

**ERF 148, GEELBEKSTRAAT 2, VAN DYKSBAAI (KLEINBAAI), OVERSTRAND MUNISIPALE AREA:
AANSOEK OM VERGUNNINGSGEBRUIK: N HOON NAMENS WHITE SHARK GUESTHOUSE**

Kennis word hiermee gee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is vir vergunningsgebruik ingevolge Artikel 16(2)(o) van die Verordening, om 'n vyf (5) slaapkamer gastehuis op die eiendom 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 en by Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentaar moet skriftelik ingedien word in terme van Artikels 51 en 52 van die bogenoemde Verordening by die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za voor of op **Vrydag, 5 Julie 2024**, vergesel van u naam, adres, kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Mnr SW van der Merwe** by 028-313 8900. 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.

**ERF 148, 2 GEELBEK STREET, VAN DYKSBAAI (KLEINBAAI), OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR CONSENT USE: N HOON ON BEHALF OF WHITE SHARK GUESTHOUSE**

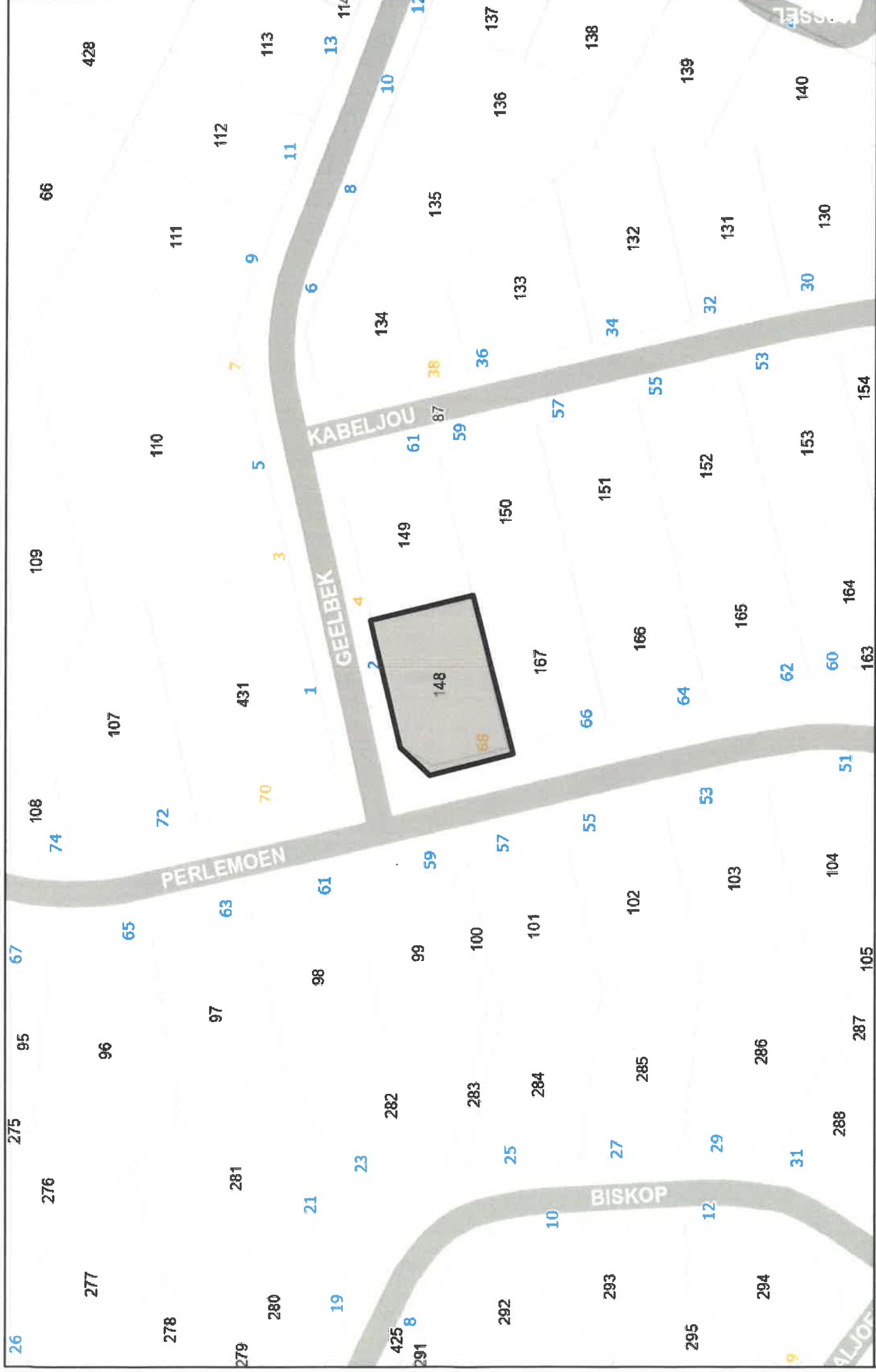
Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received for consent use in terms of Section 16(2)(o) of the By-Law, to accommodate a five (5) bedroom guesthouse on the property.

