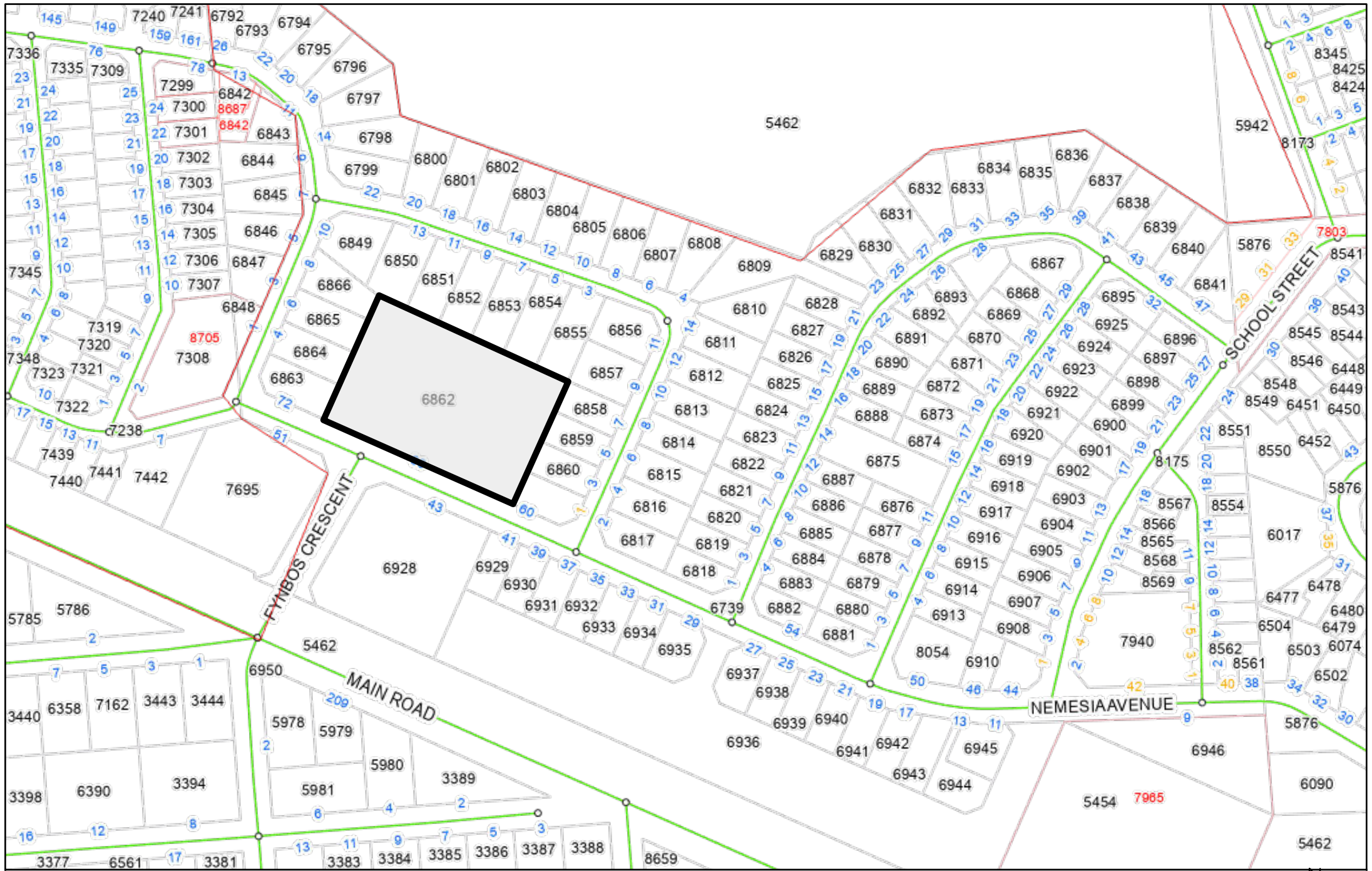


OVERSTRAND MUNICIPALITY	OVERSTRAND MUNISIPALITEIT	UMASIPALA WASE-OVERSTRAND
<p><b><u>ERF 6862, NEMESIA AVENUE, KLEINMOND: APPLICATION FOR SUBDIVISION, REZONING AND THE ALLOCATION OF STREET NAME AND NUMBERS: URBAN DYNAMICS CAPE (PTY) LTD ON BEHALF OF OVERSTRAND MUNICIPALITY</u></b></p> <p>Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), of the following applications applicable to Erf 6862, Kleinmond (the property), namely:</p> <p><b><u>Subdivision</u></b> Application in terms of Section 16(2)(d) of the By-Law to subdivide Erf 6862, Kleinmond into 18 portions to be rezoned as follows.</p> <p><b><u>Rezoning</u></b> Application in terms of Section 16(2)(a) of the By-Law to rezone Erf 6862, Kleinmond from Open Space 2: Public Open Space (OS2) to Subdivisional Area (SA), for the establishment of:</p> <ul style="list-style-type: none"> <li>🏡 16 Single Residential Zone erven,</li> <li>🏡 1 Transportation Zone 2 erf, for public road purposes and</li> <li>🏡 1 Open Space Zone 2 erf, for public open space purposes.</li> </ul> <p><b><u>Allocation of Street Name and Numbers</u></b> In terms of Section 96 of the By-Law to allocate a street name (Butterfly Crescent) and numbers.</p> <p>Full details regarding the proposals above are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town and Spatial Planning, 16 Paterson Street, Hermanus and at the Kleinmond Library, Fifth Avenue, Kleinmond.</p> <p>Any comments must be in writing and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) <a href="mailto:loretta@overstrand.gov.za">loretta@overstrand.gov.za</a>) on or before <b>20 March 2025</b>, with your name, address, contact details, interest in the application and the reasons for comment. Telephonic inquiries can be made to the <b>Senior Town Planner, Mrs. H. van der Stoep</b> 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 and Spatial Planning Department where they will be assisted by a municipal official in formulating their comments.</p>	<p><b><u>ERF 6862, NEMESIALAAN, KLEINMOND: AANSOEK OM ONDERVERDELING, HERSONERING EN DIE TOEKENNING VAN STRAATNAAM EN NOMMERS: URBAN DYNAMICS CAPE (PTY) LTD NAMENS OVERSTRAND MUNISIPALITEIT</u></b></p> <p>Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die onderstaande aansoeke van toepassing op Erf 6862, Kleinmond (die eiendom), naamlik:</p> <p><b><u>Onderverdeling</u></b> Aansoek ingevolge Artikel 16(2)(d) van die Verordening om Erf 6862, Kleinmond in 18 gedeeltes te onderverdeel, om soos volg te hersoneer.</p> <p><b><u>Hersonering</u></b> Aansoek ingevolge Artikel 16(2)(a) van die Verordening om Erf 6862, Kleinmond te hersoneer vanaf Oopruimte 2: Openbare Oopruimte (OS2) na Onderverdelingsgebied (SA), vir die vestiging van:</p> <ul style="list-style-type: none"> <li>🏡 16 Enkel Residensiële Sone erwe,</li> <li>🏡 1 Vervoersone 2 erf, vir openbare padoeieindes en</li> <li>🏡 1 Oopruimte Sone 2 erf, vir openbare oopruimtedoeieindes.</li> </ul> <p><b><u>Toekenning van Straatnaam en Nommers</u></b> Ingevolge Artikel 96 van die Verordening om straatnaam (Butterflysingel) en nommers toe te ken.</p> <p>Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stads- en Streekbeplanning te Patersonstraat 16, Hermanus en by die Kleinmond Biblioteek, Vyfdelaan, Kleinmond.</p> <p>Enige kommentaar moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) <a href="mailto:loretta@overstrand.gov.za">loretta@overstrand.gov.za</a>) voor of op <b>20 Maart 2025</b>, met u naam, adres, kontak besonderhede, belang in die aansoek en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die <b>Senior Stadsbeplanner, Me. H. van der Stoep</b> 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 Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.</p>	<p><b><u>ISIZA 6862, NEMESIA AVENUE, KLEINMOND: ISICELO SOKWAHLULA-HLULA NOKUCANDA KWAKHONA NOKUFAKELA AMAGAMA EZITRATO NEENOMBOLO. URBAN DYNAMICS (PTY) LTD EGAMENI LIKAMASIPALA WASEOVERSTRAND</u></b></p> <p>Kukhutshwe isaziso ngokwemiba yeSolotya lama-47 nelama-48 loMthethwana kaMasipala OsisiHlomelo ESingeZicwangciso Zokusetyenziswa koMhlaba kaMasipala ku2020 (uMthethwana kaMasipala), osebenza kwezi zicelo zilandelayo nezisebenziseka kwiSiza esingu-Erf 6862, eKleinmond (umhlaba/indlu), ezaziwa ngolu hlobo:</p> <p><b><u>Ukwahlulahlala</u></b> Isicelo esingemiba yeSolotya le16(2)(d) loMthethwana kaMasipala sokwahlulahlulwa kwakhona iSiza esinguErf 6862, eKleinmond ibe zinxalenye ezili-18 zicandwe kwakhona ngolu hlobo.