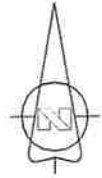


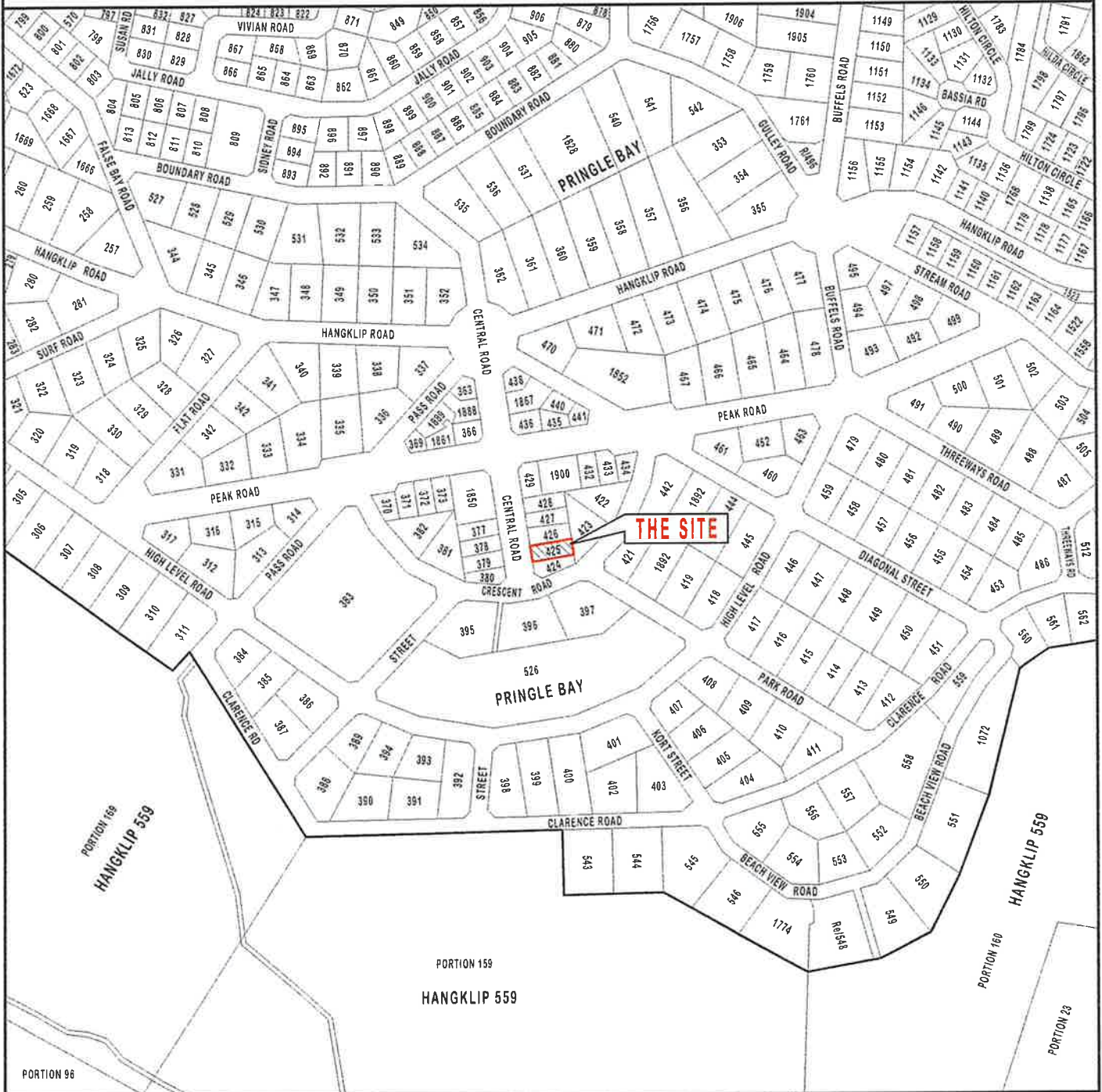
| OVERSTRAND MUNICIPALITY | OVERSTRAND MUNISIPALITEIT | UMASIPALA WASE-OVERSTRAND |
|--|---|---|
| <p><u>ERF 425, 19 CENTRAL ROAD, PRINGLE BAY: APPLICATION FOR CONSENT USE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: PLATINUM TOWN AND REGIONAL PLANNERS CC ON BEHALF OF HM JOAO</u></p> <p>Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), of the following applications applicable to Erf 425, Pringle Bay (the property), namely:</p> <p><u>Consent Use</u> Application in terms of Section 16(2)(o) of the By-Law for a flat (on ground floor) to legalize the existing residential unit adjacent to the existing place of instruction.</p> <p><u>Determination of an Administrative Penalty</u> Application in terms of Section 16(2)(q) of the By-Law for the unauthorised land use as mentioned above.</p> <p>Full details regarding the proposals above are available for inspection during weekdays between 08:00 and 16:30 at the Division: Town and Spatial Planning, 16 Paterson Street, Hermanus, at the Betty's Bay Library, Clarence Drive, Betty's Bay and on the municipal webpage at the following link https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/</p> <p>Any comments must be in writing and reach the Municipality (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) on or before 3 July 2026, with your name, address, contact details, interest in the application and the reasons for comment. Telephonic inquiries can be made to the Principal Town Planner, Mrs. H. van der Stoep at 028-3138900. The Municipality may refuse to accept comments after the closing date. Any person who cannot read or write can visit the Division: Town and Spatial Planning where they will be assisted by a municipal official in formulating their comments.</p> <p><i>Please note that in terms of the Protection of Personal Information Act (POPIA), you will be entering into a public process and as such agree and consent to your name, surname, contact details and comment(s) may be disclosed / used in the (application) process.</i></p> | <p><u>ERF 425, CENTRALWEG 19, PRINGLEBAAI: AANSOEK OM VERGUNNINGSGEBRUIK EN BEPALING VAN 'N ADMINISTRATIEWE BOETE : PLATINUM STADS- EN STREEK BEPLANNERS BK NAMENS HM JOAO</u></p> <p>Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die onderstaande aansoek van toepassing op Erf 425, Pringlebaai (die eiendom), naamlik:</p> <p><u>Vergunningsgebruik</u> Aansoek ingevolge Artikel 16(2)(o) van die Verordening vir 'n woonstel (op die grondvloer) om die bestaande wooneenheid aangrensend aan die bestaande plek van onderrig te wettig.</p> <p><u>Bepaling van 'n Administratiewe Boete</u> Aansoek ingevolge Artikel 16(2)(q) van die Verordening vir die ongemagtige grondgebruik soos bo genoem.