



**OVERSTRAND MUNISIPALITEIT
ERF 3025 ('N GEDEELTE VAN ERF 3018),
ONRUSTRIVIER EN GEDEELTE 0 VAN
PLAAS 581, AFDELING CALEDON:
AANSOEK OM TOESTEMMING INGEVOLGE
DIE SONERINGSKEMA VIR DIE
GOEDKEURING VAN 'N
TERREINONTWIKKELINGSPLAN EN
TOESTEMMING OM STRUKTURE IN 'N
OMGEWINGSBESTUUR OORLEGSONE OP
TE RIG: OVERSTRAND MUNISIPALITEIT
(ONRUST STRAND ABLUSIEGERIEWE)**

Kragtens Artikels 47 en 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 word hiermee kennis gegee van die onderstaande aansoeke van toepassing op Erf 3025 ('n Gedeelte van Erf 3018), Onrustrivier en Gedeelte 0 van Plaas 581, Afdeling Caledon naamlik:

Goedkeuring van Terrein-ontwikkelingsplan
Aansoek ingevolge Artikel 16(2)(g) van die Verordening om aanbouings aan die ablusiegeriewe, nuwe paadjies, landskapswerk ens., en 'n nuwe lewensredderhut te akkommodeer.

Toestemming om strukture in 'n Omgewingsbestuur Oorlegsone op te rig
Aansoek ingevolge Artikel 16(2)(g) van die Verordening op Erf 3025 ('n Gedeelte van Erf 3018), Onrustrivier en Gedeelte 0 van Plaas 581, Afdeling Caledon vir toestemming ingevolge die Omgewingsbestuur Oorlegsone, om bogenoemde strukture in 'n kusbeskerming Omgewingsbestuur Oorlegsone (OBOS) op te rig.

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

Enige kommentaar moet skriftelik ingedien word in terme van Artikels 51 en 52 van die bogenoemde Verordening aan die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op **8 November 2021**, stipuleer u naam, adres, kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr. H. Olivier** 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.

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

Munisipale Kennisgewing Nr. 147/2021

**OVERSTRAND MUNICIPALITY
ERF 3025 (A PORTION OF ERF 3018),
ONRUST RIVER AND PORTION 0 OF FARM
581, DIVISION CALEDON: APPLICATION
FOR PERMISSION IN TERMS OF THE
ZONING SCHEME TO APPROVE A SITE
DEVELOPMENT PLAN AND PERMISSION TO
CONSTRUCT STRUCTURES IN AN
ENVIRONMENTAL MANAGEMENT OVERLAY
ZONE: OVERSTRAND MUNICIPALITY
(ONRUST BEACH ABLUTION FACILITIES)**

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 of the application mentioned below applicable to Erf 3025 (a Portion of Erf 3018), Onrust River and Portion 0 of Farm 581, Division Caledon namely:

Approval of Site Development Plan

Application in terms of Section 16(2)(g) of the By-Law to accommodate extensions to the ablation facilities, new pathways, landscaping etc., and a new life savers hut.

Permission to construct structures in an Environmental Management Overlay Zone

Application in terms of Section 16(2)(g) of the By-Law on Erf 3025 (a Portion of Erf 3018), Onrust River and Portion 0 of Farm 581, Division Caledon for permission in terms of the Environmental Management Overlay Zone, to allow the above-mentioned structures to be constructed in a coastal protection Environmental Management Overlay Zone (EMOZ).

Detail 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 written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **8 November 2021**, quoting your name, address, contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Town Planner, Mr. H. Olivier** at 028-313 8900. The Municipality may refuse to accept comment 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. 147/2021

**UMASIPALA WASE-OVERSTRAND
ISIZA 3025 (ISAHLUKO SE-SIZA 3018),
ONRUST RIVER NENXALENYE YEFAMA 581,
ISAHLULO SE-CALEDON: ISICELO
SEMVUME NGOKWEMIQATHANGO
YESIKIMU SOCANDO LWEMIDA SOKUVUMA
ISICWANGCISO SOPHULISO LWESIZA
KUNYE NEMVUME YOKWAKHA IZAKHIWO
KWINDAWO ELAWULAYO
YOKUSINGQONGILEYO: UMASIPALA WE-
OVERSTRAND (ONRUST ELWANDLE)**

Kukhutshwe isaziso esimayela nemiba yeSoloty lama-47 nelama-48 sikaMasipala WaseOverstrand esingokuHlonyelwa koMthethwana kaMasipala Ngezicwangciso Zokusetyenziswa koMhlaba ku2020 kwesicelo sikhankanywe apha ngezantsi esisebenza kwiSiza 3025 (iSahlulo seSiza 3018), Onrust River kunye neSahlulo 0 seFama 581, iCandelo laseCaledon elile:

Ukucanda kwakhona

Isicelo esimayela nemiba yeSoloty le16(2)(a) loMthethwana ukulungiselela ukwandiswa kwezindlu zangasese, iindlela ezintsha, ukulungiswa umhlaba njl

