

**OVERSTRAND MUNISIPALITEIT**

**ERF 2028, HOOFWEG 85, ONRUSTRIVIER, OVERSTRAND  
 MUNISIPALE AREA :AANSOEK OM HERSONERING EN  
 ONDERVEDELING: MNRE P-J LE ROUX STADS EN STREEKS  
 BEPLANNERS NAMENS ERF 1755 CC**

Kragtens Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die volgende aansoeke van toepassing op Erf 2028, Onrustrivier (die eiendom), naamlik:

**Hersonering & onderverdeling**

Aansoek ingevolge Artikels 16(2)(a) en (d) van die Verordening vir die hersonering van Erf 2028, Onrustrivier vanaf Enkel Residensiële Sone 1 (SR1) na Onderverdelingsgebiedsone (SA) en die gevolglike onderverdeling in twaalf (12) Algemene Residensiëlesone 1: Groepsbehuising (GR1) gedeeltes, vier (4) Oopruimte Sone 3 (OS3) (privaat oop ruimte) en een (1) Vervoersone 2 (TR2A) (privaat pad en parkering) gedeelte.

**Goedkeuring van straatname**

Aansoek ingevolge Artikels 96 (Chapter XI) van die Verordening vir die goedkeuring van die straatnaam (Sauvignostaat) vir die voorgestelde ontwikkeling

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

Enige kommentare op die voorstel moet skriftelik wees in ooreenstemming met Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) bereik voor of op Vrydag, **24 Januarie 2025**, met u naam, adres en kontakbesonderhede, belang in die aansoek, asook die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr. H Olivier** by 028-3138900. Die Munisipaliteit mag weier om kommentare wat na die sluitingsdatum ontvang word, te aanvaar. 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.

Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, **HERMANUS, 7200**

**Munisipale Kennisgewing Nr.207/2024**

**OVERSTRAND MUNICIPALITY**

**ERF 2028, 85 MAIN ROAD, ONRUSTRIVIER, OVERSTRAND  
 MUNICIPAL AREA: APPLICATION FOR REZONING AND  
 SUBDIVISION: MESSRS P-J LE ROUX TOWN AND REGIONAL  
 PLANNERS ON BEHALF OF ERF 1755 CC**

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 2028, Onrustrivier (the property), namely:

**Rezoning & subdivision**

Application in terms of Sections 16(2)(a) and (d) of the By-Law for the rezoning of Erf 2028, Onrustrivier from Single Residential Zone 1 (SR1) to Subdivisional Area Zone (SA) and the subsequent subdivision into into twelve (12) General Residential Zone 1: Town Housing (GR1) portions, four (4) Open Space Zone 3 (OS3) (private open space) portions and one (1) Transport Zone 2 (TR2A) (private road and parking) portion .

**Approval of street names**

Application in terms of Sections 96 (Chapter XI) of the By-Law, for the approval of the street name (Sauvignon Street) for the proposed development.

Details regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus.

Any comments on the proposal must be in writing in accordance with Sections 51 and 52 of the By-Law to reach the Municipality (16 Paterson Street, Hermanus / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) on or before Friday, **24 January 2025**, quoting your name, address and contact details, interest in the application, as well as the reasons for comment. Telephonic enquiries can be made to the **Town Planner, Mr. H Olivier** at 028-3138900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

Municipal Manager, Overstrand Municipality, P.O. Box 20, **HERMANUS, 7200**

**Municipal Notice No.207/2024**

**UMASIPALA WASE-OVERSTRAND  
 ISIZA 2028, 85 MAIN ROAD, ONRUSTRIVIER,  
 UMASIPALA WASE-OVERSTRAND: ISICELO  
 SOKUMISELWA KWAKHONA KUNYE  
 NOKWAHLULWA KWAKHONA: MESSRS P-J LE  
 ROUX TOWN KUNYE NE REGIONAL PLANNERS  
 EGAMENI LE-SIZA 1755 CC**

Isaziso siyanikezelwa ngokweCandelo lama-47 nelama-48 loMthetho kaMasipala woLungiso loMthetho kaMasipala kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala) kwezi zicelo zilandelayo zisebenza kwiSiza-2028, e-Onrustrivier (kwipropati), ezizezi:

**Ucando ngokutsha kunye nolwahlulo**

Isicelo ngokwemiGaqo yeCandelo le-16(2)(a) kunye no-(d) loMthetho kaMasipala sokucandwa ngokutsha kweSiza-2028, e-Onrustrivier isuswa kuMmandla wokuHlala oMnye-1 (SR1) isisiwa kuMmandla weNdawo yoLwahlulo-mhlaba (SA) kunye nolwahlulo olulandelayo lube yiNdawo yokuHlala eNye. ishumi elinesibini (12) uMmandla wokuHlala ngokuBanzi 1: iZindlu zeDolophu (GR1) iinxalenye, ezine (4) zoMmandla oVulekileyo 3 (OS3) (indawo yabucala evulekileyo) iinxalenye kunye (1) neZowuni yezoThutho 2 (TR2A) (indlela yabucala kunye neendawo zokupaka) inxeny.

