



OVERSTRAND MUNISIPALITEIT
ERF 1660, HANGKLIPWEG 2, PRINGLEBAAI:
AANSOEK OM HERSONERING: WRAP
PROJECT OFFICE NAMENS OVERSTRAND
MUNISIPALITEIT / PRINGLE HOUSE ECO
SCHOOL

Kennis word hiermee gegee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) van 'n aansoek ontvang vir 'n **herosnering** ingevolge Artikel 16(2)(a) van die Verordening vanaf Onbepaaldesone (UZ) na Gemeenskapone 1: Gemeenskap Fasiliteite (CO1) om 'n plek van onderrig op die eiendom op te rig.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus en by die Bettysbaai Biblioteek, Clarencerylaan, Bettysbaai.

Enige kommentaar moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op **21 Junie 2024**, met u naam, adres, kontak besonderhede, belang in die aansoek en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, 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 Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.

Dr. DGI O'Neill, Munisipale Bestuurder,
Overstrand Munisipaliteit, Posbus 20,
HERMANUS, 7200

Munisipale Kennisgewing Nr. **85/2024**

OVERSTRAND MUNICIPALITY
ERF 1660, 2 HANGKLIP ROAD, PRINGLE
BAY: APPLICATION FOR REZONING: WRAP
PROJECT OFFICE ON BEHALF OF
OVERSTRAND MUNICIPALITY / PRINGLE
HOUSE ECO SCHOOL

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 an application received for a **rezoning** in terms of Section 16(2)(a) of the By-Law from Undetermined Zone (UZ) to Community Zone 1: Community Facilities (CO1) to construct a place of instruction on the property.

Full details regarding the proposals above are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus and at the Betty's Bay Library, Clarence Drive, Betty's Bay.

Any comments must be in writing and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **21 June 2024**, with your name, address, contact details, interest in the application and the reasons for comment. Telephonic inquiries can be made to the **Senior 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 Town Planning Department where they will be assisted by a municipal official in formulating their comments.

Dr. DGI O'Neill, Municipal Manager,
Overstrand Municipality, P.O. Box 20,
HERMANUS, 7200

Municipal Notice No. **85/2024**

UMASIPALA WASE-OVERSTRAND
ISIZA 1660, 2 HANGKLIP ROAD, PRINGLE
BAY: ISICELO SOKUCANDWA NGOKUTSHA:
ABAKWA-WRAP PROJECT OFFICE
EGAMENI UMASIPALA WASE-
OVERSTRAND / PRINGLE HOUSE ECO
SCHOOL

Isaziso siyanikezelwa ngokungqinelana neCandelo lama-47 nelama-48 loMthetho kaMasipala waseOverstrand oLungisiweyo wokuSetyenziswa koMhlaba, ka-2020 (uMthetho kaMasipala), **ngesicelo esifunyenweyo sokucandwa komhlaba** ngokweCandelo le-16(2)(a) loMthetho kaMasipala umthetho osuka kuMmandla ongamiselwanga (UZ) ukuya kuMmandla woku-1 woLuntu: amaZiko oLuntu (CO1) ukuze akhe indawo yokufundisa kwipropati.

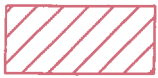
linkcukacha ezipheleleyo malunga nezi zindululo zingentla ziyafumaneka ukuze zihlolewe ngeentsuku evekini phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: Zicwangiso ngeDolophu, 16 Paterson Street, Hermanus kunye neBetty's Bay Library, Clarence Drive, Betty's Bay.

Naziphi na izimvo mazibhalwe phantsi kwaye zifike kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye phambi komhla **wama-21 EyeSilimela 2024**, kunye negama lakho, idilesi, iinkcukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zokuphawula. Imibuzo ngomnxeba ingenziwa ku**Mcwangcisi weDolophu oPhezulu, uNksk. H. van der Stoep** apha 028-3138900. UMasipala unokwala ukwamkela izimvo emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho aya kuthi ancediswe ligosa likamasipala ekuqulunqeni izimvo zabo.

Dr. DGI O'Neill, Municipal Manager,
Umasipala wase-Overstrand, P.O. Ibhokisi
20, **HERMANUS, 7200**

Isaziso Sikamasipala No. **85/2024**

1. Locality Plan Remainder of Erf 1660 - Pringle Bay



Leased portion



Subject property

Plan prepared by: Veronica Jansen

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management



BUFFELS ROAD

1082

1079

1081

1890

1080

1772

RE/1772

RE/1660

HANGKLIP ROAD

1197

1198

1199

1200

1201

15 APR 2024

Scale 1 : 1 000



REMAINDER OF ERF 1660 PRINGLE BAY
APPLICATION FOR REZONING OF A PORTION OF THE
REMAINDER OF ERF 1660 PRINGLE BAY

Application prepared for:

OVERSTRAND MUNICIPALITY

Application prepared by:

WRAP Project Office
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Hermanus 7200
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Reviewed by

Thian Jansen (A/2858/2019)

Submitted

April 2024

15 APR 2024



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1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
BY-LAW	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
PSDF	Western Cape Provincial Spatial Development Framework, 2014
LUPA	Western Cape Land Use Planning Act, 2014.
MSDF	Overstrand Municipality Spatial Development Framework, 2020
CO1	Community Zone 1: Community Facilities

2. PROPERTY DETAILS

Erf Number	Remainder of Erf 1660 Pringle Bay
Extent	4 186m ²
Zoning	Undetermined Zone

3. BACKGROUND AND INTENT

The subject property, Remainder of Erf 1660 Pringle Bay, is located on the outskirts of Pringle Bay. The property occupies a distinctive location, surrounded by streets and a mix of agricultural and community facilities and residential properties (refer to **Plan 1 - Locality Plan**).

Due to its accessible position, the property presents an excellent opportunity for development, with the potential to provide an educational facility. The Pringle House Eco School has obtained a lease agreement with the owner, namely Overstrand Municipality, to lease a portion of the property (hereafter referred to as the leased portion) with an extent of 3 148m² for an educational facility, refer to **Plan 7 - Topographical Survey**.

The Pringle House Eco School appointed WRAP Project Office to submit the land use application on their behalf and the municipality provided their consent (refer to **Annexure A - Power of Attorney**). The Pringle House Eco School is an existing school within the area of Pringle Bay situated just off Clarence Drive which serves the Pringle Bay, Betty's Bay and Rooi-Els communities. The school has been educating children since 2008 and focuses on the holistic development of its learners and is a Non-Profit Company (NPC).

The proposal will serve a great purpose in the area by offering schooling options in an area where such options are scarce. Please refer to **Plan 5 - Site Plan**.



4. PROCEDURE TO ACHIEVE THE DEVELOPERS' INTENT

WRAP compiled this report to ensure the developers' vision is achieved. The following is proposed:

4.1 Rezoning of a portion of the Remainder of Erf 1660 Pringle Bay from Undetermined Zone to Community Zone 1: Community Facilities.