</p> <p><b><u>Ukucanda kwahona</u></b> Isicelo semiba yeSolotya le-16(2)(a) loMthethwana kaMasipala soku canda kwakhona isiza esinguErf 6862, eKleinmond ukuska kwiBala Elivulekileyo 2: Ibala Elivulekileyo likaWonkewonke (OS2) ibe nguMmandla Owahlulahlulwayo (SA), ukzue kumiselwe:</p> <ul style="list-style-type: none"> <li>🏡 Iziza wzili-16 ezilungiselelwe ukuhlala usapho olunye,</li> <li>🏡 Indawo yeZothutho esisiza u-Erf 2, ukuze ibe yindlela kawonkewonke</li> <li>🏡 Ibala Elivulekileyo elisisiza 2, ibe liba elivulelwe uwonkewonke.</li> </ul> <p><b><u>Ukufakela Amagama Ezitrato neeNombolo</u></b> Ngokwemiba yeSolotya lama-96 loMthethwana kaMasipala ukufakela igama lesitrato (Butterfly Crescent) neenombolo.</p> <p>linkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi ye-08:00 neye-16:30kwiSebe: Lezicwangciso Zedolophu neNdawo, 16 Paterson Street, Hermanus neKleinmond Library, Fifth Avenue, Kleinmond.</p> <p>Naziphi na izimvo ezibhaliweyo mazifike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) <a href="mailto:loretta@overstrand.gov.za">loretta@overstrand.gov.za</a>) ngomhla okanye ngaphambi komhla wama-<b>20 uMatshi 2025</b>, zibe negama lakho idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla kwakho. Imibuzo ngefowuni ingathunyelwa ku<b>Mcwangcisi Omkhulu weDolophu, Nkskz. H. van der Stoep</b> ku-028-3138900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani ongakwazi ukufunda nokubhala angahambela kwiSebe Lezicwangciso zeDolophu neNdawo apho baza kuncedwa ligosa likamasipala ukwakha uluvo nokubhala izimvo zakhe.</p>
<p>Dr DGI O'Neill <b>Municipal Manager / Munisipale Bestuurder / Umphathi Kamasipala</b> PO Box / Posbus / Ibhokisi yePosi 20 HERMANUS 7200</p> <p style="text-align: right;"><i>Notice No / Kennisgewing nr / Inombolo yesaziso: 26/2025</i></p>		



# ERF 6862 Kleinmond

Proposed Rezoning, Subdivision &  
Street Names - Human Settlement  
Development

22 November 2024



URBAN DYNAMICS CAPE PTY LTD  
PO BOX 2445 | BELLVILLE | 7535  
(021) 948 1545  
DATE: 22 November 2024



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Annexure J:	Engineering Services Report
Annexure K:	Traffic Impact Assessment
Annexure L:	Zoning Certificate



**SECTION 1****INTRODUCTION****1.1. Brief**

Urban Dynamics Cape (Pty) Ltd, have been appointed by the Overstrand Local Municipality to compile, submit and facilitate the statutory application process to rezone Erf 6862 Kleinmond from 'Public Open Space Zone 2' to 'Subdivisional Area Zone'. The objective is to enable the infill development of 16 residential units within the urban fabric of Kleinmond. This application is subsequently submitted in terms of Sections 16(2)(a), 16(2)(d) and 96 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, for approval.

**1.2. Background on Desirability**

This proposal is centred on development within the human settlement development sector, with a particular emphasis on infill development. An overview on South Africa's current housing backlog, highlights the need for urgent relief and the subsequent deployment of more affordable human settlement strategies across the country.

**Municipal Focus: Overstrand Local Municipality**

As part of its Integrated Development Plan, the Overstrand Municipality has outlined key weaknesses that need to be addressed, in order to achieve its medium-term goals. Among these, a critical issue highlighted is the shortage of affordable residential accommodation within the Municipality's urban fabric. This need is further heightened with the growing volume of informal settlements and backyard dwellers. This has, consequently, resulted in a significant increase in densely populated areas with limited to no access to essential services.

In order to efficiently address this spatial challenge, the Overstrand Municipality have identified suitable land for integrated infill development, including land within the urban area of Kleinmond.

Erf 6862 has accordingly been identified for development in accordance with the Municipality's integrated, affordable human settlement strategy.



### 1.3. Application Objective and Details

The objective of this application is to secure the statutory approval of the Overstrand Local Municipality for the development of integrated, more affordable residential units. Approval is, accordingly, sought for the following, pursuant to Sections 16(2)(a), 16(2)(d) and 96 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020:

- i. The **rezoning** of Erf 6862, Kleinmond from 'Public Open Space Zone 2' to 'Subdivisional Area Zone' for the establishment of:
  - 16 'Single Residential Zone' erven,
  - 1 'Transportation Zone 2' erf, for public road purposes
  - 1 'Open Space Zone 2' erf, for public open space purposes.
  
- ii. The **subdivision** of Erf 6862, Kleinmond to establish:
  - 16 Single Residential Zone erven,
  - 1 Public Road,
  - 1 Public Open Space erf, and
  
- iii. The **naming and numbering of streets**, including the proposed new '**Butterfly Crescent**' .



