

ERVEN 101, 103, 104, 107 & 108, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSOLIDATION: MESSRS HEADLAND PLANNERS (PTY) LTD ON BEHALF OF THE PROVINCIAL WESTERN CAPE GOVERNMENT

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 a consolidation in terms of Section 16(2)(e) of the By-Law, to consolidate Erf 101 (3 436m² in extent), Erf 103 (1 088m² in extent), Erf 104 (4 047m² in extent), Erf 107 (4 363m² in extent) and Erf 108 (311m² in extent), to create one erf approximately 13 245m² in extent.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus and Stanford Library, Queen Victoria Street, Stanford. Any comments on the proposal must be submitted in writing in accordance with the provisions of Sections 51 and 52 of the By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **Friday, 21 June 2024** quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to **Mr P Roux** 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 Planning Department where a municipal official will assist them in order to formalize their comment.

ERWE 101, 103, 104, 107 & 108, STANFORD, OVERSTRAND MUNISIPALE AREA: AANSOEK OM KONSOLIDASIE: MNRE HEADLAND PLANNERS (PTY) LTD NAMENS DIE PROVINSIALE WESKAAPSE REGERING

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening op Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek vir konsolidasie ontvang is ingevolge Artikel 16(2)(e) van die Verordening, om Erf 101 (3 436m² groot), Erf 103 (1 088m² groot), Erf 104 (4 047m² groot), Erf 107 (4 363m² groot) en Erf 108 (311m² groot) te konsolideer, om een erf ongeveer 13 245m² groot te skep.

Volledige besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en Stanford Biblioteek, Queen Victoria Straat, Stanford. Enige kommentaar op die voorstel moet skriftelik ingevolge die bepalinge van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) voor of op **Vrydag, 21 Junie 2024** bereik, met u naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar. Telefoniese navrae kan gerig word aan **Mnr P Roux** by 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 Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

IZIZA 101, 103, 104, 107 & 108, E-STANFORD, KUMMANDLA KAMASIPALA WASE-OVERSTRANDISICELO SOKUHLANGANISWA: MESSRS HEADLAND PLANNERS (PTY) LTD EGAMENI LORHULUMENTE WENTSHONA KOLONI

Isaziso sinikezwe ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba, 2020 (uMthetho kaMasipala), sokokuba isicelo sifunyenwe sokuhlanganiswa ngokwemiqathango yeCandelo 16(2)(e) loMthetho kaMasipala ukulungiselelwa ukuhlanganiswa kweSiza 101 (3 436m² ubukhulu), iSiza 103 (1 088m² ubukhulu), iSiza 104 (4 047m² ubukhulu), iSiza 107 (4 363m² ubukhulu) and iSiza 108 (311m² ubukhulu), ukuyila isiza esinye esimalunga ne-13 245m² ubukhulu.

linkcukacha ezipheleleyo eziphathelelene nesindululo ziyafumaneka ukuba zihlolwe ngeentsu zokusebenza evekini phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: lokuCwangiswa kweDolophu, 16 Paterson Street, Hermanus, nakwiThala leeNcwadi, Queen Victoria Street, Stanford. Naziphi na izimvo ngesindululo mazingeniswe ngokubhaliweyo ngokungqinelana nezibonelelo zeCandelo lama-51 kunye nelama-52 loMthetho kaMasipala kwaye zifike kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi kowama **21 uJuni 2024**, uchaze igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zokuhlomla Imibuzo ngomnxeba ingenziwa **kuMnu P Roux** kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvalwa. Nawuphi na umntu ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limncedise ukuze abhale ngokusesikweni izimvo zakhe.

**APPLICATION FOR CONSOLIDATION:
OKKIE SMUTS PRIMARY SCHOOL
ERVEN 101, 103, 104, 107 & 108, STANFORD**

1. INTRODUCTION

The Western Cape Government owns Okkie Smuts Primary School which exists over 5 erven. As a result, we have been tasked with consolidating the erven that make up the school in order for the Western Cape Government to hold it under 1 title deed as opposed to multiple title deeds and to deal with cadastral and land use issues simultaneously, so as to avoid situations where a consolidated land unit may arise, but where uniformity of land use permissions (zoning and title deed conditions) is not yet in place; this will lead to issues further in the lifespan of the schools. There will not be any physical / material changes to the sites. No new structures are being proposed and no renovations to any existing structures are being proposed as part of this application.

2. APPLICATIONS

The following application is required in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning 2015:

- **Application for consolidation** of erven 101, 103, 104, 107 & 108, Stanford in terms of **section 16(2)(e)**.

3. LOCALITY AND CADASTRAL INFORMATION

The school is located along Church Street and consists of 5 properties, outlined in red on figures 1 and 2.



Figure 1: Extract of aerial imagery of erven comprising Okkie Smuts Primary School (Image source: Cape Farm Mapper)

3.1. Underlying Zoning

All the properties that form Okkie Smuts Primary School are zoned Community Zone 1: Community Facilities (see figure 2) which permits a place of instruction as of right.



