



**OVERSTRAND MUNISIPALITEIT**  
**ERF 456, LANDSTRAAT 1, PEARLY**  
**BEACH: AANSOEK OM**  
**HERSONERING: MNRE OVERPLAN &**  
**ASSOCIATES NAMENS PJM KOMEN**

Kennis word hiermee gegee ingevolge van Artikel 47 van die Overstrand Munisipaliteit Wysigingsverordening op Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek om hersonering ontvang is ingevolge Artikel 16(2)(a) ten einde die eiendom te hersoneer vanaf Oopruimte Sone 2 (OS2) na Residensiële Sone 1 (SR1).

Besonderhede aangaande die voorstel lê ter insae gedurende woensdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus en by Gansbaai Biblioteek, Hoofweg, Gansbaai.

Enige kommentaar moet skriftelik wees ingevolge die bepalings van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) bereik voor of op **9 April 2021**, met u naam, adres, kontakbesonderhede, belang in die aansoek, en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Mnr SW van der Merwe** 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. 26/2021

**OVERSTRAND MUNICIPALITY**  
**ERF 456, 1 LAND STREET, PEARLY**  
**BEACH: APPLICATION FOR**  
**REZONING: MESSRS OVERPLAN &**  
**ASSOCIATES ON BEHALF OF PJM**  
**KOMEN**

Notice is hereby given in terms of Section 47 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received for rezoning in terms of Section 16(2)(a) in order to rezone the property from Open Space Zone 2 (OS2) to Residential Zone 1 (SR1).

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 and at Gansbaai Library, Main Road, Gansbaai.

Any comments must be in writing in terms of the provisions of Sections 51 and 52 of the By-law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093/ (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **9 April 2021**, quoting your name, address, contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to the **Senior Town Planner, Mr SW van der Merwe** 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. 26/2021

**UMASIPALA WASE-OVERSTRAND**  
**ISIZA 456, 1 LAND STREET, E-PEARLY**  
**BEACH: ISICELO SOKUCANDWA**  
**KWAKHONA KWEMIDA: ABAKWA**  
**OVERPLAN & ASSOCIATES EGAMENI**  
**LIKA PJM KOMEN**

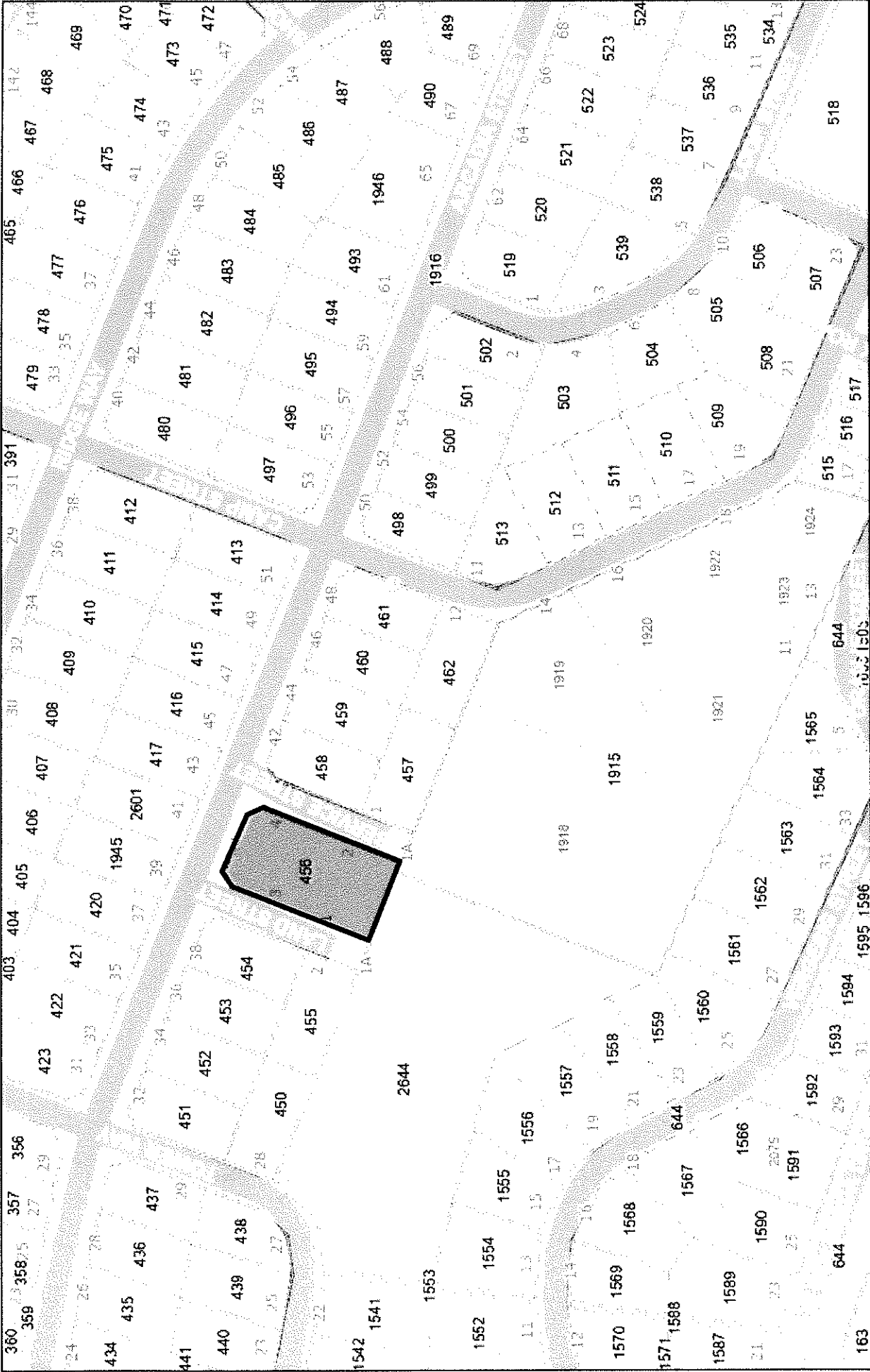
Esi saziso sikhutshwa ngokwemiqathango yeSoloty 47 loMthethwana kaMasipala waseOverstrand oLungisiweyo woYilo lokuSetyenziswa koMhlab (uMthethwana) wowama-2020 sokwakhiwa ngokutsha komhlaba ngokweCandelo 16(2)(a) ukuze kucandwe kwakhona isakhiwo ukusuka kwiNdawo evulekileyo ye Zoni 2 (OS2) ukuya kwi Zoni yeNdawo yokuHala 1 (SR1).