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 and Gansbaai Library, Main Road, Gansbaai. 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) alida@overstrand.gov.za on or before **Friday, 5 July 2024** quoting your name, address, contact details, interest in the application and reasons for comments. 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.

**ISIZA 148, GEELBEKSTRAAT 2, VAN DYKSBAAI (KLEINBAAI), UMMANDLA WOMASIPALA WASE-
OVERSTRAND: ISICELO SOKUPHAMBUKA: N EGAMENI LEWHITE SHARK GUESTHOUSE**

Isaziso sinikwe ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), sokokuba isicelo sifunyenwe semvume yosetyenziso ngokwemiqathango yeCandelo 16(2)(o) loMthetho kaMasipala, ukulungiselela ulwakhiwo lwamagumbi amahlanu (5) okulala kwiindlu yeendwendwe kwipropati.

linkcukacha eziphathelene nesi sindululo ziyafumaneka ukuba zihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: Ucwangciso lweDolophu 16 Paterson Street, Hermanus nakwiThala leeNcwadi laseGansbaai. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokuhambelana nezibonelelo zeCandelo lama-51 nelama-52 loMthetho kaMasipala kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za ngomhla okanye ngaphambi **kolwesiHlanu, 5 jJulayi 2024** uchaze igama lakho, idilesi, neenkukacha zoqhagamshelwano, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingathunyelwa **kuMnu. SW van der Merwe** kule nombolo yomnxeba 028-313 8900. UMasipala angala ukwamkela izimvo emva komhla kokuvalwa. Nabani na ongakwazi ukufunda nokubhala angandwendwela kwiSebe loCwangciso lweDolophu apho igosa likamasipala liya kumnceda aqulunqe izimvo zabo.



ERF 148, 2 GEELBEK STREET, KLEINBAAI



**PROPOSED APPLICATION FOR CONSENT USE ON
ERF 148, VAN DYKSBAAI**

1) PROPOSED DEVELOPMENT

Introduction

The proposed application requests for consent use of the property, Zoned Single Residential, to be managed as an accommodation business under the following conditions:

- Offering five (5) fully furnished and serviced bedrooms which provide accommodation for short stays.

(More detailed proposals to follow.)

Title Deeds

According to the Title Deed T19827/2010, the property is registered to J. Beukes. The property measures 588 square metres. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 1**. A copy of the title deed is annexed as **Annexure 2**

Accessibility and traffic considerations

A traffic study to the area was not conducted during the investigation process as five bedrooms in a guest house could not contribute to much traffic along Geelbek street.

Most guests enter the property via Perlemoen Street (shortest routing via google maps) and therefore bypass the busy section between the harbour and the restaurant.

2) CHARACTER OF THE ENVIRONMENT

Existing property use

The property, registered in the name of Mrs. J. Beukes and in the process of being transferred to a new entity, GOUWS TRUST, has been operating as a fully functional guest house for a number of years.

Location

The location of the property Erf 148, Van Dyksbaai is depicted in Figure 1. The property is on the corner of Perlemoen street and Geelbek street, Kleinbaai.



Figure 1: The location of the subject property in location to Geelbek st and Perlemoen st

A single dwelling comprising of three levels with a separate wendy house on the northern parameter appears on the proposed application.

Accommodation density and surrounding character

The subject property is zoned single residential and forms part of a built up area, the majority being residential. The property south-west of erf 148 is utilised single residential and erf 167 remains vacant.