**SECTION 2**

**CONTEXTUAL INFORMANTS**

**2.1 Property Details**

This application is focused on Erf 6862, Kleinmond. The details relevant to this property are as follow:

Subject Property	Size	Title Deed	Ownership	Zoning
Erf 6862, Kleinmond	± 4346.00m <sup>2</sup>	T8303/1988	Overstrand Local Municipality	Open Space Zone 2: Public Open Space *

**Table 1: Detail of subject property**



**Figure 1: Local Context**

\* **Note:** Although the zoning of the property is Open Space, the **SG status of the land is not 'open space' or 'public place'**. On this basis, there are no requirements for closure of open space to affect the proposed rezoning application.



## 2.2 Zoning and Land Use Context

As shown in **Table 1** and preceding sections above, the subject property is currently zoned as 'Public Open Space Zone 2' under the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020. While it is designated as public open space on municipal records, there is no evidence of the property being captured or registered as an 'open space' in the Surveyor General's office. On this basis, there is no statutory requirement for the closure of open space.

Figure 2 reflects the zoning of the site relative to the surrounding zoning context.



Figure 2: Zoning Context

The site is partly used as a play park, while the majority of the land is unutilised and vacant. The intention is that the play park will be reconfigured within the layout plan for the development, thereby not taking away the play area. The layout was specifically designed to accommodate the play area as a central open space in the development.

Figure 3 reflects the existing play area on the site.





**Figure 3: Existing Play Park**

The surrounding environs include community facilities and conventional residential properties, as reflected in Figures 4 & 5 below.



**Figure 4: Existing Place of Worship**



**Figure 5: Surrounding Residential**

## 2.3 Environment & Heritage

The application site is a disturbed site with no biodiversity or heritage resources present on the site. The appointed environmental impact assessors investigated the site, concluding that there are no resources on the site that require assessment in terms of the National Environmental Management Act (NEMA), nor in terms of the National Heritage Resources Act (NHRAct.).

## SECTION 3

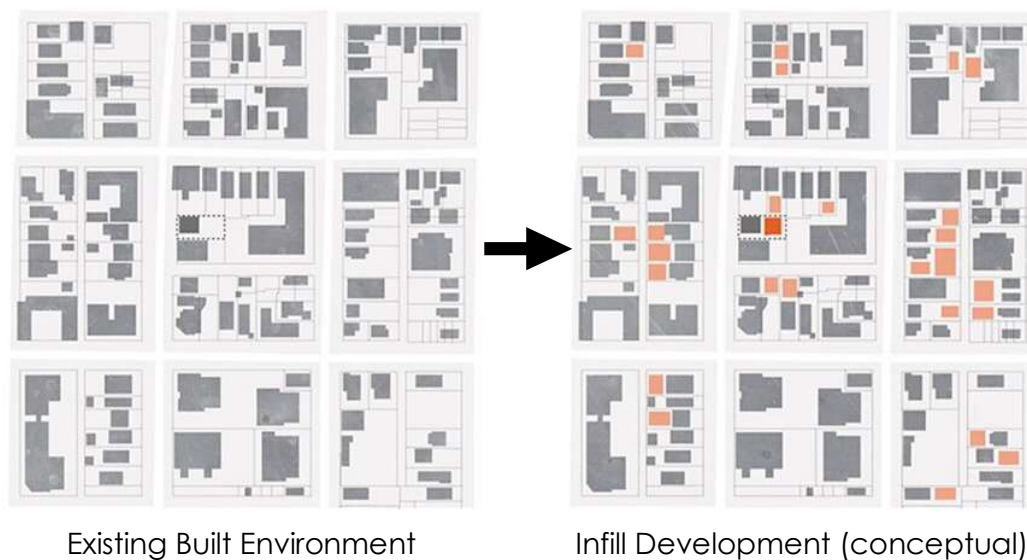
## DEVELOPMENT PROPOSAL

### 3.1 Infill Human Settlement Development

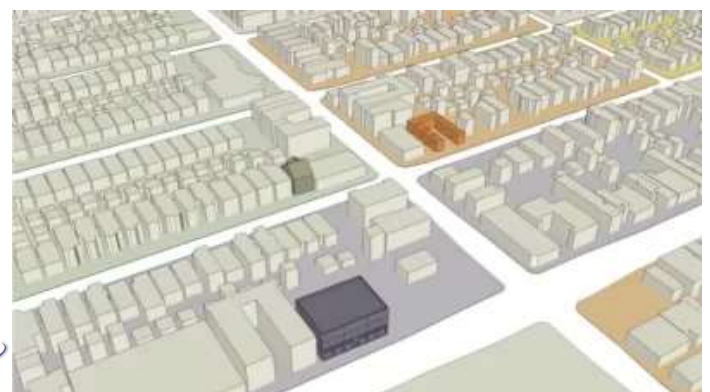
The Overstrand Municipality is actively undertaking planning and processes to continuously meet its mandate of service delivery and human settlement development within its jurisdictional area. As the Overstrand area is generally extremely rich in environmental resources, biodiversity, ecological systems and faunal habitats, available land for urban development becomes increasingly scarce. Notwithstanding the scarcity of land, the population within the towns is increasingly growing, thereby creating demand for additional residential, social and business development within each town.

Within the above-mentioned context, to avoid and minimise environmental impacts associated within urban development, the most appropriate and sustainable development approach should be to better utilised underutilised land within existing disturbed urban areas. Infill development is therefore a logical and organic manner of redeveloping properties within existing towns, be it commercial redevelopment by private developers, or municipal initiated human settlement development.

The images below illustrate the principle of infill development, being the infill and redevelopment of underutilised / blank space with function and uses, retrofitted into an existing built environment, while responding to the character of the receiving environs.