**Ukuvunywa kwamagama ezitalato**

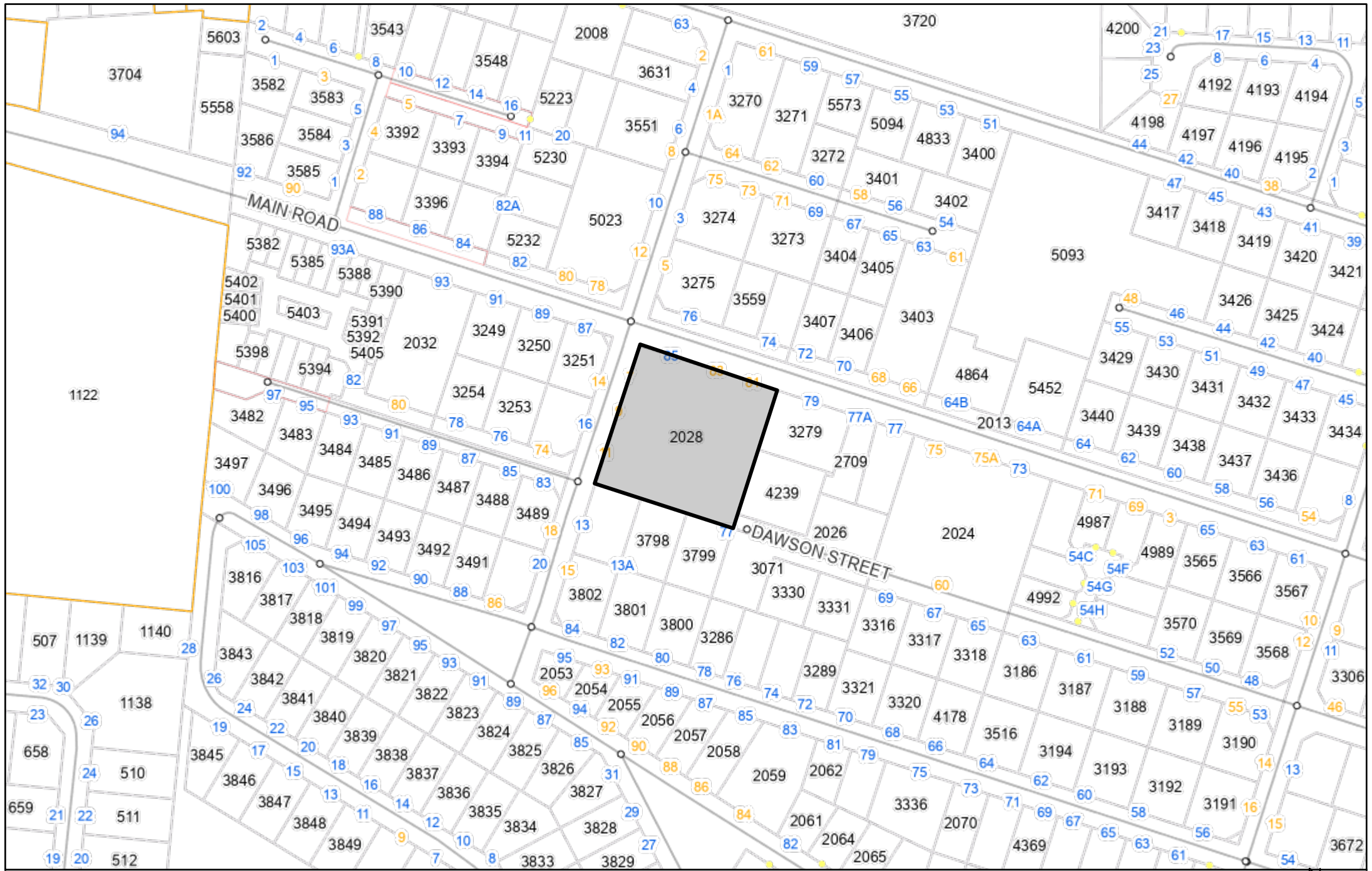
Isicelo ngokwemiGaqo yeCandelo lama-96 (iSahluko XI) soMthetho kaMasipala, sokwamkelwa kwagama lesitrato (Sauvignon Street) kuphuhliso olucetywayo.

linkcukacha malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha okusebenza phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: Zicwangciso ngeDolophu kwa-16 Paterson Street, e-Hermanus.

Naziphi na izimvo ezibhaliweyo zingangeniswa ngokungqinelana nemiGaqo yeCandelo lama-51 kunye nelama-52 alo Mthetho kaMasipala oxeliweyo kuMasipala (16 Paterson Street, Hermanus / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngomhla okanye ngaphambi kuka **24 Janyuwari 2024**, ucaphula igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo Imibuzo ngomnxeba ingenziwa ku**Mcwangcisi weDolophu, uMnu. H Olivier** kule nombolo 028-3138900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limncedise ukuze abhale ngokusesikweni izimvo zakhe.

Umphathi kaMasipala, Umasipala wase-Overstrand, Ibhokisi yePosi 20, **HERMANUS, 7200**

**Inombolo yesaziso. 207/2024**



## 1. INTRODUCTION

### 1.1. Application

With this document formal application is made for the following:

- (i) Application in terms of **Section 16(2)(a)** of the Overstrand Municipality: Amendment By-Law on Municipal Land Use Planning, 2020 for the **REZONING** of Erf 2028 Onrusrivier from Residential Zone 1 (RS1) to **Subdivisional Area Zone (SA)** to create the following:
  - **Twelve (12) portions** Zoned General Residential Zone 1 (GR1)
  - **Four (4) portions** zoned Open Space Zone 3 (OS3) (private open space)
  - **One (1) portion** zoned Transport Zone 2 (TR2A) (private road and parking)
- (ii) Application in terms of **Section 16(2)(d)** of the Overstrand Municipality: Amendment By-Law on Municipal Land Use Planning, 2020 for the **SUBDIVISION** of Erf 2028 Onrusrivier into the following portions as depicted on the attached **Subdivision Plan: Plan 022-99 dated 1 November 2024**:
  - **Portions 1-12**: General Residential Zone 1 (GR1) (Town houses)
  - **Portions 13-16**: Open Space Zone 3 (OS3) (private open space)
  - **Portion 17**: Transport Zone 2 (TR2A) (private road and parking)
- (iii) Approval of the **SITE DEVELOPMENT PLAN: Plan 022-100 dated 1 November 2024** depicting the layout and placing of the new town house units on the subject property.