On the adjacent side of Geelbek street is an existing convenience store, petrol station, and liquor store providing sufficient parking for its clients.



Figure 2: Petrol station and convenience store adjacent to subject property

3) DESIRABILITY OF THE PROPOSED UTILISATION

Recreational and Transport

Kleinbaai, the hub of Shark Cage Diving, invites a large number of tourists each year to experience the beauty its ocean and landscape has to offer.

The ocean experience already exist with a number of shark cage diving companies doing a great job and from August to December there is an influx of tourists and locals flocking to the Overstrand to experience the whales in action.

4) IMPACT OF PROPOSED LAND DEVELOPMENT ON MUNICIPAL SERVICES

Having the proposed residence in Geelbek street and the existing residential development to the south-west, allows for municipal services to be readily available.

It is not anticipated that the proposed application will have any impact on the current municipal services as the infrastructure of the dwelling remains unchanged.

5) STATUTORY FRAMEWORKS

Following the most recent legislative and procedural changes that have become applicable to the management of land use planning in South Africa, and consequently the Western Cape Province, it is considered necessary to summarise the implications of the current statutory framework within the context of this land use planning application. Set out below are a set of principles and ethical conventions related to this application.

5.1 Land Use Planning Act (LUPA)

The development objectives entrenched in SPLUMA have been assimilated into the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) and sets out a basis for the adjudication of land use planning applications in the province. It requires that local municipalities have due regard to at least the following when doing so:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59);
- Desirability of the proposed land use; and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

The land use planning principles of LUPA (Section 59) is in essence the expansion of the five development principles of SPLUMA listed above. Only the relevant aspects are addressed in this report.

5.1.1 Compliance / consistence with spatial policy directives

Section 19(1) and (2) of LUPA states that the following:

“(1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or a land development application, the proposed utilisation or development is regarded as complying with that spatial development framework or structure plan;

(2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development is not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structure plan.”

The proposal is considered to be consistent with the Overstrand spatial development framework.

5.1.2 Need

The need for a development primarily refers to the timing of the development and whether the development is needed at this time. Consistency with approved forward planning and land use policy is an important consideration of the need.

As explained above, tourism in the Western Cape continues to grow, with tourist arrivals via air to Cape Town International Airport in the first six months of 2023 exceeding pre-pandemic levels.

According to Mr. Wilfred Chivell, CEO Marine Dynamics, 2023 was their busiest year since the pandemic and the tourism figures for 2024 are set to improve.

Accommodation in close proximity to Kleinbaai and its amenities adds to the convenience tourists and locals are looking for when booking a place to stay. With tourism figures improving the way they are, the need for catered accommodation is increasing.

5.1.3 Desirability

The desirability of a proposed development relies heavily on the acceptability of the proposed land use development and its consistency with spatial policy documentation. This proposed development is considered in line with the planning policy applicable to the area.

Given the above, the proposed development is considered desirable. The proposed application will allow for the optimal utilisation of the facilities on the property. Furthermore, White Shark Guest House is currently being run as an accommodation business. The approval of this application will address the need for a more personalised bed and breakfast experience in the area.

6 CONCLUSION

The service this premises has to offer as a business accommodation, contributes to the overall growth and development of the Kleinbaai area. Considering the upward tendency in figures relating to tourism since the pandemic, this business would directly support its accommodation needs.

This industry also provides employment to a local and previously disadvantaged work force.

In terms of the concept "Overstrand Municipal Growth Management Strategy", Geelbek street from the mentioned property southbound to Kusweg, is shown as a prospective commercial node for the Kleinbaai area. The proposed land use will compliment the prospective commercial and lifestyle services on offer.

Taking into account the low intensity and dosile qualities of the property, the approval of the consent use will not harm the character of the area, as the nature of the business will remain unchanged.

Recommendations or Qeries regarding the proposed development of the property are welcome.