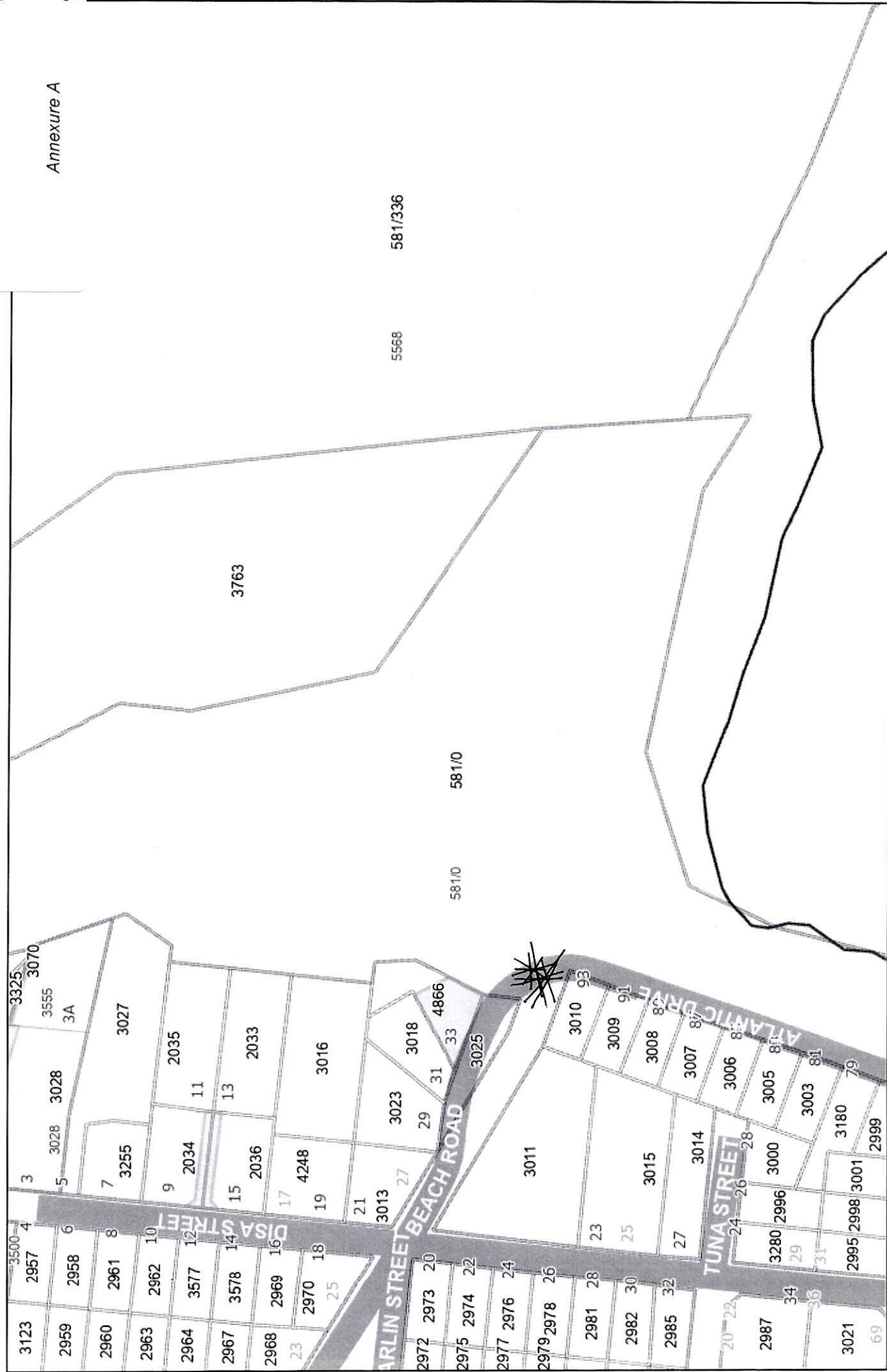
Imvume yokwakha izakhiwo kuMmandla oGutyungelweyokuLawulo lokusiNgqongileyo

Isicelo ngokwemigaqo yeCandelo 16 (2) (g) loMthetho kaMasipala kwiSiza 3025 (iSahlulo seSiza 3018), Onrust River kunye neSahlulo se-0 seFama 581, kwiCandelo laseCaledon semvume malunga noMmandla oGutyungelweyo kuLawulo loMmandla, ukuvumela la maqonga akhankanywe apha ngasentla ukuba akhe kummandla wonxweme wokhuselo loLawulo lokusiNgqongileyo (EMOZ).

Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zeSoloty lama-51 nelama-52 Omthethwana ochazwe ngentla kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi **komhla wama 8 Novemba ka2021**, uchaze igama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingabuzwa ku**Mcwangcisi Omkhulu weDolophu, uMnu. H. Olivier** kwa-028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe Lezicwangciso apho igosa likamasipala liza kumnceda ukufaka izimvo zakhe ngokusemthethweni.

UMphathi kaMasipala, Overstrand Municipality,
P.O. Box 20, **HERMANUS**, 7200

Inothi kaMasipala Nomb. 147/2021



OVERSTRAND
MUNICIPALITY

Locality Map

Erf 3025 & Portion 0 of Farm 581, Onrus River



Date: 2021/09/27

OVERSTRAND MUNICIPALITY

**APPLICATION FOR PERMISSION IN
TERMS OF THE ZONING SCHEME FOR A
SITE DEVELOPMENT PLAN AND
PERMISSION TO CONSTRUCT
STRUCTURES IN AN ENVIRONMENTAL
MANAGEMENT OVERLAY ZONE**

**Erf 3025 (a portion of Erf 3018) and Portion 0 of
Farm 581, Caledon District (Onrust River)**

H Olivier
20 September 2021

Table of Contents:

1. Executive Summary
2. Introduction
3. Site Information
- 4.. Development Proposal
5. Motivation
 - 5.1 Location
 - 5.2 Strategic Documents
 - 5.3 Overstrand Zoning Scheme 2020 (also Overlay Zones)
 - 5.4 The National Environmental Management Act
 - 5.5 Provision of Services
 - 5.6 Need and Desirability
6. Planning Principles
7. Conclusion

Annexures:

Annexure A: Locality Plan

Annexure B: Site Development Plan

Annexure C: Extract floor plan, elevations and artist impression

Annexure D: Zoning Map

Annexure E: Title Deeds

Annexure F: Comment: DEA&DP

Annexure G: Comment: Local Heritage and Aesthetics Committee

1. Executive Summary:

The application is for the following in terms of Section 16(2)(g) of Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law):

- Approval of a Site Development Plan on Erf 3025 (a portion of Erf 3018), Onrustrivier and Portion 0 of Farm 581, Caledon Division to accommodate extensions to the ablution facilities, new pathways and landscaping, etc. and a new life safer hut.
- Permission in terms of the Environmental Management Overlay Zone (EMOZ), to allow the above-mentioned structures in a Coastal Protection Environmental Management Overlay Zone).

2. Introduction:

Erf 3025 (a portion of Erf 3018), Onrustrivier and Portion 0 of Farm 581, Caledon Division is utilized for public parking, walkways, ablution facilities, existing Milkwood Restaurant and recreational areas.

Due to the needs identified by the community, the Municipality intends to extend the existing ablution facilities, create walkways and landscaping and also build a new life savers' hut.

The application will be dealt with in terms of Chapter 5, Section 39 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, with reference to information required to enable the evaluation of the application.

3. Site Information:

Size: Portion 0 of Farm 581 – This is the Remainder portion of the whole of Onrustrivier town. An area of approximately 50m by 50m (2500m²) will be impacted by this application.

Erf 3025 (a portion of Erf 3018) measures 626m², and only approximately 140m² will be affected by this application.

Zoning: Portion 0 of Farm 581 – Transportation Zone 2: Road and Parking and Open Space Zone 3: Road and Parking.

Erf 3025 (a portion of Erf 3018) – Transportation Zone 2: Road and Parking

Existing Land Uses: Road and Parking, ablution facilities, restaurant, walkways and landscaped recreational areas.

4. Development Proposal:

The proposal is to extend the existing ablution facilities, change the parking area and create pathways, and also to construct a new life savers' hut in this area.

The extensions to the ablution facilities will be approximately 45m² in extend. It will be single storey and only approximately 3,2m in height, with only the skylight that would be slightly higher.

The proposed life saver's hut will be approximately 18m² in extend. It will be used as a storage hut for equipment and the deck on top of the building will be used by life savers as a viewing deck. The whole structure will be approximately 4,9m at its highest point above natural ground level.

An additional shower and landscaping is also proposed south of the existing shower next to the river mouth.

The remainder of the upgrading that is proposed is a new formalized pathway from the existing parking bay on the corner of Disa Street and Beach Road, and removing and revamping the parking area next to the ablution facilities and restaurant.

5. Motivation

5.1 Location and Accessibility

The existing road network (Beach Road) will be used to access this area.

5.2 Strategic Documents

The Overstrand Spatial Development Framework (2020). In terms of the proposals in this policy the relevant area is considered a Sensitive Development Area. The sensitive area (environmental and heritage) must be managed in terms of the Environmental Management Overlay Zone, and there will be compliance with such EMOZ.

It will later be elaborated on under Heading 5.3.

5.3 Overstrand Municipal Amendment By-Law on Municipal Land Use Planning, 2020

The application require an application for a Site Development Plan (SDP), due to the fact that a part of the development will be on land zoned Open Space Zone II: Public Open Space. It is stipulated the SDP "must" be submitted for such applications.