Figure 2: Extract of zoning of properties making up Okkie Smuts Primary School (Image Source: Overstrand Public Viewer)

4. Property Data

Table 1: Property Information

Property Numbers	Extents	Property Diagrams	Title Deed Numbers	Title Deed Conditions	Servitudes	Registered Owner
Erf 101 Stanford	3 436m ²	3510/1919	T3276/1935	None	None	Provincial Government of the Western Cape
Erf 103 Stanford	1 088m ²	321/1895	T12616/1949	"That no spirituous liquors at any time be sold on the same"	None	
Erf 104 Stanford	4 047m ²	1086/1910	T5869/1910	"Subject to the condition that the abovementioned ground shall only be used for educational purposes and shall be properly enclosed"	None	
Erf 107 Stanford	4 363m ²	3772/1932	T16360/1975	"The above property is sold subject to the condition, imposed by the Transferor, that no bioscope business or business for the sale of intoxicating liquor shall be conducted thereon"	None	
Erf 108 Stanford	311m ²	388/1895	T16360/1975	"The above property is sold subject to the condition, imposed by the Transferor, that no bioscope business or business for the sale of intoxicating liquor shall be conducted thereon"	None	

5. PROPOSAL

5.1. Application for Consolidation

The intention of this application is to consolidate the school even into one property, as illustrated in figure 3.



Figure 3: Extract of proposed consolidation plan

5.1. Motivation for Waiver from Public Advert

In terms of Section 47 of the Overstrand Municipality By-Law on Municipal Land Use Planning (2015), it is requested that an exemption be granted from public advertising requirements for the following reasons:

- The application will not result in any physical change to the school properties or the school buildings.
- The application will not result in any change to the current day-to-day operations of the school.
- The application will not materially or adversely affect any members of the public or the interests of the community in any way.

It is therefore motivated that no public advertisement is required.

6. MOTIVATION AND DESIRABILITY

6.1. Procedure followed in processing the application (Overstrand Municipality By-Law on Municipal Land Use Planning (OMBLMLUP), section 66 (1)(b))

The application will be submitted following the procedures and information required outlined in the OMBLMLUP.

6.2. The desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding the desirability of proposed land uses (OMBLMLUP, section 66 (1)(c))

Not applicable. This land use application does not propose or result in any material change to the existing school. It is merely an administrative process to consolidate the school erven and hold the school under a single title deed and deal with cadastral and land use issues simultaneously across the erven and ensure uniformity in land use permissions.

6.3. The comments in response to the notice of the application, including comments received from organs of state and internal departments (OMBLMLUP, section 66 (1)(d))

This is not applicable at this stage.

6.4. The response by the applicant to the comments referred to in paragraph (d) (OMBLMLUP, section 66 (1)(e))

This is not applicable at this stage.

6.5. Investigations carried out in terms of other laws which are relevant to the consideration of the application (OMBLMLUP, section 66 (1)(f))

This land use application does not trigger any other laws.

6.6. A registered planner's written assessment in respect of any application in terms of the By-Law (OMBLMLUP, section 66 (1)(g))

This planning report includes an assessment and motivation for the proposed consolidation.

6.7. The integrated development plan and municipal spatial development framework (OMBLMLUP, section 66 (1)(h))

The proposal fully aligns with the IDP and Municipal Spatial Development Framework. The intention is only to consolidate the school erven.

6.8. The applicable Local Spatial Development Frameworks adopted by the Municipality (OMBLMLUP, section 66 (1)(i))

Not applicable. Apart from the Municipal Spatial Development Framework, there is no other, more localized spatial framework to consider.

6.9. The applicable structure plans (OMBLMLUP, section 66 (1)(j))

Not applicable. There are no available structure plans.

6.10. The applicable policies of the Municipality that guide decision-making (OMBLMLUP, section 66 (1)(k))

Due to the negligible impact of the proposal, no policies are applicable.

6.11. The provincial spatial development framework (OMBLMLUP, section 66 (1)(l))

Not applicable. This application is for the consolidation of erven on which the school exists. It does not require consideration of the provincial development framework as it is purely an administrative process aimed at merging the school erven to form one land unit.

6.12. Where applicable, the regional spatial development framework (OMBLMLUP, section 66 (1)(m))

Not applicable. This application is for the consolidation of erven on which the school exists. It does not require consideration of the provincial development framework as it is purely an administrative process aimed at merging the school erven to form one land unit.

6.13. The policies, principles, planning and development norms and criteria set by national and provincial government (OMBLMLUP, section 66 (1)(n))

The application is fully consistent.

6.14. The matters referred to in section 42 of the Spatial Planning and Land Use Management Act (OMBLMLUP, section 66 (1)(o))

Not applicable as the application merely modernises the historic school onto a consolidated property and supports efficient property management and administration in the future. No new rights are being created.

