

**AGENDA of the
Portfolio Committee : Infrastructure and Planning
18 August 2015
(Also the agenda for the Mayoral Committee Meeting : 26 August 2015)**

**4.
ERF 3040, 193 CLARENCE DRIVE, BETTY'S BAY, OVERSTRAND MUNICIPAL
AREA : PROPOSED CONSENT USE : BVZPLAN ON BEHALF OF HAROLD
PORTER NATIONAL BOTANICAL GARDENS**

3040 KKM (2735)

H van der Stoep

22 June 2015

(028) 313 8900

Hermanus Administration

1. Executive Summary

An application has been received on 17 October 2014 from BvZPlan Professional Planners on behalf of Harold Porter National Botanical Gardens on Erf 3040, Kleinmond for a consent use in order to build new environmental facilities on the property concerned.

A Locality Plan of the property concerned is attached as Annexure A. The proposed Site Plan is attached as Annexure B, and the Motivation Report from the applicant in support of the proposal is attached as Annexure C.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning
Town- and Spatial Planning

3. Compliance with Strategic Priorities

Provision of democratic, accountable and ethical governance
Promotion of tourism, economic and social development

4. Delegated Authority

Executive Mayor

5. Legal Requirements

Section 2.2 of the Scheme Regulations made in terms of Section 9(2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985)

6. Background/ Discussion/Motivation/Evaluation

Background

An application has been lodged on behalf of the South African National Biodiversity Institute (SANBI) for a consent use to erect environmental facilities at the Harold Porter National Botanical Garden.

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Registered notices were sent to all potentially affected property owners, and three (3) objections were received.

The application was also circulated to all relevant municipal departments, and no objections were received.

Discussion

The objections received can be summarized as follows:

1. Betty's Bay Ratepayers Association

- ❖ the proposed development of 500m² will add to the existing storm water problems in the area, especially with regard to the owners directly south of the Botanical Garden;
- ❖ the existing underground storm water pipe below the wetland does not have enough capacity as was seen during the 2013 storm where the Luiperdskloof water washed away most of Waterval Road;
- ❖ the storm water from the Botanical Garden flowing into Broadwith Street under Clarence Avenue must be addressed, and
- ❖ should the application be approved, the Municipality must ensure that properties south of the garden not be negatively affected, especially in terms of insurance claims.

Applicant's response

- ❖ floods may occur, irrespective of the development and should the application not be viewed in the terms of extreme weather conditions. The Freshwater Consulting group considers the percentage run-off (0,5%) of the proposed development as insignificant. It is therefore not correct to link storm events to the proposed development. Most of the run-off by the development will be harvested and retained in water tanks for re-use;
- ❖ SANBI has commissioned GIBB group to conduct studies into the storm water situation at Harold Porter Botanical Gardens, and to draw up a storm water management plan. Storm water will have a lesser impact if the expected recommendations are implemented.

Town Planner's comment

The storm water from Luiperdskloof is being addressed by GIBB Consulting Group appointed by SANBI. It is unreasonable to expect that the Botanical Gardens be held responsible for storm events south of the gardens. The applicant did indicate that storm water will be harvested and stored in water tanks for re-use. The water generated in Luiperdskloof is not generated by the Botanical Gardens, but by nature itself.

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GIBB Group and the Western Cape Government : Environmental Affairs and Development Planning are attending to the storm water problem south of Clarence Drive on how to best resolve the problem to the benefit of residents and nature.

2. The Michael Dall Family Trust

- ❖ the design of the educational facility is completely out of scale with all the other buildings on the site;
- ❖ the height of the building is excessive;
- ❖ the proximity of the building to Broadway Street is insensitive to the residential nature of the area;
- ❖ the building will be an eyesore from Broadway Street;
- ❖ there are illegal structures on the property such as the “bus” carport, which is over the building line, and
- ❖ there is continuous crossing of the carriageway to the compost enclosure.

Applicant’s response

- ❖ the objections are not correct. The educational centre’s floor area is 290m², the size of an average house in the area. The height does not exceed the height of a double storey building;
- ❖ the site was chosen as it will be located on disturbed land;
- ❖ the style of the building is vernacular and reflects surrounding buildings in terms of scale, materials, texture and colour, and
- ❖ the illegal structures are not part of the application and the Municipality must follow up should it be necessary.

Town Planner’s comment

The educational centre is located on the only available portion of land that is disturbed. The proposed facility is on the 3,0m street building line, but in this case there is little area to manoeuvre due to the sensitivity of the area. The Overstrand Zoning Scheme applicable for this application clearly indicates that Council may decide on the development parameters due to the sensitive nature of the zoning.

The building plans attached with the application indicate the height as less than 6,0m, which is lower than the building height restriction of 8,0m of the surrounding residential buildings.

The question of whether the building would be an eyesore is in the eye of the beholder. The “possible” illegal structures on the property will be handed over and addressed by the Building Control Department.

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3. Mrs JM Young-Pugh

- ❖ the zoning is Open Space 1 : Nature reserve and the change in zoning will affect and devalue Erf 5408;
- ❖ the proposed building is large and over 4m in height that will be situated directly opposite the entrance and will have a negative visual impact on the property;
- ❖ the building line of 3,0m is not enough and should be 10m as in the case of the other buildings;
- ❖ Erf 5408 is already negatively impacted by traffic and parked vehicles, which service and attend large events in the Botanical Gardens. Should the educational facility be utilized for events, the impact will become a problem, and
- ❖ we are already negatively affected by the operations of the Botanical Gardens as its only access is from Broadwidth Road.

Applicant's response

- ❖ most of the buildings are located on the eastern side of the Gardens and are of high quality and aesthetically pleasing and only add value to the environment. The devaluing of property is speculative and not proven;
- ❖ the building is not high and the building will not be located directly opposite the entrance as the objector's entrance is from Aristeia Street and not Broadwidth Road;
- ❖ the proposed building will not have any effect on the objector's view as it is screened off from the proposed site by her own vegetation. Should the vegetation be removed the visual impact will still be negligent since the house is located 60m from the proposed building;
- ❖ the 3m building line should be 10m, however the facility's location has been discussed as it is to be located on a disturbed area;
- ❖ the large events are predominantly during the December holidays, when spill over vehicles are parked into Broadwidth Road. The educational facility caters for educational purposes and not events and can be accommodated in the existing parking area, and
- ❖ the operational aspect is not part of the application and should be taken up with the curator or management of the Gardens.

