

OVERSTRAND MUNISIPALITEIT
ERF 761, HOPESTRAAT 16, NORTHCLIFF, HERMANUS:
AANSOEK VIR AFWYKING: MNRE INTERACTIVE STADS-
EN STREEKS BEPLANNING NAMENS LEDNURA
CONSULTING (PTY) LTD

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 761, Northcliff, Hermanus die eiendom naamlik:

Afwyking

Aansoek ingevolge Artikel 16(2)(b) van die Verordening met verwysing na Artikel 17.1.2.(c) van die Overstrand Munisipaliteit Grondgebruiksbeplanning Skema, 2020 ten einde die verslapping van die parkeerplek vereistes vanaf 11 parkeerplekke op die perseel tot 3 parkeerplekke op die perseel en 8 parkeerplekke buite die perseel te akkommodeer.

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 wees bogenoemde en die Munisipaliteit (Patersonstraat 16, Hermanus / (e) loretta@overstrand.gov.za) voor of op Vrydag, **22 November 2024** met u naam, adres en kontakbesonderhede, belang in die aansoek, asook die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Mrs. H van der Stoep** by 028-3138900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.

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

Munisipale Kennisgewing Nr.160/2024

OVERSTRAND MUNICIPALITY
ERF 761, 16 HOPE STREET, NORTHCLIFF, HERMANUS:
APPLICATION FOR DEPARTURE: MESSRS INTERACTIVE
TOWN AND REGIONAL PLANNING ON BEHALF OF
LEDNURA CONSULTING (PTY) LTD

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 761, Northcliff, Hermanus (the property) namely:

Departure

Application in terms of Section 16(2)(b) of the By-Law to be read with Section 17.1.2.(c) of the Overstrand Municipality Land Use Scheme, 2020 in order to accommodate the relaxation of the parking bay requirements from 11 on-site parking bays to 3 on-site and 8 off-site parking bays.

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 must be in writing to reach the Municipality (16 Paterson Street, Hermanus / (e) loretta@overstrand.gov.za) on or before Friday, **22 November 2024**, 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 **Senior Town Planner, Mrs. H van der Stoep** 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.160/2024

UMASIPALA WASE-OVERSTRAND
ISIZA 761, 16 HOPE STREET, NORTHCLIFF,
HERMANUS: ISICELO SOKUNYENYISWA:
ABAKWA-INTERACTIVE TOWN AND REGIONAL
PLANNING EGAMENI LABAKWA-LEDNURA
CONSULTING (PTY) LTD

Kukhutshwa isaziso ngokumayela neCandelo 47 neCandelo 48 loMthetho Otshintshiweyo woMasipala waseOverstrand ongokuSetyenziswa Nokucetywa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), ukuba kufunyenwe ezi zicelo zilandelayo ezimayela neSiza 761, Northcliff, Hermanus (ipropathi), ukuba:

Ukunyenysiswa

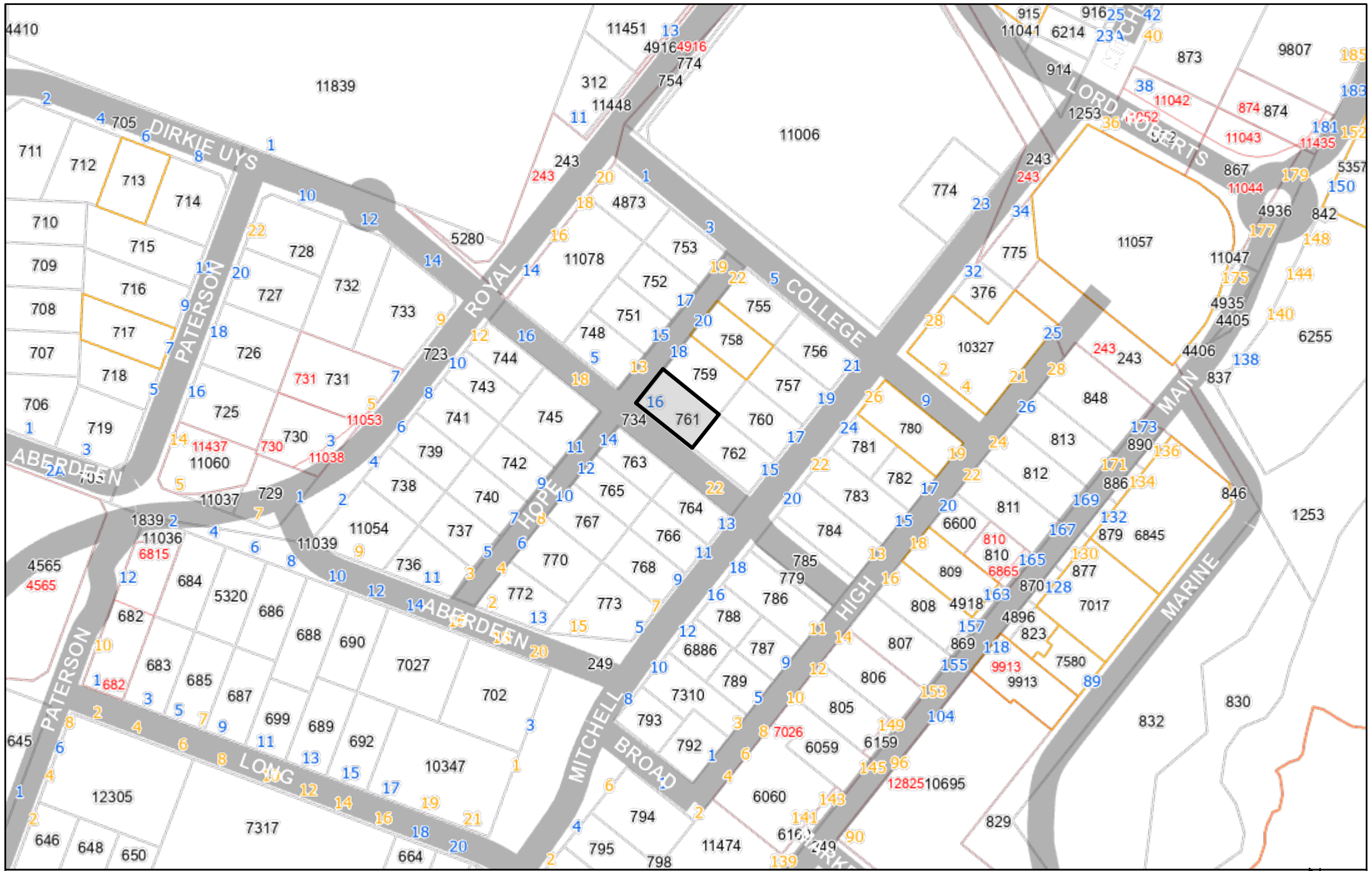
Isicelo ngokumayela neCandelo 16(2)(b) loMthetho kaMasipala xa ufundwa neCandelo 12.1.2.(c) Wenkqubo Yokusetyenziswa Komhlaba kaMasipala waseOverstrand 2020 ukuze kulungiselelwe ukuba kuvunyelwe iindawo zokupakisha iimoto ukususela kwiindawo zokupakisha iimoto eziyi-11 ngaphakathi ukuya kwiindawo zokupakisha iimoto ezi-3 ngaphakathi neendawo zokupakisha iimoto ezisi-8 ngaphandle.

Iinkcukacha ezimayela noku kucetywayo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi ko-08:00 no-16:30 kwiSebe: Town Planning e-16 Paterson Street, Hermanus.

Nawaphi na amagaqabaza okuhlomla ameke abhalwe aze afike kwaMasipala (16 Paterson Street, Hermanus / (e) loretta@overstrand.gov.za) ngosuku okanye ngaphambi koLwesihlanu, **22 EyeNkanga 2024**, ubhale igama lakho, idilesi neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zokuhlomla. Imibuzo ngefowuni ingabuzwa ku-**Senior Town Planner, Mrs. H. van der Stoep** ku 028-313 8900. UMasipala angangavumi ukwamkela amagaqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwazi kufunda okanye ukubhala angatyelela iSebe lokuCeba Idolophu apho igosa lakwamasipala liya kumnceda afake amagaqabaza okuhlomla.

