



ERF 987, 19 KERSBOS STREET, VERMONT: APPLICATION FOR CONSENT USE: WRAP PROJECT OFFICE ON BEHALF OF JP STEYN & K VAN SCHALKWYK

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

Full detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town and Spatial Planning at 16 Paterson Street, Hermanus. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (e) loretta@overstrand.gov.za) on or before **29 August 2025**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. H Olivier** at 028-313-8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town and Spatial Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 987, KERSBOSSTRAAT 19, VERMONT: AANSOEK OM VERGUNNINGSGEBRUIK: WRAP PROJECT OFFICE NAMENS JP STEYN & K VAN SCHALKWYK

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om **vergunningsgebruik** ontvang is ingevolge Artikel 16(2)(o) om 'n plek van onderrig op die eiendom toe te laat.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stads- en Streekbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (e) loretta@overstrand.gov.za) voor of op **29 Augustus 2025**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr. H Olivier** at 028-313-8900. Die Munisipaliteit mag weier om die kommentaar 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 formaliseer.

ISIZA 987, 19 KERSBOS STREET, VERMONT: ISICELO SOKUSETYENZISWA KWEMVUME: WRAP PROJECT OFFICE EGAMENI LIKA-JP STEYN & K VAN SCHALKWYK

Isaziso siyanikezelwa ngokweCandelo lama-48 loMthetho kaMasipala woLungiso loMthetho kaMasipala kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 sokuba isicelo sifunyenwe semvume yokusetyenziswa ngokwemigaqo yeCandelo le-16(2)(o) loMthetho kaMasipala ukuvumela indawo yomyalelo kwipropati.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxsha okusebenza phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: loCwangciso lweDolophu noMhlaba kwa-16 Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo zingangeniswa ngokungqinelana nemimiselo yeCandelo lama-51 kunye nelama-52 alo Mthetho kaMasipala oxeliweyo kuMasipala (16 Paterson Street, Hermanus / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi kowama-**29 EyeThupha 2025**, kwidilesi yesicelo kunye neenkukacha zakho zoqhagamshelwano, ucaphule kwisicelo kunye neenkukacha zoqhagamshelwano. Imibuzo ngomnxeba ingenziwa **kuMnu. H Olivier** kule nombolo 028-313-8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe leDolophu kunye neSebe loCwangciso lweMhlaba apho igosa likamasipala liya kuthi limncede ukuze abhale ngokusesikweni izimvo zakhe.

1. Locality Plan Erf 987 Vermont

Plan prepared by: Veronica Jansen

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Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office

Town Planning & Project Management



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ERF 987 VERMONT

APPLICATION FOR CONSENT USE

Application prepared for:

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Submitted

May 2025



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1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
By-Law	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
PSDF	Western Cape Provincial Spatial Development Framework, 2014
LUPA	Western Cape Land Use Planning Act, 2014.
MSDF	Overstrand Spatial Development Framework, 2020
SR1	Residential Zone 1: Single Residential

2. PROPERTY DETAILS

Erf Number	Erf 987 Vermont
Extent	735m ²
Zoning	Residential Zone 1: Single Residential

3. BACKGROUND AND INTENT

Erf 987 Vermont, referred to as the subject property, is located at 19 Kersbos Street, Vermont (refer to **Plan 1 – Locality Plan**). The property owners appointed WRAP Project Office to submit this land use application on their behalf (refer to **Annexure A – Power of Attorney**).

The subject property was recently acquired by the owners with the intention to reside at the property and simultaneously operate an educational centre called iHubs in the front section of the existing dwelling.

iHubs is an online school offering a United Kingdom (UK) curriculum that is dedicated to providing educational services, specifically club activities such as Virtual and Augmented Reality. No teaching or learning will take place from the subject property, but weekly activities to support and promote social skills development of learners will take place at the subject property.

To ensure compliance with the OMLUS, approval of the following application is required:

- Consent use to allow a place of instruction.

4. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT

WRAP compiled this report to ensure the property owner's vision is achieved. The following is proposed:

4.1 Consent Use for a place of instruction.

The subject property is currently zoned for single residential use, and the owners seek to continue residing at the property while utilizing a small portion of the existing dwelling for limited educational activities associated with iHubs, an online educational institution.