Town Planner's comment

The building will have very limited influence on the objectors' property in its present state. The erf is 5777m² in extent and gains access from Aristeia Street. It is unclear how the proposed facility has any influence on the objectors' property. The property is mostly vegetated and the house is approximately 60m away from the proposed facility and will not be visible from the house.

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The vehicles parking in the road during special occasions or events is quite normal at any given situation and is temporary of nature. It is found not only at the Botanical Gardens, but also at church services during December or a well attended wedding, thus to indicate that the gardens is an exception is not correct.

Evaluation

The Harold Porter Botanical Gardens falls under the auspices of SANBI, which manage and maintain the Gardens. The Gardens form an integral part of the Overstrand Nature Conservation system and more importantly the Kogelberg Biosphere System. It is important to note that due to its importance, the aspect of nature education has been neglected at the Gardens. Although SANBI has catered for education and cultural infrastructure at its Kirstenbosch facility, the Betty's Bay gardens did not have the same benefits in terms of contributing to the wider community in the Overstrand. The proposed educational facility will be to the benefit of the local community and the municipal area as a whole.

In terms of the application, the building to be erected will have a height less than a normal residential building. The site plan does indicate that the proposed building will transgress a 3,0m building line and can be allowed by Council. However there is no reason given why it should be transgressing the 3,0m building line in the motivation and it is recommend that the building be set back to comply with the proposed 3,0m building line. The 3,0m building line will only be allowed for the proposed building due to the limited space available to construct the building.

The Site Development Plan indicates sufficient parking, however it does not indicate a loading bay for deliveries for the restaurant and conference facilities available on the property. The requirements for the number of parking bays for the disabled are not met, and should be addressed. It is thus recommended that a proper Site Development Plan as per the Overstrand Zoning Scheme be submitted for approval before any building commences. It should also be made clear that any building plan to be submitted will in terms of Section 2(4) of the National Building Regulations not be excluded from the Municipality's approval of such a building plan. A courtesy plan is thus not acceptable in this case.

The objections raised by the objectors are noted, however the aspect of storm water management in the Botanical Gardens must be investigated and a management plan be submitted to the Municipality in this regard. The concerns with regard to operational aspects of the gardens must be addressed and this aspect will be taken up with SANBI in terms of the operational management plan of the gardens in order for the Municipality to have access to the operational side of the gardens should queries arise. The Municipality will be able to assist concerning liaising with the Gardens. The aspect of possible illegal structures will be investigated and addressed.

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It is clear that the Botanical Gardens does not have much land available for any future development and that any future development be restricted to its present footprint, due to the sensitivity of the area. However the facility must be looked at from a holistic perspective that can benefit the Overstrand, and the setting is ideal to accommodate such a facility at the gardens. However it must be made clear that the facility may only be used for conservation and educational purposes due to the fact that there is not enough parking available for both the educational and conference facilities being used for public events.

Storm water management is being addressed; however the Gardens must harvest all its buildings' run off in water tanks to be used when necessary. This will ensure an environmentally friendly development that minimizes the impact of the structures in the gardens.

The extension of the administrative and personnel buildings are not transgressing any building lines, but no future developments in this regard will be allowed without a proper investigation in terms of parking and operational requirements.

Conclusion

The application be recommended subject to certain conditions.

7. Financial Implications

None

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

Engineering Services Department

See Annexure F.

Fire Department

"Fire Safety on premises must be compliant with relevant Occupancy Categories i.e. Small Shop – F2, Restaurant – A1(one) and Offices – G1 – National Building Regulations SANS 10400 A & T."

Building Control Department

"Supported. Requires disabled toilet, disabled parking and disabled access."
(sic)

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District Health

Supported.

10. Annexures

- Annexure A: Locality Plan
- Annexure B: Proposed Site Development Plan
- Annexure C: Motivation Report
- Annexure D: Objections received
- Annexure E: Applicant's response on the objections received
- Annexure F: Services Report
- Annexure G: Comment received from the Western Cape Government :
Environmental Affairs and Development Planning

RECOMMENDATION:

1. that, in terms of Section 2.2 of the Section 9 Zoning Scheme Regulations of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) application for a consent use on Erf 3040, Betty's Bay in order to build new environmental facilities on the property concerned, **be approved**, subject to the following conditions:
 - (a) that the Site Development Plan as per the Overstrand Zoning Scheme Regulations be submitted for approval before building plans are approved;
 - (b) that an Operational Management Plan be submitted including storm water and water run-off for approval;
 - (c) that the extension of existing staff and administrative buildings be restricted as per plans submitted 14-432-1101;
 - (d) that the educational facility be restricted to the 3,0m building line;
 - (e) that the 3,0m building line only be applicable for the proposed educational facility;
 - (f) that the building only be utilized for conservation and educational events;
 - (g) that parking with regard to disabled facilities be addressed and provided as per SANS 10400-S-2011;
 - (h) that this approval does not absolve the applicant from compliance with any other relevant legislation;

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- (i) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (j) that all the conditions in the Services Report (attached as Annexure F), be complied with; and
 - (k) that all the conditions imposed by the Western Cape Government : Environmental Affairs and Development Planning (attached as Annexure G), be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above conditions of approval.

| | |
|--|-------------------------|
| RESPONSIBLE OFFICIAL : | H VANDER STOEP |
| TARGET DATE FOR IMPLEMENTATION : | 8 SEPTEMBER 2015 |
| TARGET DATE TO INFORM APPLICANT : | 8 SEPTEMBER 2015 |
| TARGET DATE TO INFORM OBJECTOR : | 8 SEPTEMBER 2015 |

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AREA : PROPOSED CONSENT USE : BVZPLAN ON BEHALF OF HAROLD
PORTER NATIONAL BOTANICAL GARDENS**

3040 KKM (2735)

H van der Stoep

22 June 2015

(028) 313 8900

Hermanus Administration

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
18 AUGUST 2015, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