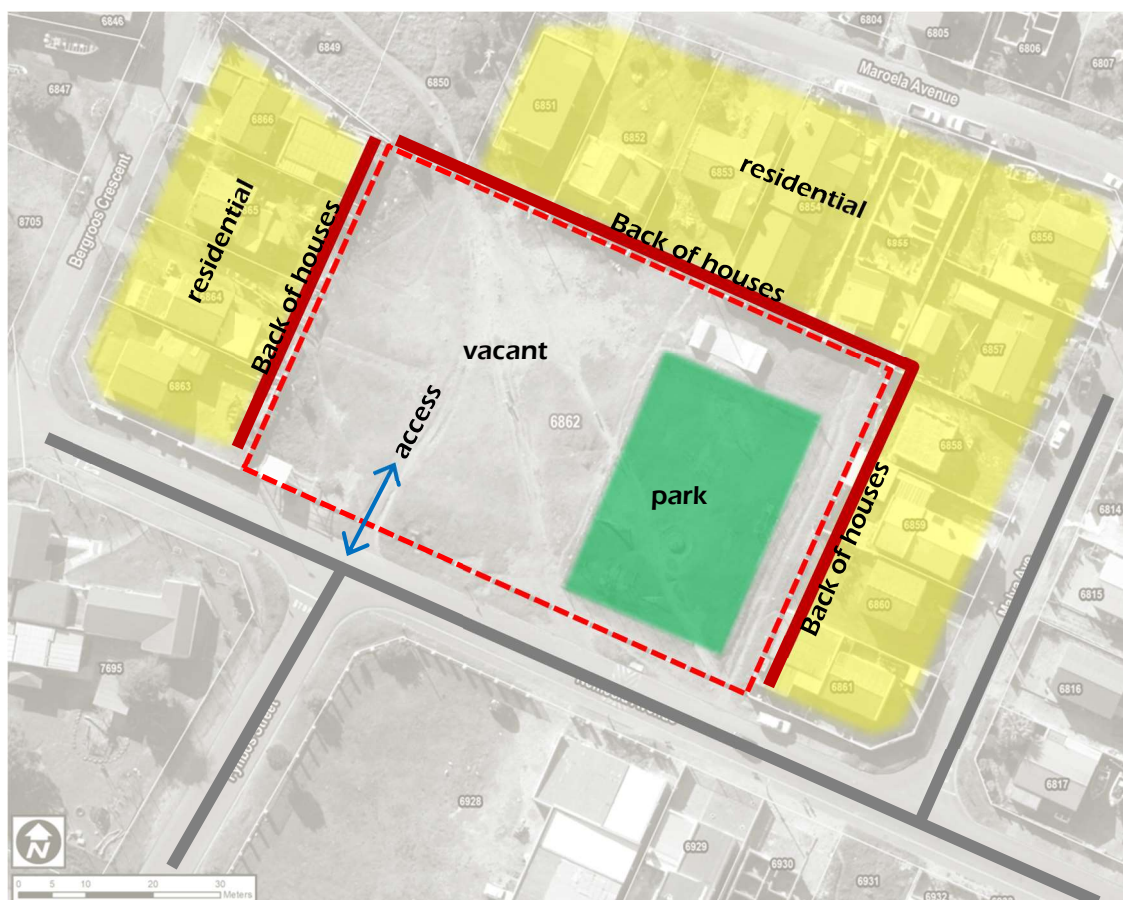
**Figures 6: Infill Development**  
(Conceptual Illustration)



### 3.2 Design Informants

In preparing a layout plan for the proposed development of Erf 6862 Kleinmond, the following contextual and site informants (refer Figure 7) were taken into account to shape and steer the design proposal for the site, namely:

- Street access onto Nemesia Street
- Existing play park on the site
- Surrounding residential character, of which the houses turn its backs towards the site



Figures 7: Contextual & Site Informants

Further to the above informants, the layout had to be designed to accommodate certain requirements from a human settlement development perspective, namely:

- Freestanding erven as the preferred typology, compared to walk-up apartment development (social housing).

- Erf sizes of  $\pm 80\text{m}^2$  were proposed, to optimise the development yield. However, following consultation with key stakeholders, it was agreed to increase the erf sizes to  $120\text{m}^2$ , which is more suitable within the context of surrounding conventional low density residential erven.

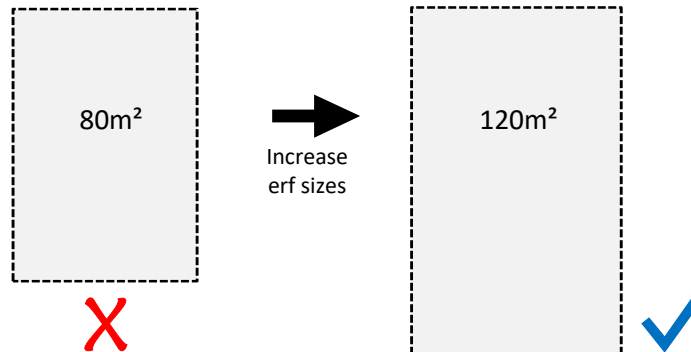


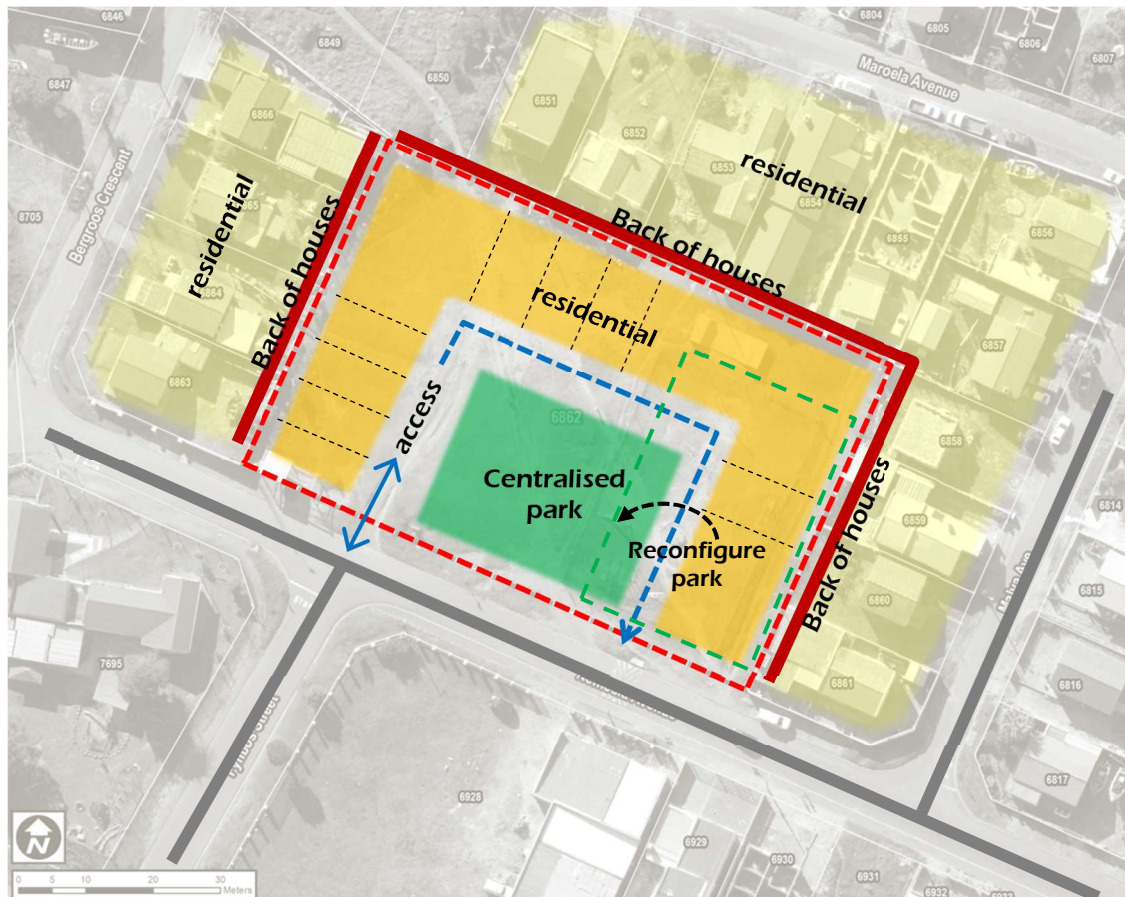
Figure 8: Erf Sizes

### 3.3 Subdivision Layout Plan

Taking into consideration the above-mentioned informants, the layout plan for the proposed redevelopment of Erf 6862 Kleinmond was compiled. The layout incorporates the following aspects:

- Central open space to re-establish the existing play park;
- Public access road in the form of a crescent;
- Engineering services to be provide within road reserve, including sewer, water, electricity, stormwater and streetlights;
- Back-to-back residential erven onto existing, to improve services efficiencies;
- Single residential erven, to accommodate residential dwellings.