The intention is to rezone the leased portion from its current zoning to Community Zone 1, to accommodate a place of instruction. The use as a place of instruction would be for a school, namely Pringle House Eco School. The proposal will offer schooling for children from the ages of 16 months to 13 years that will consist of a Nursery, Grade RRR to Grade 7 and aftercare. The school will follow the CAPS (Curriculum Assessment Policy Statements) education system together with environmental learning.

'Eco-schools' is an international programme under the Foundation for Environmental Education (FEE) that aims to enable students to drive the necessary change for a sustainable world by involving them in enjoyable, action-oriented, and socially responsible learning experiences. The Pringle House Eco School is registered with the international program of the Foundation for Environmental Education (FEE) managed locally by WESSA (Wildlife and Environment Society of South Africa) & WWF-SA (World Wide Fund - South Africa) and has achieved the internationally recognised symbol of excellence. As an eco-school, commitment is made to environmental management and environmental learning.

Moreover, the financial model behind the project underscores its community-oriented nature. As previously mentioned, the school is an NPC, and the construction of the school buildings will be funded by the parents of the school's learners. This collaborative effort not only demonstrates a strong sense of community engagement but also ensures that the school's development is sustainable and financially viable. Consequently, construction will commence for three classrooms initially, with subsequent classrooms being built as funds permit. The initial three classrooms will be able to accommodate the existing learners of the school.

The primary rights of a Community Zone 1: Community Facilities will allow the leased portion to be developed as envisioned. The proposal is not seeking approval for any additional rights beyond the primary uses of the proposed zoning.

Should the application be approved, it will permit the construction of a place of instruction that will accommodate the following;

School	Quantity
Learners	136
Classrooms	15
School offices	2
School hall	1

A maximum of one-hundred and thirty-six (136) learners are being proposed. The parking requirements for a school according to the OMLUS are one bay per classroom or office plus a stop-and-drop facility and therefore, 17 parking will be provided. Access and egress to the leased portion will be from Buffels Road with the stop-and-drop facility situated on the leased portion. Refer to **Plan 5 – Site Plan**.

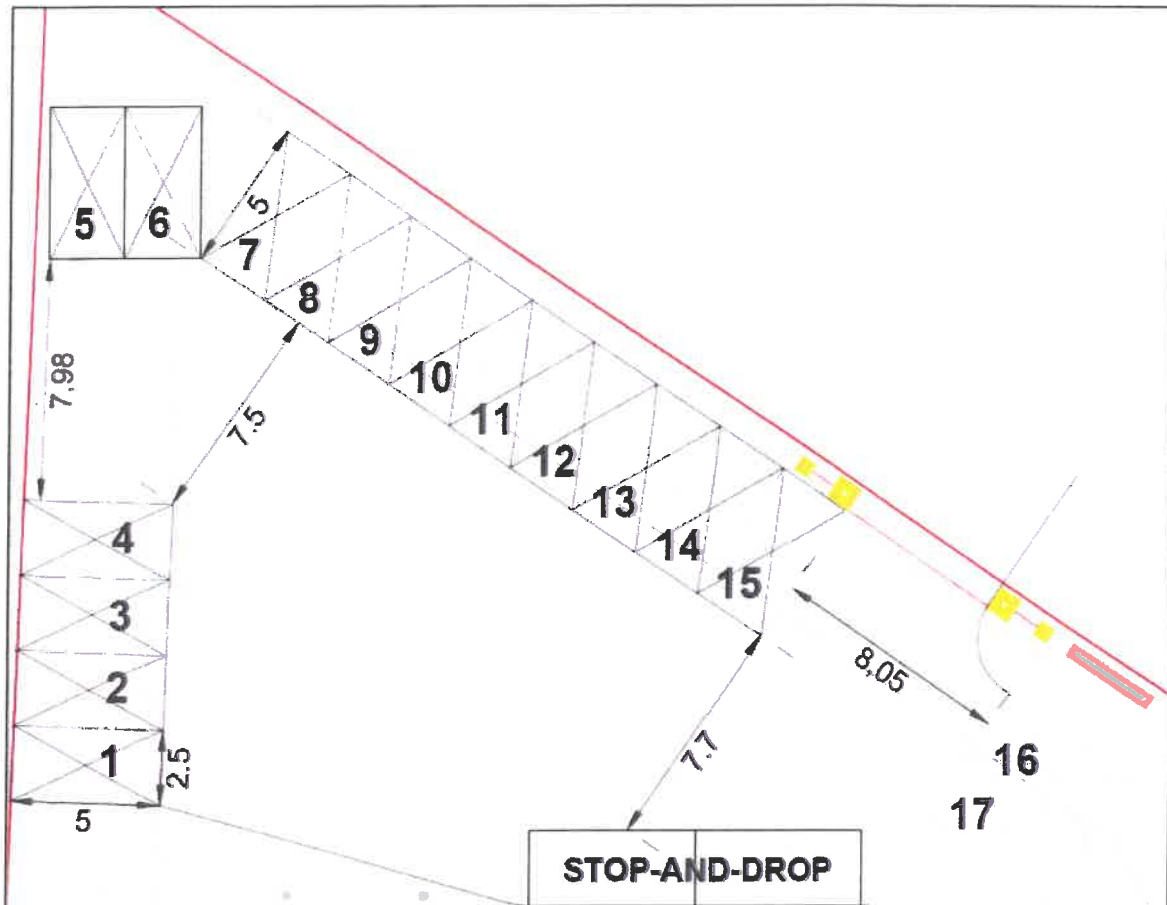


Figure 1: Parking Layout (Extract of Plan 5)

The buildings will consist of a single storey design influenced by the shape and size of the leased portion. All the structures will comply with the maximum height limit as set out within the OMLUS.

From an economic standpoint, the proposal may catalyse the local economy by attracting residents to move to Pringle Bay or surrounding areas like Betty's Bay and Rooi-El to be in close proximity of the school. The school may generate economic support from local businesses, together with the existing parents that will be funding the school buildings upon approval. The school will also create job opportunities when more classrooms (after the initial three classrooms) are built. This economic vitality not only benefits the immediate area but also has a ripple effect, positively impacting surrounding neighbourhoods and businesses.

Furthermore, the school promotes sustainability and environmental consciousness as previously mentioned. By consolidating various activities in one area, it encourages a more efficient use of the leased portion. Additionally, the proposal also incorporates



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sustainable principles such as small-scale vegetable growing that is linked to the biology syllabus which the learners may take home, a worm farm that comprises a small black plastic container made for the purpose of producing compost/worm tea for the vegetable growing, recycling waste and composting which will contribute to the overall environmental health and resilience.

By offering a specialized educational setting focused on sustainability and environmental consciousness, the school not only enriches the academic experience of its students but also serves as a hub for community engagement. Through initiatives such as community clean-up drives, tree planting campaigns, and environmental awareness workshops, Pringle House Eco School can foster a sense of collective responsibility towards the environment among students, parents, and residents alike.