</p> <p>Besonderhede aangaande die voorstel lê ter insae gedurende woensdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning te Patersonstraat 16, Hermanus, by die Bettysbaai Biblioteek, Clarencerylaan, Bettysbaai en op die munisipale webtuiste by die volgende skakel https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/</p> <p>Enige kommentaar moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (e) landuse@overstrand.gov.za) voor of op 3 Julie 2026, met u naam, adres, kontak besonderhede, belang in die aansoek en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die Hoofstadsbeplanner, Me. H. van der Stoep by 028-3138900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Afdeling: Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.</p> <p><i>U aandag word gevestig op die Bepalings van die "POPI" Wet, en aangesien u opmerking deel sal uitmaak van 'n openbare deelname proses, u derhalwe toestem dat u naam, van en kontakbesonderhede openbaar gemaak mag word.</i></p> | <p><u>ISIZA 425, 19 CENTRAL ROAD, PRINGLE BAY: ISICELO SOKUSETYENZISWA KWEMVUME KUNYE NOKUSETYENZISWA KWESOHLWAYO SOKULAWULA: I-PLATINUM TOWN AND REGIONAL PLANNERS CC EGAMENI LE-HM JOAO</u></p> <p>Isaziso ngoko ke sinikezelwa ngokwemiqathango yeCandelo lama-47 kunye nelama-48 loMthetho kaMasipala wase-Overstrand oLungisiweyo woCwangciso loSetyenziso loMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala), wezicelo ezilandelayo ezisebenza kwiSiza 425, Pringle Bay (ipropati), ezizezi:</p> <p><u>Ukusetyenziswa kweMvume</u> Isicelo ngokwemiqathango yeCandelo 16(2)(o) loMthetho kaMasipala seflethi (kumgangatho ophantsi) sokuqinisekisa ukuba iyunithi yokuhlala ekhoyo ecaleni kwendawo yokufundisa ekhoyo isemthethweni.</p> <p><u>Ukumisewa kweSohlwayo soLawulo</u> ngokwemiqathango yeCandelo 16(2)(q) loMthetho kaMasipala ukwenzela usetyenziso lomhlaba ongagunyaziswanga njengoko kuchaziwe ngasentla.</p> <p>linkcukacha ezipheleleyo malunga nezi ziphakamiso zingasentla ziyafumaneka ukuze zihlolwe ngexesha leentsuku zeveki phakathi kwentsimbi ye-08:00 neye-16:30 kwiCandelo: Ucwangciso lweDolophu neNdawo, 16 Paterson Street, Hermanus, kwiThala leeNcwadi laseBetty's Bay, eClarence Drive, eBetty's Bay nakwiphepha lewebhu likamasipala kweli khonkco ilandelayo u-https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/</p> <p>Naziphi na izimvo kufuneka zibhalwe kwaye zifikelele kuMasipala (16 Paterson Street, eHermanus / (e) landuse@overstrand.gov.za) ngomhla okanye phambi komhla wama-3 EyeKhala 2026, kuquka igama lakho, idilesi, iinkcukacha zoqhagamshelwano, umdla wakho kwesi sicelo kunye nezizathu zezimvo zakho. Imibuzo ngomnxeba ingenziwa kuMchwangcisi weDolophu, OyiNqununu Nks. H. van der Stoep kule nombolo 028-313 8900. UMasipala unelungelo lokwala ukwamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwazi ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likaMasipala liza kumnceda ekuqulunqeni izimvo zakhe.</p> <p><i>Nceda uqaphele ukuba ngokwemiqathango yoMthetho woKhuseleko lweeNkcukacha zoBuqu (i-POPIA), uza kungena kwinkqubo yoluntu kwaye ngenxa yoko uyavumelana kwaye uyavuma ukuba igama lakho, ifani, iinkcukacha zoqhagamshelwano kunye noluvo/nezimvo zakho zinokutyhilwa /zisetenyiswe kwinkqubo (yesicelo).</i></p> |
| <p>Dr DGI O'Neill Municipal Manager / Munisipale Bestuurder / Umphathi Kamasipala PO Box / Posbus / Ibhokisi yePosi 20 HERMANUS 7200</p> <p style="text-align: right;">Notice no. / Kennisgewing nr. / Inathisi yeNomb: 101/2026</p> | | |

