

ERVEN 23, 52-55, 202-205, 334, 383 & 532, MAIN ROAD, GANSBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION AND CONSOLIDATION: MESSRS HEADLAND PLANNERS 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), of the following applications applicable to the above-mentioned properties, namely:

- ❖ **subdivision** in terms of Section 16(2)(d) of the By-Law, to subdivide Erf 204 into two portions, namely, Portion 1 approximately 4533m² and a Remainder approximately 18m² in extent; and
- ❖ **consolidation** in terms of Section 16(2)(e) of the By-Law, to consolidate Erven 23, 52, 53, 54, 55, 202, 203, Portion 1 of 204, 205, 334, 383 & 532, Gansbaai, to create one property.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus and Gansbaai Library, Main Road, Gansbaai. 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 / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **Friday, 19 April 2024**, quoting your name, address and 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 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 23, 52-55, 202-205, 334, 383, & 532, HOOFWEG, GANSBAAI, OVERSTRAND MUNISIPALE AREA: AANSOEK OM ONDERVERDELING EN KONSOLIDASIE: MNRE HEADLANDS PLANNERS NAMENS DIE PROVINSIALE WES-KAAPSE REGERING

Kennis word hiermee gee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), van die volgende aansoeke van toepassing op die bogenoemde eiendomme, naamlik:

- ❖ **onderverdeling** ingevolge Artikel 16(2)(d) van die Verordening, om Erf 204 in twee gedeeltes te onderverdeel, naamlik, Gedeelte 1 ongeveer 4533m² en 'n Restant ongeveer 18m² groot; en
- ❖ **konsolidasie** ingevolge Artikel 16(2)(e) van die Verordening, om Erwe 23, 52, 53, 54, 55, 202, 203, Gedeelte 1 van 204, 205, 334, 383 & 532, Gansbaai te konsolideer om een eiendom te skep.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weekdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en Gansbaai Biblioteek, Hoofweg, Gansbaai. 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 / (f) 0283132093 / (e) alida@overstrand.gov.za) voor of op **Vrydag, 19 April 2024**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Mnr SW van der Merwe** 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 23, 52-55, 202-205, 334, 383 & 532, MAIN ROAD, GANSBAAI, UMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SOKWAHLULWA-HLULWA NOKUHLANGANISWA: MESSRS HEADLAND PLANNERS EGAMENI LORHULUMENTE WEPHONDO LENTSHONA KOLONI

Isaziso sikhutshwe ngokwemiqathango yeCandelo 48, loMthetho kaMasipala oLungisiweyo wokuSetyenziswa koMhlaba woMasipala wase-Overstrand 2020 (uMthetho kaMasipala) sezi zisicelo zilandelayo ezihambelana neepropati ezichazwe apha ngasentla, ezizezi:

- ❖ **ukwahlulwa-hlulwa** ngokwemiqathango yeCandelo 16(2)(d) loMthetho kaMasipala, wokwahlulwa-hlulwa kweSiza 204 sibe zizahlulo ezibini, ezizezi, iSahlulo 1 esimalunga nama-4533m² kunye neNtsalela emalunga ne-18m² ubukhulu; kunye
- ❖ **nokuhlanganiswa** ngokwemiqathango yeCandelo 16(2)(e) loMthetho kaMasipala, ukulungiselelwa ukuhlanganiswa kweZiza 23, 52, 53, 54, 55, 202, 203, iSahlulo 1 sama-204, 205, 334, 383 & 532, eGansbaai, ukwenza ipropati enye.

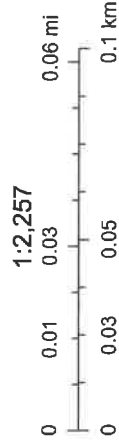
linkcukacha ezipheleleyo ephathelelene nesindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, eHermanus nakwiThala leeNcwadi laseGansbaai, Main Road, eGansbaai. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi **komhla, wama 19 uApreli 2024**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **kuMchwangcisi weDolophu oPhezulu, uMnu SW van der Merwe** kule nombolo 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loCwangciso lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

Locality Plan - Gansbaai Primary School



10/9/2023, 9:41:37 PM

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



**APPLICATION FOR SUBDIVISION AND CONSOLIDATION:
LAERSKOOL GANSBAAI**

1. INTRODUCTION

The Western Cape Government owns Laerskool Gansbaai which exists over 12 erven. As a result, we have been tasked with applying to consolidate 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. Further to this, a subdivision application is being submitted in order to remove part of the road reserve that falls on one of the school erven. 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. Correspondence has taken place via email with Mr Schalk van Der Merwe of the Town Planning Department at Overstrand Municipality, regarding the application required.