Motivation Report

a) **Definition: Five (5) fully furnished and serviced bedrooms**

It is a bedroom including the following:

- Bed
- Bedside table
- Bed lamp
- Dressing table
- Kist (Additional winter bedding)
- Television (Netflix & DSTV)
- Towels
- Mirror
- Cupboard
- Safe

Definition of "Serviced Bedroom" is a bedroom where a cleaner cleans the bedroom and bathroom on a daily basis. The linen and towels are also replaced with clean ones in the process.

b) **Transfer will be subject to land use approval.**

It will not be financially viable to acquire this property if land use approval is not granted, as the layout of the property and the business structure has been developed over the past couple of years to merely function as a guest house and not a residential home.

c) **Tens of thousands of tourists visit Kleinbaai each year for its shark cage diving and whale watching experience. These visitors all book accommodation, buy groceries and petrol and therefor contribute to the economy.**

The owners of the guest house work closely with Marine Dynamics and other organisations in order to make the operation as streamline and as memorable as possible.

To the holiday maker and tourist, Kleinbaai is this small village which is the hub to shark cage diving. Guests often explore Geelbek street, Gansbaai and the coastal routes by foot or on a bicycle. Contributing to this experience, we invite local and foreign tourists to see what the Overstrand and its beautiful environment has to offer.

d) **The guest house premises is located in a commercial node with the majority of owners operating their businesses under consent use. Consent use had been granted to this guest house and a number of properties over the past couple of years. This gave owners of guest houses and small businesses the opportunity to establish a unique tourist environment within the allocated area. Application for rezoning to commercial or tourism-related land uses in this block should be supported. This could only contribute to a CBD development unique to Kleinbaai.**

Prospective enhancements to Geelbek Street was also on the cards, wanting to develop a walk way or promenade from Perlemoen street to the harbor. The houses either side of Geelbek street were encouraged to build lower boundary walls and to keep open lawns to contribute to the effect of a tourist/holiday destination as one would walk to and from the harbor.

The essence of the guest house is that of a relaxed and tranquil nature as it targets a higher income group.

With the owner residing on the property, the noise level can always be monitored and the guests residing in the house should never be a nuisance to the neighbors or residents in close proximity.

- e.) The services the guest house has to offer is an overnight stay with a breakfast the following morning. The breakfast is only available to in house customers.
Two full time cleaners service the rooms and clean the guest house with additional help assisting during busy times.

Parking Layout

- a.) See attached building plan for updated parking layout.

The plan indicates the five (5) parking bays allocated to the guests and the owners parking in tandem, one being a garage.

- b.) An alternate arrangement has been made regarding the omission of the wall.
Removal of the wall will jeopardise the privacy to the room just adjacent. Noise and movement during the early hours of the morning and late at night from across the road, will be even more intrusive if the wall were to be removed.

Erf 167

Bestaande grensmuur

30m Erfgrens

1.57m TA boulyl

2m skema boulyl

HNGV-1.373

Bestaande Wendy huis (dien as stoorplek)

15m Erfgrens Bestaande grensmuur

Perlemoenstraat

Erf 149 20m Erfgrens

Gaste parkering 1 2.5x5m

1.57m TA boulyl
2m skema boulyl

Gaste parkering 2 2.5x5m

Gaste parkering 3 2.5x5m

4m skema boulyl

5m TA boulyl

Verwyder Gaste parkering 4 2.5x5m

Eienaar parkering 2.5x5m

Gaste parkering 5 2.5x5m

7.07m Erfgrens

Tuin

5m TA boulyl

4m Skema boulyl

25m Erfgrens

Geelbekstraat

Parkerverreistes

Gastehuis - 5 kamers
2 per eienaar + 1 per gastekamer

TOTAAL PARKEERPLEKKE BENODIG : 7
TOTAAL VOORSIEN : 7

Bestaande opgaartenk

Melkhoudbome

Melkhoudbome

Melkhoudbome

Trappe af

LN 3.402

PTT128

PTT219

PTT129

WC

PT1512

Bato bad

Bato bad

En Suite

En Suite

Kombuis

Slaapkamer

Sitkamer

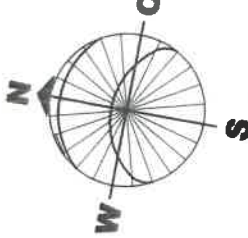
Slaapkamer

30min branddeur

Motorhuis (eienaar parkering)

30min branddeur

Gaste parkering 4 2.5x5m



Erf 148

5710

Legende

- Nuwe Steenwerk
- Nuwe Houtwerk
- Nuwe Rool
- Nuwe Staal
- Nuwe Fondasies / Beton