LOCALITY MAP

ERF 425, PRINGLE BAY



SCALE: 1 : 5 000



REFERENCE



THE APPLICATION



Overstrand Office:
52 Seaview Drive,
BETTY'S BAY
Cell : 072 184 9621
Email : amund@vodamail.co.za

Pretoria Office:
61 Woodlands Avenue,
PECANWOOD
Cell : 083 226 1316
Email : dehaas@telkomsa.net

MEMORANDUM

ERF 425 PRINGLE BAY

A. PROPERTY DESCRIPTION

The property is known as Erf 425 Pringle Bay. The Erf is approximately 494m² in extent.

B. OWNERSHIP

Erf 425 Pringle Bay is owned by "*Harriet Mary Joao (ID: 610118 0073 082)*". Title Deed T49192/2019 is attached as **Annexure A**.

The "*Power of Attorney*" is attached as **Annexure B**.

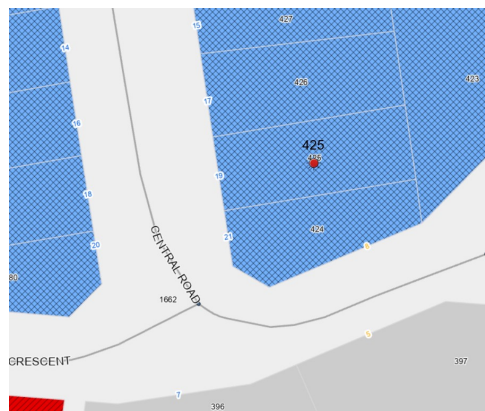
There is no bond registered against Erf 425 Pringle Bay.

C. LOCATION

Erf 425 Pringle Bay is located at 19 Central Road, Pringle Bay. The Locality Map is attached as **Annexure C**.

D. ZONING

Erf 425 Pringle Bay is zoned "*Business Zone 3: Local Business (B3)*".



“Consent Use” to operate a “place of instruction” on Erf 425 Pringle Bay was granted on 6 March 2023 (attached as **Annexure D**).

E. HISTORY

E.1 Notice of Non-compliance

A “Notice of Non-compliance” was issued on 8 September 2025 (attached as **Annexure E**). The “Notice” states that the Municipality has reasonable grounds to suspect that the Landowner(s) is occupying the building that is used as a crèche for residential purposes as well and, therefore, transgresses the provisions of Section 14(4)(a) of the National Building Regulations and Building Standards Act, 1977(Act 103 of 1977).

To rectify the situation, it was suggested that a “Consent Use Land-use Application” be submitted for “a flat on the ground floor”.

E.2 Use of Erf 425 Pringle Bay

The Landowners use approximately 61.82m² in extent of the Building Structure as a “crèche”. The remaining approximately 80m² in extent of the Building Structure is used for “residential purposes” (**Annexure F**).

There is also a “timber deck”, approximately 15m² in extent in front of the Building Structure, that is used as part of the “crèche” (**Annexure F**).

It also needs to be noted that an area of approximately 58.32m² in extent of the road reserve (Central Road) is fenced in/used as a “play area” for the “crèche” (**Annexure G**). The Landowner only noticed this when the issue of the transgression mentioned above was investigated. This will be rectified.



F. LAND-USE APPLICATIONS

The Overstrand Municipality Land-use Scheme (2020) identifies under “7.2 Business 3: Local Business (B3); 7.2.1 b) Consent uses” the following land-use: “*bottle store, business premises, clinic, conference facility, dwelling unit (on ground floor) in accordance with 6.3.2, flats (on ground floor), town housing in accordance with 6.3.2, tourist accommodation, hotel, institution, place of assembly, place of entertainment, place of instruction, place of worship, recreational facilities, residential building, sale of alcoholic beverages, service station, service trade and transmission apparatus (subject to the provisions of Chapter 16.10)*” (my underlining).

The following Land-use Applications, therefore, are submitted:

F.1 Application 1: An Administrative Penalty Application in terms of Sections 90 of the Overstrand Municipality Amendment By-law on Municipal Land-use Planning (2020).

Criteria for the determination of the Administrative Penalty:

- The nature / duration / gravity / extent of the Contravention:

The Landowner of Erf 425 Pringle Bay is not transgressing Title Deed T49192/2019, as there are no restrictive title conditions.

According to the “*Notice of Non-compliance*” issued is the only transgression that a section of the Building Structure is used for residential purposes as well. Consent was only granted for a “*crèche*”. The transgression, therefore, needs to be rectified to include “*flats (on ground floor)*”. For this reason is a Section 16(2)(o) Land-use Application in terms of the Overstrand Municipality Land-use Scheme (2020) submitted.