linkcukacha mayela nesindufulo zingangeniswa ngokwezibonelelo zamaSoloty ama-51 nama-52 kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye ngaphambi komhla wama **9 uAprili 2021**, uchaze igama lakho, idilesi, linkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Imibuzo ngefowuni ingabhekiswa kuMchwangcisi weDolophu opezulu, uMnu SW van der Merwe ku-028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda okanye ukubhala angaya kwiCandelo leDolophu apho igosa likamasipala liza kumceda avakalise izimvo zakhe ngokusemthethweni.

Naziphi na izimvo ezibhaliweyo zingangeniswa ngokwezibonelelo zamaSoloty ama-51 nama-52 kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye ngaphambi komhla wama **9 uAprili 2021**, uchaze igama lakho, idilesi, linkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Imibuzo ngefowuni ingabhekiswa kuMchwangcisi weDolophu opezulu, uMnu SW van der Merwe ku-028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda okanye ukubhala angaya kwiCandelo leDolophu apho igosa likamasipala liza kumceda avakalise izimvo zakhe ngokusemthethweni.

UMlawuli kaMasipala, uMasipala waseOverstrand, P.O. Box 20, **HERMANUS**, 7200

Inothi kaMasipala 26/2020



**PEARLY BEACH**

**ERF 456, PEARLY BEACH**




Date: 2020/12/14

# MOTIVATION REPORT

## 1 **Details of Application**

In order to comply in part with the sale documentation, permission has to be sought for the Rezoning of the above-mentioned erf from Open Space Zone 2 to Residential Zone 1 in terms of Section 16(2)(a) of the Overstrand Municipal By-Law on Municipal Land Use Planning.

## 2 **Background**

The erf formed an integral part of an application for the development of a number of adjoining erven, submitted in January 2020. However, on instruction from the owner, the application was withdrawn on the 25 September 2020. The basic reason was as follows "The Lockdown caused by the Covid-19 Pandemic and the resultant economic depression and restrictions placed on numerous factors, is cited as the main reason. However, the application for the closure and sale of Land Street (ERF 1916) as a Public Road was not supported. This has also been a factor as the "security" of the proposed complex has been compromised."