Details regarding this proposal will be discussed in Sections 5 & 6 of this report.

### 1.2. Applicant

SHAUN SMITH as MEMBER and duly authorised by **ERF 1755 CC** as registered owners of **Erf 2028 Onrusrivier**, appointed this firm *P-J le Roux*



*P-J le Roux*

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*Town Planners (Pty) Ltd*, to prepare a formal application for Rezoning and Subdivision to facilitate a residential development thereon and to submit it to the relevant authorities for formal approval (***Power of Attorney and CC Resolution attached***).



***P-J le Roux***

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*Erf 2028 Onrusrivier*

*Revised November2024*

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## 2. PROPERTY INFORMATION

Description	ERF 2028 Onrusrivier
Location	Cnr of Main Road and Radyn Street, Onrusrivier
Extent	3965m <sup>2</sup>
Registered owner	ERF 1755 CC
Title Deed	T60933/2017
Existing zoning	Residential Zone I
Restrictive Conditions	None Conveyancer Certificate attached
Planning Legislation	Overstrand Municipality: Amendment By-Law on Municipal Land Use Planning, 2020 Overstrand Municipality: Land Use Scheme, 2020

**Table 1: Property information**

The subject property is located at the corner of Main Road and Radyn Street on the western side of Onrusrivier and falls within the area of jurisdiction of the Overstrand Municipality, Western Cape Province.



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### 3. LOCALITY

The subject property is situated in Onrusrivier south of R43 and south along Main Road in the northwestern portion of Onrusrivier.



Fig.1: Locality

The subject property is located at the corner of Main Road and Radyn Street and is surrounded by residential erven of various sizes including the nearby Silverwood Estate and Onrus Close developments. The property is also situated diagonally opposite the Onrus Dutch Reform Church and approximately 200m east from the Onrus Trading Post.



Fig. 2: Site locality



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Main Road is one of only two roads that provide access to Onrusrivier from the R43. Main Road intersects with R43 on the eastern side to provide access to Onrusrivier and runs parallel with the R43 towards Vermont Avenue to the west, which is the second access point from the R43. Many non-residential activities have over time established along Main Road which makes it an important transportation and activity route through Onrusrivier. The area immediately surrounding the subject property is however primarily residential in nature.

Access to the subject property is currently taken from Main Road, but the intention with this application is to close this access and create a new entrance to the development from Radyn Street.



View along Main Road with subject property to the left and existing entrance



View along Radyn Street with subject property to the right



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## 4. LEGAL LAND USE RIGHTS

### 4.1. Existing zoning

Erf 2028 Onrusrivier is in terms of the promulgated Overstrand Municipality: Land Use Scheme, 2020 zoned as **Residential Zone I**. Even though the zoning map extract in figure 3 below indicates Erf 2028 Onrusrivier as being General Residential Zone 1 (Town Houses), this refers to a previous rezoning approval from the Overstrand Municipality dated February 2019, **which has since lapsed**. The zoning of Erf 2028 Onrusrivier has therefore **revert** to the original Residential Zone I with the following listed rights:

Primary Uses	Consent Uses
Creche,	Day care center
Dwelling house	Green house
Guest rooms	Guest house
Home occupation	House shop
Second dwelling unit	Institution
Self-catering	Place of instruction
	Place of worship
	Residential building
	Intensive horticulture

Table 2: Extract from Overstrand Municipality Land Use Scheme, 2020

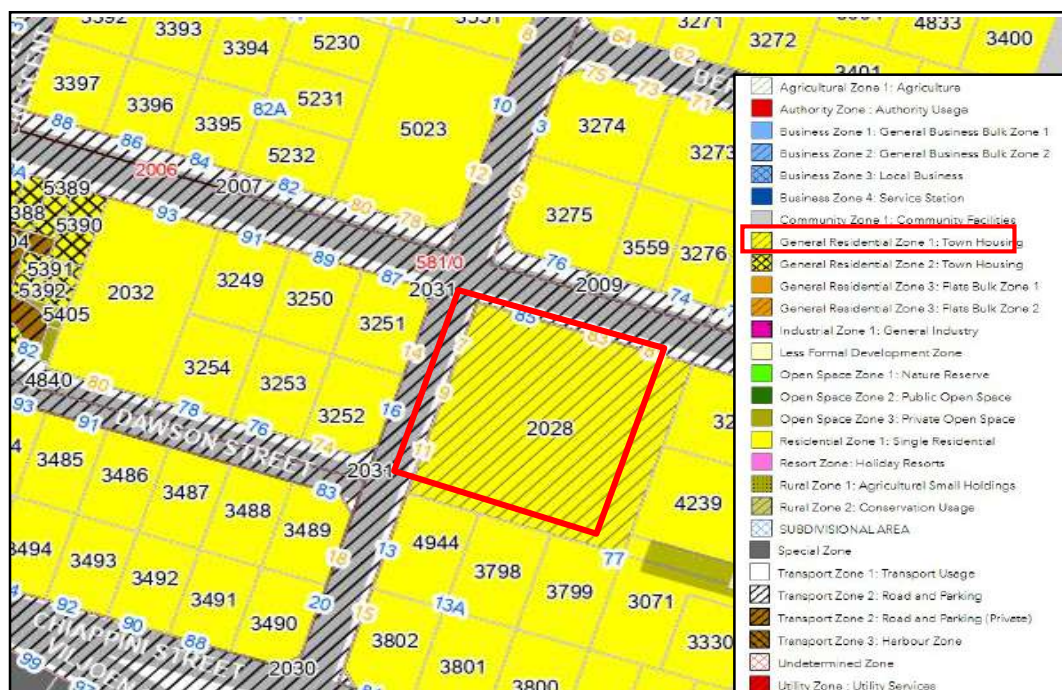


Fig. 3: Extract from Zoning Map



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## 4.2. Existing land uses

The improvement on the subject property comprises an existing dwelling situated in the northwestern corner of the property near the corner of Radyn Street and Main Road. According to the previous rezoning process, the Overstrand Heritage and Aesthetic Committee supported the demolition of the dwelling and proposed development (*copy attached*).