As discussed in 5.2 above, the relevant site is also situated in an Environmental Management Overlay Zone and a Heritage Protection Overlay Zone.

The Environmental Management Overlay Zone stipulate that the site falls in a Coastal Protection Zone. In terms of Schedule B attached to the EMOZ document, some activities may only be allowed by approval by a delegated authority. After consultation with the Municipal Environmental Branch, it was established that such permission is required in terms of B (Point 4), "Construction or placement of any temporary object, building, shelter, path or structure" in a Coastal Protection Zone.

This application therefore includes the request for permission to do the construction work in an Environmental Management Overlay Zone.

The site is also in a Heritage Protection Overlay Zone. The area is identified as a coastal strip, local area and special place. The Overlay Zone stipulate that new development rights should carefully be considered to protect views to the beach, to protect the natural environment of the lagoon, etc. The application therefore had to be considered by the Overstrand Heritage and Aesthetics Committee. The relevant committee indicated their support for the application (see Annexure G).

5.4 **National Environmental Management Act**

The application was sent to DEA&DP for their comment. That Department indicated that no environmental application is triggered with the application (see Annexure F).

5.5 **Services**

Water

This is an existing developed area with existing water infrastructure.

Sewerage

This is an existing developed area with existing sewerage infrastructure.

Electricity

Electrical infrastructure is available from the existing buildings.

Road Infrastructure

The existing road network is sufficient to cater for the new additions.

5.6 **Need and Desirability**

The project for the extension of the Onrust River Beach ablution facilities were identified by the Ward Cllr and Ward Committee, in conjunction with the Hermanus Area Manager.

Original proposals were met with negativity by some members of public, and a revised, scaled down proposal are now proposed for the site.

The site contain street portions and Public Open Space portions, and therefore careful planning were done with a design which would address the need of the community, but still be sensitive to surrounding neighbours, the sensitive environment (natural and heritage) and to ensure good save traffic flow and parking at the Onrust River Beach.

The footpaths, landscaping, revised parking area and new shower area will blend in with the surrounding area, and will have no negative impact on surrounding neighbours (see Site Development Plan attached as Annexure B).

The ablution facilities will be extended onto a portion of the existing road surface. The extension will be a low structure with no real impact on views, as it will be lower than most surrounding vegetation. The life guard building will

also not be a very high structure, even although it will have a viewing deck on top of the hut for life savers. The building will be placed next to the existing kiosk next to the lagoon's edge, which is much lower than the street level. This will ensure that it will be visually blocked with existing vegetation. (See Annexure B5/5, which is an artist impression of the ablution extension and the life guard hut with viewing deck.) It can clearly be seen that the visual impact will be minimal.

The parking area will also be revamped slightly, with less parking being provided and bollards being placed in strategic areas to direct traffic. This will help with the calming of traffic, which would help to ensure better safety for pedestrians.

This project will ensure that a popular beach with Blue Flag status will provide an even better service to the community of Hermanus Area and tourists.

The upgrades is sensitive to surrounding property owners and the natural environment, and it will not have a negative impact on the character of the surrounding area.

6. Planning Principles

Spatial Justice

The upgrade of the facilities will benefit all communities of the Greater Overstrand area, as it will provide a high quality community facility.

Spatial Sustainability

The expansion of the facility would ensure that the Onrust River Beach will be able to provide high quality ablution facilities to the increased numbers of visitors to the beach, and also increased safety for bathers with the life savers' hut.

Efficiency

It is more efficient to extent the existing ablution facilities, than to re-allocate it to another position. Then additional services could be required, with a possible increased impact on surrounding neighbours and the environment.