2. APPLICATIONS

The following applications are required in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015:

- A **subdivision application** in terms of **section 16(2)(d)** in order to subdivide erf 204 into 2 portions.
- A **consolidation application** in terms of **section 16(2)(e)** in order to consolidate erven 23, 52, 53, 54, 55, 202, 203, portion 1 of 204, 205, 334, 383 & 532, Gansbaai to form 1 erf.

3. LOCALITY AND CADASTRAL INFORMATION

The school is located in Gansbaai and consists of 12 properties, outlined in red on figures 1 and 2. Further property information is detailed in section 2.3. The school is located at the corner of Voortrekker and Kerk Street.



Figure 1: Extract of aerial imagery of erven making up Gansbaai Primary School (Image source: Overstrand Public Viewer)

3.1. Underlying Zoning

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

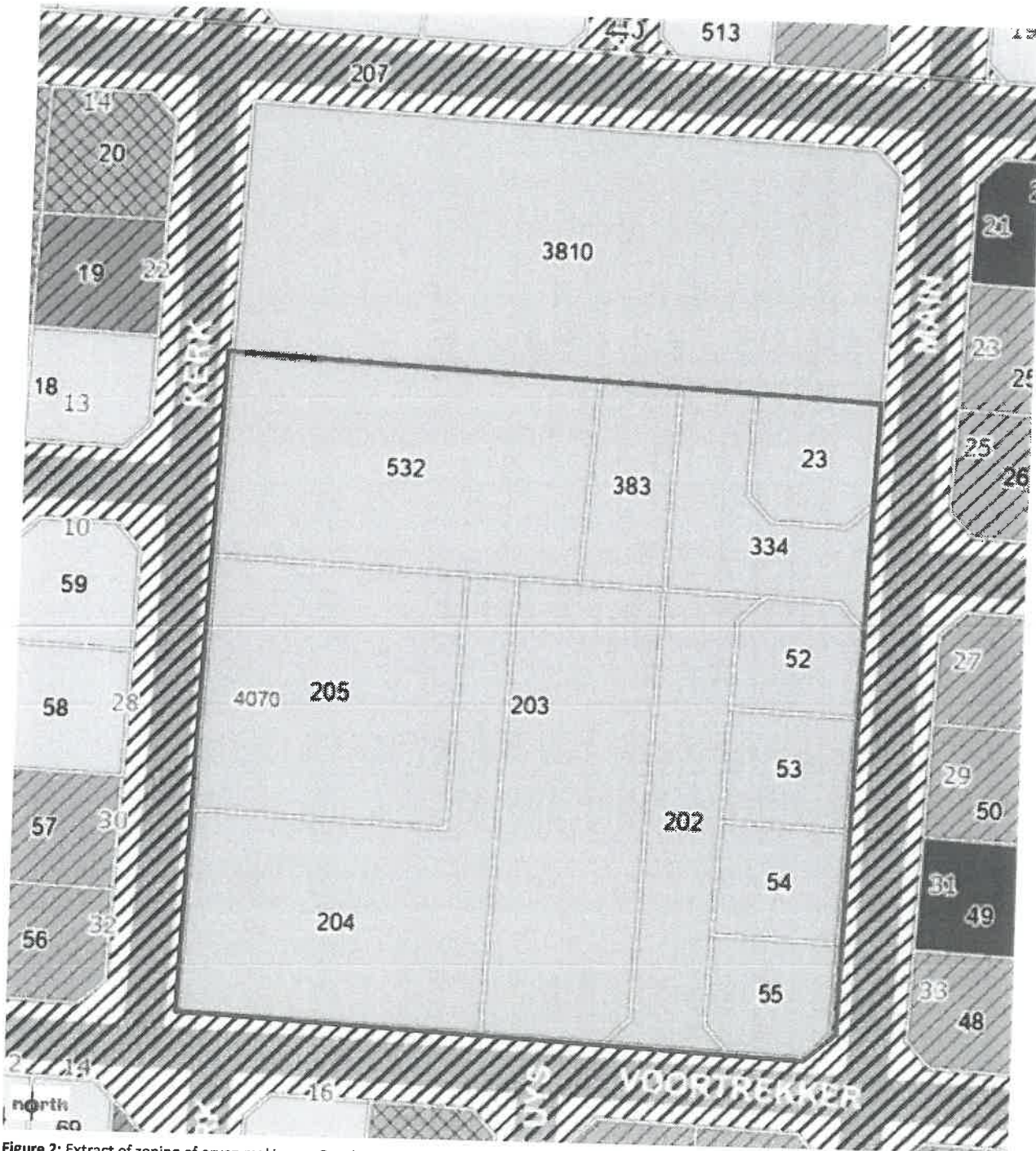


Figure 2: Extract of zoning of erven making up Gansbaai Primary School (Image source: Overstrand Public Viewer)

4. PROPERTY DATA

Table 1: Property information

Applicant: Headland Town Planners							Registered Owner
Property Numbers	Extents	Property Diagrams	Title Deed Numbers	Title Deed Conditions	Servitudes		
Erf 23 Gansbaai	952m ²	538/1921	G64/1947	None	None		Provincial Government of the Western Cape