**View onto existing dwelling from Main Road**



**View onto existing dwelling from Radyn Street**

The balance of the subject property lies vacant and is overgrown with grass, while a few large trees are located along Radyn Street boundary.



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View onto rear vacant portion of subject property



Aerial view of subject property



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## 5. PROPOSED DEVELOPMENT

### 5.1 Statement of Purpose

It is the intention of the applicant and purpose of this report to redevelop Erf 2028 Onrusrivier into a self-sustainable and economic viable town house development. It is worth noting that although this development proposal differs from the previous approval that since lapsed, the principle of densification and town houses as a land use on the subject property remains the same. It is noteworthy that the main objective with this development is to create, even at this small scale, a sustainable development within the existing and approved urban edge of Onrusrivier. **Sustainable development** can be defined as *a development that meets the needs of the present without compromising the ability of future generations to meet their own needs*. The aim of sustainable development is to allow **all people equal access** to a satisfactory level of economic, social, human and cultural development **within an area where resources are used with care and ecosystems carefully protected**.

The proposed development is a well-balanced and sustainable development with a unique urban structure strictly directed by the configuration of the subject property. **Urban structure** is the arrangement of land uses within an urban area and the **arrangement of public and private space** and the degree of **connectivity and accessibility**. It is a combination of characteristics which make a place **special and unique**. The unique character of the subject property is reflected in the final layout to create a specific sense of place. The “**sense of place**” involves the human experience within a landscape and grows from identifying oneself in relation to a particular piece of land and environment.

Apart from providing in the ever-increasing demand for residential erven within Onrusrivier, the proposed development will also create new employment opportunities which will have a cumulative impact on the **local economy** through direct and indirect effects. The **direct effect** starts with



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the money spent or generated by the new residential market through building plan fees, construction costs and materials, salaries to workers etc., while municipal services and property taxes are the **indirect effect** to the local economy. The economic impact of the proposed development will include both the direct contributions to the local regional and South African economy and the **economic multiplier effects** working through the complex chain of business activities. These multiplier effects in the economy include capital expenditure, operational expenditure and social expenditure.

## 5.2 Development Concept

The new development proposal comprises **12 single storey town houses** each positioned on a separate erf served by **one (1) centrally located private road** and **four (4) private open space portions** as depicted on the attached ***Site Development Plan: Plan 022-100 dated 1 November 2024***.

Since the subject property is zoned Single Residential Zone 1, the objective is to rezone the subject property to an appropriate zoning (**Subdivisional Area Zone (SA)**) to facilitate a town house development with private spaces thereon and then to subdivide the subject property into **17 portions** with **Portions 1-12 for town houses** and **Portion 13-16 for private open space** and **Portion 17 for private road and parking** as depicted on the attached ***Subdivision Plan: Plan 022-99 dated 1 November 2024***.

**Portions 1-12** will each measure **256m<sup>2</sup>** in extent (**collective extent of 3072m<sup>2</sup>**) and comprise **single storey town houses** with two layout options available viz. **Unit Type A and Unit Type B** as illustrated in the attached *Floor Plans and Elevations*. Both these housing options will **measure 149m<sup>2</sup>** in extent, each comprising **three (3) bedrooms (one with ensuite)**, **a bathroom, an open plan kitchen and living area, a covered entrance and stoep with outside braai**. Each of the town houses will also have a **double garage for two vehicles** as required by the By-law as well as **open**



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**parking** in front of the garages. In addition, **four (4) visitors parking** are also provided on Portion 17.

The proposed town houses will comply with the building line requirements of **1m internal side building line** and **3m rear and side perimeter building lines** as listed in **Section 6.2.2 (d) & (e)** of the Overstrand Zoning Scheme By-Law. The **double garages** will be positioned on the **0m common building line** in accordance with **Section 6.2.2 (e)(iii)** of the By-Law. No departure of any building lines is required or applied for.

**Portions 13-16** measures collectively **390m<sup>2</sup>** in extent and comprises **four (4) private open space portions**. These **private open space** portions are positioned on the two outer boundaries of the subject property (along Radyn Street as well as along the opposite erf boundary). These private open spaces serve as both active and passive open spaces and are situated within the development and measures **10%** of the total erf area as prescribed in **section 6.2.7** of the Overstrand Municipality Land Use Scheme.

**Portion 17** measures **503m<sup>2</sup>** in extent and comprises an **8m wide private road reserve (5m wide surface area) with parking**. The private road will provide access from Radyn Street onto the subject property and to each of the individual town houses. Provision is also made for a **security entrance** with **refuse collection store** at the entrance. The security entrance is **setback 6m from the road edge** as recommended by the engineering department in their email message attached. The refuse store will have direct access from Radyn Street to ease collection of refuse by the municipality.