Moreover, the proposed school's emphasis on sustainability extends beyond its curriculum to its physical infrastructure. The incorporation of producing compost, vegetable growing, recycling waste, and water conservation measures not only reduces its ecological footprint but also serves as a living example of sustainable development practices for the wider community.

Additionally, the collaborative nature of the project, with parents funding the construction of school buildings and the involvement of organizations such as WESSA and WWF-SA, underscores a strong sense of community ownership and empowerment. This grassroots (bottom-up) approach to education not only ensures financial sustainability but also fosters a deeper connection between the school and its surrounding community.

In essence, the establishment of the Pringle House Eco School has the potential to catalyse a positive feedback loop of environmental awareness, community engagement, and economic growth. By harnessing the collective efforts of students, parents, organizations, and the broader community, the school can become a beacon of hope and inspiration for sustainable living in the Western Cape and beyond.

5. LAND USE ENVIRONMENT

The properties surrounding the subject property are zoned for community facilities, residential purposes with some zoned for open space (nature reserve) and some zoned undetermined, together with agricultural uses as well. The surrounding area's zonings are illustrated in **Plan 2 – Status Quo Zoning Plan**.

6. TITLE DEED

Title deed T2174/2010 (refer to **Annexure B**) was perused and there are no conditions that restrict the proposal on a portion of the subject property.

The Notarial lease deed K477/2023 (refer to **Annexure C**) refers to the leased portion of $\pm 3\,185\text{m}^2$, while it is evident from the leasehold diagram (**Plan 5**) and the Topographical survey (**Plan 7**) that the lease area is $3\,148\text{m}^2$. Therefore, it needs to be noted that the rezoning application is for the leased portion of $3\,148\text{m}^2$ in extent.



7. ZONING

The property is presently zoned as Undetermined Zone and the leased portion requires a zoning of Community Zone 1: Community Facilities, to be able to accommodate the proposal. Therefore, the following zoning parameters were assessed in conjunction with the CO1 OMLUS zoning as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law:

COMMUNITY ZONE 1: COMMUNITY FACILITIES (CO1)			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
Primary use	clinic, crèche, day care centre, multi-purpose centre, place of assembly, place of instruction and place of worship.	Place of instruction	Comply
Consent use that may be applied for	dwelling units, cemetery, conference facility, dwelling house, hospital, institution, recreational facilities, residential building, transmission apparatus (subject to the provisions of Chapter 16.10) and urban agriculture.	N/A	-
Development parameters			
Floor Factor and Coverage	The maximum floor factor and coverage are indicated below: Floor factor = 1.2 Coverage = 60%	Erf size = 3185 m ² Proposed coverage = 32,12% Proposed floor factor = 0.32	Comply
Setback	(i) A setback of 8,0 m, measured from the centreline of the street, applies and must be provided. (ii) The provisions in 16.2 apply.	i) & ii) Comply.	Comply
Building lines	(i) All building lines shall be 5,0 m. (ii) The general building line exemptions of 16.1 apply.	Comply.	Comply
Height	The maximum height of any building is 10,5 m, measured from the base level to the top of the structure, provided that there is a 14,0 m height limit for a bell tower, steeple, minaret or similar architectural feature to accentuate the significance of a building.	Comply, the height of the proposed structure measured from the base level to the top, is less than 10,5 m.	Comply
Parking	Parking and access shall be provided on the land unit in accordance with 17.1:	Required: 15 x Classrooms = 15 Parking Bays 2 x Offices = 2 Parking Bays	Comply



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	<ul style="list-style-type: none">School: 1 bay per classroom or office plus a stop-and-drop facility.	<u>Total provided:</u> <u>17 parking bays and</u> <u>a stop-and-drop</u> <u>facility</u>	
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8. SERVICES

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

Electricity

Electricity is supplied by- and the network maintained by ESKOM. The proposed school will be connected to the existing network.

Water & Sewage

It is proposed to connect the school to the existing Overstrand Municipality networks. Due to the scale of the school, it is not expected that the proposal will have an adverse effect.

Solid Waste

Solid waste will be collected weekly by the OM. The solid waste will be accumulated weekly which will be emptied on the applicable solid waste pick-up day of the surrounding area. There will be a small, uncovered refuse area of $\pm 8,7\text{m}^2$ on the western side of the leased portion, that will be accessible to staff only. The refuse room will comply with the requirements as set out within section 17.4 of the OMLUS.

Traffic, Access and Egress

The leased portion will have one access point which will be utilised by the learners, staff and parents of learners of the school to drop their children off at the stop and drop facility. As mentioned previously, this access will be located on Buffels Road which will lead to the stop-and-drop facility including the parking area. This access point is proposed to have a width of ± 6 meters, allowing for convenient movement of vehicles next to each other.

Having a single access and egress point allows for better control and management of traffic flow. This means all vehicles entering and exiting the school premises are directed through one designated point, reducing the chances of traffic congestion and confusion that may arise from having multiple access and egress points. It also ensures efficient traffic control measures, such as pedestrian crossings to be concentrated at one location, making it easier to ensure safe and orderly movement of vehicles. Moreover, pedestrian safety may be significantly enhanced with a pedestrian crossing clearly marked to ensure safe crossing for students, parents and staff entering or leaving the school grounds.

The single access and egress point will allow for an efficient stop-and-drop facility. Parents may easily navigate to the designated drop-off zone without confusion, leading to smoother traffic flow and reduced waiting times.

In the event of emergencies, having a single access and egress point facilitates quicker response times for emergency vehicles such as ambulances or fire trucks. Moreover, emergency services can easily locate and access the school without encountering obstacles or confusion caused by multiple access and egress points.

From a security perspective, a single access point will allow for better monitoring and control of vehicles that enter and leave the school property which will enhance the overall campus security.



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Therefore, having the access and egress point on Buffels Road, addresses traffic concerns by distributing flow, improving safety in emergencies, and enhancing the overall functionality and accessibility of the school.

9. NEED AND DESIRABILITY

The need and desirability of the approval and implementation of this proposal in accordance with Section 66 (1) (c) of the OM By-Law can be illustrated as follow:

Need and desirability.

The need for the application arose from the owners of the school to develop their own school facilities.