An area of approximately 58.32m² in extent of the road reserve (Central Road) is fenced in/used as a “*play area*” for the “*crèche*”. The Landowner only noticed this when the issue of the transgression mentioned above was investigated. No official “*Notice of Non-compliance*” was issued in this regard. The situation will be rectified by the Landowner.

- The conduct of the person involved in the contravention:

Upon the discovering of the situation, the Landowner promptly acted responsibility with the appointment of Platinum Town and Regional Planners to enter into discussions with the Overstrand Local Municipality and to submit the required Land-use Application to rectify the situation.

- Whether the unlawful conduct was stopped:

The Daughter (and her family) is residing in the area of the Building Structure that is used for residential purposes. She is also the Principle of the “*creche*” and has to be there on a daily basis.

To rectify the “*residential transgression*” is a Section 16(2)(o) Land-use Application, in terms of the Overstrand Municipality Amendment By-Law On Municipal Land-Use Planning (2020), submitted.

The area of the road reserve (Central Road) that is fenced in/used as a “play area” for the “crèche” will be demolished by the Landowner. No “Notice of Non-compliance” was issued in this regard.

The Landowner(s) is co-operative in addressing the matter to ensure that it is resolved appropriately.

- A Report by a Quantity Surveyor on matters of unauthorized building/construction:

The total building size on Erf 425 Pringle Bay is approximately 142m² in extent. Of this is approximately 60m² in extent used as a creche, whilst the remainder is used for residential purposes (**Annexure F**).

- Whether a person involved in the contravention has previously contravened the By-law or a previous Planning Law:

There is no record of any previous transgressions.

- Appeal for Consideration:

We respectfully appeal to the Overstrand Municipality to consider waiving any penalty fee as the Landowner is co-operative to rectify the issue(s) at hand.

F.2 Application 2: Consent Use Land-use Application in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law On Municipal Land-Use Planning (2020)

“Consent Use” to operate a “place of instruction” on Erf 425 Pringle Bay was granted on 6 March 2023 (attached as **Annexure D**).

The Overstrand Municipality Land-use Scheme (2020) identifies under “7.2 Business 3: Local Business (B3); 7.2.1 b) Consent uses” the following land-use: “bottle store, business premises, clinic, conference facility, dwelling unit (on ground floor) in accordance with 6.3.2, flats (on ground floor), town housing in accordance with 6.3.2, tourist accommodation, hotel, institution, place of assembly, place of entertainment, place of instruction, place of worship, recreational facilities, residential building, sale of alcoholic beverages, service station, service trade and transmission apparatus (subject to the provisions of Chapter 16.10)” (my underlining).

It is requested that the mention “Consent Use” be extended to include “flats (on ground floor)”. If approved, it will legalize the current residential situation.

G. NEED AND DESIRABILITY

I.1 PROPERTY

The property is known as Erf 425 Kleinmond.

I.2 APPLICABLE LEGISLATION

The following legislation is applicable:

- The Spatial Planning and Land-use Management Act, 2013 (Act 16 of 2013)(SPLUMA);
- The Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and
- The Overstrand Municipality Land-use Scheme, 2020.

I.3 APPLICABLE PLANNING POLICIES / DOCUMENTS

I.3.1 SPATIAL PLANNING AND LAND-USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)(SPLUMA)

The following principles for development in the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), are discussed:

- **Section 7(a) The principle of spatial justice**

There is existing building structure, approximately 140m² in extent, on Erf 425 Pringle Bay. The Landowner uses approximately 61.82m² in extent of this Building Structure as a “*crèche*”. The remaining approximately 80m² in extent is used for “*residential purposes*”.

There is also a “*timber deck*”, approximately 15m² in extent in front of the Building Structure, that is used as part of the “*crèche*”.

The Building Structure is within the development parameters (i.e. FAR, coverage and building lines) stipulated in the Overstrand Municipality Land-use Scheme, 2020

However, a “*Notice of Non-compliance*” was issued on 8 September 2025. The “*Notice*” states that the Municipality has reasonable grounds to suspect that the Landowner(s) is occupying the building that is used as a *crèche* for residential purposes as well and, therefore, transgresses the provisions of Section 14(4)(a) of the National Building Regulations and Building Standards Act, 1977(Act 103 of 1977) and the Overstrand Municipality Land-use Scheme, 2020.

To rectify the situation, it was suggested that a “*Consent Use Land-use Application*” be submitted for “*a flat on the ground floor*”.

It also needs to be noted that an area of approximately 58.32m² in extent of the road reserve (Central Road) is fenced in/used as a “*play area*” for the “*crèche*”. No “*Notice of Non-compliance*” was issued in this regard. The Landowner will rectify this as well by demolishing this section.

- **Section 7(b) the principle of spatial sustainability**

Referring to the information under **Section 7(a) The principle of spatial justice** above, the “*transgression*” and “*illegal land-use*” have no negative effect on the spatial sustainability of the development(s) on Erf 425 Pringle Bay, nor the broader area.