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## 6. APPLICATIONS

Even though a previous land use approval was issued by the Overstrand Municipality for a town house development on the subject property, this approval has since lapsed, and the zoning of the subject property has reverted to the original Residential Zone I zone. To facilitate the proposed development and to align the development proposal with the provisions of the Overstrand Municipality Land Use Scheme, 2020, the following land use planning applications are required.

### 6.1. Rezoning

To facilitate the intended town house development with private spaces on the subject property, it is necessary that the existing Residential Zone 1 zoning be amended to a more appropriate zoning that will permit this new development thereon. Since more than one zoning will be allocated to facilitate the proposed development, the most appropriate zoning is **Subdivisional Area Zone (SA)**, which is defined in the Zoning Scheme By-law as follows:

*“subdivisional area means a land unit or land units zoned in a manner permitting subdivision as contemplated in Planning Law and which has been made subject to:*

- (i) a use determination*
- (ii) a density determination*
- (iii) relevant conditions and stipulations contained in this land use scheme*
- (iv) the planning stipulations of any applicable legislation and/or planning documents*
- (v) any other conditions laid down at the time of the approval for the rezoning”*

Formal application is therefore made in terms of **Section 16(2)(a)** of the Overstrand Municipality: Amendment By-Law on Municipal Land Use Planning, 2020 for the **REZONING** of Erf 2028 Onrusrivier from Residential Zone 1 (RS1) to **Subdivisional Area Zone (SA)** to create the following:



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- **Twelve (12) portions** zoned General Residential Zone 1 (GR1)
- **Four (4) portions** zoned Open Space Zone 3 (OS3) (private open space)
- **One (1) portion** zoned Transport Zone 2 (TR2A) (private road and parking)

## 6.2. Subdivision

To create the individual portions as depicted on the attached **Subdivision Plan: Plan 022-99 dated 30 September 2024** on the subject property, it is necessary that formal application is made in terms of **Section 16(2)(d)** of the Overstrand Municipality: Amendment By-Law on Municipal Land Use Planning, 2020 for the **SUBDIVISION** of Erf 2028 Onrusrivier into the following portions as depicted on the attached **Subdivision Plan: Plan 022-99 dated 1 November 2024** as tabulated below:

Portions	No. units	Extent (ha)	%	Zoning	Land Uses
1-12	12	3072m <sup>2</sup>	77	General Residential Zone 1	Town House
13-16	4	390m <sup>2</sup>	23	Open Space Zone 3 (OS3)	Private open space
17	1	503m <sup>2</sup>		Transport Zone 2 (TP2)	Private road & parking
<b>Total</b>	<b>17</b>	<b>3965m<sup>2</sup></b>	<b>100</b>		

**Table 3: Proposed subdivision with zonings and land uses**

Townhouse and town housing are defined as follows in the Zoning scheme By-Law:

*“town house means a dwelling unit which forms part of a town housing scheme”*

*“town housing and town housing scheme mean a row or group of linked, attached or detached dwelling units which are designed and built as a harmonious architectural entity of which every dwelling unit has a ground floor;*



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*such dwelling units may be cadastrally subdivided or be sold individually in some other manner.”*

### **6.3. Approval of Site Development Plan**

To ensure that the proposed development is constructed in accordance with the decision on the rezoning and subdivision of Erf 2028 Onrusrivier, it is necessary that **formal approval of the *Site Development Plan: Plan 022-100 dated 1 November 2024* is simultaneously obtained from the Overstrand Municipality.** The proposed development and placement of each of the town houses in relation to each other and the private road and open space, is clearly depicted on the attached Site Development Plan for approval.



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## 7. SPATIAL PLANNING PRINCIPLES

In terms of National, Provincial and Local spatial planning legislation certain development principles were adopted to apply to spatial planning, land development and land use management.

The development principles on National level is in terms of Section 7 of the **Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)**, while the land use planning principles on Provincial level is in terms of Section 59 of the **Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)**. These development principles were all adopted and included into the subsequent **Land Use Planning By-Laws** promulgated for each Local Municipality.

The proposed **rezoning and subdivision of Erf 2028 Onrusrivier** will be evaluated as follows against the five development principles:

### (a) Principle of spatial justice

- The spatial justice principle requires that the past spatial and development imbalances should be redressed through improved access to and utilization of land. Access to land for all should be facilitated. We are of the opinion that **the new development proposal promotes this principle by optimizing the use of the property** within the prescribed spatial and planning guidelines. This proposal involves the **optimising of land within an urban area and urban crawl is therefore counteracted.**

### (b) Principle of spatial sustainability

- The principle of spatial sustainability will be achieved by a development if it is spatially compact, using resources sparingly. The **proposed development, almost like the previous approved**



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**development, embodies this principle with the optimal use of land without compromising the surrounding area.**

- The proposal promotes land development that is **spatially compact and resource frugal** as the new development proposal represents the same density as previously approved within the urban area with the surrounding environment being fully developed.
- The proposal promotes land development in a **location that is sustainable in respect of an environmental and socio-economic point** of view.
- Since this application is directed to a secured town house development inside an existing residential area with similar uses present, **no safety hazards are anticipated** through this application.
- The proposed development will **not have any detrimental impact on the surrounds** since the subject property is strategically located along Main Road and surrounded by residential developments.

**(c) Principle of efficiency**

- The proposed development will **optimize the use of existing resources, infrastructure, land,** and facilities within the established urban footprint.
- The proposed development will optimize the use of existing resources, infrastructure, and **vacant in-fill land within the established urban footprint.**
- The proposed development **does not conflict** with the **recommendations in the spatial planning documentation** and will ultimately benefit the entire community and add to the local economy of the area.



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- The proposed development makes provision for **spatial integration** with **different residential options** within Onrusrivier.