Socio-economic impact	<p>The proposed rezoning to accommodate the proposed school will have a positive impact on the socio-economic aspect of the area:</p> <ol style="list-style-type: none"> 1. Building and operating the school will generate employment opportunities for local residents, including teachers, administrative staff, maintenance workers, and support personnel. 2. The presence of an eco-school may attract families seeking quality education with an emphasis on sustainability and environmental awareness, thereby contributing to the growth and vitality of the local community. 3. Increased economic activity related to the school, such as demand for goods and services, may benefit the local businesses and entrepreneurs, stimulating economic growth in the area. 4. The establishment of the school has the potential to positively impact property values in the area, attracting homebuyers interested in living near a reputable educational institution. 5. Due to the school being community-oriented, it may foster collaboration and partnerships with local organizations and businesses. 6. The school's educational programs and initiatives may raise awareness about conservation, renewable energy, waste reduction, and other eco-friendly practices, contributing to a more environmentally conscious and responsible community. <p>These positive impacts justify the importance of allowing this proposal for the overall well-being and prosperity of the local community.</p>
Compatibility with surrounding uses	<p>The proposal is deemed to be consistent with the character of the surrounding area with no heritage factors and an existing community zoned property adjacent to the subject property.</p>



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<p>Impact on the external engineering services</p>	<p>The Overstrand Municipality's Engineering Department will review the application to ensure that service capacities are adequate. As previously mentioned, the lessee may be expected to pay bulk infrastructure contribution levies. These levies will also be available to upgrade any of the bulk infrastructure.</p>
<p>Impact on safety, health and wellbeing of the surrounding community</p>	<p>There are several methods in which the proposal has the potential to enhance the safety, health and overall wellbeing of the surrounding community:</p> <p>Firstly, with the establishment of this eco-focused school, there will likely be an increased emphasis on safety measures and traffic management in the area, benefiting not only the school community but also all residents of Pringle Bay by enhancing road safety and reducing traffic-related risks.</p> <p>Secondly, Pringle House Eco School is poised to promote community health by promoting healthy eating and physical activity. The school promotes vegetable planting and gardening as to promote organic vegetables, influencing dietary choices among students and potentially inspiring healthier eating habits among local families. Additionally, outdoor learning experiences and access to recreational facilities may encourage physical activity, contributing to improved physical health and wellness for both students and community members.</p> <p>Furthermore, the eco-focused curriculum and initiatives of the school can encourage a sense of environmental consciousness and conservation in students and families. By engaging in activities such as tree planting, waste reduction, and water conservation, the school can positively impact the local environment and contribute to the overall wellbeing of the community by creating a cleaner, more sustainable living environment.</p> <p>Lastly, the presence of the school may foster community engagement and social cohesion. The school can serve as a hub for organizing community events, workshops, and educational programs that bring residents together, fostering a sense of belonging and solidarity within the neighbourhood. Strengthening social connections through such activities has been shown to improve mental and emotional wellbeing among individuals, leading to a healthier and happier community overall.</p> <p>In conclusion, the proposal represents a promising opportunity to enhance the safety, health, and overall wellbeing of the surrounding community. The school will positively impact residents' quality of life and contribute to</p>



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	<p>creating a vibrant, sustainable, and connected community in Pringle Bay and the surrounding towns.</p>
Impact on heritage	<p>The property is not listed in the OM Heritage Register and there aren't any existing structures on the leased portion.</p>
Impact on the biophysical environment	<p>The proposal is not expected to have a negative impact on the surrounding area. However, it is expected that the school will have several positive impacts on the environment, highlighting its commitment to sustainability and environmental stewardship.</p> <p>Pringle House Eco-school will serve as an educational institution focused on the CAPS curriculum as well as eco-awareness and environmental conservation. Some of the school's activities will actively engage students in learning about local ecosystems, biodiversity, and the importance of conservation. By nurturing a generation of environmentally conscious citizens, the school can contribute to increased awareness and appreciation of the natural environment among the community.</p> <p>The practices and initiatives implemented within the school premises can serve as a model for sustainable living and resource management. These practices not only reduce the school's ecological footprint but also demonstrate practical solutions that can be replicated by households and businesses in the area, leading to a more sustainable community.</p> <p>Furthermore, the establishment of this eco-school may have positive implications for local biodiversity and habitat preservation. The school's grounds can be designed to incorporate bird feeders and insect hotels. This creates a conducive environment for local flora and fauna to thrive, contributing to the overall conservation of biodiversity in Pringle Bay.</p> <p>Moreover, the school is already actively engaged in environmental restoration and stewardship projects within the community and will continue to partake in these projects. This may involve initiatives such as coastal clean-ups, tree planting campaigns, and restoration of degraded habitats. By mobilizing students, staff, and community members to participate in such activities, the school can play a pivotal role in enhancing the ecological health and resilience of the local environment.</p>
Traffic impacts, parking, access and other transport related considerations	<p>The school will have a designated stop-and-drop together with the necessary parking required on the leased portion, which will minimize congestion on Buffels Road during peak hours. By concentrating transportation activities around specific areas and times, the school will assist in alleviating traffic disruptions and enhance safety for pedestrians in the vicinity.</p>



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	<p>The flow of traffic on the school premises has been thoroughly considered with the parking layout together with the stop-and-drop facility. This proactive approach to parking management will enhance the overall accessibility and convenience for students, staff, and visitors.</p> <p>The entrance to the leased portion has also been well planned and is proposed to connect to Buffels Road at a 90-degree angle with a stacking distance for cars that stretches 40 meters in distance to the nearest intersection.</p>
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Impact on views, sunlight and character of the area

The proposal is not expected to have an impact on the character of the area. As mentioned previously, the adjacent properties also consist of local community facilities which include the Pringle Bay Community Hall & Pringle Bay Fire Station & Museum. Additionally, the proposal is to provide only single storey structures with minimum impact on views and sunlight of the area. The proposal will comply with the zoning parameters within the OMLUS for the proposed zoning. The developers were mindful with the design to ensure that the privacy of the direct neighbour is not compromised.

Economic impact

The proposal will have an economic impact on both the surrounding area and the Overstrand Municipality, both in the short- and long-term.

During the construction phase, the proposal will create employment opportunities for the local residents of Pringle Bay and the greater municipal area. This will generate income for several individuals and contribute to the local economy. Due to the lessee being an NPC as previously mentioned, the school will not have a great economic impact, although the personnel will receive salaries that will have an economic impact on the Pringle Bay economy.

Additionally, the proposal is expected to attract potential new residents to Pringle Bay. These new residents will contribute to the local economy by spending money on various items such as food, petrol, restaurants, repairs, and other goods and services, thereby boosting the local economy.

Opportunity cost

In land use planning, the term '*opportunity cost*' refers to the potential loss or devaluation of land use rights for affected parties when a development proposal is approved.

The proposal in question is not expected to have a negative impact on surrounding properties as it is in line with the existing urban area plan. In fact, it is seen as a final step to develop the leased portion to its full potential and creating a viable proposal that will accommodate a formal educational facility within Pringle Bay and surrounding areas.



Impact on heritage

The property is not listed in the OM Heritage Register. However, it is situated within the Overstrand Municipality Heritage Protection Overlay Zone, which is further discussed in Section 10.2 of this report.

Environmental impact

The property is located within the urban edge and will not have an impact on the Kogelberg Biosphere.

10. POLICIES AND REGULATIONS

10.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The property is not located within the EMOZ.

10.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

The property is located within the "Landscape HPOZ" and the "HPOZ Scenic Drives".

