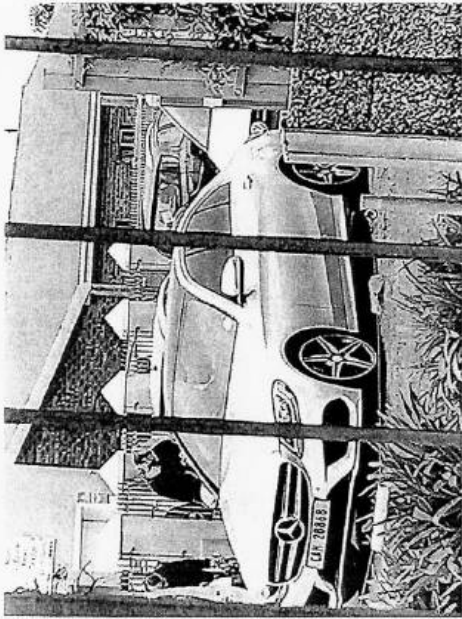
Virus-free. www.avast.com

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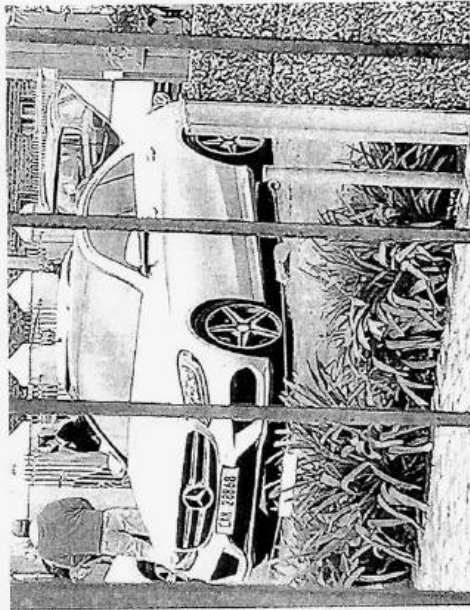
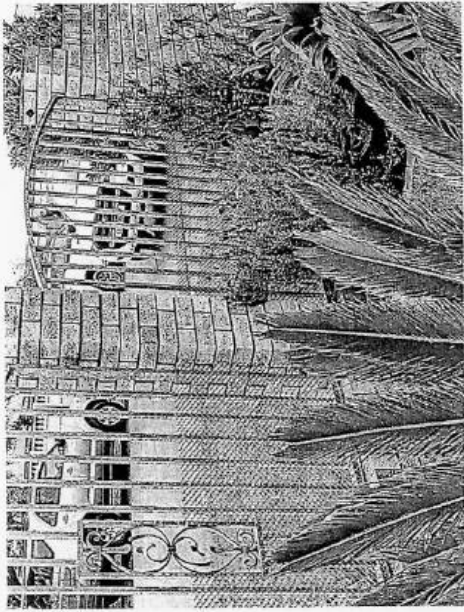
01 OCT 2021

FILE NO:	EL 6304 - Km ✓
SCAN NO:	
COLLABORATOR NO:	1589089

4/6



5/6



6/6



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Annexure E
1/5

November 2021

TP. n./Heart
(id. ud Skoop)

File Reference: 6304 KKM
Application ID: 3705/2021

Town Planning
Overstrand Municipality
16 Paterson Street / PO Box 20
Hermanus
7200

FILE NO:	EF 6304
	Kleinmond
SCAN NO:	KKM 6304
COLLABORATOR NO:	1602463

Attention: Municipal Manager

RESPONSE TO OBJECTIONS RECEIVED PERTAINING TO ERF 6304, KLEINMOND (APPLICATION FOR CONSENT USE).

In a letter dated 28 October 2021, this office received two comments and objections that are to be addressed, pertaining to the abovementioned application. Herewith the response to objections received.

Objectors:

Sharon Adams
Erf 6303, 21 7th Avenue, Kleinmond

HC De Bruin
Erf 7650, 29 9th Street, Kleinmond.

Client: Leatitia Singleton on behalf of 1 000 Voetjies
Consultants: FVS Town and Regional Town Planners

Kind Regards,

Jaco van Schalkwyk
Director of FVS Town and Regional Planners

TP - 9 NOV 2021

Cell: 071 331 9337 | e-mail: jaco@fvstowndplanners.co.za
175 5th Avenue, Kleinmond, 7195



Town and Regional Planners

Sharon Adams

Erf 6303, 21 7th Avenue, Kleinmond

2/5

Objection / Comment	Response to Objection / Comment
Noise level and traffic congestion	As stated in the motivation report, operating times are limited to only a certain portion of the day – from 08:00 in the morning till 12:30 in the afternoon. The place of instruction is thus not allowed to operate outside of the aforesaid times and will subsequently reduce the level of noise generated by the children. Traffic should not be an issue as the owner implements a drop and go system, which will have to be enforced. Parents are not allowed to park their vehicles in the road or the road reserve of 9 th Avenue. It is also important to note that the different age groups are dropped off at specified times and not all at once.
Utilisation of property to remain as a place of instruction	Application is only for the implementation of a place of instruction, and no additional uses are applied for.
Operating hours	Application is made for the operating hours to be limited from 08:00 in the morning till 12:30 in the afternoon, on weekdays only. Thus, the operation of the place of instruction will cease at 12:30 on weekdays, and no after care facilities are applied for.
Consultation with neighbours prior to additional activities	It is the intention of the property owner to notify all affected neighbours in the surrounding area as soon as additional activities are considered. Please note that this will not occur on a regular basis and will only be implemented occasionally as the need thereof arise.
Future growth of institution	The objector is concerned with the future growth of the proposed place of instruction. It should be noted that the increase in number is to cater for the current and future needs of the proposed place of instruction. After consultation with the property owner, it became evident that no increase in number will be request once this application has been approved.