NOTAS :

Alle verduidelikings van die planne is gebaseer op die bestaande toestand van die terrein. Die ontwerper aanvaar geen aanspreeklikheid vir enige skade of verlies wat voortvloei uit die gebruik van hierdie planne. Die planne is gebaseer op die bestaande toestand van die terrein en die ontwerper aanvaar geen aanspreeklikheid vir enige skade of verlies wat voortvloei uit die gebruik van hierdie planne. Die planne is gebaseer op die bestaande toestand van die terrein en die ontwerper aanvaar geen aanspreeklikheid vir enige skade of verlies wat voortvloei uit die gebruik van hierdie planne.

Area :

Grondverdieping :	86,90m ²
Waskamer :	43,96m ²
Wendy Huis :	18,00m ²
Ereterverdieping :	180,08m ²
Balkon EV :	12,72m ²
Nuwe Eetkamer :	24,15m ²
Balkon TV :	38,87m ²
Tweede verdieping :	160,08m ²
Totaal :	542,82m ²
Erf :	588,00m ²
Coverage :	38,56%

Gaste Akomodasie 5 Kamers 344,31m²
Eienaar woning 130,92m²

Gerichte Argitektoniese Dienste

Johan Gerike
P-arch.Druynk. (D2889)
Posbus 392, Gensthal, 7220
Tel/Fax : 028 394 1858 Sal. : 082 453 8554
ged@voorn.co.za
Ld van SAAT : 507723

Beskrywing :

Voorgestelde Aanbouing vir Great White Guest House (Mev R Beukes) te erf 148, Geelbekstraat, Kleinbaai.

Plan nagaan deur : Datum :
JLS Gerike
028 394 1858
09 Mei 2024

OKkupasie SAANS10400 :
H5

Tekening : Terreinplan

Doel : Multi-gebruik Goedgekeurde

Projek # : 02/RE/24
Stad : AS
Bladsy : 1 van 5
Datum : 4 Maart 2024

NOTAS :

Alle veranderinge van die plannebaie owerleef moet streng reguleer word.
 Die konstruksie is verantwoordelik om die munisipale reguleerlike voorskrifte te volg en te verskaf vir die projek.
 Alle mure, dakke en vloere moet gebou word vir enige bouwerk toegelate.
 Die konstruksie moet op plan getal voormag oor mure gebou word.
 Geen gedeeltes van bouwerk mag enige bouwys oortreë nie.
 Afsig van goedgekeurde bouplane om te sien met batesse.
 Alle werk geleë op te sien moet gebou word.
 Repareer spesifiekasie neem voorbaat.
 Die konstruksie moet op alle tye op 'n term bevestig word.
 Trefke om altyd skoon te wees.
 Die konstruksie moet op 'n term bevestig word.
 Engte van veranderinge of veranderinge moet aan die konstruksie gelyk word.
 Skedule en veranderinge moet gelyk word.
 Die konstruksie moet op 'n term bevestig word.
 Die konstruksie moet op 'n term bevestig word.

Area :

Grondverdieping :	86.96m ²
Wasskamer :	43.96m ²
Wendy Huis :	18.00m ²
Eerste verdieping :	160.08m ²
Balkon EV :	12.72m ²
Nuwe Eetkamer :	24.15m ²
Balkon TV :	36.87m ²
Tweede verdieping :	160.08m ²
Total :	542.82m ²
Erf :	588.00m ²
Coverage :	36.56%