Landscape HPOZ

The property is classified by the "Landscapes HPOZ" of which the purpose is the following:

"To ensure that any land use application resulting in additional rights complies with the existing character and contextual significance:

- *To protect and enhance landscapes identified as having high natural, scenic and heritage significance and which contribute to the character and sense of place in the Overstrand and its economic base.*
- *To promote the cultural, tourism, environmental and amenity potential of significant Overstrand landscapes."*

To ensure compliance with the HPOZ it is of importance that certain aspects need to be provided and addressed in terms of Overstrand Municipality Heritage Protection Overlay Zone Regulations, 2020:

Section 20 – 22 states the following –

"20

The Overstrand Municipality By-Law on Municipal Planning, 2020, will apply in respect of all applications, processes and decisions contemplated in these regulations.

21

In considering an application for written consent in order to undertake an activity in terms of the Heritage Protection Overlay Zone, the Municipality may require from an applicant whatever information it deems necessary in order for an informed decision to be made regarding the application.



22 This could include, inter alia:

- 22.1 statements of significance;
- 22.2 heritage research;
- 22.3 photographs, including contextual photographs;
- 22.4 results of public consultation;
- 22.5 impact assessments; and
- 22.6 comment from affected and interested bodies.”

Statements of Significance

The heritage significance of the subject property is not large.

Heritage Research

No additional heritage research was done.

Photographs, Including Contextual Photograph

Aerial maps were included into the application, refer to **Plan 4 – Aerial Plan**.

Results of Public Consultation

Regarding this application, an extensive public participation process will be followed. If any comments are received regarding the heritage aspect it will be addressed accordingly.

Impact Assessments

No impact assessments were conducted.

Comment From Affected and Interested Bodies

The application will be circulated to interested and affected bodies for comment.

Scenic significance HPOZ

The proposal adheres to all relevant regulations and the proposed community facility will also adhere to the Municipality's signage by-law that applies.

10.3 Spatial Planning Policies

The consistency of this proposal with the applicable spatial development policies will herewith be illustrated. The spatial policies which are pertinent to the submitted proposal are the following:

Provincial Spatial Development Framework (PSDF)
<p>The PSDF is a product of a provincial inter-departmental and inter-governmental collaboration under the guidance of the inter-departmental steering committee in collaboration with the private sector, academia, and non-governmental organisations. This broad participatory process has created a shared spatial vision that is intended to inform spatial development patterns in urban and rural areas in the province.</p> <p>Throughout the PSDF the importance of developing integrated and sustainable settlements as an objective of the framework is highlighted. The PSDF also provides a settlement agenda which addresses the full spectrum of Western Cape settlements irrespective of their size from metropolitan Cape Town to the smallest hamlets.</p>



Overstrand Municipal Spatial Development Framework (OMSDF)

The Municipal Spatial Development Framework is a sectoral component of the IDP (Integrated Development Plan) that, in terms of the MSA (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.

The PSDF and OMSDF are frameworks to be interpreted on a local level. National policies, such as the National Development Plan, National Spatial Development Frameworks etc. provide guidelines on several important aspects which includes human settlements. Focusing on provincial and local policies will ensure alignment with the above-mentioned higher hierarchy of legislation and policies.

PSDF

To ensure the proposal of a school is in line with the PSDF and the Provincial settlement policy objectives, the proposal was evaluated in terms of the policy objectives.

Provincial settlement policy objective	Alignment of the proposal with the policy objectives.
Protect and enhance sense of place and settlement patterns	The proposed school is located in an area consisting of different uses from residential and open spaces to agricultural and community facilities. The proposal is not out of character and is located within an area where other developments exist. Once approved, the parameters of <i>Community Facilities</i> will be applicable on the leased portion only.
Improve accessibility at all scales	The property has adequate accessibility to Pringle Bay and the surrounding areas such as Betty's Bay and Rooi-Els. The proposal was designed to align with the surrounding character and blend in with the surrounding area.
Promote an appropriate land use mix and density in settlements	The land use proposal is community based. The surrounding area is considered mixed-use as several uses and zoning co-exist in a small area as indicated in Section 4 and 5 of this report.
Ensure effective and equitable social services and facilities	The proposed school will be accessible to all habitants of Pringle Bay, Betty's Bay and Rooi-Els areas ensuring effective and equitable social services and facilities.

OMSDF

The OMSDF is directed by National, Provincial and Municipal Planning legislation, policies and plans. These include SPLUMA, LUPA, By-Law, PSDF and the IDP. The OMSDF aims to provide sufficient guidance regarding what constitutes appropriate spatial development land uses and direction within the urban edge. The SDF was drafted after considering input from other state departments and the public. It provides a shared spatial vision that the proposal should ideally attempt to synchronise with.

To ensure compliance with the principles and objectives set out by the PSDF and the National Development Plan, the OMSDF was synthesised through the influence of these policies and frameworks.



MOTIVATION

The proposal is aligned with the OMSDF to ensure that policy requirements are met. The OMSDF states in Section 2.8 p 107 'Pringle Bay' that "...the settlement currently requires a creche, a grade R class..." and "By 2031 one additional primary school and a grade R-class be required." The proposal is desired within Pringle Bay and will assist in providing educational facilities as required within the OMSDF by 2031.

The OMSDF further states in Section 5.3.2.2. p 168 'Growth Management Strategy' that future densification will be possible subject to reasons which entails the additional provision of community facilities. The proposal will contribute to the Growth Management Strategy of the OM for Pringle Bay which is a hallmark of significance.

It is evident from the above that the proposal is attempting to fill a need within the community while also developing a vacant property situated within the urban edge. The proposal addresses the need for community facilities such as a primary school within Pringle Bay, while also utilising the available space without adding to urban sprawl.

Overstrand Municipal Growth Management Strategy, 2010

On the 27th of May 2020 the Municipal Council adopted the OMSDF, (Overstrand Spatial Development Framework, 2020) and in the same instance rescinded Overstrand Municipal Spatial Growth Management Strategy, 2010.

Although rescinded, the Overstrand Municipality's Town Planning Department still use the document as a 'guideline'.

The OMGMS indicates that Pringle Bay requires two Pre-Primary schools, one Primary school and one Secondary school, refer to figure 2 below:

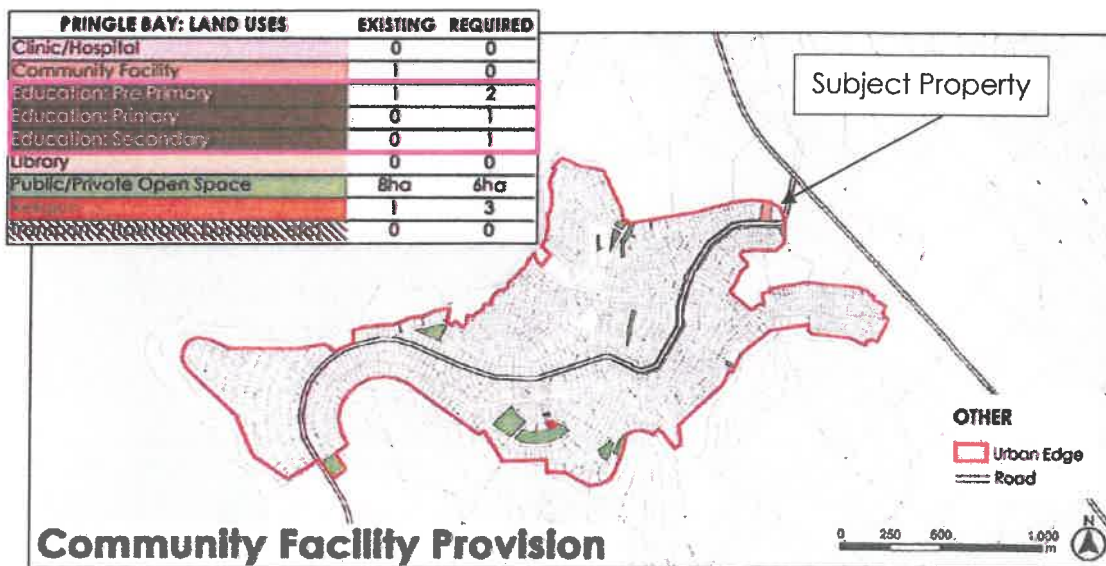


Figure 2: Extract of the OMGMS

It should be noted that the rezoning of the leased portion to Community Zone 1 to allow a place of instruction, is aligned with both the OMSDF and the OMGMS.



11. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided. Policy proposals in SPLUMA which are pertinent to this proposal are recorded:

Spatial justice

Spatial justice in the context of land use planning involves ensuring that proposals do not contribute to the perpetuation of apartheid-era spatial development imbalances. In this regard, the proposal is aligned with this principle as it aims to provide an additional educational option within the Pringle Bay area, without perpetuating any imbalances.

Moreover, the school is strategically positioned as to be able to serve the surrounding areas as well, making it accessible to all members of the community, regardless of their socio-economic status. This ensures that the proposal does not contribute to the perpetuation of spatial inequalities by providing an educational option that are accessible and affordable to a broader range of residents, thereby promoting inclusivity and diversity in the area.

Overall, the school aligns with the principles of spatial justice by providing much-needed educational options, while also including environmental functions, without perpetuating any historical imbalances in the area.

Spatial sustainability and Efficiency

Spatial sustainability in land use planning aims to promote the creation of viable communities that can thrive in the long-term. As outlined in Section 9 of this report, the proposal will have both short- and long-term economic impacts on the surrounding area and the Overstrand Municipality.

Furthermore, the location of the school allows for exceptionally easy access to the school from Pringle Bay and surrounding towns, which is important for the sustainability of the school. By providing this educational option in a central location will also promote sustainable urban growth and reduce the need for urban sprawl. Overall, this proposal aligns with the principles of spatial sustainability and aims to promote the long-term viability of the community in Pringle Bay and surrounds.

Spatial resilience

The development is aligned with the spatial planning policies and regulations of the Overstrand Municipality, which indicates its resilience. These policies and regulations are in line with the higher hierarchy of policies and legislation that guide the development of the area, as outlined in Section 10. Therefore, the proposal is compliant with all relevant policies and regulations.

Good administration

The Overstrand Municipality has a reputation for conducting effective public participation as part of its land use planning process. This process is an essential component of land use planning, as it allows people who may be affected by the proposal to provide feedback and raise any concerns or suggestions for improvement. This ensures that the school is in line with the needs and desires of the community.

All comments and feedback received during the public participation process will be carefully reviewed and considered by the relevant authorities. Any issues or concerns



MOTIVATION

raised will be addressed, and suggestions for improvement will be considered where possible. This approach ensures that the final outcome benefits both the community and the lessee.

12. EVALUATION

After careful analysis and assessment of the property, it has been determined that the proposed school is in line with the policies and legislation as confirmed throughout this report.

To facilitate and coordinate the land use application process, the owners have approached WRAP Project Office for assistance as professional town- and regional planners. The proposal is in line with the spatial frameworks, legislation and policies of the OM. As per the OMSDF, community facilities such as pre-primary and primary schools are required for the area by 2031 and the proposed school aligns with this requirement.

Furthermore, the proposed land use is not out of context within the surrounding area and is not seen as an undesirable use due to the neighbouring property also zoned Community Zone 1. The proposal aims to maintain the character of the area and as discussed barely impedes on views or sunlight.








In conclusion, the proposed school is a viable option that aligns with the policies and legislation of the OM. The lessee has taken the necessary steps to ensure that the proposal is planned and executed in a sustainable manner, and it is expected that the relocation of the school will contribute positively to the economic power of the Pringle Bay area and the surrounds while providing much-needed educational options for the community within the surrounding area.

13. RECOMMENDATION

Based on the abovementioned motivation, it is recommended that the following is approved:

- 13.1 Rezoning** of a portion of the Remainder of Erf 1660 Pringle Bay from Undetermined Zone to Community Zone 1: Community Facilities to allow a place of instruction in terms of Section 16(2)(a) of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020.

2. Status Quo Zoning Plan
Remainder of Erf 1660 - Pringle Bay

	Residential Zone 1: Single Residential
	Undetermined Zone
	Transport Zone 2: Road and Parking (Public)
	Community Zone 1: Community Facilities
	Utility Zone: Utility Services
	Open Space Zone 1: Nature Reserve
	Agricultural Zone 1: Agriculture