The proposed use aligns with the definition of a “Place of Instruction,” which typically refers to a facility where educational support is provided. In this case, no formal teaching or academic instruction will take place on the premises, but instead, small-scale, weekly, in-person educational support sessions will be held to promote social skills development through structured activities, primarily in the fields of Virtual and Augmented Reality. These sessions will complement the learners’ existing online curriculum and offer them the opportunity for essential real-world engagement and collaboration. These sessions will typically last for 1.5 hours with 30-minute intervals between sessions. The break between the sessions will assist with traffic management. There will also be times where learners will attend more than one session per day which will result in longer sessions further contributing to traffic management.

The mission of iHubs is to enhance educational opportunities within communities while also addressing the need for accessible educational opportunities. Due to iHubs being an online educational centre, learners from Vermont and Onrus can obtain education without the need to travel outside of the area. There is currently a pressing need for specialised education facilities in the Hermanus area. Allowing the place of instruction at the subject property, will greatly increase the educational options within the immediate area.

The proposed educational activities will be low-intensity and limited in scale, taking place in a room in the front section of the dwelling. The core residential use of the property will be retained, with the owners continuing to reside on-site. The proposed use will not alter the residential appearance of the property or introduce elements inconsistent with the surrounding residential environment, refer to **Plan 4 – Site Plan** which is an illustration of the area of the dwelling that is proposed for the educational use.

The nature of the activities (structured, short-duration sessions occurring no more than once per day), ensures minimal impact on the surrounding properties. Activities are expected to take place between 10:00 and 19:30 on weekdays, with sessions typically lasting only 1.5 hours. Attendance will be limited to small groups, and no signage, noise, or traffic congestion is anticipated beyond what is typical for a residential area.

The proposal contributes positively to youth development and community enrichment by offering learners a safe, supervised space to engage in practical, collaborative, and socially interactive learning experiences. This aligns with local and national planning goals which support innovative, accessible education models that promote inclusivity and personal growth. The proposed use aligns with the principles of spatial justice, efficiency, and inclusivity as set out in the Spatial Planning and Land Use Management Act (SPLUMA). It enables the integration of compatible land uses in a manner that supports community needs, without undermining the residential nature of the area.

The subject property is already connected to the necessary infrastructure and municipal services. The proposal promotes sustainable land use by enabling a portion of the existing built environment to serve a broader community function without requiring any new development or construction.

The proposed consent use for a Place of Instruction on the subject property is reasonable, contextually appropriate, and socially beneficial. It represents a low-impact, community-oriented use of the property that supports the broader educational needs of learners



enrolled in a progressive, technology-driven schooling model. The proposal is consistent with applicable planning policy and legislation, and it is submitted in the belief that it will contribute positively to the Overstrand community.

5. LAND USE ENVIRONMENT

The properties surrounding the subject property are predominantly zoned for single residential purposes. The surrounding area's zonings are illustrated in **Plan 2 – Zoning Plan**.

6. TITLE DEED

Title deed T41770/2024 (refer to **Annexure B**) was perused and there are no restrictive conditions that prohibits the proposal.

7. ZONING

The following zoning parameters were assessed in conjunction with the SR1 OMLUS zoning as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law:

RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
Primary use	Crèche, Dwelling House , Guest Rooms, Home Occupation, Second Dwelling Unit and Self-Catering.	Dwelling House	Comply
Consent use that may be applied for	Day Care Centre, Green House, Guest House, House Shop, Institution, Place of Instruction , Place of Worship, Residential Building, and Intensive Horticulture.	Place of instruction	Applied for and motivated
Development parameters			
Coverage	The maximum coverage for all buildings on the land unit is determined in accordance with the net erf area: 400m ² and greater = 50%	Area of site = 735m ² Building Footprint = ±212m ² Coverage = 212m ² / 28,8%	Comply
Building lines	(i) The street building line is determined in accordance with the net erf area: 400 m ² and greater = 4m (ii) The side and rear building lines are determined in accordance with the net erf area: Greater than 400 m ² = 2m	Comply	Comply