Despite the withdrawal, the owner is nevertheless required in terms of the sale contract and the approval of an extension of time, to develop Erf 456 by 2 June 2021. In order to do this, the erf must first be rezoned, despite the fact that it is no longer reserved as "Public Place"

## 3 **Location** (See Plan)

The Site is centrally located south of Arcadia Street, which is a distributor Road, and from a topographical point of view lies on a flat plain between two ridges, the one to the north of the site and the other to the south which is basically covered with milkwood trees

# LOCALITY PLAN

Scale 1 : 2000

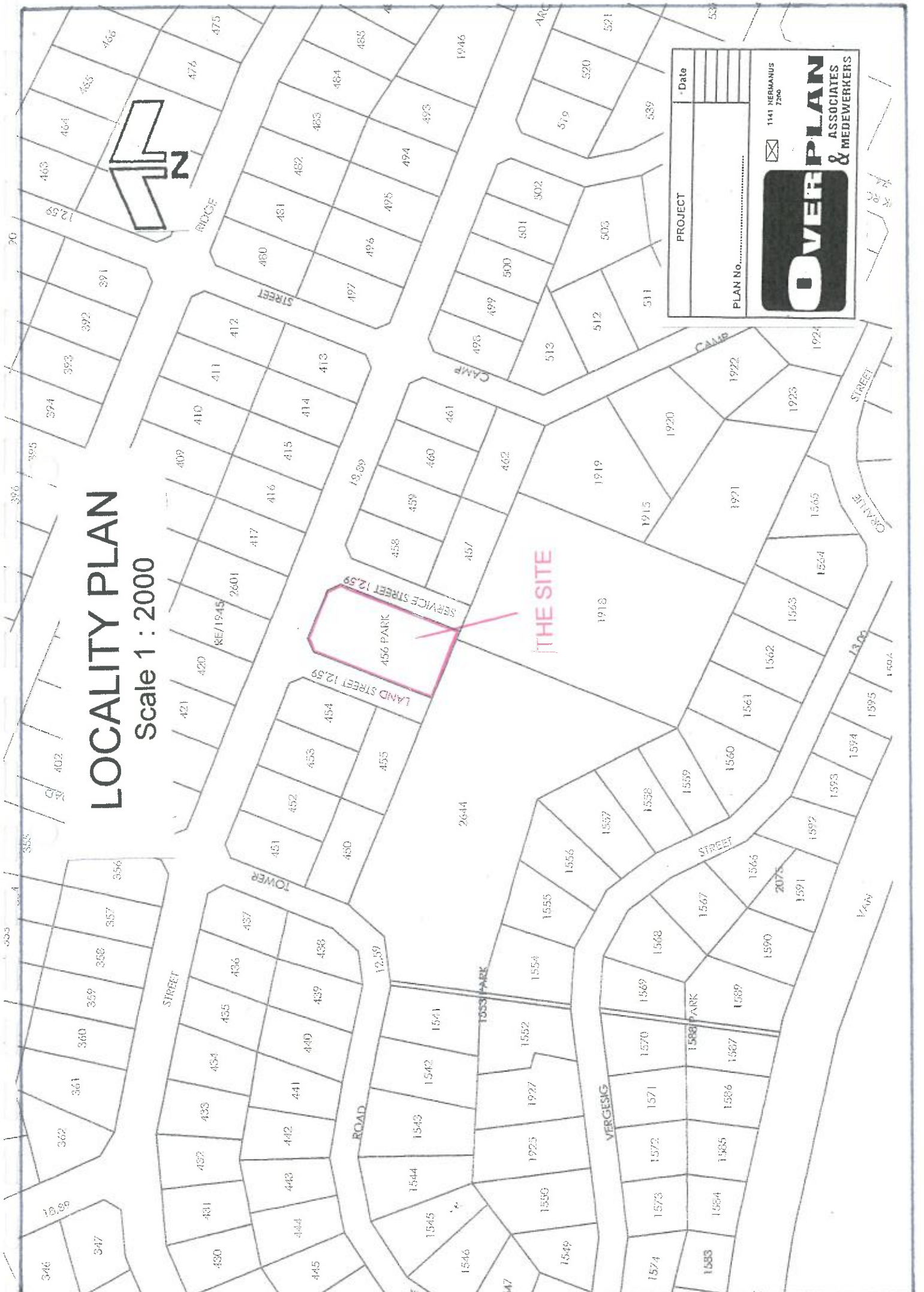


THE SITE

PROJECT	Date
PLAN No. ....	