The above-mentioned aspects were firstly applied conceptually to the site to illustrate the **development concept** (refer Figure 9), which were then refined and formalised as presented in the **proposed subdivision layout** (Figure 10), including 16 x single residential erven, 1 x open space erf and 1 x public road.



**Figure 9: Contextual & Site Informants**

The key informant to the development concept being the **retention of a play area within the development**, by reconfiguring the park that exist on the site now. The reconfigured centralised play park will form the identity of the development, allowing for kids to play in front of their houses in a secured play park environment.

The subdivisional layout includes 16 x single residential erven of 120m<sup>2</sup> each, to ensure that the erven can accommodate a house of up to  $\pm 100\text{m}^2$  (80% coverage). The erf dimensions were dictated by the site configuration, access positions and the size of the park area, which resulted in the erf size dimensions being: street frontages of  $\pm 9\text{m}$  wide, while the depth of the erven is  $\pm 13\text{m}$ . The proposed play park is approximately 1000m<sup>2</sup> in extent, which is sufficient to accommodate play equipment and play area for kids.

The layout plan includes a **street name** for the crescent in the development, namely: **Butterfly Crescent**. The street name is compliant with the requirements of the Overstrand Street Naming Policy, as it is neutral, not attached to any person, nor linked to any political or religious connotation. The allocated street name is compatible with other street names in the area, which reflects plant and animal species / names as themes for street names.

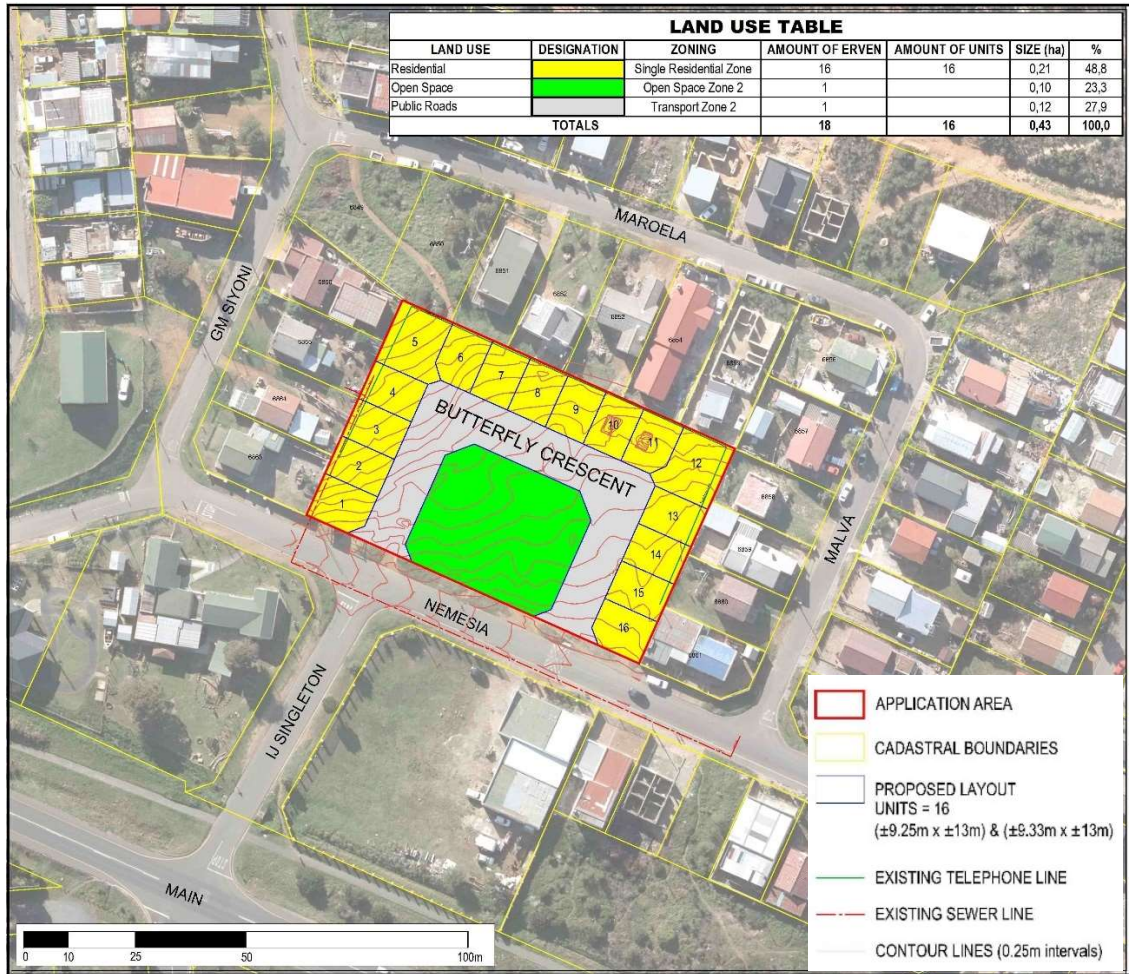


Figure 10: Subdivisional Layout Plan

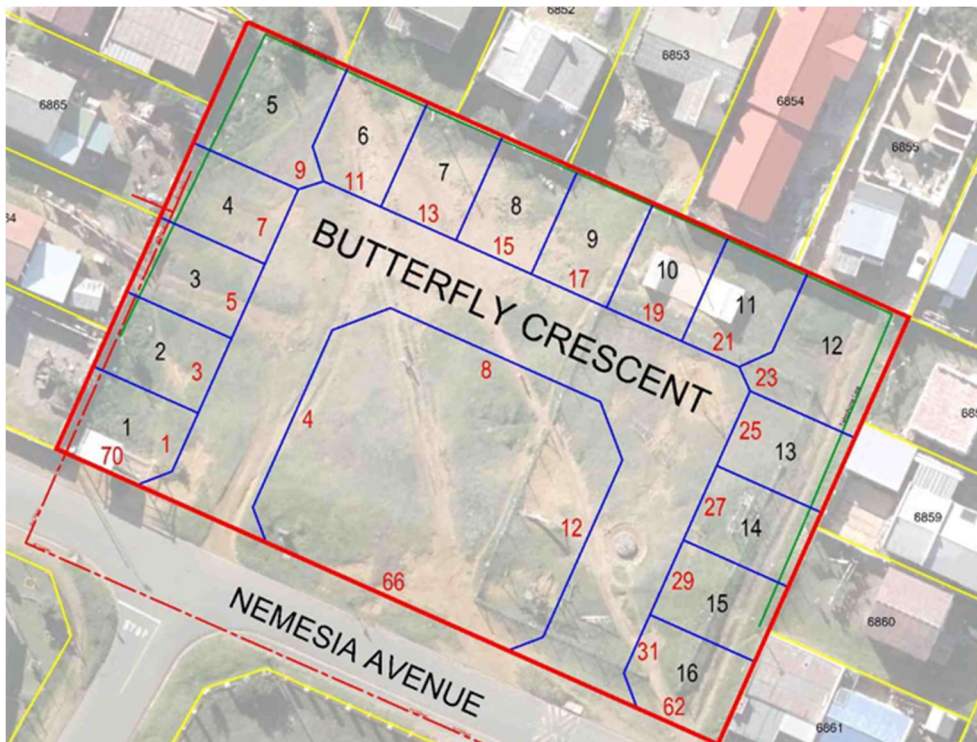


Figure 11: Street Name & Number Plan



### 3.4 Zoning / Development Parameters (Rules)

The zoning / development parameters applicable to Single Residential SR1 erven, in terms of the Overstrand Zoning & Land Use Scheme (2020), included the following:

Erf size	Coverage	Street building line	Side & rear building line	Height
Less than 150m <sup>2</sup>	80 %	1,0 m	At least 1,0 m one side and 0 m on the other side. Rear = 1,0 m.	8m

**Table 2: Zoning / Development Parameters (Rules)**

The application does **not** include any departures from the above-mentioned zoning parameters for SR1 erven, as the Zoning Scheme parameters for erven smaller than 150m<sup>2</sup> are deemed appropriate.

**SECTION 4****MOTIVATION**

The proposed development on Erf 6862 Kleinmond has been assessed in terms of relevant policy and statutory requirements. The development proposal, and application as set out herein, can be motivated on the following basis:

**4.1 Socio-Economic Implications**

This development initiative, as part of the Overstrand Municipality's broader infill development strategy, aims to generate significant socio-economic benefits to communities residing in and around Kleinmond. The Municipality's infill development strategy further aims to create jobs, promote social development, drive economic growth, and empower local communities, fostering an integrated residential, urban fabric. It is envisaged that the impact of the proposed infill development will be positive, as it will address the demand for residential opportunities in Kleinmond, while also providing a play park for the local community needs.

**4.2 Impact on Municipal Engineering Services**

The subject property is situated within the established urban edge of Kleinmond, and as a result, in an area serviced by the Overstrand Local Municipality. To further facilitate the proposed development, an engineering services investigation was undertaken by Neil Lyners and Associates (Pty) Ltd, confirming the availability of engineering services. Please refer to **Annexure J** for the full detail in this regard.

**The engineering findings by Lyners are summarised, as follow:**

**Electricity:**

Existing low voltage networks are situated proximal to the subject property. Sufficient capacities are available to supply the proposed development. All new connections, additional and internal engineering works will be installed below-ground where required.

**Water:**

An existing municipal water supply network is situated immediate to the subject property. Sufficient capacities are available to supply the proposed development. All new connections, additional and internal engineering works will be installed below-ground where required. Additionally, fire hydrants will be installed in accordance with the relevant guidelines of the Overstrand Local Municipality.



**Sewerage and Wastewater:**

The subject property will drain towards the Kleinmond Wastewater Treatment Works (WWTW). The Overstrand Local Municipality has confirmed the availability and capacity of infrastructure to accommodate the proposed development in this regard. All new connections, additional and internal engineering works will be installed below-ground where required.

**Stormwater:**

The low density of the proposed development will have a minimal effect on drainage patterns in the area. No new stormwater detention facilities will consequently be required on account of this development proposal. It is, however, proposed that a 'manhole' be constructed on the existing 375mm stormwater pipe, situated along Nemesia Avenue to facilitate run-off from the property.

**Road Network**

The layout has been designed with a loop road (proposed Butterfly Crescent) providing public access to each individual property, which in turn feeds into Nemesia Avenue. To facilitate the proposed development and relevant infrastructure requirements, a detailed **Traffic Impact Assessment** was compiled by Mr. Douw Louwrens. Please refer to **Annexure K** for full detail in this regard. The proposed loop road is not expected to negatively impact on existing traffic/vehicular movement. The TIA recommends that dedicated sidewalks be considered along the western portion of Nemesia Avenue and Fynbos Street.

### **4.3 Implications on Site Physiography**

The geographical features of the subject property are briefly outlined below:

**Topography:**

The subject property illustrates no mentionable, natural slope that would negatively impact on the proposed development or vice versa. No further features relative to the subject property were identified that would require mitigation from a development or environmental point of view.

**Soil and Geological Conditions:**

The subject property is situated within the established urban edge of Kleinmond, of which the surrounding area has already been disturbed through extensive development and human activity. The developed nature of the area confirms the suitability of the soil to support development. No adverse impact on the proposed development or vice versa are anticipated in this regard.



**Fauna and Flora:**

The application site was assessed by an environmental assessment practitioner, who confirmed that there are no indigenous vegetation or natural faunal habitats on the site.

**4.4 Compatibility with the Character of the Area**

The surrounding area comprises of the Kleinmond urban development area, including a mix of residential typologies. The developments most pertinent to the subject property comprise of low-density residential accommodation, community facilities and residential amenities such as local small businesses, parks, schools and clinics. The development proposal is not anticipated to have an adverse impact on the surrounding area, but rather fit into the residential character of the area.

**4.5 Compliance with the Planning Principles of LUPA**

The Land Use Planning Act (LUPA, 2014) includes a series of land use principles that should guide development in the Western Province.

The planning principles were reviewed, and the proposed development concept assessed. It is concluded that the proposed development concept is fully compliant with the planning principles prescribed in LUPA (2014), as summarised in the table below:

LUPA PRINCIPLES	COMPLIANCE / RESPONSE
<p><b>Spatial Sustainability</b></p> <p style="text-align: center;">✓</p>	<p style="text-align: center;"><b>COMPLIANT</b></p> <p>The proposed development aligns with the principle of spatial sustainability by promoting land development within the fiscal, institutional, and administrative capacities of the Republic. It supports the concept of sustainability through the incorporation of integrated, affordable residential solutions within the urban fabric of the Overstrand Local Municipality.</p>
<p><b>Spatial Justice</b></p> <p style="text-align: center;">✓</p>	<p style="text-align: center;"><b>COMPLIANT</b></p> <p>The proposed development aligns with the principle of spatial justice by ensuring that it does not unnecessarily reduce access to land or the use thereof. It aims to redress past imbalances in so far as providing adequate, affordable housing options.</p>



LUPA PRINCIPLES	COMPLIANCE / RESPONSE
	While the broader aspects of spatial justice, such as the inclusion of previously excluded areas, informal settlements, and disadvantaged communities, remain the responsibility of public entities like municipalities and government departments, this project supports the overarching goals of spatial justice.
<b>Efficiency</b> 	<p style="text-align: center;"><b>COMPLIANT</b></p> No adverse impacts on existing resources or services are anticipated on account of this proposal.
<b>Good Administration</b> 	<p style="text-align: center;"><b>COMPLIANT</b></p> The application is submitted in terms of the relevant legislative frameworks and will be processed accordingly.
<b>Spatial Resilience</b> 	<p style="text-align: center;"><b>COMPLIANT</b></p> This component is applicable to public entities such as municipalities and government departments, it is therefore not the responsibility of an applicant to adhere thereto.