Umphathi kamasipala, Umasipala iOverstrand, Ibhokisi yePosi 20, **HERMANUS**, 7200

Inombolo yesaziso.160/2024



1. Introduction:

InterActive Town and Regional Planning was appointed by the owners of Erf 761 Hermanus to facilitate the required town planning application for off-site parking to accommodate the existing business premises on the Erf 761 Hermanus, the application site.

2. The objective

The objective is to provide off-site parking for the existing business premises on the application area.

3. The proposal

The existing business premises has a GLA of 271m². As a result, 11 parking bays are required. Only 3 parking bays can be accommodated on-site, thus an additional 8 bays need to be provided off-site.

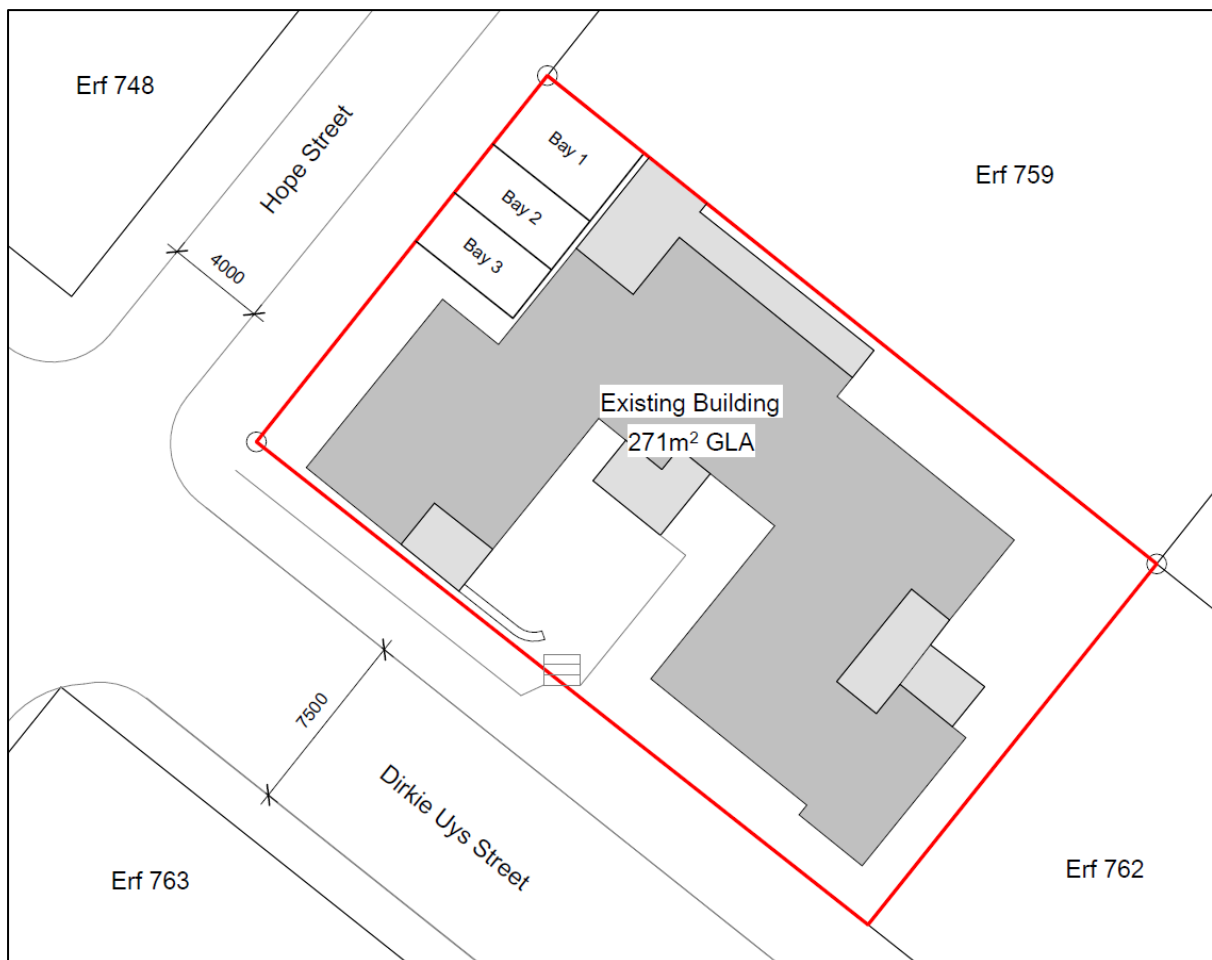


Figure 1: Site Plan extract

4. Application

Application is made for a departure to relax the parking requirement from 11 on-site bays to 3 on-site bays and 8 off-site bays in terms of Chapter IV, Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020.

c. Locality

The following two plans shows the application site in a regional and local context.

i. Regional Context:

Within a regional context the Application Area is within Hermanus.



Figure 3: Regional Context

ii. Local Context:

Within local context, the Application Area is located on the corner of Dirkie Uys Street and Hope Street.

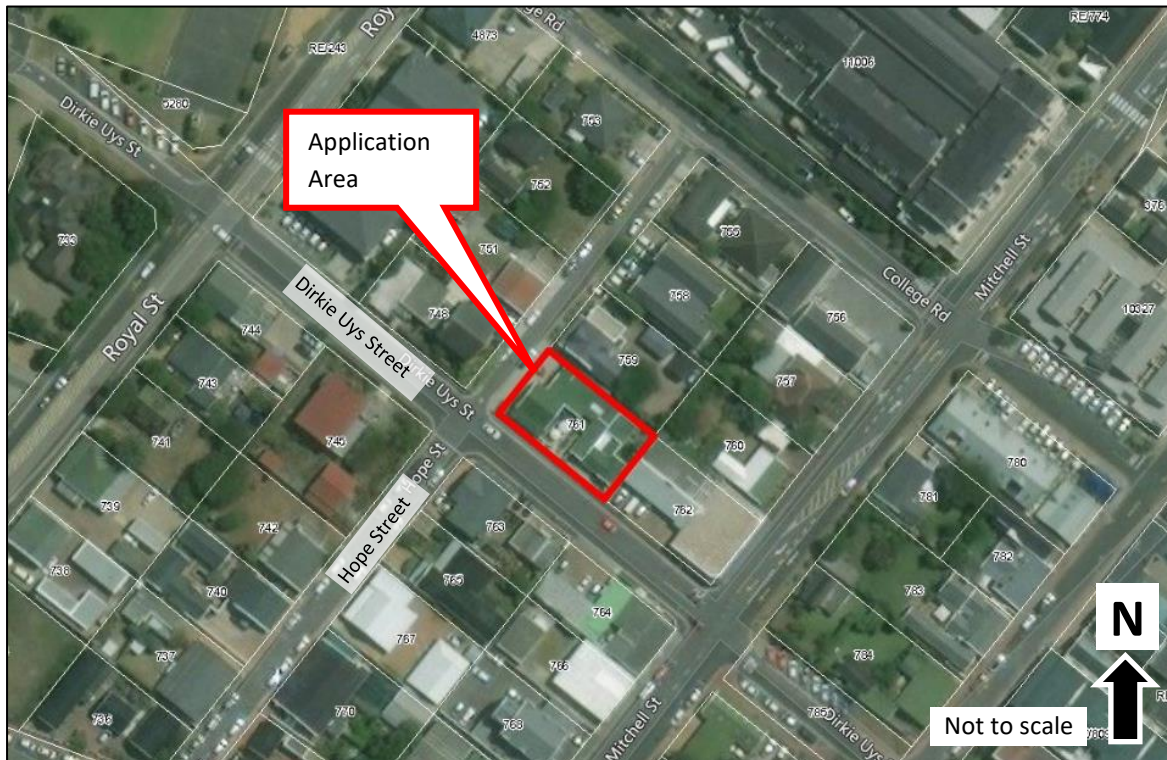


Figure 4: Local Context

d. Zoning parameters:

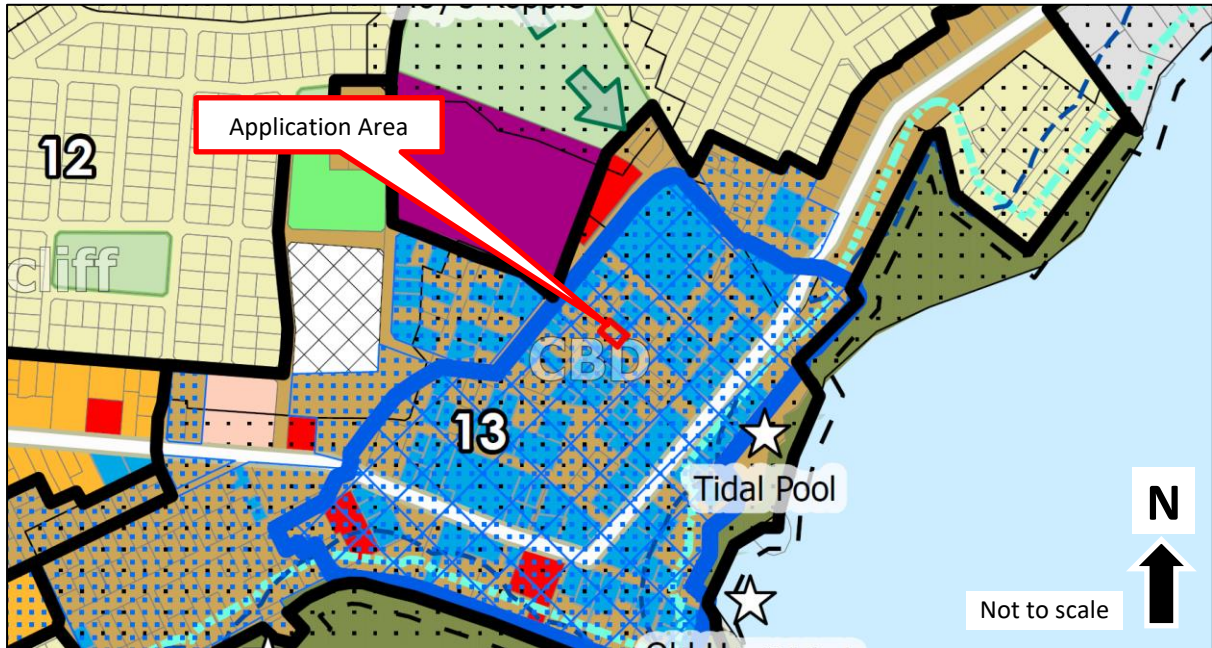
The Application Area is zoned Business Zone 1: General Business Bulk Zone 1. No change in zoning is proposed. In the following table the current zoning criteria, the proposed applicable development zoning

Parameters		Existing zoning	The proposal	Comments
Zoning		Business Zone 1: General Business Bulk Zone 1	Business Zone 1: General Business Bulk Zone 1	Consistent
Primary Uses		business premises, conference facility, flats (above ground floor), guest house, hotel, place of assembly, place of instruction, rooftop base station;	Business premises, guest house	Consistent
Consent Uses		adult entertainment business, bottle store, crematorium, dwelling unit, flats (on ground floor), funeral parlour, informal trading, institution, motor repair garage, place of entertainment, recreational facilities, residential building, second dwelling unit, service station, transmission tower, transport use, utility services, warehouse.	None	Consistent
Coverage		100%	+55.5%	Consistent
Floor area		3	+ 0.56	Consistent
Height		14m / 4 storeys	1 storey	Consistent
Building lines	Street	0m (4.5m for fourth storey)	+ 0.6m SW + 2.2m NW	Consistent
	Side	0m (3m where abutting residential or community zoning)	+ 1.3m SE + 0m NE	Consistent
	Rear	0m (3m where abutting residential or community zoning)	N/A (corner erf)	Consistent
Parking		Bed & Breakfast: 2 bays per establishment and 1 bay per guest room. Shops/ offices/ restaurants: 6 bays per 100m ² GLA	11 on-site bays required 3 on-site bays provided 8 off-site bays proposed	Application is for off-site parking

e. Policy

Overstrand Growth Management Strategy, 2020

In terms of the Growth Management Strategy, 2020, the application area is within a Proposed Economic Opportunity area as well as a Bulk Zone. Furthermore the application area is within a More Than 30 Dwelling Units Per Hectare area and a Sensitive Development Area. The existing land use on the application area is business and is consistent with the Growth Management Strategy, 2020.