- **Section 7(c) the principle of efficiency**

The Landowner wants to rectify the “*illegal land-use issue*” through the submission of the required Land-use Application(s) in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and the Overstrand Municipality Land-use Scheme, 2020. The “*principle of development procedures*” will, therefore, be properly addressed.

- **Section 7(d) the principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks**

The Overstrand Local Municipality, in conjunction with the role players, compile and revisit spatial plans and land-use management procedures / systems that spatially resilient, flexible and in the interest of the community. However, flexibility in spatial plans, policies and land-use management is a must to ensure livelihoods in communities.

Erf 425 Pringle Bay is currently zoned “*Business Zone 3: Local Business (B3)*”. The existing Building Structure is used for “*creche purposes*” (legal) and “*residential purposes*” (illegal).

The scarce resources, including the spatial resource to comply with this principle, are therefore utilized efficiently.

- **Section 7(e) the principle of good administration**

The required public participation process, in accordance with the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, will be sufficiently dealt with via the advertising of the Applications. Their respective rights and all those affected will be adequately addressed during this process. The “*audi alterem partum- rule*”, therefore, will have been complied with. The intrinsic knowledge of the process and the distribution of the Applications to internal and external parties (where applicable) will also lead indisputably to the adherence of this requirement.

- **Section 42(c) take into account –**

- (i) **the public interest**

The Spatial Development Framework (SDF) for Overstrand does not go into detail as far as building control is concerned.

The development controls in the Overstrand Municipality Land-use Scheme, 2020 give attention to these details, as well as far as (i.e.) the privacy of adjacent residential erven is concerned and other detail building requirements as per NBR.

As proper public participation processes are followed with the compilation/amendments to (i.e.) the Overstrand Municipality Land-use Scheme, 2020 it is deemed that the Land-use Applications for Erf 3736 Betty's Bay are in line with the policy documents of the Overstrand Local Municipality, which was approved on a higher level, and that the public interest was taken into consideration through the consultative process followed.

(ii) *the facts and circumstances relevant to the application*

There is existing building structure, approximately 140m² in extent, on Erf 425 Pringle Bay. The Landowner uses approximately 61.82m² in extent of this Building Structure as a "crèche". The remaining approximately 80m² in extent is used for "residential purposes".

There is also a "timber deck", approximately 15m² in extent in front of the Building Structure, that is used as part of the "crèche".

The Building Structure is within the development parameters (i.e. FAR, coverage and building lines) stipulated in the Overstrand Municipality Land-use Scheme, 2020

However, a "Notice of Non-compliance" was issued on 8 September 2025. The "Notice" states that the Municipality has reasonable grounds to suspect that the Landowner(s) is occupying the building that is used as a crèche for residential purposes as well and, therefore, transgresses the provisions of Section 14(4)(a) of the National Building Regulations and Building Standards Act, 1977(Act 103 of 1977) and the Overstrand Municipality Land-use Scheme, 2020.

To rectify the situation, it was suggested that a "Consent Use Land-use Application" be submitted for "a flat on the ground floor".

It also needs to be noted that an area of approximately 58.32m² in extent of the road reserve (Central Road) is fenced in/used as a "play area" for the "crèche". No "Notice of Non-compliance" was issued in this regard. The Landowner will rectify this as well by demolishing this section.

(iii) *the respective rights and obligations of all those affected*

The required public participation process, in accordance with the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, will be sufficiently dealt with via the advertising of the Applications. Their respective rights and all those affected will be adequately addressed during this process. The "audi alterum partum- rule", therefore, will have been complied with. The intrinsic knowledge of the process and the distribution of the Applications to internal and external parties (where applicable) will also lead indisputably to the adherence of this requirement.

(iv) ***the state and impact of engineering services, social infrastructure and open space requirements***

There is no need for any additional engineering services (electricity, roads, storm water drainage, sewer and water), which are readily available.

Within the broader development, ample open space will be provided.

I.3.2 The National Development Plan (NDP)

The NDP is the supreme and overarching plan for South Africa that sets out the most crucial objectives and actions that need to be taken in the Republic of South Africa. The focus is to eliminate poverty and reduce inequality by 2030. The following sets out some of the key interventions that the NDP seeks to achieve:

- Significantly reduce unemployment and increase the size of the economy through a range of actions.
- Invest in economic infrastructures, such as electricity, water, public transport, and broadband networks.
- Enhance environmental sustainability and resilience.
- Develop an inclusive rural economy through agri-processing and agriculture, tenure security, land reform.
- Increase trade within Southern Africa.
- Transform our human settlements, by co-locating places of work and human settlements, densifying our settlements, and improving public transport.
- Improve education, training, and innovation at all levels of the education system.
- Improve the health outcomes of the country.
- Enhance and ensure social protection and build safer communities.
- Build a capable state.
- Fight corruption.
- Promote nation-building.

While the NDP is an extensive plan with a significant amount of detail, more detailed Spatial Development Frameworks (SDF's) are needed at provincial level, district level and municipal level. These SDF's should be local tools through which the NDP is implemented.