**Table 3: Compliance to Principles**

#### 4.6 Integrated Spatial and Land Use Planning

The Land Use Planning Act (LUPA) of 2014 mandates that each municipality prepare a Spatial Development Framework (SDF) that interpret and represent the spatial development vision for the total municipal area. All proposed developments, particularly those involving land use changes, must be evaluated against the approved SDF, which serves as the spatial expression of the Integrated Development Plan (IDP).

According to LUPA, no land development decision can be made if the proposed development is inconsistent with the municipal SDF. However, as



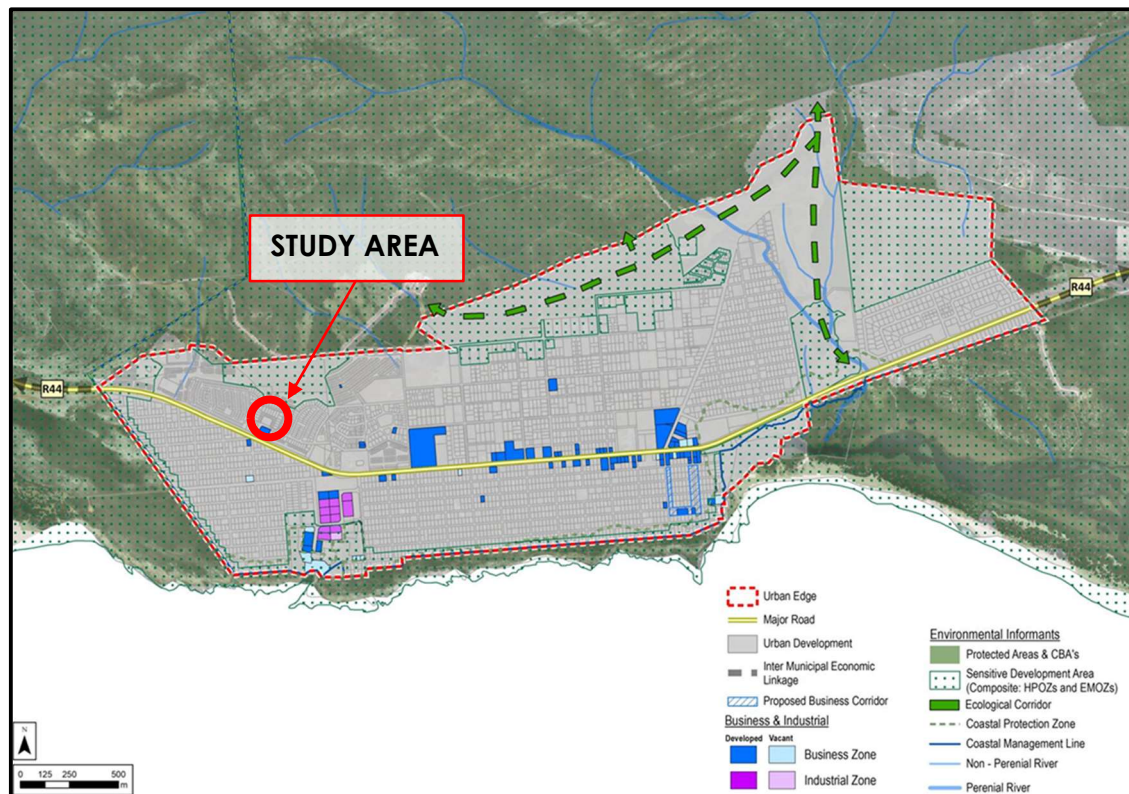
outlined in Section 19(3) of the Act, the Planning Tribunal OR Designated Municipal Official may allow a departure from the provisions of the SDF, only if site-specific circumstances warrant such a deviation.

The Overstrand Municipality Spatial Development Framework (2020) is a policy document that seeks to influence the overall spatial distribution of current and future land uses within the Municipality, to give effect to the vision, goals and objectives encumbered within the municipal IDP, and related business plans of government.

The subject property is **located within the established urban edge of Kleinmond** and subsequent urban fabric of the Overstrand Municipality. Within the SDF itself, the subject property is earmarked for development in accordance with integrated, urban development strategies, including densification. This development proposal further embodies the incentives incorporated to the approved Integrated Development Plan of the Overstrand Local Municipality (2024/2025), including:

*“Kleinmond: Delivering affordable housing opportunities for the low-income residents is a priority. Availability of suitable developable land poses a huge challenge. No land available outside the Urban Edge due to environmental constraints. An investigation to identify suitable land for integrated development was undertaken during 2017/2018 and completed during 2021. The final report served before Council at the end of October 2021 and was approved. Potential projects have been included in the housing programme. Pre-planning funding approval was received for the Kleinmond IRDP and Overhills UISP Projects during June 2023. Planning of these two projects is in progress **(Overstrand Municipality Integrated Development Plan, 2024/2025, Pages 131-132).**”*

**Figure 12** represents an extract from the Overstrand SDF, indicating the locality of the application site within the built urban environment.



**Figure 12: SDF Extract Plan**

The proposed residential development of the application site is considered to be **fully consistent with the incentives and principles outlined in the Overstrand Municipal Spatial Development Framework** and Integrated Development Plan.

#### **4.7 DESIRABILITY CRITERIA I.T.O. THE OVERSTRAND MUNICIPALITY BY-LAW (2020)**

The proposed residential development was assessed in terms of the terms of the Overstrand Planning By-Law (2020), to determine the desirability of the development in terms of the criteria set out in the Overstrand Land Use Planning By-Law (2020), as follows:

- **Positive response** to local and site-specific conditions, and **compatibility with the character of surrounding area**, taking into consideration site sensitivities;
- **Compliance** and alignment with current spatial planning policies;
- **Connects with existing infrastructure** and adheres to acceptable standards in terms of erf sizes and infrastructure provision standards;

- **Infill development** of underutilised property is the most **appropriate and sustainable mechanism** to create new development opportunities within the town, compared to expanding the urban footprint of the town into surrounding sensitive environmental areas;
- Contributes positively to **economic growth**, social upliftment, investment and **employment opportunities** in an established residential urban environment within proximity of surrounding amenities and employment opportunities;
- The development was planned and designed to adhere to good practice principles of urban efficiencies, infrastructure standards and accessibility, thereby ensuring **safety and welfare** of the community within the development and in its immediate surroundings;
- **No adverse impact** on biodiversity or natural resources, as the site is a disturbed site with no environmental related constraints.

Following the above assessment, it is clear that the proposed residential development of Erf 6862 Kleinmond are aligned with decision making criteria of the Overstrand By-Law on Municipal Planning (2020) and should be supported for approval accordingly.



**SECTION 5****CONCLUSION & RECOMMENDATIONS****5.1. Conclusion**

Following the above-mentioned assessment and motivation of the proposed human settlement development on Erf 6862 Kleinmond, it can be concluded as follow:

- The proposed development is fully consistent with relevant spatial and economic development policies of the Overstrand Municipality and overarching Provincial policies;
- Infill development, as proposed here, is the most efficient and sustainable mechanism to promote growth in towns without expanding the urban footprint into sensitive environmental areas;
- The proposed layout plan meets the standards for human settlement development;
- The residential development is consistent and compatible with the surrounding residential character of the area;
- By reconfiguring the play park into a centralised play park area, the community will have access to a secured facility for kids to play in a safe environment visible from surrounding streets and houses;
- No adverse impacts are foreseen as result of this development proposal.