Gerlicke Argitektoniese Dienste

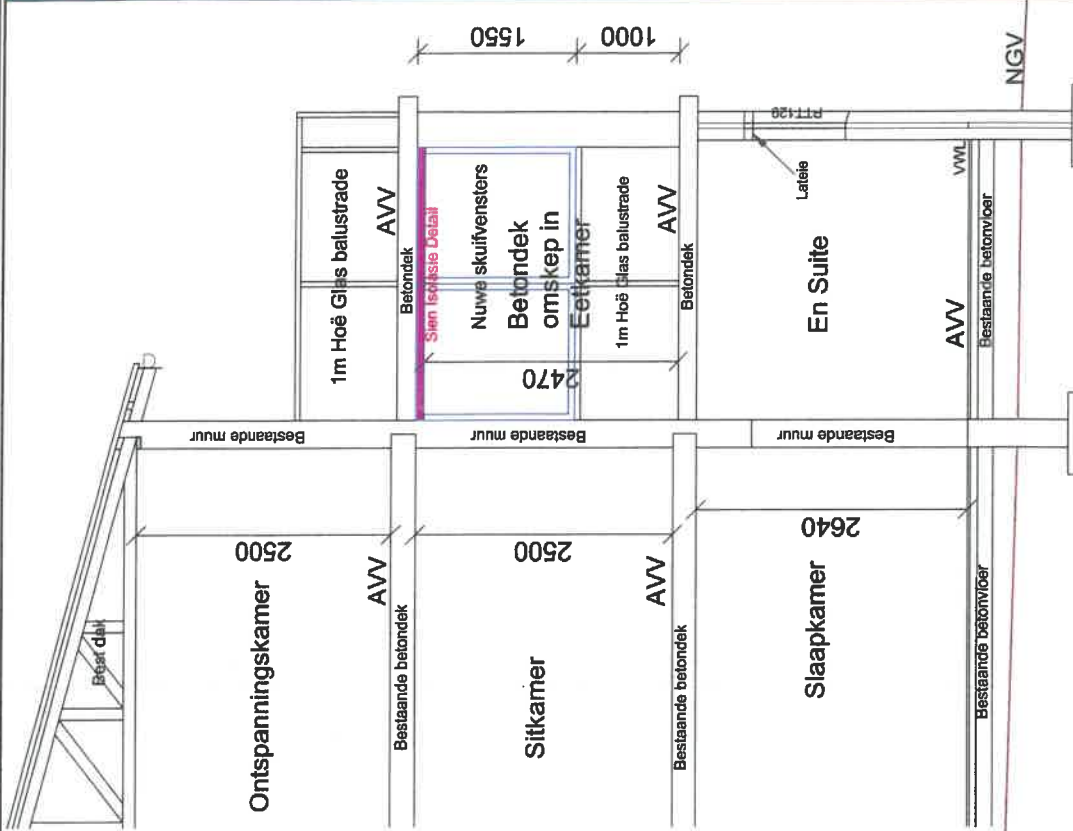
Johan Gerlicke
 Pr. Arch. Draught. (D2688)
 P. 392, G. 1650, S. 102 453 8554
 gaid@gerlicke.co.za
 Lid van SAAT : 507023

Beskrywing :
 Voorgestelde Aanbouing vir
 Great White Guest House
 (Mev R Beukes) te erf 148,
 Geelbeksstraat, Kleinbaai.