Spatial Resilience

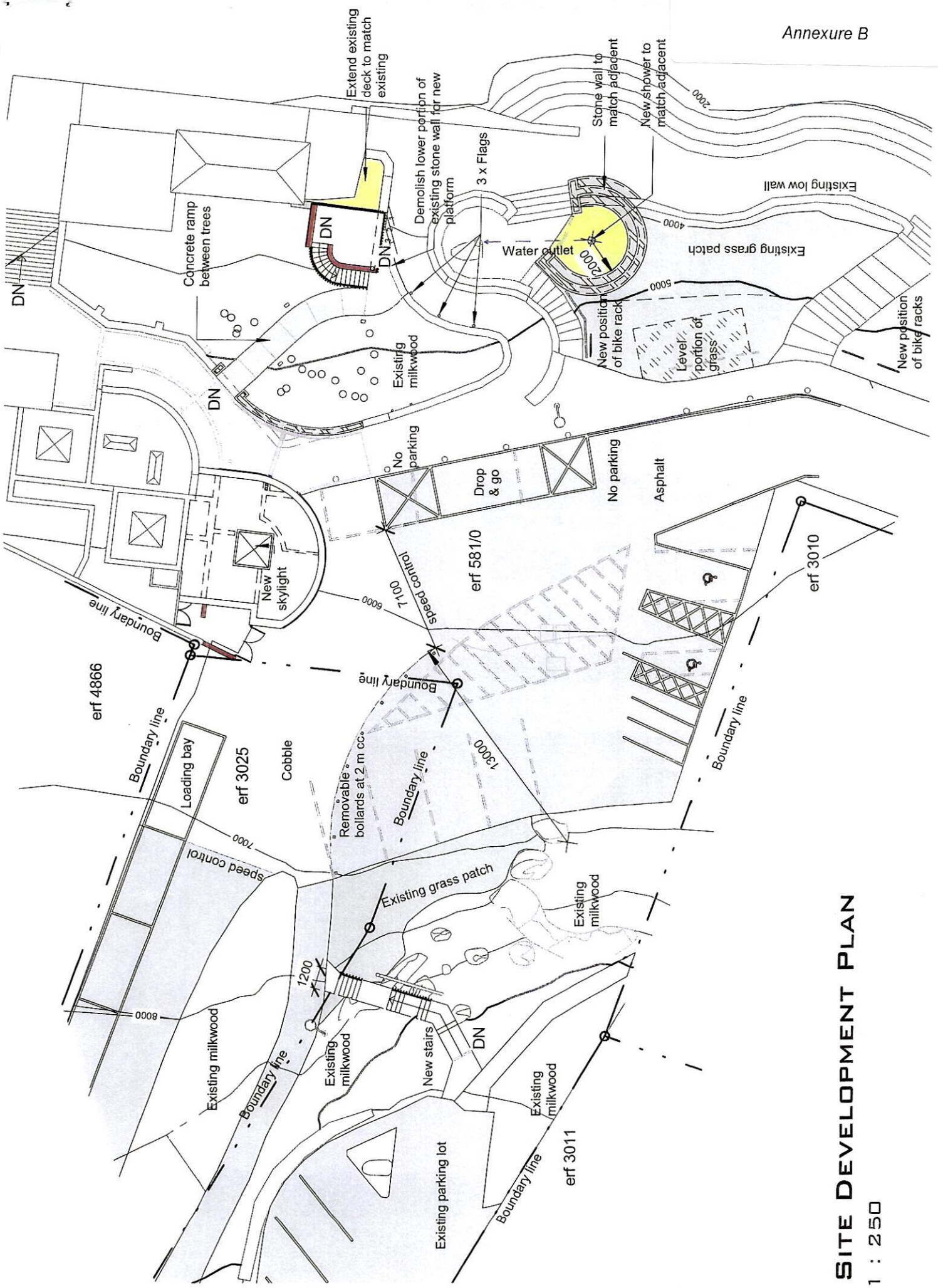
With population growth more pressure will be placed on existing beaches and supporting facilities. This proposal will ensure such increased users could be accommodated.

Good Administration

The application was already referred to some municipal and state departments, and will also further be circulated to other state and municipal departments and the Ward Committee. The application will also be advertised in the press, notices will be send to surrounding property owners and the Rate Payers Association, to ensure a good public participation process.

7. Conclusion

The proposed extensions will address the needs of the community. The site is already serviced and have a good road infrastructure. The site is in a Sensitive Coastal Management Zone, but positive comments have been received from DEA&DP (environmental) and the local heritage and aesthetics committee (HPOZ area). The application is in line with the aims of Overstrand Spatial Development Framework, 2020, and also complies with the General Principles in terms of LUPA and SPLUMA. Considering the above, the application is considered desirable, and should be supported by the Municipality.