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3/5

HC De Bruin

Erf 7650, 29 9th Street, Kleinmond.

Objection / Comment	Response to Objection / Comment
Location of property is indicated incorrectly	Noted and rectified.
No neighbours consent	Noted and rectified. The public participation process, as implemented by the Municipality, has far greater reach and resources as opposed to the capabilities of this office.
Noise levels	As stated in the motivation report, operating times are limited to only a certain portion of the day – from 08:00 in the morning till 12:30 in the afternoon. The place of instruction is thus not allowed to operate outside of the aforesaid times and will subsequently reduce the level of noise generated by the children.
Traffic issues	The owner of the proposed place of instruction have stated that a drop and go system will be implemented whereby parents will remain in their vehicles and staff members will collect the children from said vehicles. It is also important to note that the different age groups are dropped off at specified times and not all at once. The objector further provided photos of vehicles being parked in the street. It appears that all the photos have been taken on the same day, which does not provide a clear indication that this is a regular occurrence. No specified date or time stamps are provided to indicate that this is a regular occurrence. Cognisance must be taken to the fact that the property owner will implement a proper drop and go system which should be more efficient in eliminating factors such as congestion and stationary vehicles, providing for an efficient flow of traffic.
After hours activities to be communicated to neighbours	It is the intention of the property owner to notify all affected neighbours in the surrounding area as soon as additional activities are considered. Please note that this will not occur on a regular basis and will only be implemented occasionally as the need thereof arise.
Number of children proposed	The place of instruction currently has 33 children, and the application proposes that the number be raised to 50 children. The objector indicated that 40 children will be better for the surrounding community. It is important to note that the development of a child far is not only important for their development, but also crucial for the future of this currently. The place of instruction thus provides a crucial service to the working class of Kleinmond

	<p>where it is not possible for every household to have a stay-at-home parent. Covid 19 has further made the aforesaid an almost impossible target to achieve. It is the intention of the property owner to help as many families as possible and to have a positive impact on the surrounding community and the development of the youth. Adding only seven children to the aforesaid 33 children will not make such a major impact as the proposed 50 children.</p>
<p>Consideration of surrounding community</p>	<p>The owner of the proposed place of instruction has taken cognisance of the surrounding community and has subsequently proposed that operating times be limited to 08:00 in the morning till 12:30 in the afternoon on weekdays. Should additional activities be considered, due diligence will be taken to ensure that all affected neighbours will be notified prior to additional activities.</p>

Additional Considerations:

- **Development of the Youth**
Development of the younger generation is of crucial importance to the livelihood of this country. It is proven that with the right education and development of the youth can be an advantage in terms of social and economic development of the country. In order to create a sustainable town/city or country it is best to start with our youth and ensuring that their fundamentals are instilled at a very young age.
- **Increase in Population (Growing Community)**
The increase in the number of children at the proposed place of instruction is evident that the town of Kleinmond is striving and growing. This is crucial to any town as this leads to an increase in economic activity, creation of investment opportunities and overall sustainability. Without a growing community a town will stagnate and eventually lead to a decrease in economic activity and cease to be a thriving town where people come to work and play.
- **Limited Facilities of Primary School**
Kleinmond has only one primary school (and no high school). The facility (Kleinmond Primary School) is limited due to the absence of demand for a larger facility. The proposed place of instruction will provide a service that the public school is unable to deliver at this current stage and should thus not be frowned upon or refused based on the concerns raised by the objectors.
- **Larger Working Class**
Expansion of the proposed place of instruction is evident that a larger working-class community is in Kleinmond and is slowly but surely growing. This has numerous benefits to the town of Kleinmond and surrounds, as this provides the town with a growing economy. Once the economy is stimulated by the working class it could lead to a trend of socio-economic advance. This translates to the creation of jobs and other investment opportunities.



Town and Regional Planners

5/5

- Service to the Community

The proposed place of instruction provides a service that is not only crucial to the development of our youth, but also important for the working-class community. In providing facilities as the one proposed it will also alleviate pressure from our government in providing education or similar facilities on an already tight budget. This will prompt government to also invest in the other youth development facilities in our area and surrounds.

It is the opinion that the proposal will ultimately be beneficial for the community of Kleinmond and surrounds while providing a crucial service to the public. It is requested from the Authorities to consider this application favourably.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Jaco van Schalkwyk', is written over a horizontal line.

Jaco van Schalkwyk
FVS Town and Regional Planners.

Annexure F

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE: ERF 6304, KLEINMOND**

Stormwater (SW) : In order
Electricity : In order
Water : In order
Sewer : In order
Roads and traffic : In order

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the developer's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
3. that the developer investigates and determine the limitations of the site in terms of drainage, subject to the minimum requirements of SANS 10400 – P: 2010: Drainage;
4. that on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Directorate: Infrastructure and Planning;
5. that any additional and / or extended vehicle entrance will be for the owner's account;
6. that, upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Senior Manager: Operational Services (Kleinmond) for written approval;
7. that stormwater be allowed to discharge through Erf 6304 Kleinmond, unobstructed.



DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

22/09/2021
 DATE