Plan prepared by: Veronica Jansen

All distances are approximate and subject to a survey

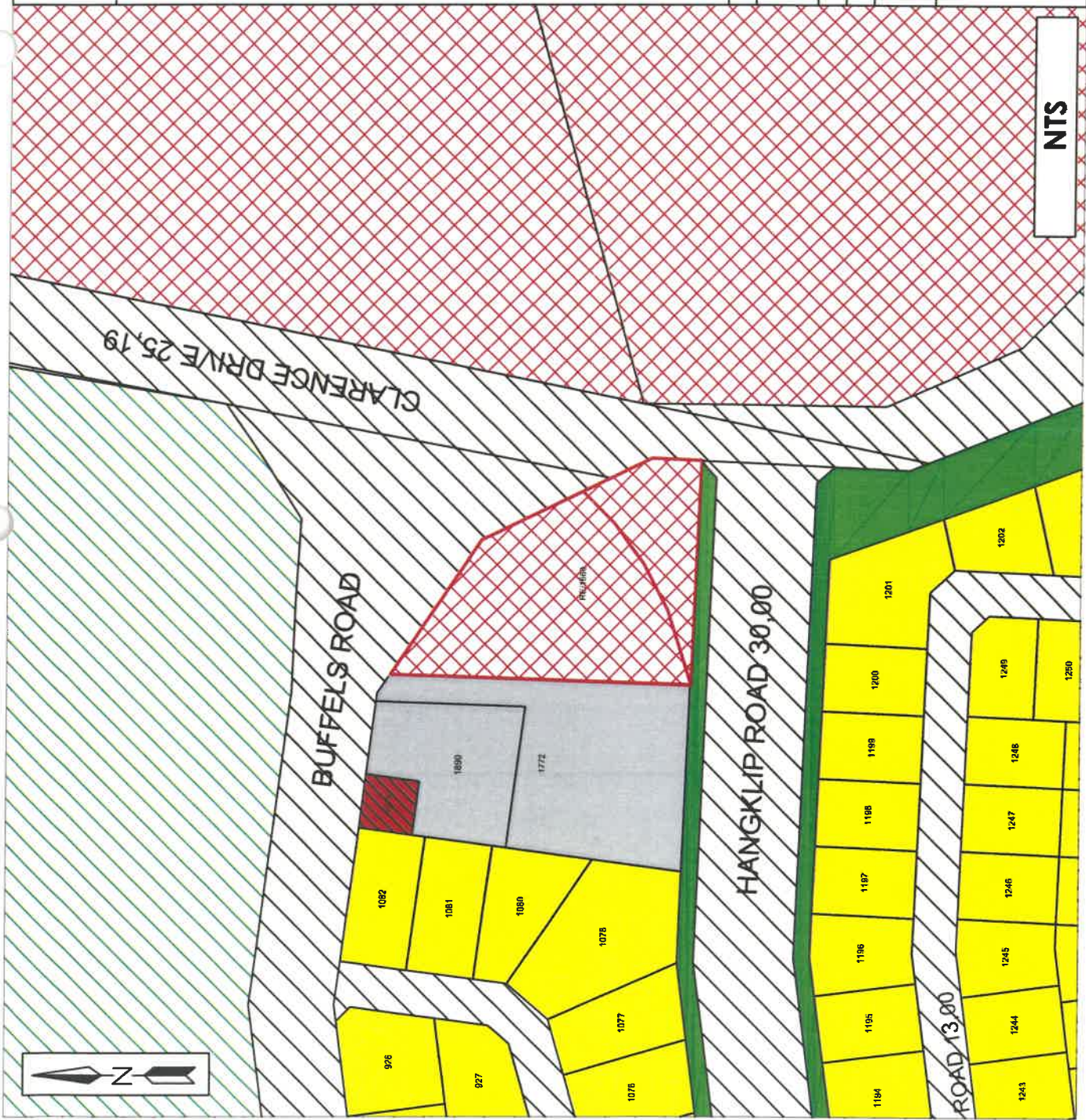
Tel: 028 313 1411

Email: admin@wrapgroup.co.za








Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management



3. Proposed Zoning Plan
Remainder of Erf 1660 - Pringle Bay

-  Residential Zone 1: Single Residential
-  Undetermined Zone
-  Transport Zone 2: Road and Parking (Public)
-  Community Zone 1: Community Facilities
-  Utility Zone: Utility Services
-  Open Space Zone 1: Nature Reserve
-  Agricultural Zone 1: Agriculture

Plan prepared by: Veronica Jansen

All distances are approximate and subject to a survey

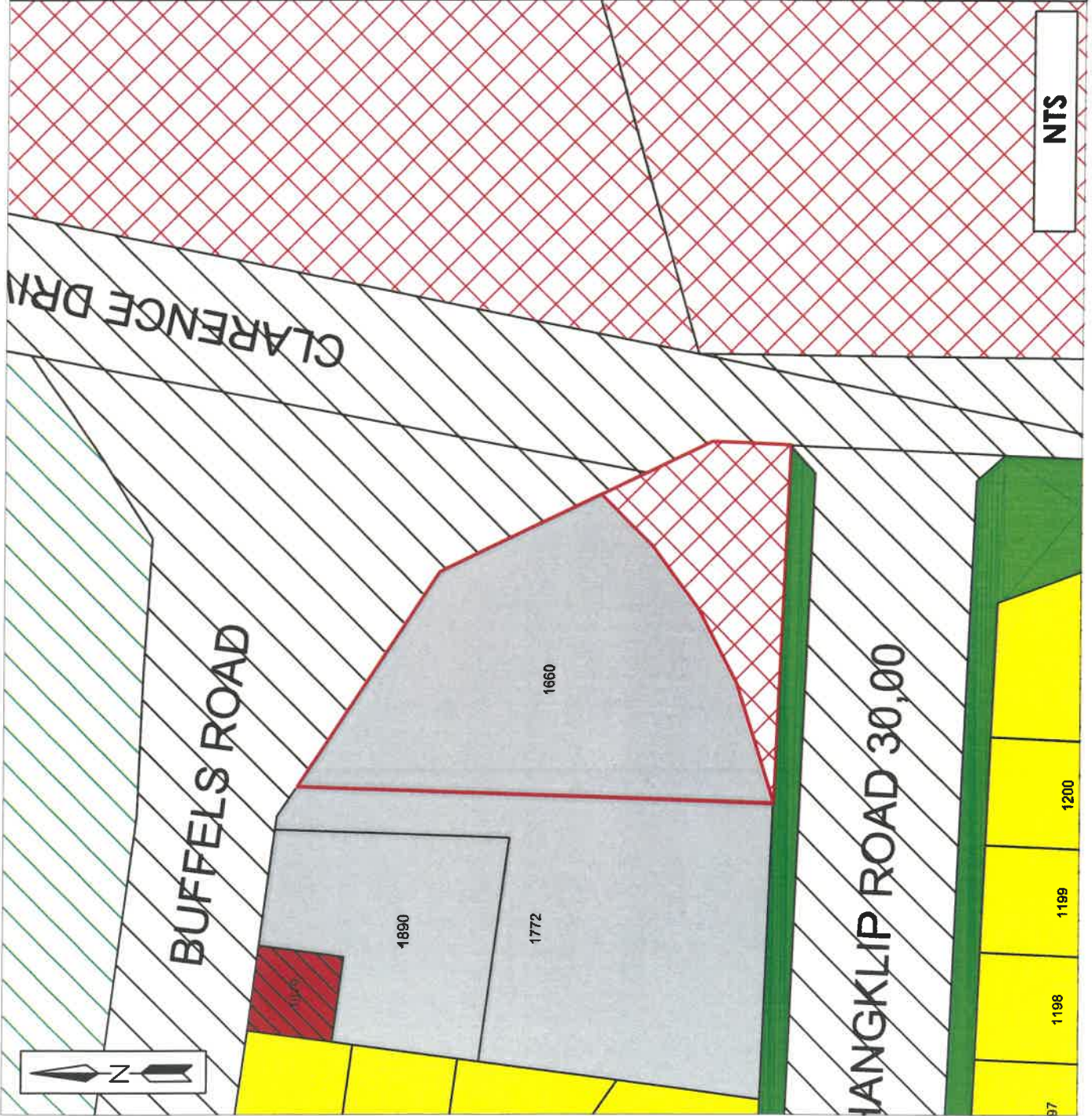
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NTS