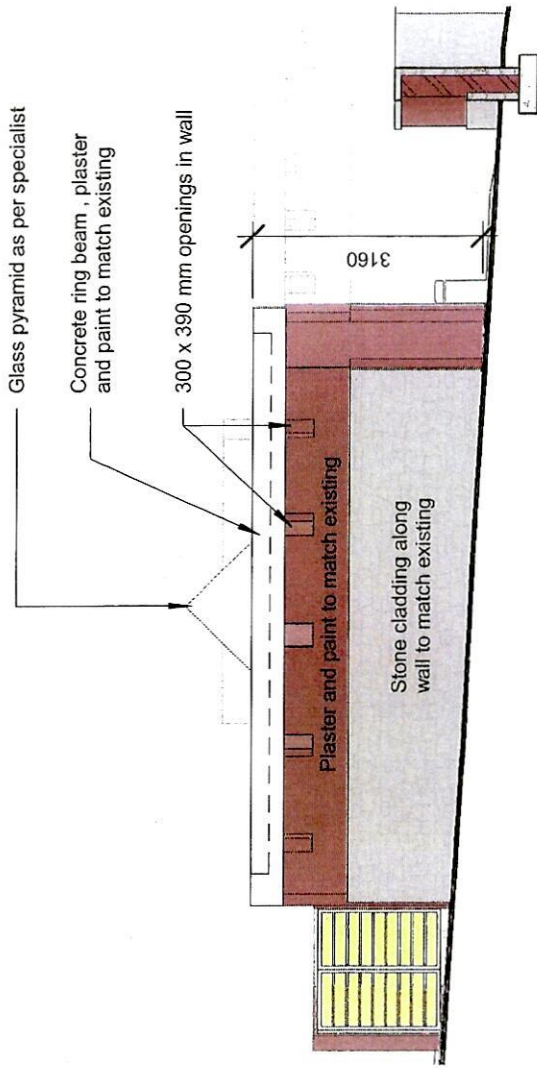
SITE DEVELOPMENT PLAN

1 : 250

BULK PLAN

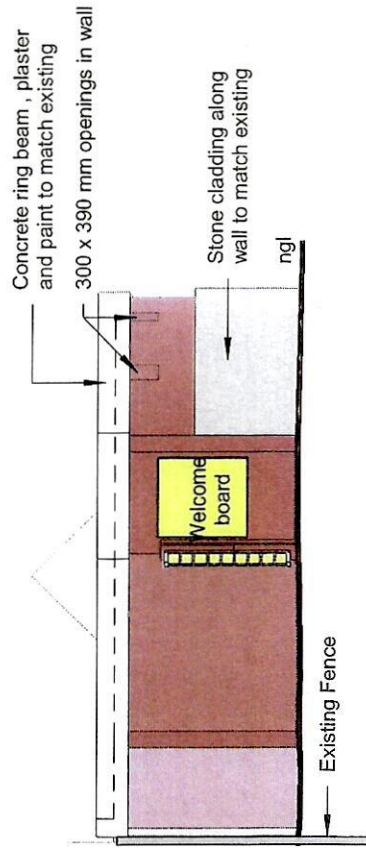
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SOUTH WEST FACADE - ABLUTION

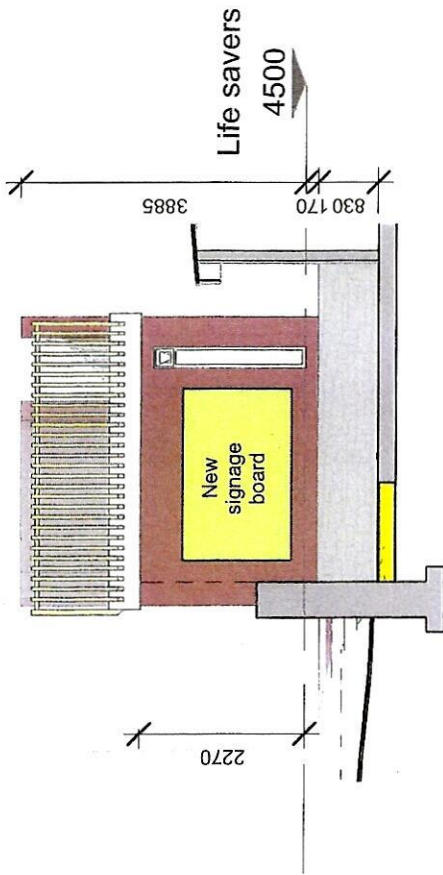
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NORTH WEST FACADE - ABLUTION

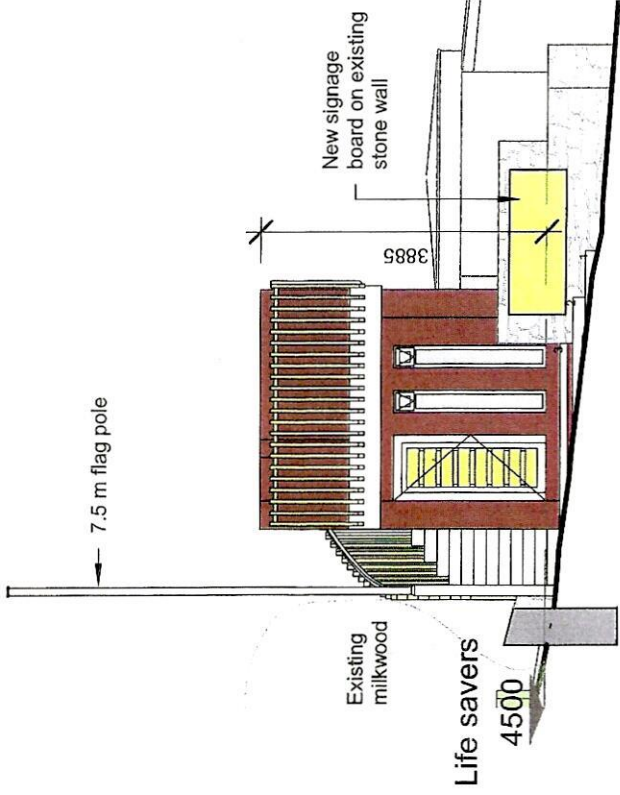
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7.5 m flag pole