Overstrand Municipality Spatial Development Framework, 2020

The application area is within an Urban Development area and Sensitive Development Area. The application area is also surrounded by Developed Business Erven. The existing land use on the application area is business and is therefore consistent with the Overstrand Municipality Spatial Development Framework, 2020.



6. Motivation for off-site parking

a. Background

Application was approved for the rezoning of the application to Business Zone 1: General Business Bulk Zone 1. As part of the decision, application for a parking departure was not approved. A condition of the approval was that the owner enter into discussions with the municipality regarding parking provision and that an agreement regarding parking provision be reached.

Currently motorist to the application area / site park partially on the application area and partially within the road reserve, with parking bays obtaining direct access from the two adjacent roads.

It should also be acknowledged that the existing structure consists of a former dwelling house which was converted into a business premises.

b. Proposal

The application area only has space for three on-site parking bays, thus 8 off-site parking bays need to be provided in order to meet the parking requirement.

The three parking bays gains direct access from Hope Street. No access from Dirkie Uys Street is proposed or supported by the local authority.

The 8 off-site parking bays is proposed to be rented or purchased from the Municipality as determined by the Municipality. The location of the requested parking bays will also be determined by the local authority.

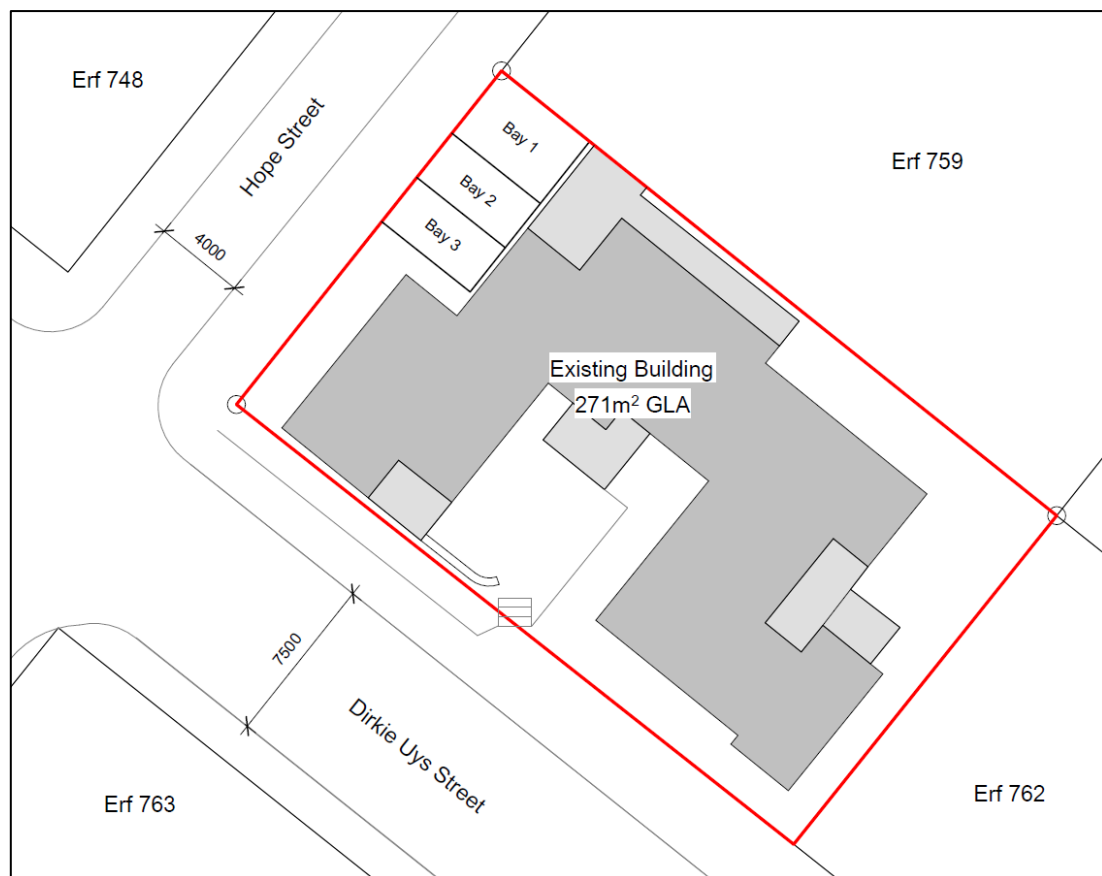


Figure 5: Site Plan extract

7. The Motivation for providing off-site parking

The Need

In order for a central business area to function well and effectively, sufficient parking should be provided. However, given that the business area grew into the former residential area, often, and specifically in this instance, not sufficient space is available on the property to provide the required number of parking. Therefore it is acknowledged that parking be provided, and therefore an application is made for off-site parking.

The Desirability:

The application for a departure to relax the parking requirement from 11 on-site bays to 3 on-site bays and 8 off-site bays is considered desirable for the following reasons:

- No parking is permitted to get access from Dirkie Uys Street, thus not impacting on traffic flow on Dirkie Uys Street.
- No additions or demolition to the buildings are proposed, and the approved zoning and land use remains the same.
- The existing structures and existing business spaces to be retained, thus avoiding potential economic losses.
- The total parking bays, including on-site and off-site parking will meet the parking requirements for the application area.

The local authority together with supporting departments should assist in

8. Planning principles

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:

- 1) **Spatial Justice** which refers to the need for redressing the past apartheid spatial development imbalances and aims for equity in the provision of access opportunities, facilities, services and land.

Possible results of the development

The application relates to parking for an existing property and will not impact on spatial justice.

The application proposal is **consistent** with the principle of **spatial justice**.

- 2) **Spatial Sustainability** which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.

Possible results of the development

The proposal is for parking within an existing business node and will not impact on valuable agricultural land, environmentally sensitive and biodiversity rich areas or scenic and cultural landscapes.

The application proposal is consistent with the principle of **spatial sustainability**.

- 3) **Efficiency** which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.

Possible results of the development

The proposal will allow for the optimal use of land within the existing business node, thus being efficient.

The application proposal is **consistent** with the **efficiency principle**.

- 4) **Spatial Resilience** which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.

Possible results of the development

The application proposal improves the viability of development on the application area, which improves the ability to absorb and survive economic and environmental shocks.

The application proposal is **consistent** with the principle of **spatial resilience**.

- 5) **Good Administration** which, in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure that a joint planning approach is pursued.