RESPONSIBLE OFFICIAL :

H VANDER STOEP

TARGET DATE FOR IMPLEMENTATION :

8 SEPTEMBER 2015

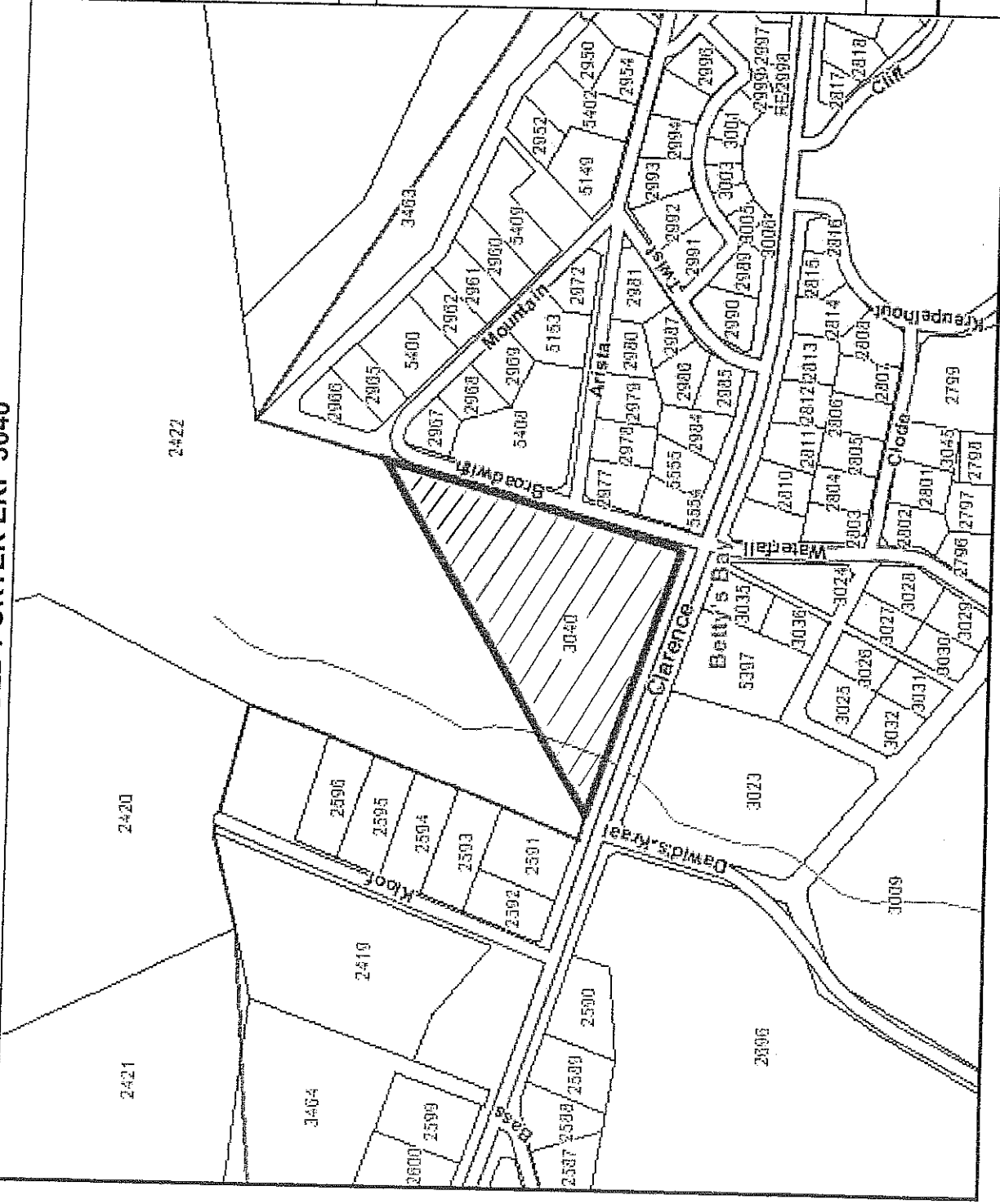
TARGET DATE TO INFORM APPLICANT :

8 SEPTEMBER 2015

TARGET DATE TO INFORM OBJECTOR :

8 SEPTEMBER 2015

HAROLD PORTER ERF 3040



- Legend**
- Roads
 - Roads and Streets Throughroutes
 - Rivers
 - Erven
 - Metro Suburbs
 - Cape Town Aerial Photos (2005)

Date: 07 Oct 2014

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FIGURE 3 : LOCATION
LOCAL CONTEXT



windeed

GENERAL NOTES:

1. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT IN RELATION TO THE SURROUNDING ENVIRONMENT AND HAS FOUND THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE VISUAL QUALITY MANAGEMENT PLAN (VQMP) FOR THE BAYVIEW AREA.

2. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE VISUAL QUALITY MANAGEMENT PLAN (VQMP) FOR THE BAYVIEW AREA.

3. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE VISUAL QUALITY MANAGEMENT PLAN (VQMP) FOR THE BAYVIEW AREA.

4. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE VISUAL QUALITY MANAGEMENT PLAN (VQMP) FOR THE BAYVIEW AREA.

5. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE VISUAL QUALITY MANAGEMENT PLAN (VQMP) FOR THE BAYVIEW AREA.

6. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE VISUAL QUALITY MANAGEMENT PLAN (VQMP) FOR THE BAYVIEW AREA.

7. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE VISUAL QUALITY MANAGEMENT PLAN (VQMP) FOR THE BAYVIEW AREA.

8. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE VISUAL QUALITY MANAGEMENT PLAN (VQMP) FOR THE BAYVIEW AREA.

9. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE VISUAL QUALITY MANAGEMENT PLAN (VQMP) FOR THE BAYVIEW AREA.

10. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE VISUAL QUALITY MANAGEMENT PLAN (VQMP) FOR THE BAYVIEW AREA.

| NO. | DESCRIPTION | UNIT | QUANTITY | UNIT PRICE | TOTAL |
|-----|------------------|----------------|----------|------------|------------|
| 1 | Site Preparation | m ² | 1000 | 10.00 | 10000.00 |
| 2 | Excavation | m ³ | 500 | 20.00 | 10000.00 |
| 3 | Foundation | m ² | 200 | 50.00 | 10000.00 |
| 4 | Structural Steel | kg | 10000 | 10.00 | 100000.00 |
| 5 | Concrete | m ³ | 500 | 20.00 | 10000.00 |
| 6 | Roofing | m ² | 1000 | 10.00 | 10000.00 |
| 7 | Cladding | m ² | 1000 | 10.00 | 10000.00 |
| 8 | Painting | m ² | 1000 | 10.00 | 10000.00 |
| 9 | Electrical | m | 1000 | 10.00 | 10000.00 |
| 10 | Plumbing | m | 1000 | 10.00 | 10000.00 |
| 11 | Mechanical | m | 1000 | 10.00 | 10000.00 |
| 12 | Landscaping | m ² | 1000 | 10.00 | 10000.00 |
| 13 | Site Works | m ² | 1000 | 10.00 | 10000.00 |
| 14 | Other | m ² | 1000 | 10.00 | 10000.00 |
| 15 | Subtotal | | | | 1000000.00 |
| 16 | Contingency | | | | 100000.00 |
| 17 | Grand Total | | | | 1100000.00 |

ISSUED FOR: INFORMATION CONSENT LOCAL AUTHORITY COSTING TENDER CONSTRUCTION AS BUILT

REVISIONS:

| NO. | DESCRIPTION | DATE |
|-----|----------------------------------|------|
| 0 | Issue | |
| 1 | Building site and general layout | |
| 2 | Building site and general layout | |
| 3 | Building site and general layout | |
| 4 | Building site and general layout | |
| 5 | Building site and general layout | |
| 6 | Building site and general layout | |
| 7 | Building site and general layout | |
| 8 | Building site and general layout | |
| 9 | Building site and general layout | |
| 10 | Building site and general layout | |

Annexure B 1/3

PROJECT: HAROLD PORTER NATIONAL BOTANICAL GARDENS

CLIENT: HAROLD PORTER NATIONAL BOTANICAL GARDENS

DESIGNER: [Logo]

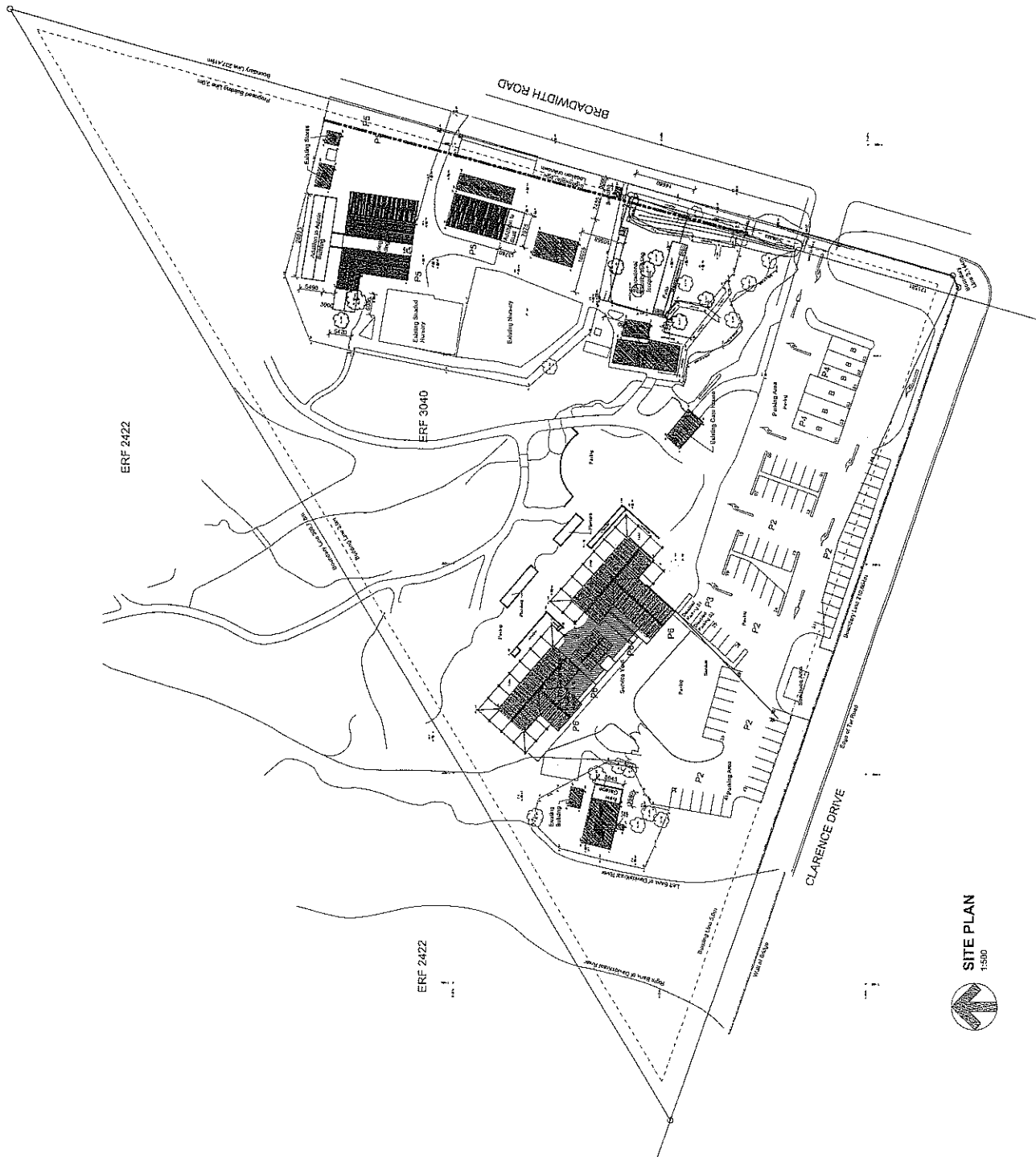
DATE: 14-12-2011

SCALE: 1:500

PROJECT NO.: 14-432

ITEMS: SKETCH PLAN, SITE PLAN - NEW AND ADDITIONS

SITE: ERF 3040, CLARENCE DRIVE, BETTYS BAY



SITE PLAN
1:500

GENERAL NOTES

CONTRACT AND PART OF ARCHITECTURE OF THE DRAWING. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE DESIGN AND TO THE CONTRACTOR TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK OR FOR THE SAFETY OF THE WORKERS OR THE PUBLIC. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE DESIGN AND TO THE CONTRACTOR TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK OR FOR THE SAFETY OF THE WORKERS OR THE PUBLIC.