**(d) Principle of spatial resilience**

- This principle is **not applicable** since the subject property forms part of an existing urban settlement and was previously approved for similar land uses (town houses).

**(e) Principle of good administration**

- Written communication was exchanged with the officials at the Overstrand Municipality and this application is in line with the recommendations and procedures.
- The formal motivation will be submitted to the local authority and relevant statutory authorities for approval and will be administered in accordance with the procedures contemplated in the relevant Municipality's Land Use Planning By-Law.



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## 8. DESIRABILITY

In terms of **Section 66(1)(c)** of the Overstrand Municipality By-Law on Land Use Planning, 2020, the proposed utilization of the land must be desirable.

The concept of “*desirability*” in a land use planning context and as contemplated in Section 66(1)(c) of the Overstrand Municipality By-Law on Land Use Planning, 2020 can be described as the

*“degree of acceptability” of the specific land use(s) on a said property within an existing natural or manmade environment and the guideline proposals included in the relevant spatial development framework plans and policies, and municipal engineering services in so far as it relates to desirability or based on its effect on existing rights and the biophysical environment concerned.*

The desirability of this application for **Rezoning and Subdivision of Erf 2028 Onrusrivier**, will be discussed regarding the following aspects: **It is worth noting that a previous approval for a similar development on the subject property recently lapsed, which means that the desirability of a town house development on the subject property has already been successfully evaluated and found to be desirable.**

- Physical characteristics
- Character of the area
- Accessibility
- Spatial Planning
- Provision of services

### 8.1. Physical Characteristics

#### 8.1.1. Topography

The subject property is an existing vacant land unit located in the western side of Onrusrivier south of Main Road. The improvement on the subject



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property is limited to an existing dwelling positioned in the northwestern corner of the subject property at the Main Road and Radyn Street intersection. The subject property has a distinct gradient that runs from north to south across the property. Despite this gradient, the subject property can easily be used for residential development since there are no topographical constraints that will prevent the intended use. Even though the subject property is overgrown with grass and some vegetation, none of this vegetation has any conservation value. There are however a few large trees along the western erf boundary. No ecological habitats have been observed on the subject property which will prevent or restrict the proposed development thereon.



### 8.1.2. Climate

The subject property is situated inside urban area of Onrusrivier and forms part of the Mediterranean climate system of the Western Cape. The area receives roughly 520 mm of rain per annum, the majority of which falls during the winter months of June to August in the form of frontal precipitation. Average midday temperatures range from 25 °C in February to 16 °C in July. Extreme temperatures above 30 °C and under 10 °C are not uncommon. Summer and winter months are characterized by strong South-Easterly and North-Westerly winds respectively.



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Since the new proposed buildings are strategically positioned on the subject property, there is no reason to believe that the proposed amendments will have any impact on the microclimate of the area.

## 8.2. Character of the area

The subject property is located inside the existing urban area of Onrusrivier west of the central business district (CBD) and south of Main Road. Even though some other land uses than residential have developed along Main Road, the immediate surrounds in which the subject property is located has a distinct residential character with various residential opportunities in the area, such as Silverwood and Onrus Close. At the western end of Main Road approximately 220m west of the subject property is an existing commercial centre (Onrus Trading Post) that accommodates the Onrus OK Minimark and various other commercial activities.



Onrus Close



Silverwood



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**Onrus Trading Post**

Since the proposed development aims to introduce town houses inside a predominantly residential area, it is safe to say that the proposed land uses will not conflict with what is already present in the area. With the proximity to Main Road and easy access from all directions, the subject property lends itself to be used for higher density residential uses such as town houses. The proposed **density of 30 units/ha**, which is less than the prescribed maximum of 35 units/ha, is directly in line with what is expected and appropriate without compromising the existing character of the area.

Since this application aims to develop 12 town houses on the subject property, almost similar than the previous approval that lapsed recently, it can be assumed with confidence that a town house development on the subject property has already been evaluated and found desirable.

We submit that the proposed development will not conflict with the existing surrounds and will create an appropriate and functional higher density residential development near an important transport route through Onrusrivier as well as near an existing commercial node. The proximity to



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the communal facility such as the Onrus Dutch Reform Church is also worth noting.

### 8.3. Accessibility

The subject property is located inside Onrusrivier south along Main Road, which runs parallel with R43 and intersects with R43 in the east to provide direct access to Onrusrivier and intersects with Vermont Avenue in the west. The subject property is located at the corner of Main Road and Radyn Street approximately 280m east of Vermont Avenue, which makes it easily accessible from all directions.



**Main Road from east to west with subject property on the left**

Even though the current access to the subject property is taken directly from Main Road, the new proposed development will take access from a new entrance from Radyn Street. This new entrance will be approximately halfway along the western boundary of the subject property and more than 31m from the intersection with Main Road.



**Existing erf entrance from Main Road**



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Radyn Street with subject property on the right

#### 8.4. Spatial Planning

The subject property forms part of the existing urban fabric of Onrusrivier and it is located well **within the approved Urban Edge** for Onrusrivier. Although the subject property is not specifically mentioned in any spatial planning documentation, it is earmarked in the approved Spatial Development Framework of Overstrand Municipality for **General Residential Zone 1: Town Housing purposes** as depicted in the figure 5 below. We are of the opinion that the proposal can therefore be reared as being compliant with the spatial recommendations of the OMSDF.