141 NERMANUS  
7200

**OVER PLAN**  
ASSOCIATES  
& MEDEWORKERS



#### 4 **Existing Zoning background** (See Zoning Plan)

According to the Zoning Certificate, Erf 456 is zoned Open Space Zone 2 : Public Open Space (OS2).

Whilst Erf 456 is shown as Public Open Space, it was sold to the Developer some three years ago for the development of a number of housing units within a specified period. As there was a misunderstanding regarding the description and zoning in the transfer documentation, the owner didn't commence construction of the units within the time frame. This aspect has been resolved and an extension of time until 2 June 2021 has been approved by Council. (See letter dated 4 September 2019)

#### 5 **Land Use** (See Plan)

Single Residential development dominates the Pearly Beach area and is considered to be primarily a retirement / holiday town.

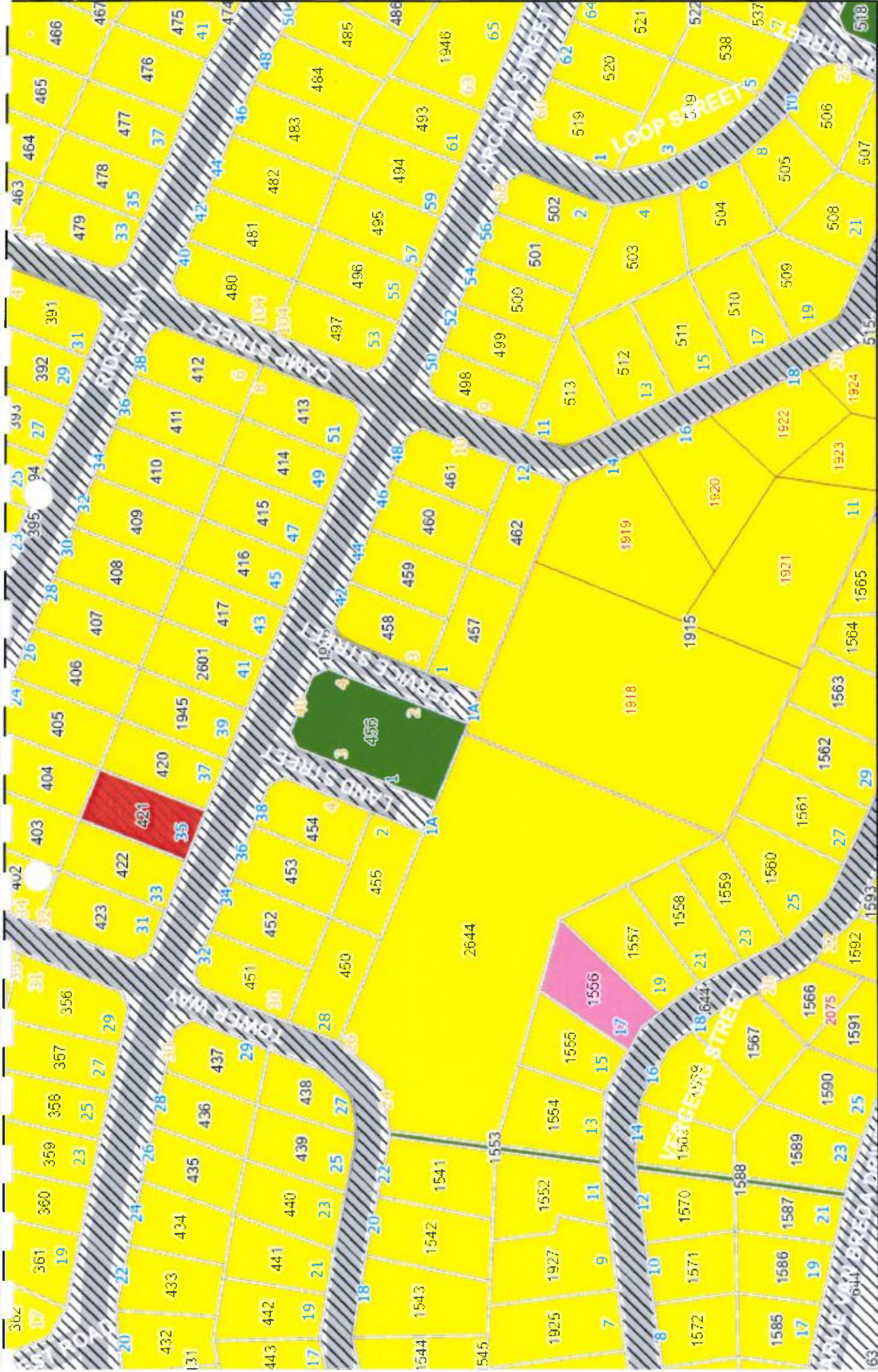
To the south, a single storey block of 6 flats exists adjacent to erf 455 which has been developed with a dwelling house. Erf 454 is vacant and Erf 456 is shown as Public Open Space. The Site is sparsely covered by a range of vegetation (coastal scrub) which has grown up over the years