Erf 52 Gansbaai	853m ²	5159/1921	G49/1937	None	None		
Erf 53 Gansbaai	892m ²	5198/1921	G49/1937	None	None		
Erf 54 Gansbaai	892m ²	5797/1921	G49/1937	None	None		
Erf 55 Gansbaai	873m ²	5160/1921	T18423/1971	None	None		
Erf 202 Gansbaai	2 212m ²	5559/1936	G49/1937	None	None		
Erf 203 Gansbaai	4 571m ²	2549/1921	Caq11-28/1921	None	None		
Erf 204 Gansbaai	4 551m ²	2451/1919	T13020/1919	None	None		
Erf 205 Gansbaai	4 047m ²	2510/1907	T6614/1908	None	None		
Erf 334 Gansbaai	1 606m ²	2433/1944	T7962/1947	None	None		
Erf 383 Gansbaai	1 605m ²	7249/1949	T20738/1950	None	None		
Erf 532 Gansbaai	4 676m ²	6028/1958	T309/1959	None	None		

5. DEVELOPMENT PROPOSAL

5.1. Application For Subdivision

According to aerial imagery, the south-western corner of erf 204 contains part of the road reserve outside of the school's splayed fence line – see figure 3. As a result, erf 204 is being subdivided into 2 portions, along the school's existing splayed fence line in order to remove the road reserve – see figure 4. Note that remainder erf 204 may be offered to the Municipality, however, it is requested that the Municipality impose the transfer of this road portion as a condition of approval.

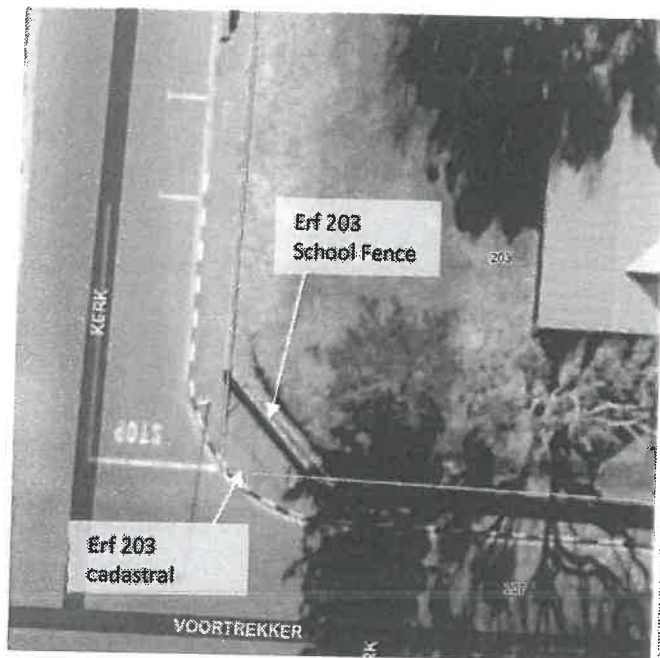


Figure 3: Aerial image indicating school fence line versus cadastral boundary of erf 203