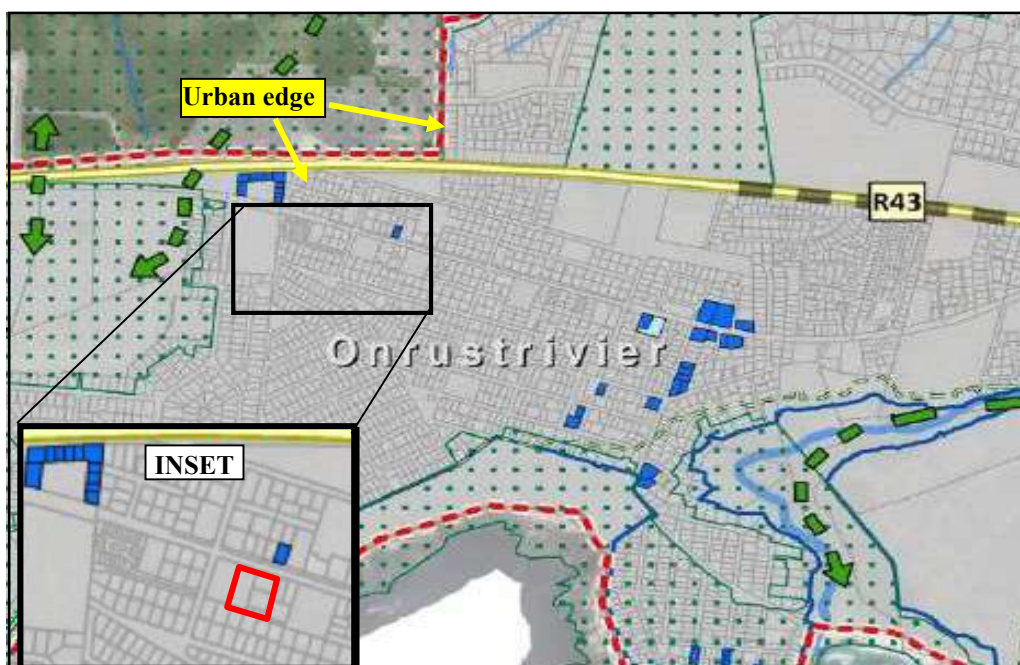


Fig. 4: Spatial Development Framework Plan: Onrusrivier



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Fig. 5: Overstrand Public Viewer

## 8.5. Provision of services

**Messrs AVDM Consulting Engineers.** has been appointed as **Civil Engineering Consultants** to compile a report on the provision of civil engineering services for the proposed development. The attached **Civil Engineering Services Report dated September 2024** addresses the existing engineering services and infrastructure available as well as the capacity thereof to facilitate for the proposed development on the subject property. The findings have been discussed with the relevant officials and can be summarized as follows:

- **Potable water:**

The proposed development will link with the existing Onrusrivier water network to the main line in Radyn Street. Internal circulation will be designed to the specifications of the Overstrand Municipality Engineering Department. A bulk water meter will be installed at the



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entrance to the development, while each of the town houses will have a separate water meter as required by the local authority.

- **Sewer network:**

The proposed development will be accommodated within the existing Onrusrivier small bore sewer drainage area. The proposed connection will be to the existing sewer line in Radyn Street.

- **Roads:**

The new access to the development will be via a 5m wide surfaced road (8m wide road reserve) entering from Radyn Street at most at the centre of the subject property.

- **Stormwater:**

All stormwaters will be collected in the kerb channels of the road which will terminate in a catchpit at the entrance to the development from where it will be channelled via a new stormwater pipe along Radyn Street.

- **Solid Waste:**

The solid waste will be collected by the Overstrand Municipality from a refuse collection point at the entrance to the development along Radyn Street.

**Messrs Driger Consulting** has been appointed as **Electrical Engineering Consultants** to investigate the electrical capacity available in the existing Eskom network to facilitate the proposed development. Written confirmation was received from Eskom that 60kVA is available in Onrus (*Copy attached*).



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## 9. SUMMARY AND CONCLUSION

From the previous it is evident that the application for Rezoning and Subdivision on Erf 2028 Onrusrivier to facilitate a new town house development with private spaces thereon, is in line with Section 66 of the Overstrand Municipality Land Use Planning By-Law, 2020 and in particular Section 66(1)(c) thereof.

- The subject property is an existing large residential erf located inside the urban area of Onrusrivier at the corner of Main Road and Radyn Street.
- The subject property is easily accessible from all directions and near existing commercial and communal facilities.
- The immediate surrounds have a typical residential character with various residential sizes and developments present in the area.
- The proposed development comprises 12 town houses with 1 private road and 4 private open spaces, which is almost like the previous lapsed approval.
- The intended land use is directly in line with the existing land uses in the immediate surrounds and densification along Main Road is strongly supported. The proposed density is less than what is prescribed in the planning legislation.
- The proposed town houses will be single storey structures served by a private road leading from Radyn Street.
- Apart from new residential opportunities within Onrusrivier, the proposed development will also create new employment opportunities.
- There are no topographical or ecological constraints impacting on the new development proposal.



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- There is sufficient capacity in the existing municipal system and infrastructure to accommodate the proposed development.
- It is our view that the proposed development will not have any detrimental impact on the surrounding area and **no mitigation is foreseen to facilitate the development project.**

From the aforementioned it is evident that the proposed **Rezoning** of Erf 2028 Onrusrivier from Single Residential Zone 1 to Subdivisional Area Zone, the **Subdivision** into the following: **Portions 1-12**: General Residential Zone 1 (GR1) (Town houses), **Portions 13-16**: Open Space Zone 3 (OS3) (private open space), and **Portion 17**: Transport Zone 2 (TR2A) (private road and parking) and the **Approval of Site Development Plan** as depicted on the attached ***Site Development Plan: Plan 022-100 dated 1 November 2024, Subdivision Plan: Plan 022-99 dated 1 November 2024 and Floor Plans and Elevations***, is therefore regarded as highly desirable and that the application is favourably considered and approved.