#### 6 **Planning Guidelines**

In terms of the land Use Planning Act (LUPA), land use planning should be guided by the principles of spatial sustainability which should inter alia include; the promotion of land development that is spatially compact, resource-frugal; promote land development in locations that are sustainable and limit urban sprawl.

Land development should optimise the use of existing resources infrastructure and facilities; a diverse combination of land uses should be promoted; the phenomenon of urban sprawl in urban areas should be

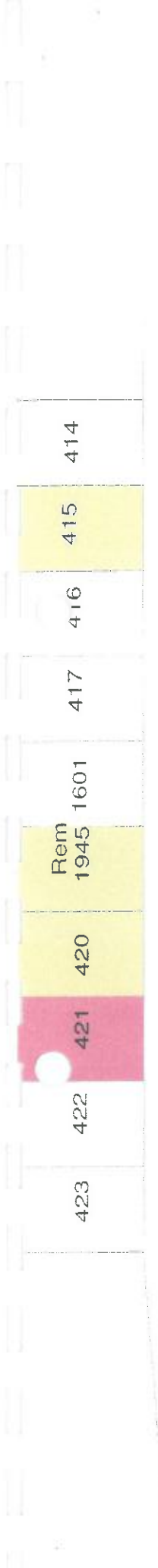




# Zoning Plan

## Erf 456 Pearly Beach





ARCADIA STRTEET

TOWER ROAD

LAND STREET

SERVICE STREET

VERGESIG STREET

STREET

451

452

453

454

450

452

453

454

455

456

458

457

459

460

423

422

421

420

Rem  
1945 1601

417

416

415

414

1541

2644

1918

THE SITE

# LAND USE PLAN

Scale 1 : 1 000

NOTATION

	Single Residential
	Transmission Tower
	Public Open Space
	Old Caravann Park
	Flats
	Vacant Erven



discouraged and development of more compact towns with denser habitation should be promoted.

## 7 **Proposed Development** (See Plan)

The proposal, even though it only involves a rezoning from open space to residential, it is nevertheless within the current policy and guidelines of the Overstrand Municipality and the Provincial Authorities to promote "Densification". Once the rezoning application is approved, the owner may submit building plans to develop the erf. At a later stage, once the Covid 19 is past, an application for subdivision will be submitted.

The Overstrand Municipal By Law on Town Planning makes provision for an additional dwelling to be built on an erf provided the area of the dwelling doesn't exceed 120m<sup>2</sup>. Therefore, from a density point of view it would seem that the eventual densities could be considered acceptable.