Possible results of the development

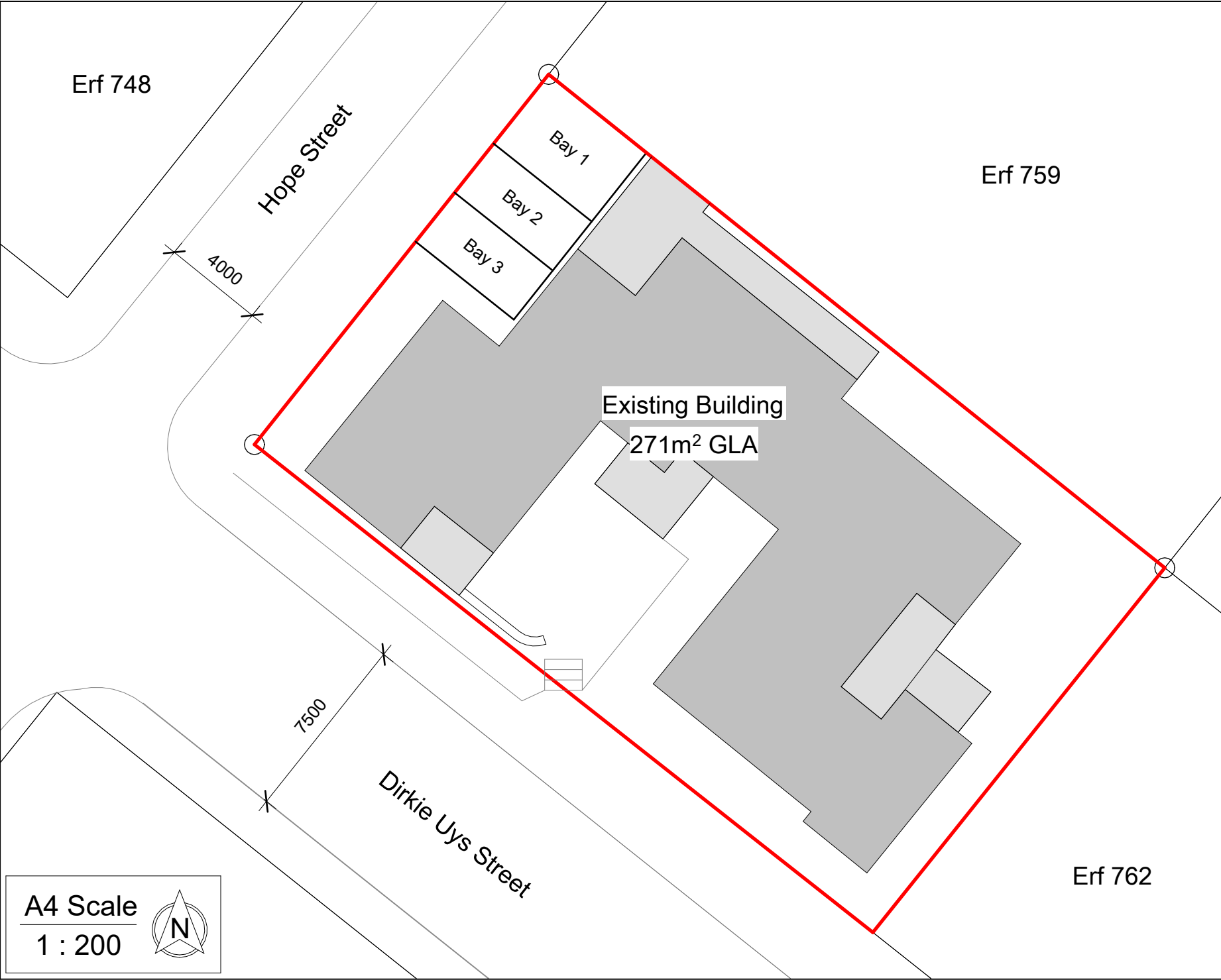
Consultative practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the relevant government tiers and the general public to participate in the eventual decision-making process.

The application proposal is **consistent** with the principle of **good administration**.

9. Recommendation:

The application as motivated in this report is in response to the rezoning application and is regarded **desirable** which subsequently allow for the optimal use of the application area.

It is therefore recommended that the application **be approved** for a departure to relax the parking requirement from 11 on-site bays to 3 on-site bays and 8 off-site bays in terms of Chapter IV, Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020.



PROJECT
Erf 761 Hermanus

TITLE
Parking Plan

Application Area

Existing buildings

Parking
 Parking bays required: 11
 Parking bays provided: 3

INDEMNITY
 INTERACTIVE TOWN & REGIONAL PLANNING MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, WITH REGARD TO THE DATA AND SHALL NOT BE LIABLE IN ANY EVENT FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR ARISING OUT OF THIS DATA. THE DATA REMAINS THE SOLE PROPERTY OF THE LIENT AND MAY ONLY BE USED FOR THE PURPOSES OF A PROJECT WITH THE PRIOR WRITTEN APPROVAL OF THE CLIENT.

CLIENT

DRAWN BY JM	CHECKED BY AW	DATE 2/12/2024
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SCALE (@ A4) As indicated	PROJECT NUMBER 0001
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DRAWING NUMBER
Rev 5

InterActive Town & Regional Planning

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A4 Scale
 1 : 200