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| | |
|------------------|-------------|
| ISSUED FOR: | ISSUE DATE: |
| REVISIONS: | 1 11-18-28 |
| LOCAL AUTHORITY: | |
| COSTING: | |
| TENDER: | |
| CONSTRUCTION: | |
| AS BUILT: | |

REBECCA ANDERSON
 ARCHITECT
 3040 CLARENCE DRIVE
 BETTYS BAY
 BC V6B 1A6
 TEL: 604-432-1100
 FAX: 604-432-1101
 WWW: REBECCAANDERSON.COM

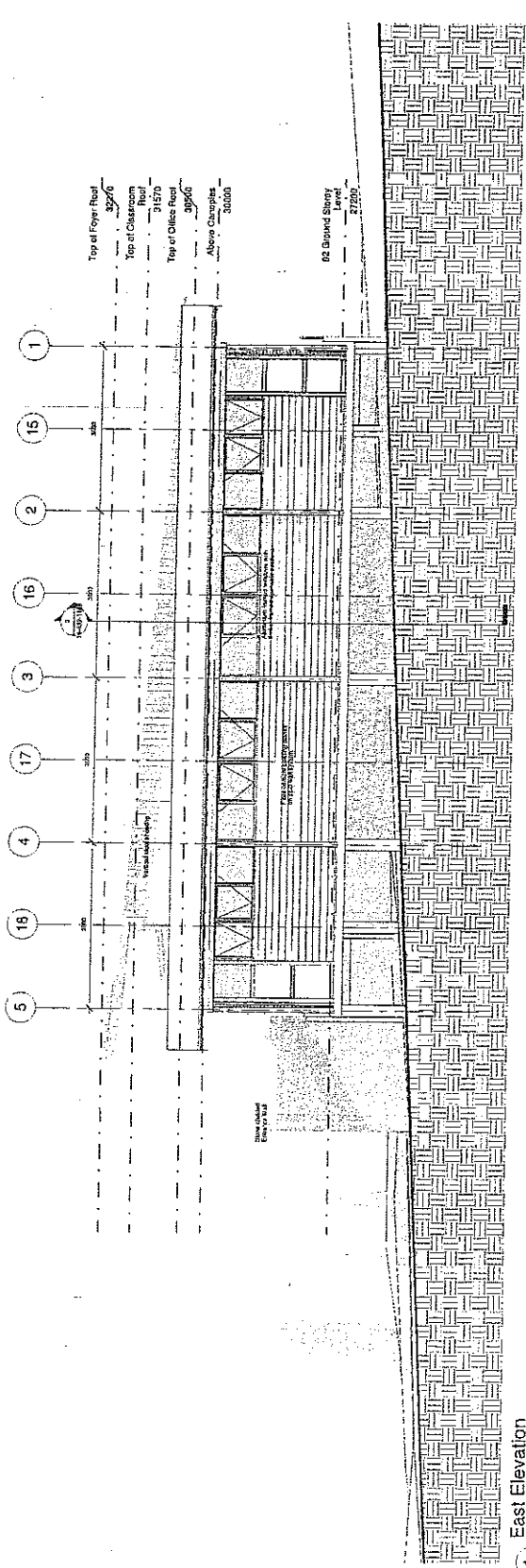
PROJECT:
 HAROLD PORTER BOTANICAL GARDEN

Annexure B 3/3

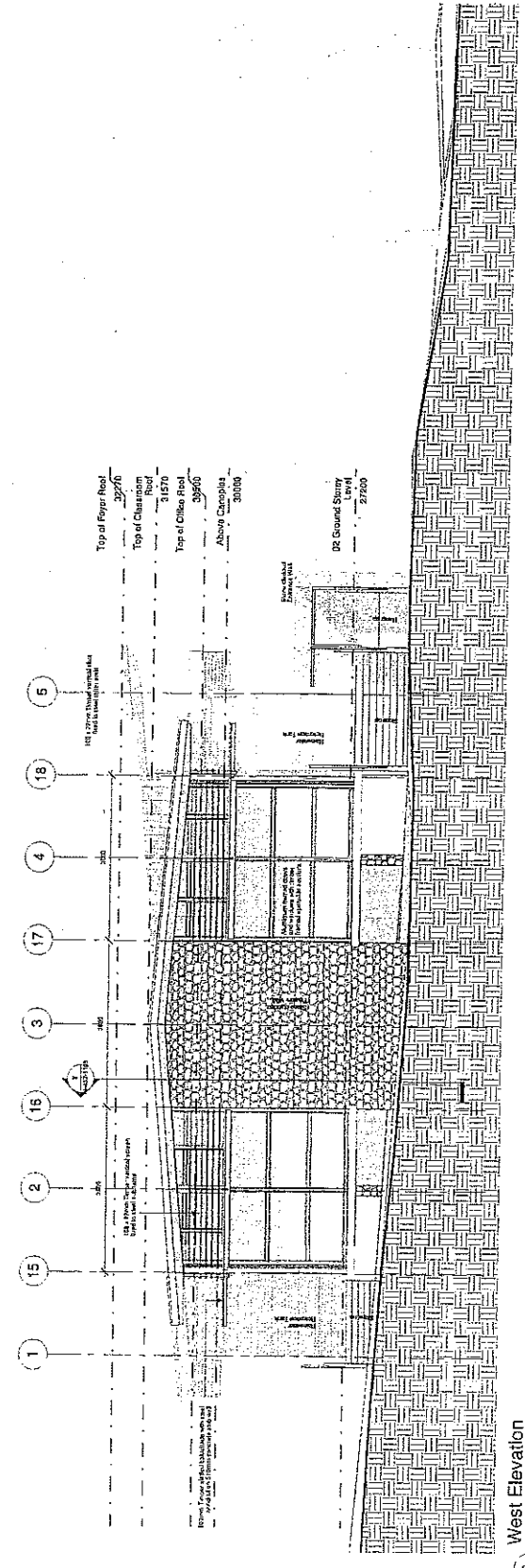
SKETCH PLANS - NEW EDUCATIONAL FACILITY - ELEVATIONS