## 8 **Municipal Services**

### 8.1 Water Supply

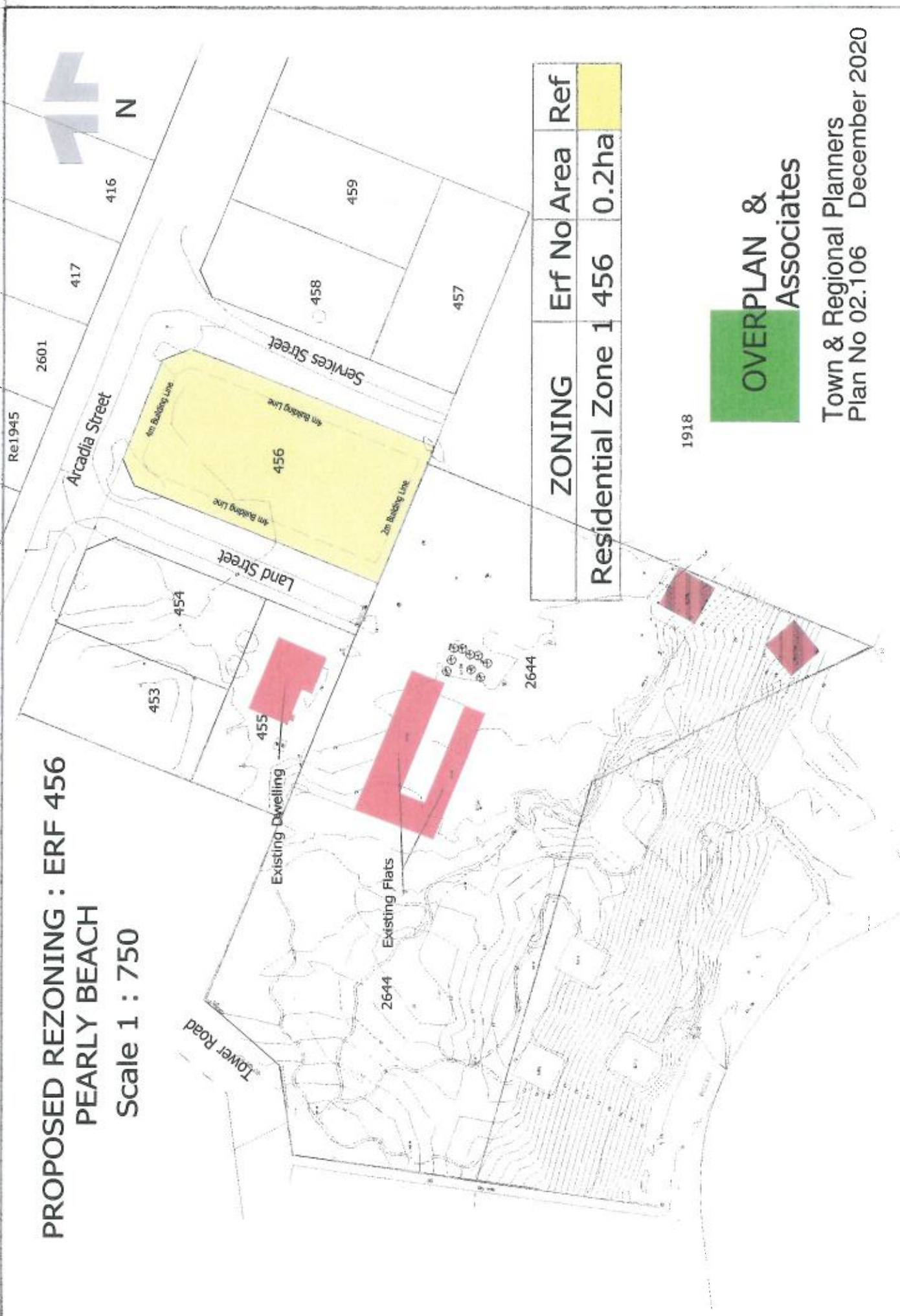
The town's water source capacity and its drinking water treatment works has sufficient capacity to provide water to the towns residents. The eventual development of the erf can be accommodated within the existing Pearly Beach Tower Zone. There is an existing water pipe line in Land Street that connects to a 200mm pipe in Arcadia Street that will serve the site in question. Any future development of the erf mat be serviced by the existing pipeline

### 8.2 Sewerage Treatment

The town sewerage treatment is basically serviced by the existence of a "Septic Tank" system. Until such time as a sewerage network system



**PROPOSED REZONING : ERF 456**  
**PEARLY BEACH**  
**Scale 1 : 750**



ZONING	Erf No	Area	Ref
Residential Zone 1	456	0.2ha	



Town & Regional Planners  
 Plan No 02.106 December 2020

is installed, the "septic tank" will continue to be utilised for the treatment of sewerage. An alternative would be to utilise a "Conservancy Tank" system, however, this would require the provision of vehicles to service the tanks when necessary.

### 8.3 Electricity

The Eskom intake point offers sufficient capacity for the town. With alternatives such as "Solar Power" the demand for electricity may be significantly reduced.

### 8.4 Household Waste

It is understood that the solid waste drop off system has sufficient capacity; therefore, the future development of the erf could easily be accommodated

## 9 **Conclusion**

The proposal provides basically for the rezoning of the erf from Open Space Zone 2 to Residential Zone 1. Once the zoning is approved, the intention would be to subdivide the erf into possibly 4 smaller erven which can then be developed with dwellings. This complies with the sales agreement, and appears to be in line with the Municipal Strategic Planning Policy document, creating higher densities within existing residential areas.