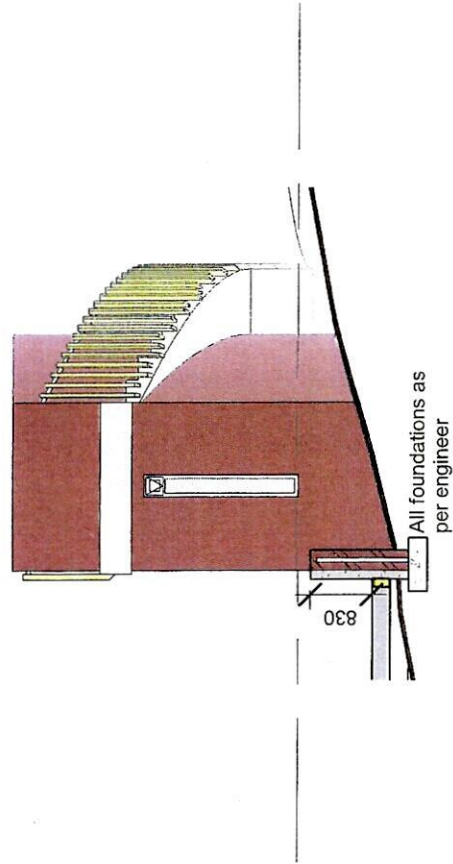
LIFE SAVERS HUT EAST FACADE

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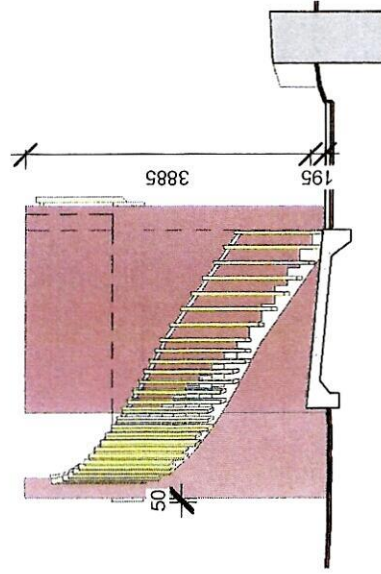
LIFE SAVERS HUT FRONT FACADE