I.3.3 Western Cape Provincial Spatial Development Framework (PSDF)

This PSDF aims to put in place a coherent framework for the Province's urban and rural areas that:

- gives spatial expression to the national and provincial development agendas;
- serves as basis for co-ordinating, integrating and aligning "on the ground" delivery of national and provincial departmental programmes;

- supports municipalities to fulfil their municipal planning mandate in line with the national and provincial agendas; and
- communicates government's spatial development intentions to the private sector and civil society.

In taking this forward the PSDF applies the following spatial principles:

- **Spatial Justice:** A socially just society based on the principles of equality, solidarity, and inclusion. Past spatial and other development imbalances should be redressed through improved access to and use of land.
- **Sustainability and Resilience:** Land development should be spatially compact, resource-frugal, compatible with cultural and scenic landscapes, and should not involve the conversion of high potential agricultural land or compromise ecosystems. The focus must be on creating complex, diverse and resilient spatial systems that are sustainable in all contexts.
- **Spatial Efficiency:** Efficiency relates to the form of settlements and use of resources - compaction as opposed to sprawl; mixed-use as opposed to mono-functional land uses; residential areas close to work opportunities as opposed to dormitory settlement, and prioritisation of public transport over private car use.
- **Accessibility:** Improving access to services, facilities, employment, training and recreation, and safe and efficient transport modes is essential to achieving the stated settlement transitions of the NDP and One Cape 2040. Accessibility is also defined by convenient and dignified access to private and public spaces for people with impaired mobility.
- **Quality and Liveability:** The quality of an environment directly contributes to its liveability. Legible built environments are characterized by the existence of landmarks such as notable buildings and landscaping, well- defined public spaces, as well as navigable street networks.

To deliver on the Western Cape Growth Strategic Objectives, the PSDF focuses on growing the economy, building greater environmental resilience and much better inclusion. It is summarised as follows:

- Growing the Western Cape economy in partnership with the private sector, non-governmental and community-based organisations
- Using infrastructure investment as primary lever to bring about the required urban and rural spatial transitions; and
- Improving oversight of the sustainable use of the Western Cape's spatial assets.

These focus points are the pillars for the more detailed Spatial Development Frameworks (SDF's) at district level (Overberg DC) and municipal (Overstrand LM) level.

1.3.4 Overberg District Spatial Development Framework (ODSDF)

The purpose of ODSDF is to:

- Prepare a spatial perspective of the current developmental status quo within the Overberg District Municipality (ODM) to inform a basis for discussion on key spatial issues and linkages to other sector plans and opportunities to inform the Districts' future spatial development;
- Review and update the spatial vision and strategic direction of the municipality, to inform the drafting/amendment of the Integrated Development Plan (IDP) of the ODM; and
- Review and update the Spatial Development Framework proposals to guide local municipalities in the District regarding future spatial planning, strategic decision-making, and regional integration. The Overberg District SDF will focus on the following:
 - Identifying the structure and role of settlement,
 - transportation, and regional services infrastructure across and between the local municipalities within the district area.
 - Classifying areas that require protection and conservation (i.e., protected areas), which include threatened ecosystems, critical biodiversity areas, valuable agricultural land, water catchment areas, and other resources of value within the District.
 - Identifying growth nodes, priority investment areas, and areas of rural decay within the District.
 - Classifying areas that require protection and conservation (i.e., protected areas), which include threatened ecosystems, critical biodiversity areas, valuable agricultural land, water catchment areas, and other resources of value within the District.
 - Resolving contradictions between the planning visions of the District's local municipalities.
 - Describing the general urban design principles to be applied in all settlements located in the District. Critically, the District SDF must guide local municipalities in the development of their own SDF's, without impeding on local-level planning detail. The District sets the framework and context for local municipalities to work within. It is also critical that the District aligns to the Provincial and National planning and policy context. It is therefore clear that the District must operate within a well-defined (at the conceptual level) policy and planning context and therefore is constrained to these insofar as possible proposals that can be made.

I.3.5 Overstrand Integrated Development Planning (IDP)

The Integrated Development Plan (IDP) is a municipality's principal strategic plan that deals with the most critical development needs of the municipal area (external focus) as well as the most critical governance needs of the organization (internal focus). It aims to co-ordinate the work of local and other spheres of government in a coherent plan to improve the quality of life for all the people living in an area. It should consider the existing conditions and problems and resources available for development. The projects within the IDP are linked to the municipality's budget.

I.3.6 Overstrand Municipality Spatial Development Framework (SDF)

The Municipal Spatial Development Framework is a sectoral component of the IDP that, in terms of the Municipal Systems Act, 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.



Within the SDF a hierarchal classification of nodes is based on the nature of the function of the nodes, considering factors such as population size, influence sphere, interconnectivity, service delivery as well as informants from the Growth Potential of Towns Study, 2014 (GPTS).

H. ENGINEERING SERVICES

The current usage of engineering services infrastructure (i.e. electricity, water, sewer and storm water drainage) will not increase.

I. ENVIRONMENTAL ISSUE

Erf 425 Pringle Bay is located within an existing Township. No environmental authorization is needed.

J. CONCLUSION

In view of the above mentioned it is recommended that Overstrand Local Municipality consider that:

- **Application No. 1:** no administrative penalty be paid in terms of Section 90 of the Overstrand Municipality Amendment By-law on Municipal Land-use Planning (2020); and
- **Application No. 2:** consent be granted to extend the current "*Consent Use to operate a place of institution*" to also include "*flats (on ground floor)*", in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law On Municipal Land-Use Planning (2020).