SITE:
 3040 CLARENCE DRIVE,
 BETTYS BAY

FILE NO. 1-10
 DATE 11-18-28
 DRAWING NO. 14-432-1100
 CHECKED BY: [Signature]
 DESIGNED BY: [Signature]



1 East Elevation
1:50



2 West Elevation
1:50

MOTIVATION REPORT

APPLICATION FOR A CONSENT USE FOR ENVIRONMENTAL FACILITIES ON ERF 3040 BETTY'S BAY

1. INTRODUCTION

1.1 The Application

Application is hereby made, in terms of clause 4.7 of the Overstrand Scheme Regulations, for the consent of the Municipality to use Erf 3040 for environmental facilities.

The purpose of the application is to enable the South African National Biodiversity Institute to build a new education centre for the Harold Porter National Botanical Garden.

The completed application form is attached as *Addendum A*.

1.2 The Purpose of this Memorandum

The purpose of this memorandum is to present relevant information regarding the proposed consent use on Erf 3040 Betty's Bay, so as to substantiate the application and to assist the Overstrand Municipality in its evaluation process. It should also assist affected parties to better understand the development proposal in order for them to make informed comments, should they wish to do so when given the opportunity as part of any public participation process.

The applicant is available to supply any further information that may be required.

1.3 Background

During the 1930's three business partners (including Mr Harold Porter) bought land between the Palmiet River and the Rooiels River and called it the Hangklip Beach Estates.

They subdivided the area into three townships, namely Betty's Bay, Pringle Bay and Rooiels. In 1940 Porter acquired an extensive tract of land in the Betty's Bay area by a trust agreement to develop a garden and private nature reserve. It was officially opened as the Shangri-la Nature Reserve in 1955. After his death in 1958 the reserve was offered to the then National Botanical Gardens of South Africa which took over the responsibility for the Garden and named it after Mr Harold Porter. It is now known as the Harold Porter National Botanical Garden (HB NBG).

The HB NBG comprises of 200.5 hectares, stretching from the top of the Kogelberg mountain range to the sea, encompassing the whole river system. Ten hectares have been cultivated as a landscaped garden while the remainder is managed as a natural reserve which is included in the core zone of the Kogelberg Biosphere Reserve, while the developed area forms part of its buffer zone.

1.4 Environmental Context

The importance of the HP NBG must be understood against the importance of the exceptional significance of the Kogelberg Biosphere Reserve (KBR). The KBR is described in the Overstrand Municipal Wide SDF as "the floristic heart of the Cape Floristic region and it appears to have the highest plant species richness and endemism. An exceptional diversity of natural environmental characteristics of the area, including marine and coastal environments, rare blackwater lakes, marshes, estuaries, rivers and mountains border on a narrow coastal plain". The HP NBG forms part of the KBR and is situated on the southern land side edge thereof.

The HP NBG is recognised as contributing to the unique character of Betty's Bay by the natural areas located within the village. In particular the botanical garden, the penguin colony and the proclaimed marine reserve are sensitive areas of which the conservation is emphasized.

The *Conservation Overview of the Coastline of the Western Cape Province* highlights the importance of the linkages between the richly diverse areas of the KBR and the sea, where development has not occurred. These linkages are important in the area as they add to the diversity of the environment by protecting a continuum of habitat types from the intertidal zone through seepage fynbos areas to the mountain tops. Unfortunately these linkages are getting fewer as rapid development occurs in this area. Already disturbance of the coast between Pringle Bay and Kleinmond is almost continuous with limited linkages at the Palmiet River, Harold Porter Botanical Gardens and in some areas at Hangklip where development is sparse.

1.5 Spatial Context

In the conservation overview, quoted above, the coastal area is categorised in terms of its natural attributes. The area in front of Silver Sands and Betty's Bay up to the HP NBG has been designated as "conservation with development" while the area from the HP NBG to Voëlklip and Dewetsbaai has been designated as "development with conservation".

Furthermore, there are several spatial planning documents that cover the Hangklip to Betty's Bay area. These are:

- The Overberg DSDP
- The Overstrand Municipal Wide SDF
- The Hangklip – Kleinmond SDF
- The Kleinmond Spatial Development Plan

These documents all contain policies and recommendations for the conservation and management of the KBR and the natural environment in general, which also applies to the HP NBG.

In particular the Overstrand Municipal Wide SDF recommends that a Heritage Overlay Zone in terms of the Zoning Scheme regulations be compiled to regulate

the local protection and management of the heritage assets and qualities of Betty's Bay. The boundaries of the Overlay Zone need to include the "dramatic sweep between the mountain and the coast line and the relatively undeveloped shaft of open space between the HP NBG and the coastline". As far as can be established, this proposed overlay zone has not been compiled as yet.

In summary, the contextual importance of the HP NBG is linked to the conservation of the natural environment in the larger KBR and more specifically of the Betty's Bay area.

2. PROPERTY INFORMATION

2.1 Ownership, Title Description and Area

The registered owner of Erf 3040 Betty's Bay is the National Botanical Gardens. The property is 2,6323ha in extent.

A copy of the Deed of Transfer (Title Deed No T17201/1960) is included as **Addendum B**. It is clear that there are no conditions contained in that document that would need to be removed or amended in order to allow Erf 3040 to be used for an education centre as proposed.

A Power of Attorney authorising BvZPlan to handle this application on behalf of the South African National Biodiversity Institute is attached as **Addendum C**.

2.2 Location

The location of the site in relation to the nine other National Botanical Gardens in South Africa is shown on the attached **Figure 1**, Harold Porter being located the furthest south. In **Figure 2** the location of the entire Harold Porter National Botanical Garden is shown, together with the erf numbers that the Garden is made up of. **Figure 3** shows the subject erf (Erf 3040) in its local context. It is

located in Betty's Bay, off Clarence Drive (the R44) at the intersection with Broadwidth Street.