6.15. The principles referred to in Chapter VI of the Land Use Planning Act (OMBLMLUP, section 66 (1)(p))

Not applicable as the application merely modernises the historic school onto a consolidated property and supports efficient property management and administration in the future. No new rights are being created.

6.16. The relevant provisions of the zoning scheme (OMBLMLUP, section 66 (1)(q))

The application is fully compliant.

7. CONCLUSION

The Provincial Government of the Western Cape owns and has been operating the school on erven 101, 103, 104, 107 & 108, Stanford. In order to simplify their land holdings, they are intent on consolidating the school erven into 1 property, which is the purpose of this application. This application is purely administrative in nature and there are no material changes to the long-standing use of the site as a school.

WCG_ Okkie Smuts Primary School
January 2024

HEADLAND
TOWN PLANNERS

APPENDIX B

Localit Plan - Okkie Smuts Primar School



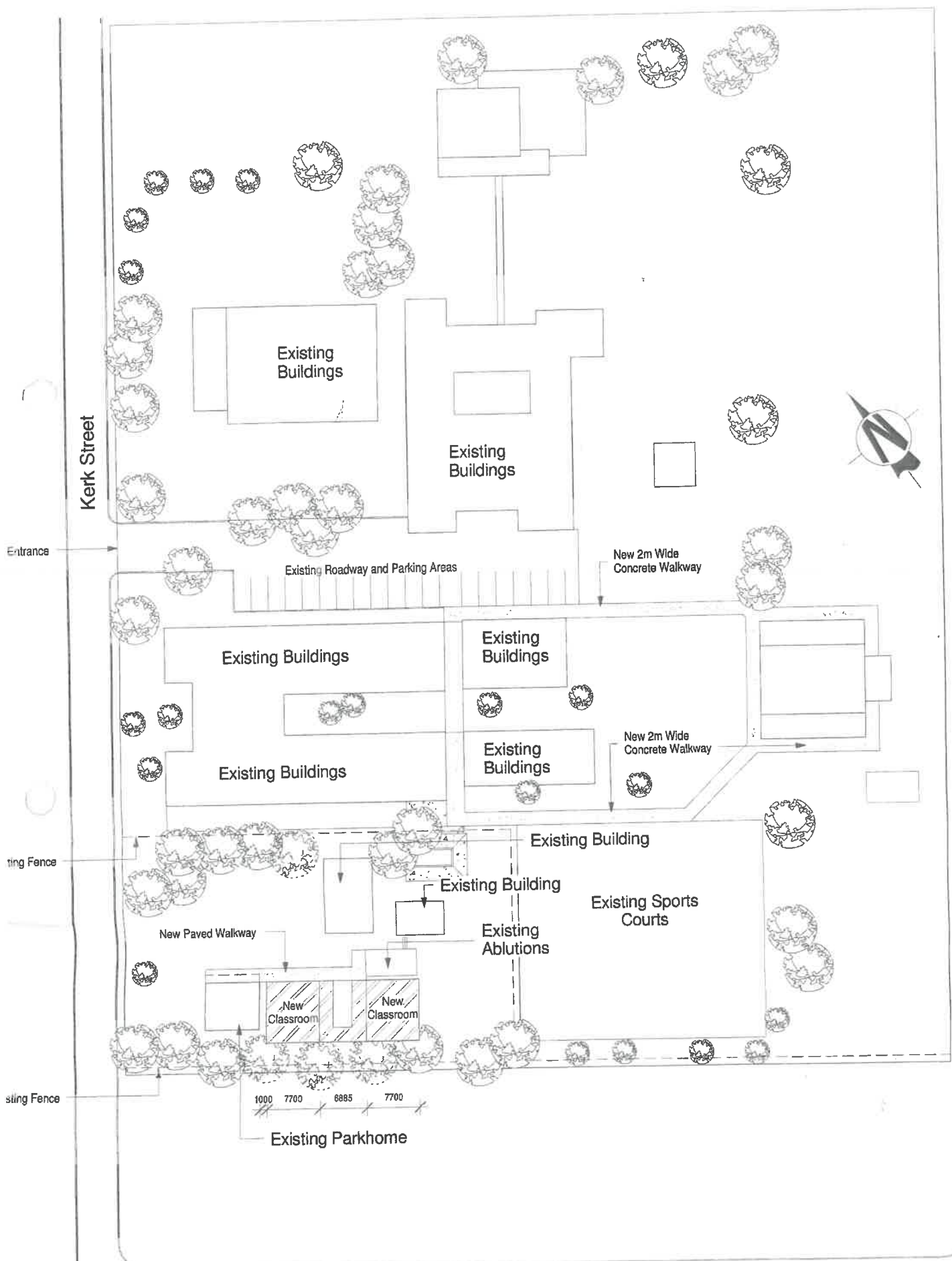
10/9/2023, 7:30:12 PM

	Municipalities		Property Standard		Primary		Green: Band_2 Image
	Districts		SG Approvals		Image		Red: Band_3
	Overstrand		Roads		Red: Band_1		Green: Band_2

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km



Kortmark Street

Morton Street