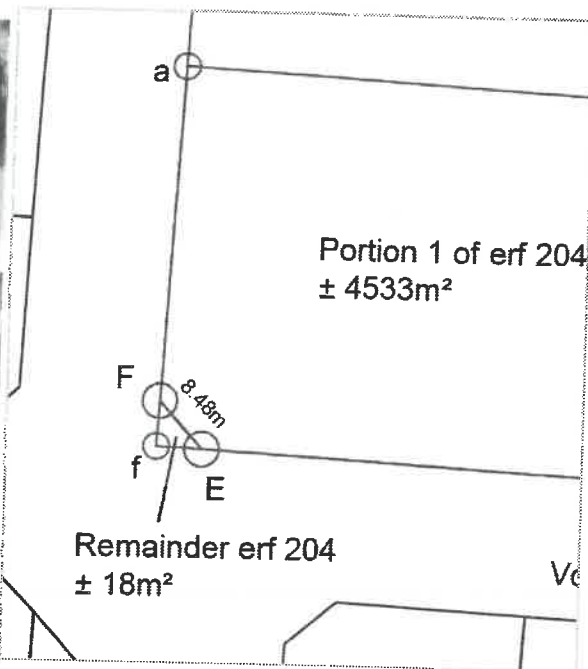
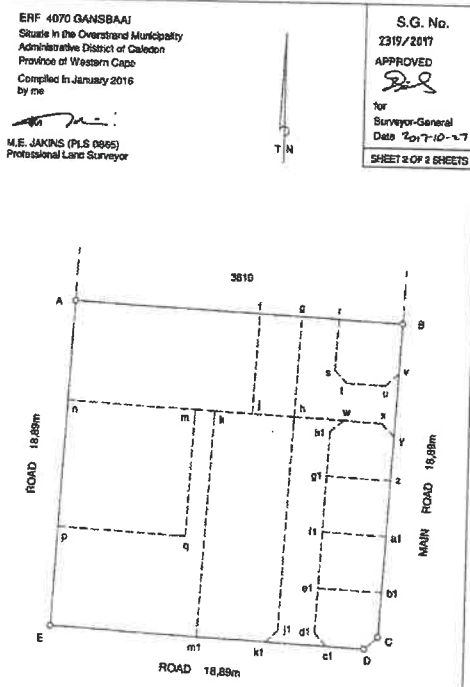


Figure 4: Extract of proposed subdivision of erf 204

5.1. Application for Consolidation



All the erven listed in Table 1 were previously consolidated to create erf 4070 (see figure 5) per SG DGM 2319/2017. It appears from the diagram that this consolidation was never registered. The Land Use Department at Overstrand Municipality was contacted for more information on the unregistered consolidation. The previous consolidation was approved as a standard one (not an exemption). The land use approval was dated 7 September 2016 and lapsed on 7 September 2021. The Land Use Department confirmed that that an extension of validity of the consolidation rights was not submitted. As a result, a new consolidation application is required to be submitted.

Figure 5: Extract of consolidated erf 4070 property diagram

The intention of this application is to consolidate the school erven into one property per figure 6.