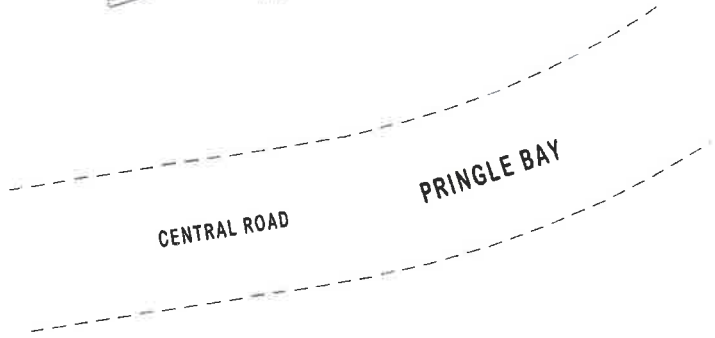
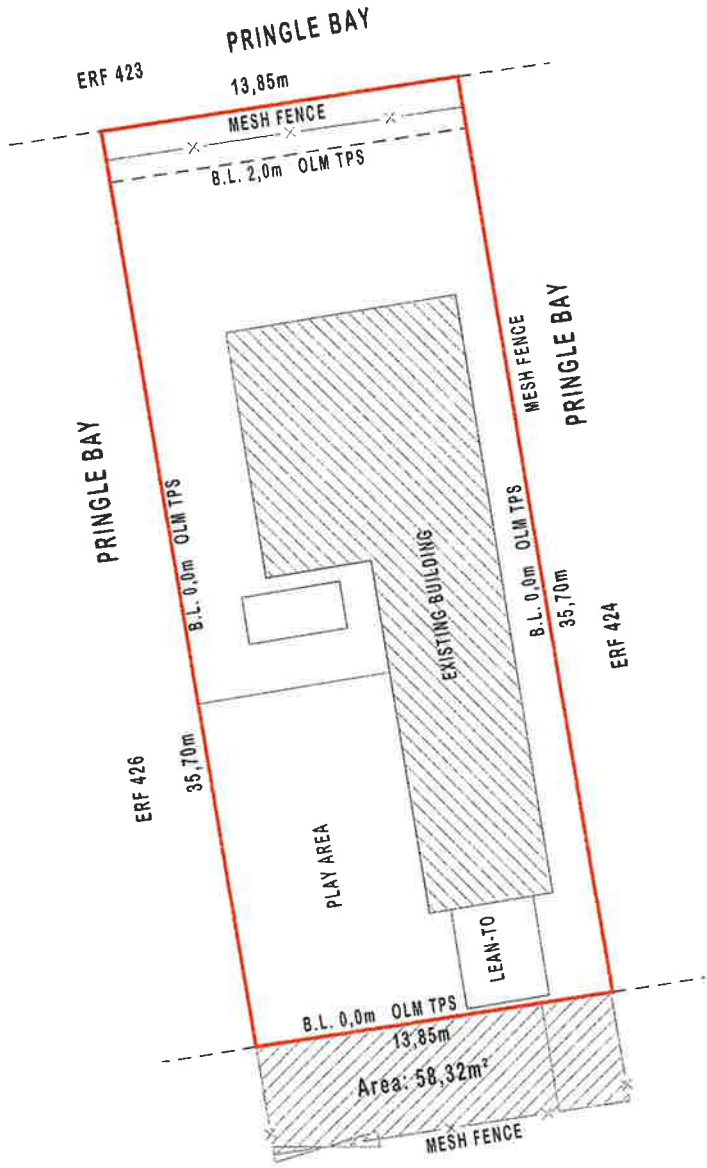
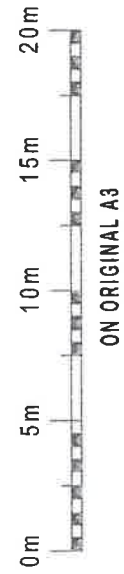
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**SKETCH PLAN:
SITE LAYOUT**

ERF 425,
PRINGLE BAY

LOCAL AUTHORITY: OVERSTRAND MUNICIPALITY.

SCALE: 1 : 200



NOTES: TRANSGRESSION
58,32m²

BUILDING LINES:
Street : 0,0m
Sides : 0,0m
Rear : 2,0m

Overstrand Office:
52 Seaview Drive,
BETTY'S BAY
Cell : 072 184 8621
Email : amund@vodamail.co.za