2.3 Existing Land Use

The application even currently contains the bulk of physical developments in the Harold Porter Botanical Garden, including the garden offices, restaurant, curio shop, conference centre, information desk and parking area. The main part of the Garden is situated to the north of the site with largely residential developments on all other sides. Please see **Figure 4** for a generalised impression of land use in the area.

2.4 Existing Zoning

Erf 3040 is currently zoned as *Open Space Zone 1: Nature Reserve (OS1)*. Under this zoning "Environmental Facilities", is one of the consent uses. Please see the Zoning Certificate, attached as **Addendum D** to this application for more information.

3. MOTIVATION FOR PROPOSED DEVELOPMENT

3.1 General

The Department of Environmental Affairs has been allocated funds over the 2013/14 – 2015/16 Medium Term Expenditure Framework (MTEF) towards a National infrastructure program at the various campuses and sites of the South African National Biodiversity Institute (SANBI). The program includes infrastructural maintenance, refurbishments, upgrades, replacements and/or new infrastructure at all sites. An assessment was made of the functioning of the Harold Porter National Botanical Garden and it was concluded that, apart from

certain renovations and upgradings, a new educational centre needed to be constructed. An amount of about R8m has been allocated for works to be carried out in the Harold Porter Gardens.

3.2 Site Plan for the Proposed Education Centre

A Site Development Plan for the application site is attached as *Addendum E*. It shows the following:

- The proposed construction of a new Educational Centre in the southeastern portion of the Gardens, close to Broadwidth Road. This represents the main proposal and represents the reason for this application. It will, amongst others, make provision for about 108 seats, largely aimed at school children;
- Extensions to the administration building;
- Extensions to the staff building; and
- The addition of a garage to a staff house.

3.3 Traffic

A traffic impact study is not considered necessary, for the following reasons:

- It is not expected that the new educational facility will cause a significant increase in traffic, particularly not during peak traffic periods;
- Should the average motor vehicle occupancy be set at three, then a maximum of 36 additional cars may be expected to visit the site outside peak hours. This is significantly below the demand for a traffic study;
- It is estimated that about 95% of visitors to the centre will be children of school-going age and that buses will be their dominant mode of transport. Ample provision is made for parking for buses;

- Should the parking parameters contained in the town planning scheme regulations be applied, namely 1 parking bay per 4 seats, then 52 parking bays would have been required for the proposed educational centre. It is proposed to implement a new layout of the existing parking area that will be able to accommodate parking demands.

3.4 Environmental and Heritage Aspects

Application has been made for Environmental Authorisation for the proposed building works. Please see the acknowledgement of receipt and acceptance of this application by the Department of Environmental Affairs, attached as **Addendum F**. The outcome of this study will be communicated to the Overstrand Municipality as soon as it becomes available.

An NID was submitted to Heritage Western Cape since the total site is larger than 5000m². A response to that Notice is attached as **Addendum G**. HWC indicated that no heritage resources will be affected and that no further studies are therefore required to be done.

3.5 Services

A specialist study into the availability of services and service capacities was not undertaken for the proposed development. No insurmountable challenges are expected with respect to servicing since the existing developments are adequately serviced and no major additional loads will be added to the existing services infrastructure. It is assumed that this application will be circulated to all relevant internal services departments to verify the above assumption and to point out any possible deficiencies that may have to be attended to.

4. CONCLUSIONS AND RECOMMENDATION

It is **concluded** that

- › The application for a consent use as set out in this application, is an essential step towards the provision of a much needed educational facility in the Harold Porter National Botanical Garden. This will make the Garden and what it represents in the conservation arena, accessible to many more people - children in particular;
- › The approval of the application will enable the South African National Biodiversity Institute to provide in this need;
- › The site is physically suitable for the construction of the facility, i.e. adequate land area is available, the land does not present any physical constraints, services can be made available and it will be very accessible;
- › Nothing that is contained in the title deed of the property prohibits its use for the proposed purpose;
- › There are no heritage qualities that would be negatively affected;
- › The results of the environmental studies that are presently being done, will be used to ensure that the proposed development fits into the local environment in the best possible way.

It is therefore **recommended** that this application for the Council's consent to use Erf 3040 Betty's Bay for environmental facilities in order to erect an educational centre, be approved.

THE MICHAEL DALL FAMILY TRUST

27 Mains Avenue, Kenilworth, 7708
Tel: (021) 797-8102, Fax: (021) 797-7094
E-mail: admin@mdarch.co.za
Registration No. T1272/92
Trustees: M.J. Dall, S.M. Dall, R.J.S. Moffat

Overstrand Municipality
P O Box 20
Hermanus
7200



09 March 2015

Dear Sirs

Erf 3040, 193 Clarence Drive, Betty's Bay, Overstrand Municipal Area: Proposed Consent Use: BVZPLAN (on behalf of Harold Porter National Botanic Gardens)

On behalf of The Michael Dall Family Trust, we wish to object to the proposed developments at The Harold Porter National Botanical Gardens on the following grounds :-

1. The design of the educational facility is completely out of scale with all the other existing buildings on site.
2. The height of the building is excessive.
3. The proximity of the building to Broadwith Road is insensitive to the residential nature of the area.
4. The building will be an eyesore from Broadwith Road and the higher reaches of the Botanical Gardens.

In addition, we consider this application incomplete as no attempt has been made to provide "as built" plans of all the illegal structures erected by the Botanical Gardens. The "bus" carport, for example, is over the building line and there is a continuous carriageway crossing for compost enclosures, etc.

We believe that the opportunity exists for a much more co-ordinated approach that is in scale with its surroundings.