The proposed development can therefore be recommended for support and approval in terms of the Overstrand Land Use Planning By-Law (2020).

**5.2. Recommendation**

Forthcoming from the above, it is hereby our considered recommendation that the application be approved, including:

- a. The **rezoning** and concurrent **subdivision** of Erf 6862, Kleinmond from 'Public Open Space Zone 2' to 'Subdivisional Area Zone' to enable the infill development of 16 residential erven, a public street and public open space park area, in terms of Sections 16(2)(a) and 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and
- b. The **naming and numbering of streets** (proposed **Butterfly Crescent**) in terms Section 96 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.







# KLEINMOND

ERF 6862

## LOCAL CONTEXT

-  Application Area
-  Cadastral Boundaries

**PLEASE NOTE:**  
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

REF:  
COMPILED BY: F. Britz  
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DATE:	May 2024	CLIENT
SCALE:	See Linescale	
PLAN NO:	2a	
FILE NAME:		

**URBAN DYNAMICS SOUTH CAPE**  
TOWN & REGIONAL PLANNERS

SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2,  
CARL CRONJE DRIVE, BELLVILLE, 7530

TEL: (021) 948 1545







Website: [www.udwc.co.za](http://www.udwc.co.za)  
Urban Dynamics South Cape (PTY) LTD Reg. No: 1997/006197/07

LAND USE TABLE						
LAND USE	DESIGNATION	ZONING	AMOUNT OF ERVEN	AMOUNT OF UNITS	SIZE (ha)	%
Residential		Single Residential Zone	16	16	0,21	48,8
Open Space		Open Space Zone 2	1		0,10	23,3
Public Roads		Transport Zone 2	1		0,12	27,9
TOTALS			18	16	0,43	100,0

# OVERSTRAND


ERF 6862 KLEINMOND

## PROPOSED LAYOUT PLAN

-  APPLICATION AREA
-  CADASTRAL BOUNDARIES
-  PROPOSED LAYOUT UNITS = 16  
(±9.25m x ±13m) & (±9.33m x ±13m)
-  EXISTING TELEPHONE LINE
-  EXISTING SEWER LINE
-  CONTOUR LINES (0.25m intervals)

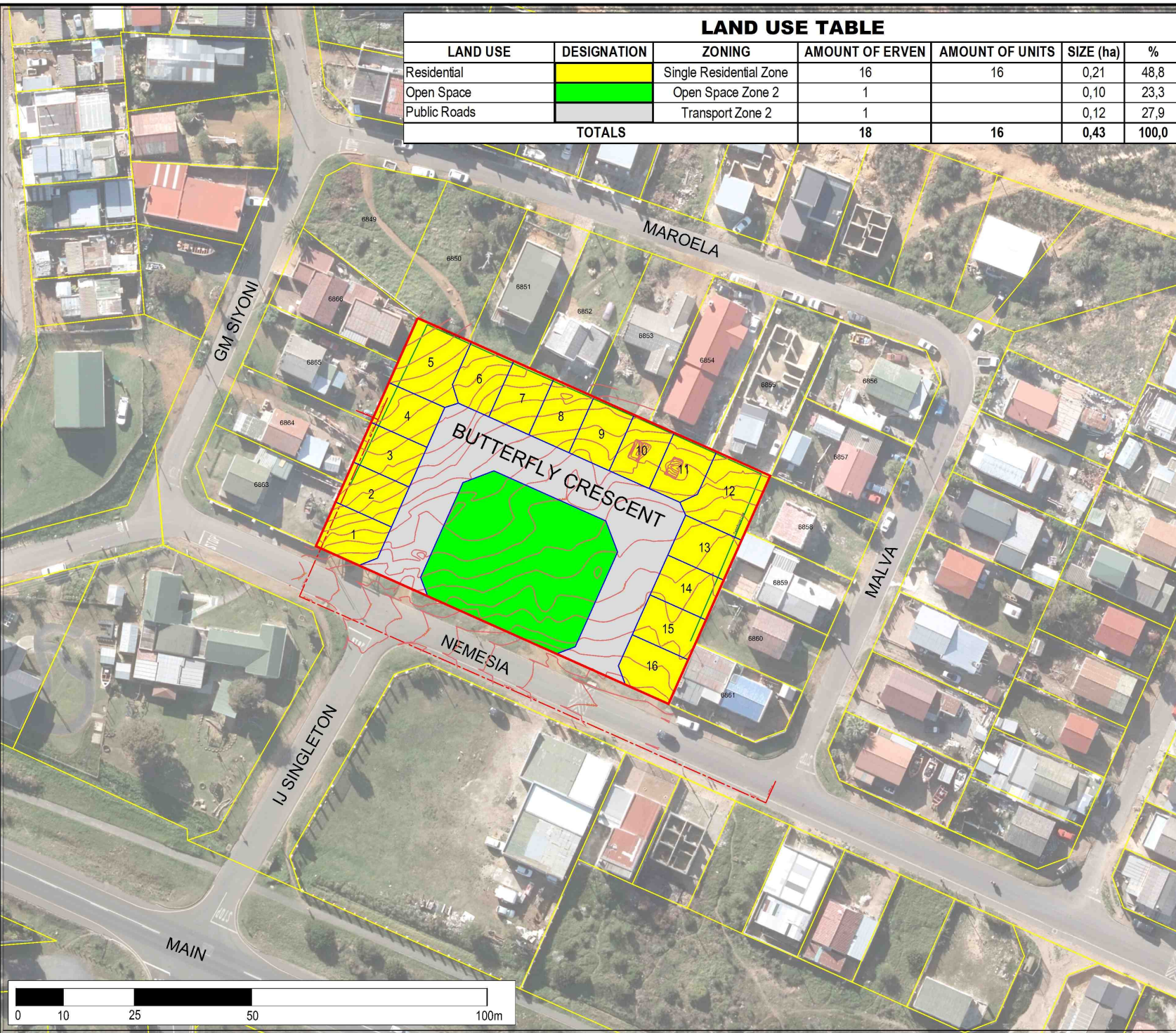
**PLEASE NOTE:**  
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	DATE	21 Nov 2024	COPYRIGHT RESERVED	CLIENT
	SCALE	See linescale		
	PLAN NO.	1		
FILE NAME:				

**URBAN DYNAMICS south cape**  
TOWN & REGIONAL PLANNERS

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




DRAFT

# OVERSTRAND

ERF 6862 KLEINMOND


## PROPOSED STREETNAME & NUMBERS PLAN

-  APPLICATION AREA
-  CADASTRAL BOUNDARIES
-  PROPOSED LAYOUT  
UNITS = 16  
(±9.25m x ±13m) & (±9.33m x ±13m)
-  PROPOSED STREET NUMBERS
-  EXISTING TELEPHONE LINE
-  EXISTING SEWER LINE



**PLEASE NOTE:**  
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

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	SCALE	See linescale		
	PLAN NO.	3		
FILE NAME:				

**URBAN DYNAMICS south cape**  
TOWN & REGIONAL PLANNERS

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