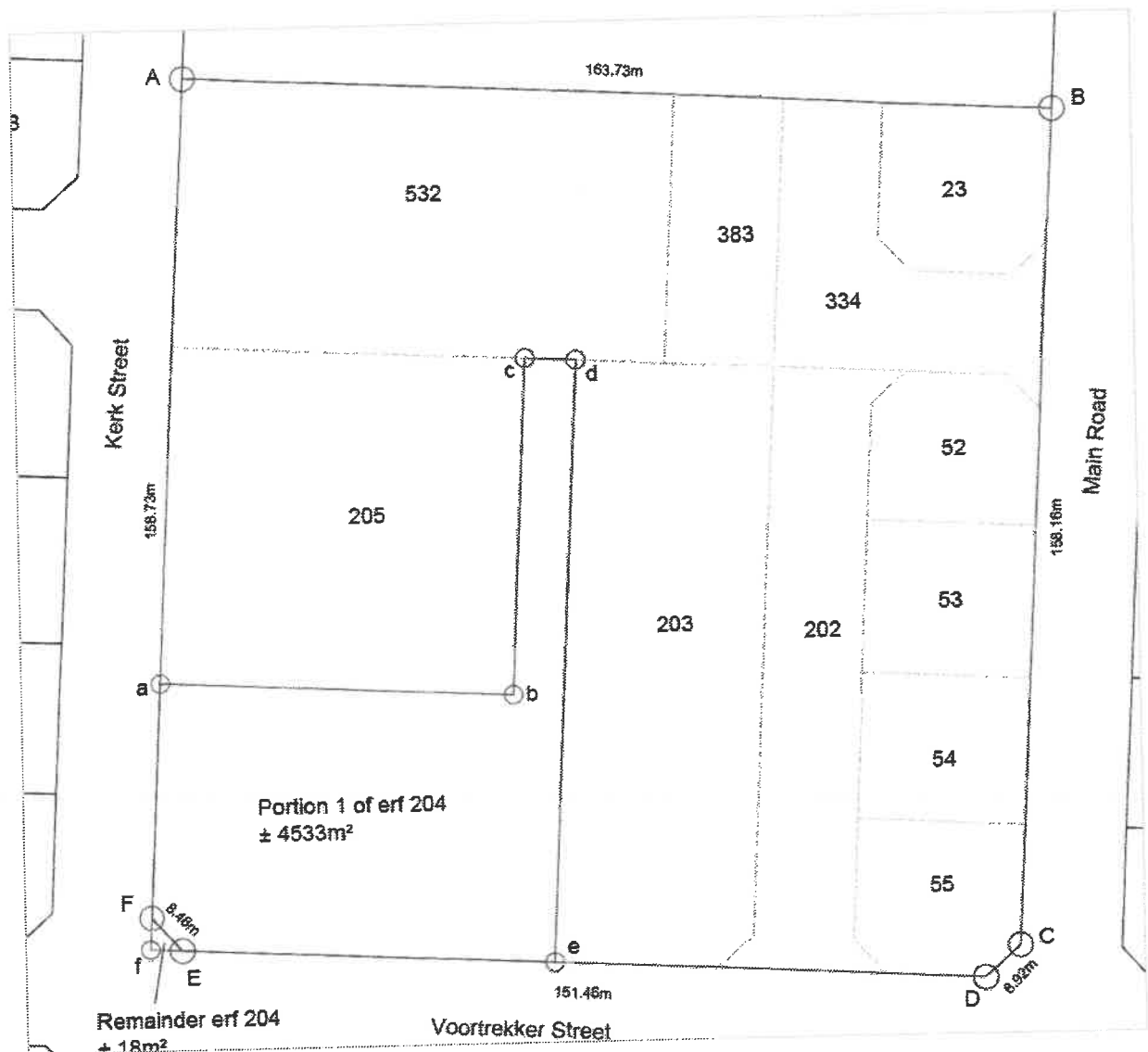


Figure 6: Extract of proposed subdivision and consolidation plan

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 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 subdivide the road reserve off one of the school properties and consolidate the school erven to hold the school under a single title deed.

6.3. The comments in response to the notice of the application and the 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 subdivision and 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 subdivide and 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 subdivision and 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 subdividing the road reserve off one of the properties and 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 subdivision and 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 subdividing the road reserve off one of the properties and 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))

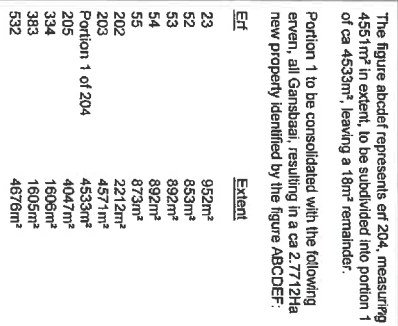
The application is fully compliant.

7. CONCLUSION

The Provincial Government of the Western Cape owns and have been operating the school on erven 23, 52, 53, 54, 55, 202, 203, 204, 205, 334, 383 & 532 Gansbaai. In order to simplify their land holdings, they are intent on consolidating the school erven. Simultaneously, erf 204 is being subdivided into 2 portions to remove the road reserve that falls on this property. 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_ Gansbaai Primary School
December 2023

HEADLAND
TOWN PLANNERS



amendments	
date	31/02/2023
figure	GRP_CONSOL.01

**Gansbaai Primary School
Consolidation Plan**

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Overstrand Municipality	is	Afroteq Schools
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