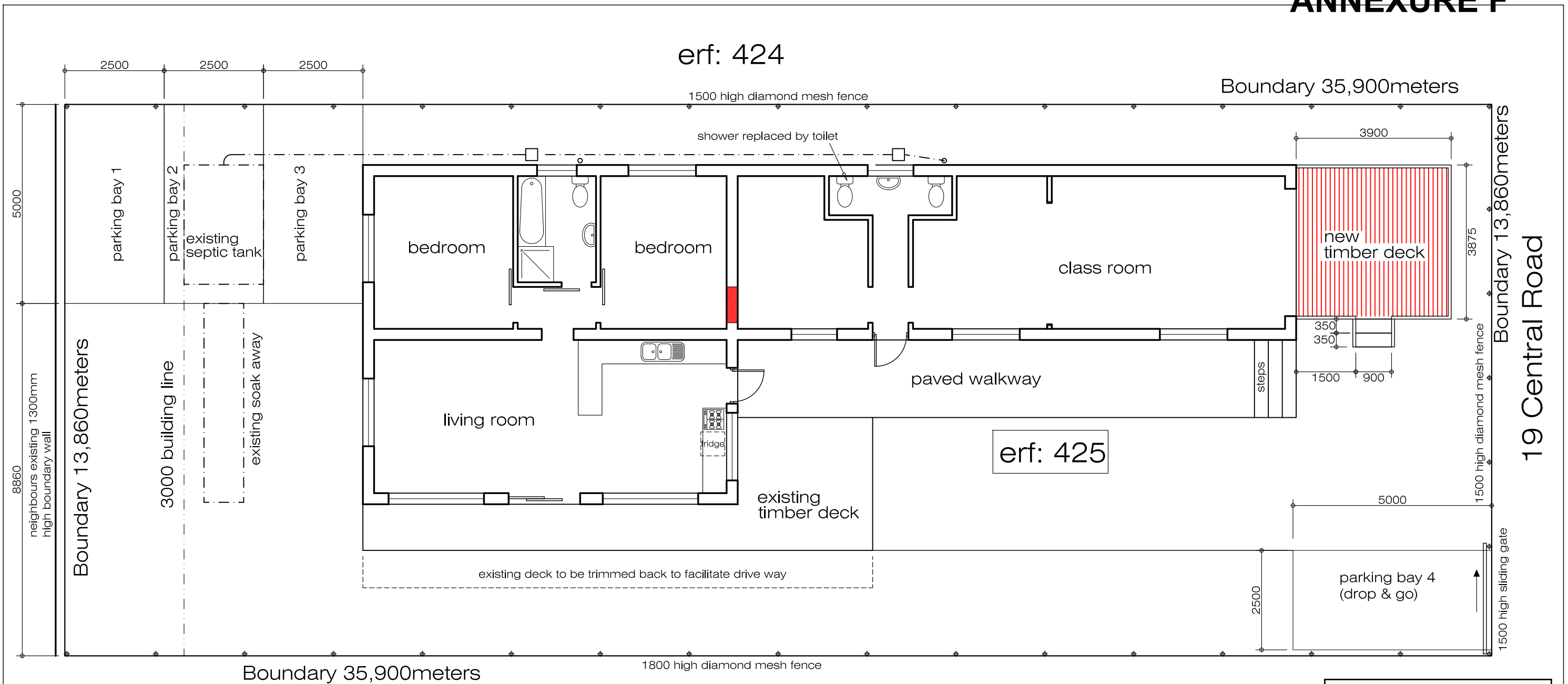
Pretoria Office:
61 Woodlands Avenue,
PECANWOOD
Cell : 083 226 4316
Email : dehaas@telkomsa.net

Platinum
TOWN PLANNERS

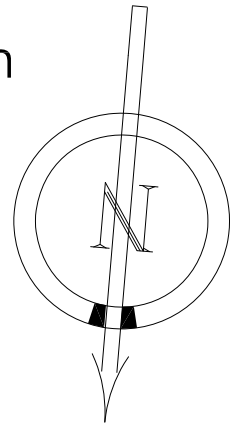
NOTES:
ERF 425, PRINGLE BAY
BUSINESS 3: LOCAL BUSINESS (B3)
CONSENT : DWELLING UNIT ON GROUND FLOOR

GENERAL NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.
2. PROPERTY AREA : 494m²
3. OWNER : Harriet Mary Joao
4. DEED OF TRANSFER : T49192/2019

| | |
|-----------------------|------------|
| PLAN NUMBER: BB3736/1 | |
| DATE | AMENDMENTS |
| NOV 2015 | SUBMISSION |
| | |
| | |



floor / site plan
scale 1:100



Do not scale of the drawing
All dimensions to be confirmed on site
any discrepancies to be discussed with
architect prior to proceeding

Parking bay requirement

- 1 for school
- 1 for drop & go
- 2 for dwelling

| AREAS DESCRIPTION | SQM |
|-------------------|-------|
| Creche | 61.82 |
| Dwelling unit | 80.00 |
| New covered deck | 15.00 |
| | |
| | |
| | |
| Erf: | 497m2 |
| Coverage | 31.5% |
| | |
| | |

erf: 426

INNES DESIGN
architecture
Jonathan Innes
Cell: 073 255-3084
SAIAT : 32172 SACAP : ST1029



CLIENT
HOUSE
MILLSON (JOAO)

PROJECT
Additions to existing building
cat.B3
MUNICIPALITY DRAWINGS
19 Central Road
Pringle Bay
Erf:425

DRAWING
SITE DEVELOPMENT PLAN

SCALE: 1:100 | DATE: NOVEMBER 2025 | DRAWN: | CHECKED: JINNES

DRAWING NO: **2025/27** | **P.1** | REV