Plan nagaan deur :
 JLS Gerlicke
 Datum :
 04 Februarie 2024

Okkupasie SANS10400 :
H5

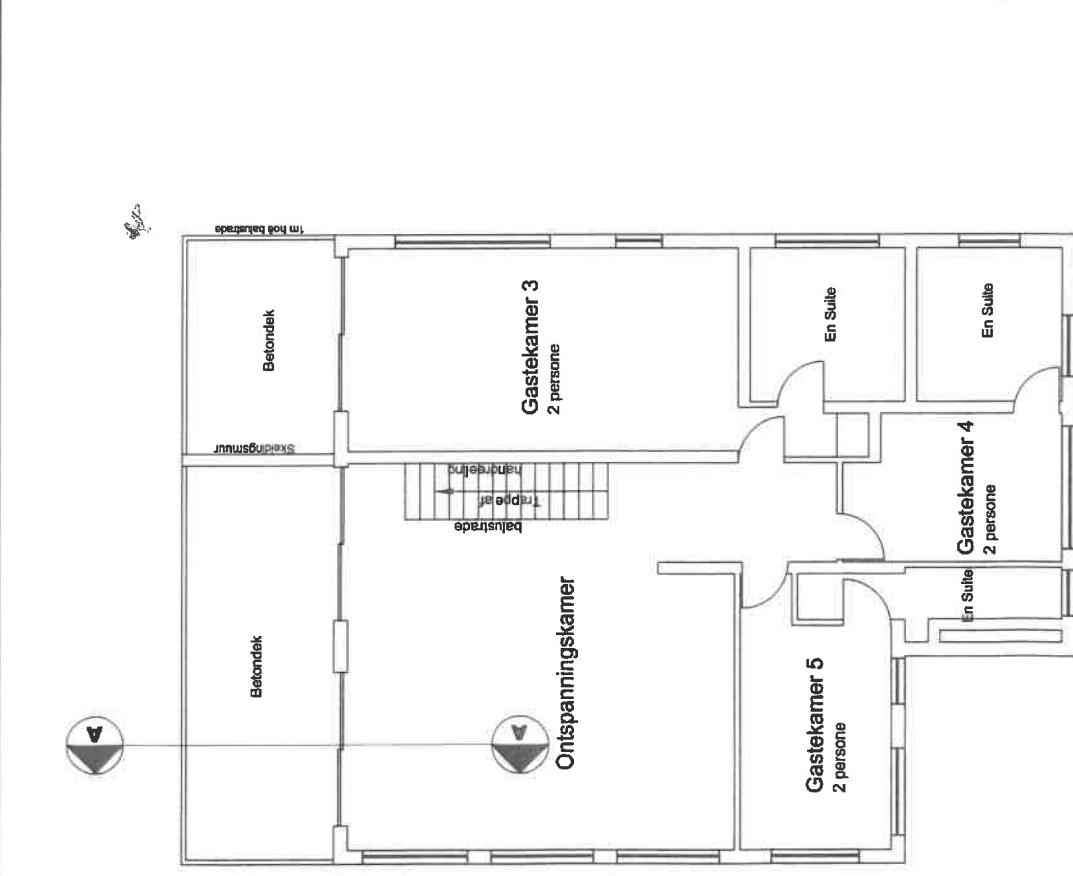
Tekening :
 Tweede verdieping plan & Snit
 Doel :
 Munitsipale Goedkeuring
 Projek # :
 02/RB/24
 Skaal :
 1:100
 Bladsy :
 3 van 5
 Datum :
 4 Maart 2024