4. Aerial Plan
Remainder of Erf 1660 Pringle Bay

-  Leased Portion
-  Subject Property

15 APR 2024

Plan prepared by: Veronica Jansen

All distances are approximate
and subject to a survey

Tel: 028 313 1411

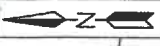
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FFELS ROAD

082

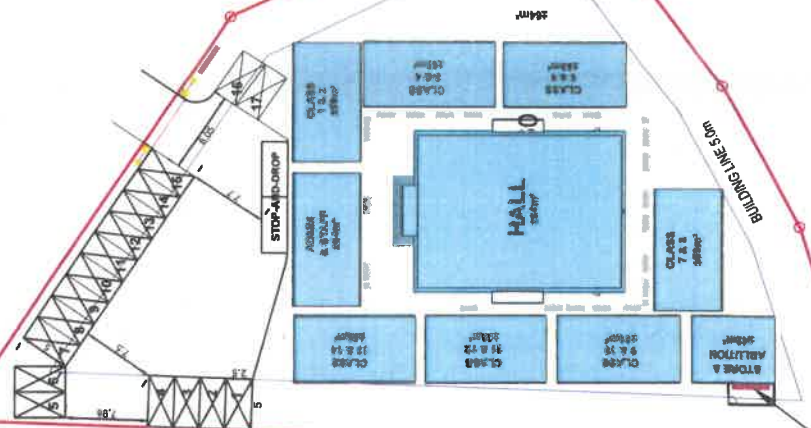
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REFUSE AREA TO COMPLY WITH SECTION 17.4



5.1 Site Plan
Remainder of Erf 1660 Pringle Bay

Portion Area = 3148m²

Proposed Structures

- Classroom 1 & 2 = 59m²
- Classroom 3 & 4 = 65m²
- Classroom 5 & 6 = 59m²
- Classroom 7 & 8 = 59m²
- Classroom 9 & 10 = 59m²
- Classroom 11 & 12 = 59m²
- Classroom 13 & 14 = 59m²
- Classroom 15 & ADMIN = 65m²
- Ablution & Store = 42m²
- Hall = 304m²
- Covered Steep = 181m²

Total Extent = 1011m²

15 APR 2024

Plan prepared by: Thion Jansen on 2024/04/11
 Based on plans from: JC Weideman
 Plan Number: 24/19 (001)

All distances are approximate and subject to a survey

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SCALE 1 : 500

HANGKLIP ROAD

5.2 INSET Site Plan
Remainder of Erf 1660 Pringle Bay

Portion Area = 3148m²

Proposed Structures

- Classroom 1 & 2 = 59m²
- Classroom 3 & 4 = 65m²
- Classroom 5 & 6 = 59m²
- Classroom 7 & 8 = 59m²
- Classroom 9 & 10 = 59m²
- Classroom 11 & 12 = 59m²
- Classroom 13 & 14 = 59m²
- Classroom 15 & ADMIN = 65m²
- Ablution & Store = 42m²
- Hall = 304m²
- Covered Stoop = 181m²

Total Extent = 1011m²

15 APR 2024

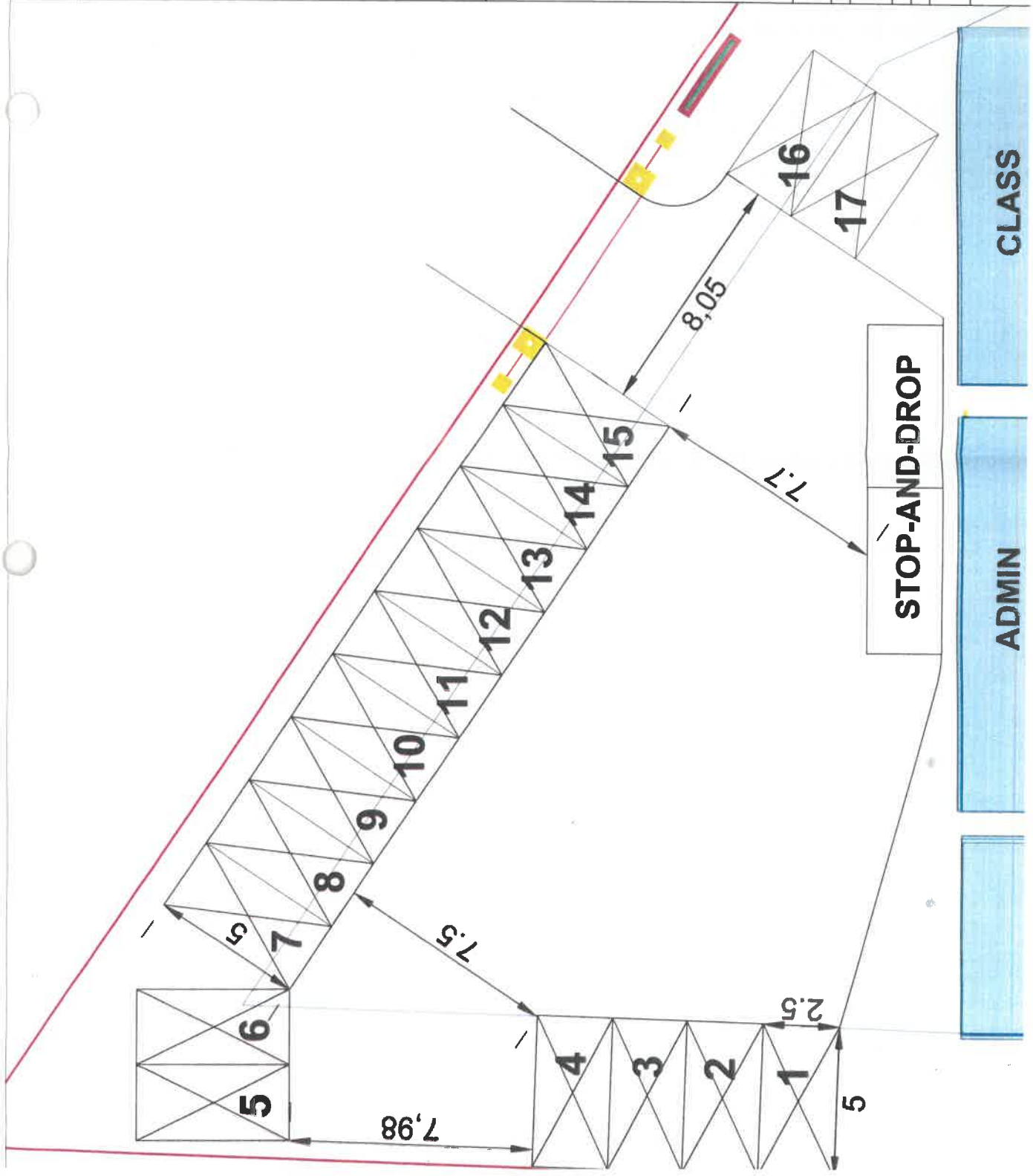
Plan prepared by: Thion Jansen on 2024/04/11
Based on plans from JC Weideman

Plan Number - 24/19 (001)

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CLASS

ADMIN

CLASS