1 : 100



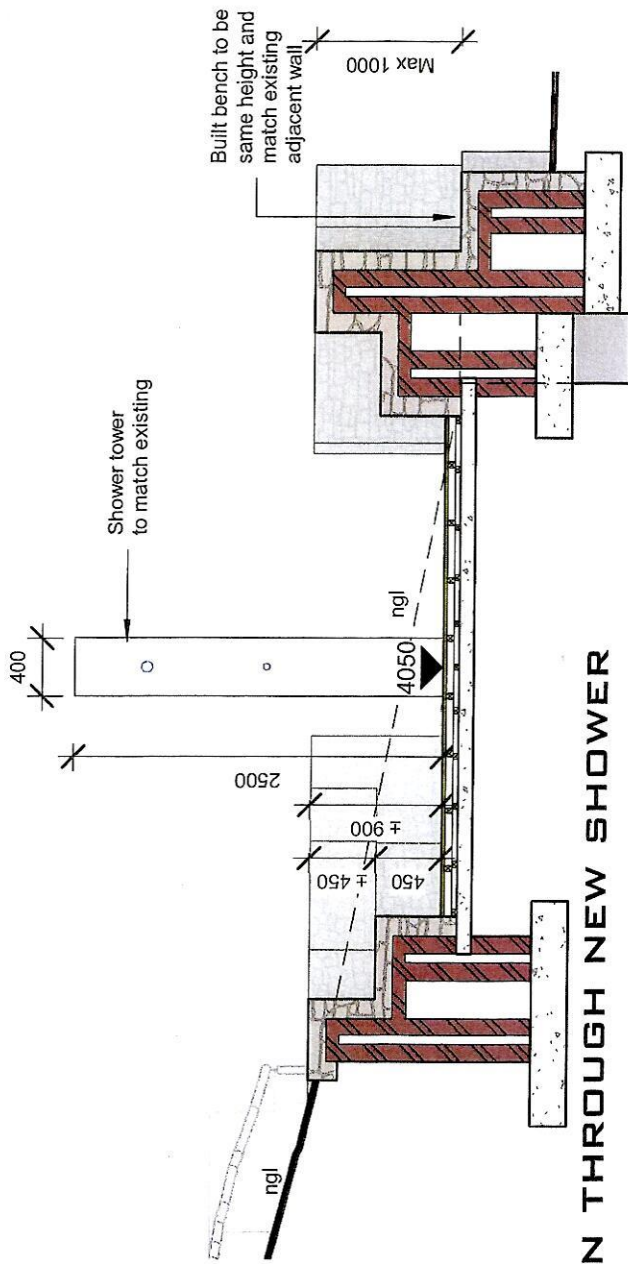
LIFE SAVERS HUT NORTH FACADE

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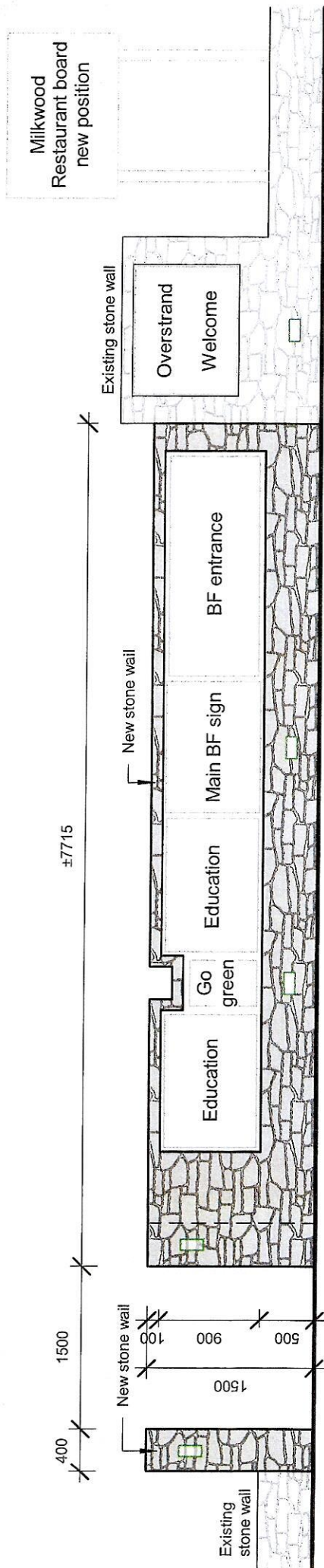
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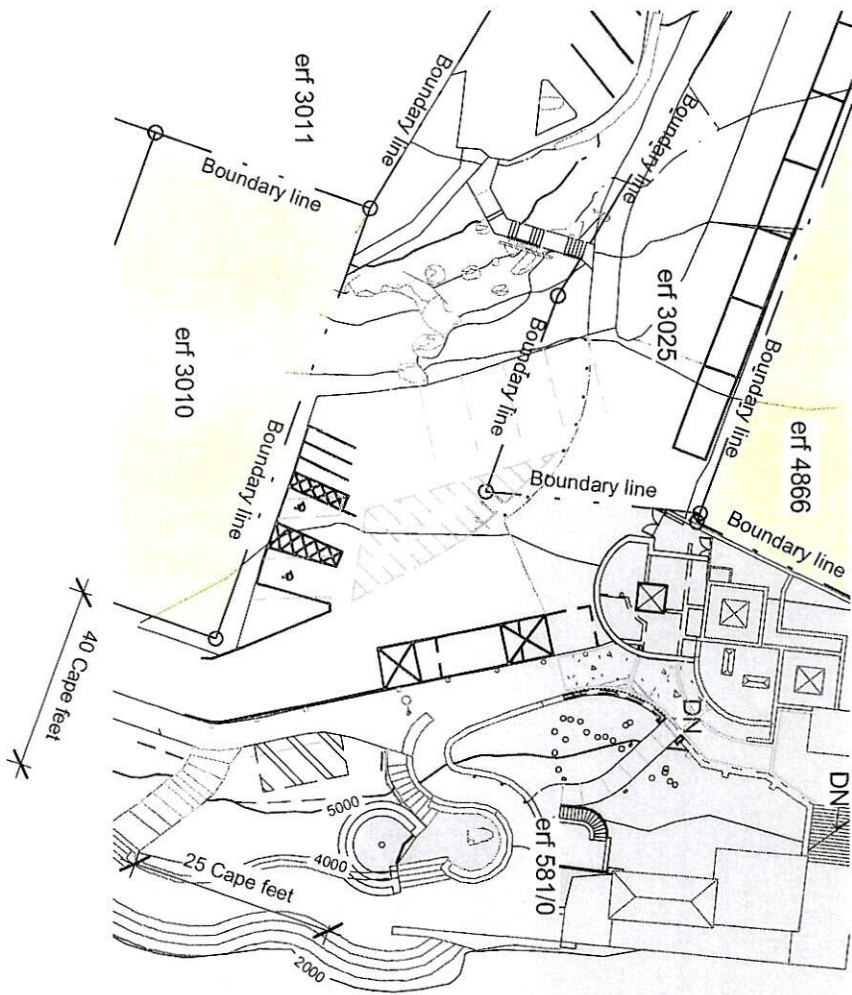
SECTION THROUGH NEW SHOWER

1 : 50



STONE WALL ELEVATION

1 : 50



ZONING

- Open Space Zone 2: Public Open space
- Residential Zone 1: Single Residential
- Transport Zone 2: Road and Parking

ZONING PLAN
1 : 500