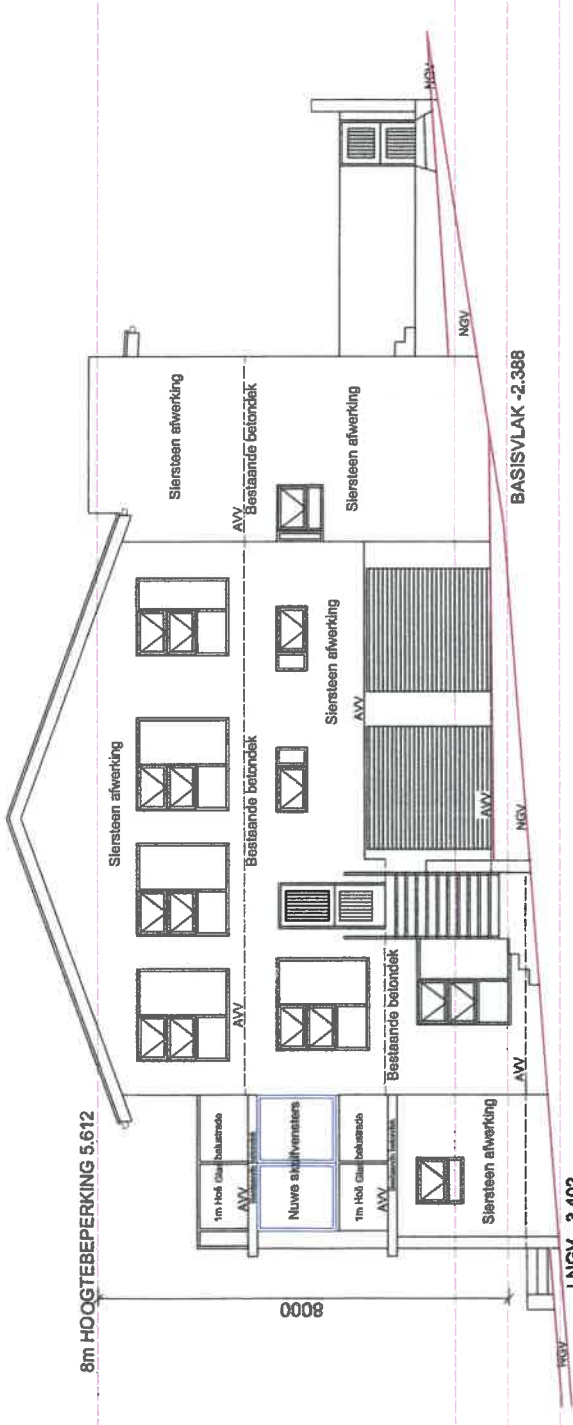
Snit A-A
Skaal 1 : 50

Legende

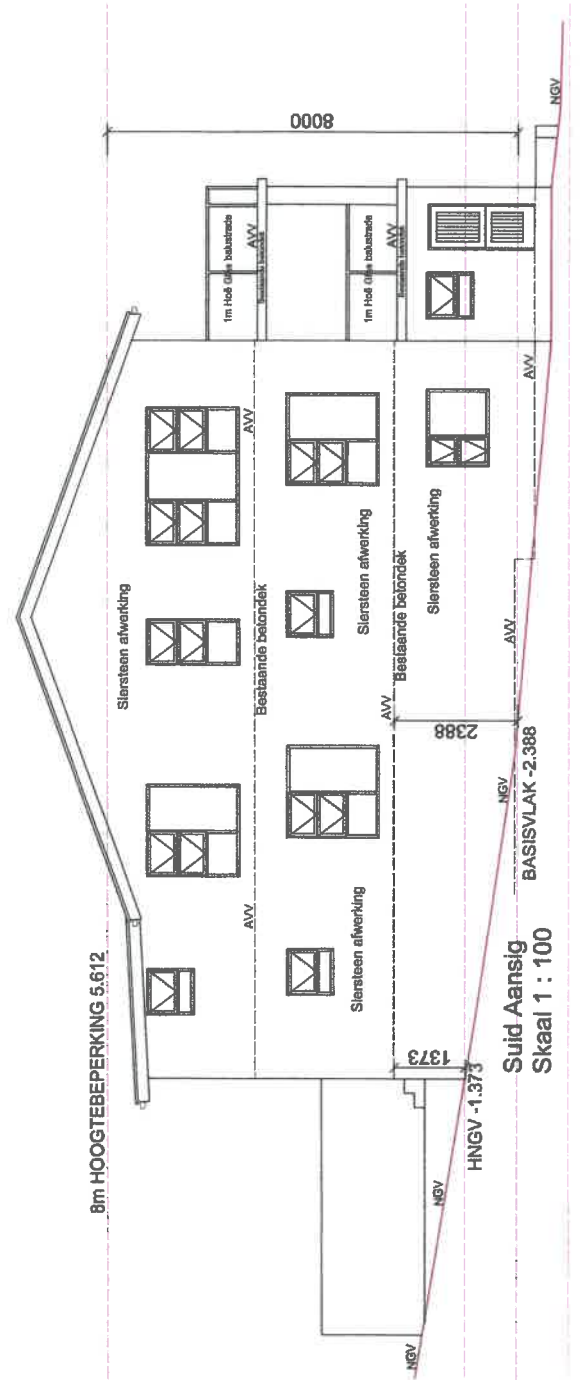
- Nuwe Steenwerk
- Nuwe Houtwerk
- Nuwe Rool
- Nuwe Staal
- Nuwe Fondasies / Beton



Tweede verdieping - Gaste
Skaal 1 : 100



Noord Aansig
Skaal 1 : 100



Suid Aansig
Skaal 1 : 100

Gerlicke Argitektoniese Dienste

Johan Gerlicke
 Pr. Arch. Draught. (D2888)
 Posbus 392, Gansbaai, 7220
 Telfaks : 028 384 1659 Sel : 082 453 8554
 gerd@services.co.za
 Lid van SAAT : S07023

Beskrywing :
 Voorgestelde Aanbouwing vir
 Great White Guest House
 (Mev R Beukes) te erf 148,
 Geelbekstraat, Kleinbaai.

Plan nagaan deur :
 J.S. Gerlicke Datum :
J.S. Gerlicke of *meer...*

Okkupaasie SANS10400 :
H5

Tekening :
H5

Doel :	Munisipale Goedkeuring
Projek # :	02/RB/24
Skaal :	1:100
Bladsy :	4 van 5
Datum :	4 Maart 2024