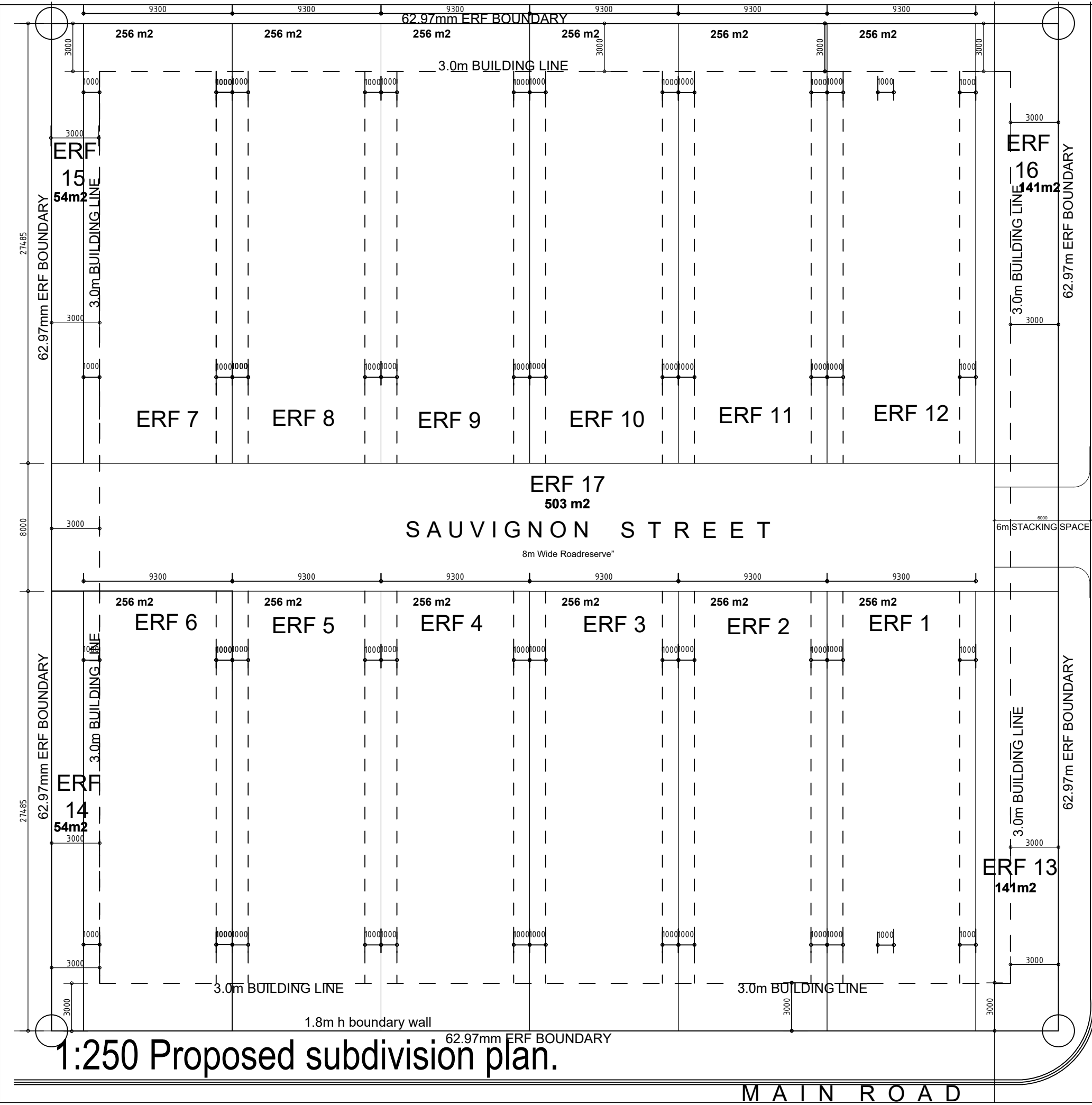
**PIERRE-JEAN LE ROUX**

**Pr. Pln. A./803/1995**



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Portion no. - Extent	Zoning	Land Use
1-12	General Resid. Zone 1	Town houses
13-16	Open Space Zone 3	Private Open Space
17	Transport Zone 2	Private road & parking

Portion number	AREA
ERF 1 - 12 (12 x 256m²)	= 3 072 m²
ERF 13-17	= 893 m²
(Road Reserve 499 m² + 394m² P.O.R. ( $\frac{394}{3965}=10\%$ ))	
<b>TOTAL</b>	<b>= 3 965 m²</b>

**SITE INFO**  
 Street Building Line - 3.0m  
 Common Building Line - 3.0m

**Parking**  
 Off street park. per Unit - 2 (x12)  
 Total - 24 p/b  
 Visitors Parking = 2 p/b

Erf number: Erf 2028 Onrusviev  
 Existing Zoning: Residential Zone 1  
 Extent: 3 965 m²

PROJECT

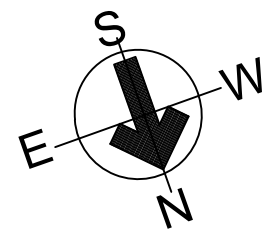
**Town House Development**

on Erf 2028  
 Onrusviev

Proposed subdivision plan.

DRAWN GM HOUGAARD	SCALE <b>A3 - 1:200</b>
PRINTED 1 NOV 2024	Drawing nr. <b>022- 99</b>

RADYN STREET



**1:250 Proposed subdivision plan.**

MAIN ROAD