MOTIVATION

Height	The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m.	Existing – two Storey	Comply
Garages and carports	Garages and carports may be constructed within building lines in accordance with Chapter 16.1.2.	Comply	Comply
Parking	<p><u>Dwelling house</u>: 2 on-site parking bays per dwelling unit.</p> <p><u>Place of instruction</u>: 0,5 bays per student plus 1 bay per classroom or office.</p>	<p>Dwelling house = 2 bays 1 classroom = 1 bay 10 students = 5 bays</p> <p>8 parking bays required 8 parking bays provided</p>	Comply

8. SERVICES

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

Electricity, Water, Sewage and Solid Waste

The subject property is connected to the OM's networks, which include electricity, water and sewage. The proposal of this application is not expected to put excessive amount of pressure on these networks.

Solid waste is collected every week by the OM.

Access and Egress

Access and egress to the subject property is gained from Kersbos Street and the proposal will not affect this.

9. NEED AND DESIRABILITY

The need and desirability of the approval and implementation of this proposal in accordance with Section 66 (1) (c) of the OM By-Law can be illustrated as follow:

Need and desirability

The need for the land use application was a result of addressing all the land use requirements and ensuring the property meets the requirements of the owners. To achieve this, the owners are required to apply for a consent use to allow the place of instruction.

Socio-economic impact	The proposed use will have a positive socio-economic impact by supporting youth development through innovative and technology-driven activities that enhance learners' social skills. It contributes to local job creation by enabling the operation of a small, home-based educational centre, while also promoting community upliftment through accessible, supplementary
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	educational services. The low-intensity nature of the use ensures that it integrates harmoniously with the residential character of the area, with no adverse impacts on the surrounding community or infrastructure.
Compatibility with surrounding uses	The proposed use is compatible with the surrounding residential character, as it involves low-intensity, small-scale activities within the existing dwelling, without altering the property's residential appearance or function. The continued residential use by the owners ensures that the proposal remains in line with the area's land use pattern, while the educational activities are limited in scope, frequency, and impact, ensuring minimal disruption to neighbouring properties.
Impact on the external engineering services	Refer to <i>Section 8</i> of this report.
Impact on safety, health and wellbeing of the surrounding community	All activities will be supervised, occur during appropriate hours, and be limited to small groups of learners, ensuring a controlled and safe environment. The initiative may even contribute positively by fostering a sense of community and providing learners with a safe space for social engagement, without increasing public health or safety concerns.
Impact on heritage	The subject property is not listed in the OM Heritage Register.
Impact on the biophysical environment	The proposal will have no negative impact on the biophysical environment, as no new buildings, earthworks, or vegetation clearance are proposed. All activities will take place within the existing dwelling.
Traffic impacts, parking, access and other transport related considerations	The proposal will not have an impact on traffic, parking or access as the required parking is provided on-site.

Impact on views, sunlight and character of the area

The subject property is located in a residential neighbourhood and the existing buildings are compliant with the OMLUS's development parameters ensuring no views, sunlight, or the character of the area is affected.

Economic impact

The proposal will have a positive local economic impact by enabling a home-based educational initiative that may create part-time employment opportunities and support small business activity. It encourages entrepreneurship and skill development within the community, while operating at a scale that does not place additional demand on municipal infrastructure or services.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of valued land use rights of interested and affected parties when an application is approved. The proposal is not predicted to have



a negative impact on surrounding properties as the primary residential use of the property will be retained and no alternative high-value use is being foregone.

Impact on heritage

The subject property is not listed in the OM Heritage Register.

Environmental impact

The subject property is not located within an environmentally important area, the proposed use is proposed within an existing structure and therefore the proposed use will not have an environmental impact.

10. POLICIES AND REGULATIONS

10.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject property is not located within the EMOZ.

10.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

The subject property is not located within the HPOZ.

10.3 Spatial Planning Policies

PSDF

Broad policy objective

The objective of the policy is to create an enabling policy environment and prioritises the creation of employment opportunities, social inclusion and improvement of the quality of life of the Western Cape inhabitants. The development principles in the PSDF are informed by other spatial planning policies which are aimed at creating a policy alignment between different spheres of government.

Consistency of the proposal with the policy

The proposal aligns with the objectives of the PSDF by promoting social inclusion, supporting quality education, and enabling home-based economic activity that contributes to employment creation. By integrating a small-scale, community-focused educational centre within a residential area, the proposal supports livelihood diversification and contributes to the improvement of quality of life, in line with the PSDF's development principles and its emphasis on spatial and policy alignment across spheres of government.

MSDF

Broad policy objective

The broad policy objectives of the SDF include the encouragement of sustainable land use which promotes inclusive economic opportunities and enhances access to social and educational services within residential areas.

Consistency of the proposal with the policy

The proposal is consistent with the OMSDF as it promotes sustainable, context-sensitive land use by enabling low-impact economic activity within a residential area. It supports the MSDF's goals of inclusive local development, improved access to educational support services, and efficient use of existing infrastructure. It therefore contributes to the broader vision of creating a resilient and socially inclusive municipality.



11. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided by. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

Spatial justice

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal is not predicted to contribute to past spatial injustices.

Spatial sustainability and Efficiency

Spatial sustainability refers to planning proposals that result in communities that are viable. This proposal to utilise the property for more than just a residential property and operate an educational centre as well, will ensure the property is being used for its maximum capabilities.

Spatial resilience

This proposal is not in conflict with any spatial planning policies or other OM regulations which is a hallmark of resilience.

Good administration

The OM has a credible track record of good administration regarding the method of public participation. Public participation forms an integral part of the land use planning process. The public participation process provides people who may be affected by the proposal with an opportunity to provide comment and to raise issues of concern about the proposal or make possible suggestions that may result in an enhanced outcome of which both parties benefit. Comments will be reviewed and considered after which it will be addressed accordingly.



CONCLUSION AND RECOMMENDATION

12. CONCLUSION

The proposed consent use application for a Place of Instruction on the subject property intends to enable a low-impact, home-based educational centre called iHubs while retaining the primary residential use of the property. iHubs is an online school offering a UK curriculum that is dedicated to providing educational services, specifically club activities such as Virtual and Augmented Reality. No teaching or learning will take place from the subject property, but weekly activities to support and promote social skills development of learners will take place at the subject property.

The proposal aligns with relevant spatial planning policies by promoting social inclusion, local economic activity and the efficient use of land. The proposal is compatible with the surrounding residential character and offers positive socio-economic benefits through youth development and community engagement.

13. RECOMMENDATION

Based on the abovementioned motivation, it is recommended that the following be approved:

13.1 Consent Use for a place of instruction in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

4. Site Plan Erf 987 Vermont

PROPERTY EXTENT: 735 m²
BUILDING EXTENT: ±212 m²

COVERAGE: 28,8%

Converted Bedroom, Laundry & Storeroom to Tutoring room = ±45,4m²

Bathroom = ±4,8m²

Total area for place of instruction = ± 50,2m²

Parking bays required = 8 bays

Total parking bays provided = 8 bays

Plan prepared by: Veronica Jansen on 2 May 2025
based on plans by Leslie Louw

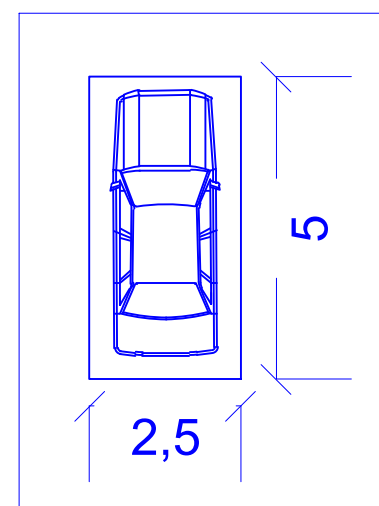
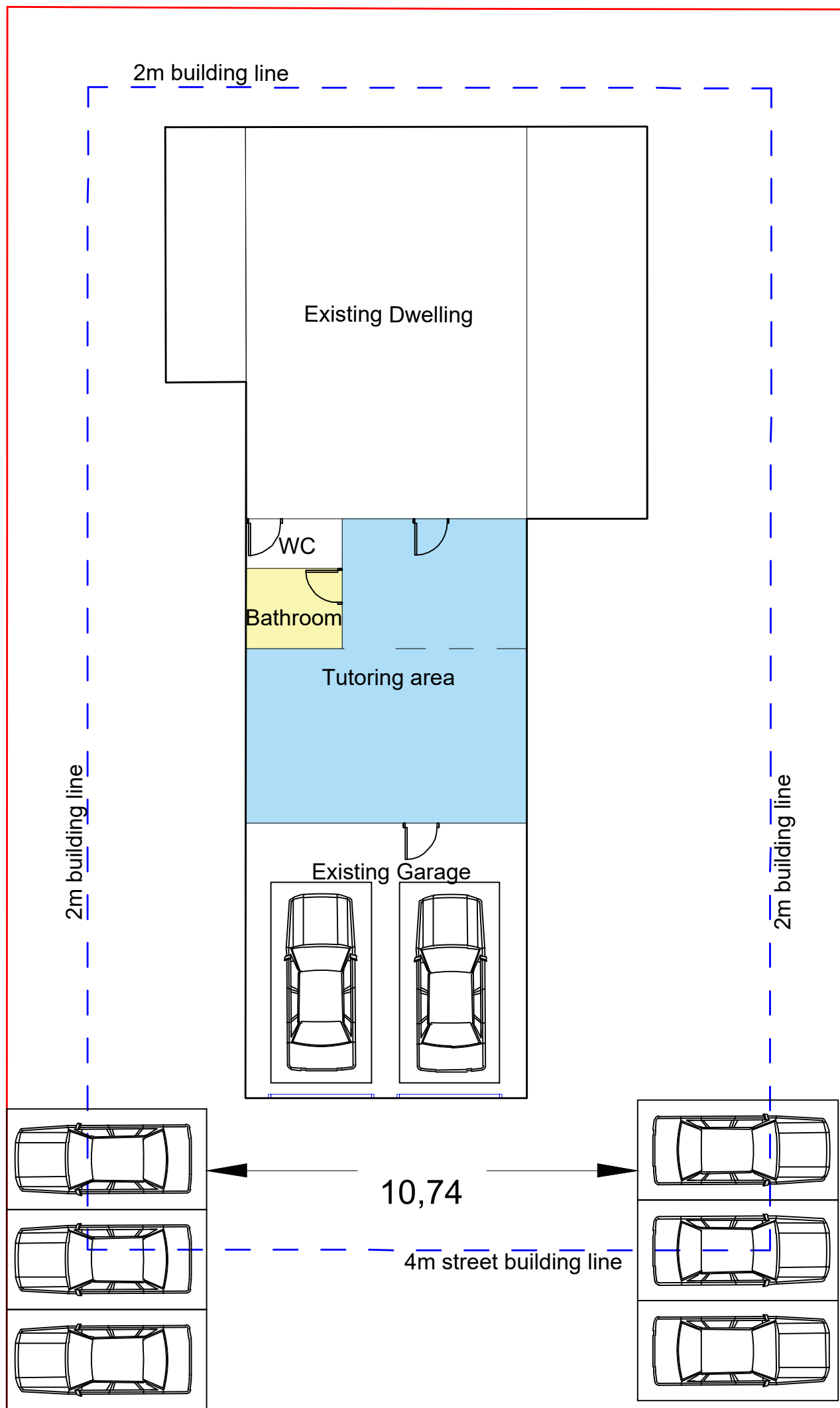
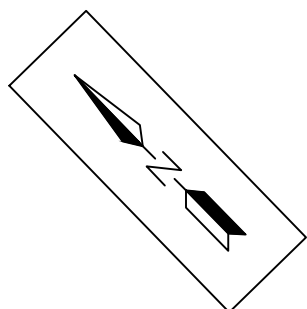
Plan Number: 25.62 (001)

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House, Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Scale 1 : 125

KERSBOS STREET