Yours faithfully

M. J. Dall

MICHAEL DALL
For The Michael Dall Family Trust

| | |
|------------------|-------------------|
| FILE NO: | EL 3040 BB |
| SCAN NO: | |
| COLLABORATOR NO: | 763163 |

TP 10 MAR 2015

11 MAR 2015 ✓

106

TR A ^{Annexure D 2/3} ~~theat~~
(H vld Steep)



Mrs J.M. Young-Pugh
Co owner: ERF 5408,
Aristea Road
Betty's Bay
10 March 2015



The Municipal Manager
Overstrand Municipality
PO Box 20
Hermanus

To whom it may concern,

RE: Municipal Notice No. 15/2015

I would like to object to the proposed consent use and development of the Educational Facility on Erf 3040, Clarence Drive, Betty's Bay.

1. The zoning of this subject area is currently Open Space 1 Nature Reserve, and any change to this zoning will potentially devalue my property. We note that our property is the biggest affected neighbouring property and the value of this property rests on its proximity to an open nature reserve.
2. The proposed facility is a large building of over 4m in height and is situated right on the edge of the Erf on Broadwidth Road, directly opposite the entrance to my property. This building will have a negative visual impact on my property and could potentially block the views from my house. This proposed building is extremely imposing and is not designed in such a way as to be sensitive or in keeping with the residential nature of the area.
3. I also object to the proximity of the building to Broadwidth Road as there is only a proposed building line boundary of 3m and this should be at least 10m as is the case with other buildings on this ERF. I feel that a better position for this building could be found on this large Erf that does not impose so negatively on the neighbours.
4. We are already negatively impacted by traffic and parked vehicles which service and attend large events in the Botanical Gardens. Should the Educational facility be used for other events the traffic and parking could well become a problem.
5. We are also already negatively impacted by the operations section of the gardens which is accessed from Broadwidth Road and should be accessed from within the gardens. This area is visually very unpleasant and untidy and has no screening from the road.

Yours sincerely
Julia Young-Pugh

| | |
|------------------|------------|
| FILE NO: | EZ 3040 BB |
| SCAN NO: | |
| COLLABORATOR NO: | 763632 |

11 MAR 2015 TP

12 MAR 2015 ✓

Telefoon: 028 2729054

Bettysbaai Belastingbetalers Vereniging
Posbus 48
Bettysbaai
7141

Die Munisipale Bestuurder
Overstrand Munisipaliteit
Posbus 20
Hermanus
7200



TP- A Theart
(H. VLO Stoop)

Meneer,

**SANBI: HAROLD PORTER BOTANIESE TUIN : ERF 3040- CLARENCE RYLAAN 193,
BETTYSBAAI , OVERSTRAND MUNISIPALE AREA:
VERGUNNINGS- GEBRUIK**

Ons wens die volgende kommentaar te lewer op die voorgestelde gebruik soos hierbo aangedui.

Ek verwys na die 'Draft Basic Assessment Report' Ext ref 14/12/16/3/3/1/1268, SEC ref 014035 gedateer 26/02/15, wat ter insae is by Bettysbaai/Hangklip Openbare Biblioteek.

Die belastingbetalers-vereniging het 'n beswaar teen die vergunnings-gebruik soos voorgestel, aangesien die inwoners aan die Suidekant van Harold Porter, direk geraak word deur die voorstel. Die herlei van die water kan 'n drastiese onvoorsiene effek stroom af hê, soos die inwoners dit met die vloed van 2013 reeds ervaar het, nadat 'n groot gedeelte van Watervalpad weggespoel het as gevolg die massa vloed water wat aan die Luipaardskloof kant afgekome het. Die bestaande ondergrondse pypstelsel binne die tuin aan die onderkant van die vleitand is ook onvoldoende om enige vloedwater te kan hanteer.

As vereniging doen ons 'n beroep op u om te verseker dat, sou die vergunnings gebruik soos voorgestel toegestaan word, die eiendomme aangrensend aan die Tuin en aan die Suidekant van die Tuin nie nadelig geraak sal word nie. Dit het verder ook 'n effek op die versekerings-risiko van die eiendomme. Die stormwater/vloedwater in Broadwithstraat vanaf SANBI/Botaniëse tuin wat onder Clarence rylaan deurloop sal ook aangespreek moet word, aangesien die voorgestelde ontwikkeling van 500 vkm 'n addisionele lading op die bestaande stormwaterstelsel gaan plaas. Die kanaal het ook bygedra tot vloedskade in 2013 op erf 3031 en ander.

Dit bly die posisie van die Belastingbetalers vereniging dat die vergunnings-gebruik afgekeur moet word, soos met die eerste versoek.

Die Uwe,
WRB Perold
(Voorsitter Bettiesbaai Belastingbetalers-vereniging)

| | |
|------------------|--------------|
| FILE NO: | EL 3040 - BB |
| SCAN NO: | |
| COLLABORATOR NO: | 765688 |

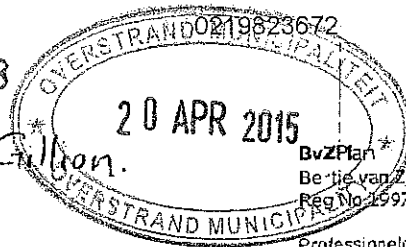
TP

17 MAR 2015

108

TP - A Theert
 (H v/d stoep)

Handag: Loretta Gillian



BvzPlan
 Bertie van Zyl Beplanning Ingelyf
 Reg No: 1997/021475/21

Professionele Beplanners
 Professional Planners

The Director
 Infrastructure and Planning
 PO Box 20
 HERMANUS
 7200

FILE NO: EL 3040-BB
 SCAN NO: 43
 COLLABORATOR NO: 777202

BZPlan

Your Ref: 3040 KBB (2735)

Dear Madam / Sir

PROPOSED CONSENT USE: ERF 3040 BETTY'S BAY: RESPONSE TO OBJECTIONS

I refer to your letter dated 19 March 2015 in the above regard, together with copies of three objections to our application for your Council's consent to use a portion of Erf 3040 for the construction of an educational facility related to the Harold Porter National Botanical Garden activities. Our response to the objections is set out below.

As a general comment it should be noted that the Overstrand Municipality issued 15 notices regarding the proposed consent use, twelve of which went to surrounding private land owners. Yet only two of those land owners submitted objections, largely dealing with aesthetical aspects, which are being dealt with in detail below. The third objection is from the Betty's Bay Ratepayers' Association and deals exclusively with alleged impacts on flooding - something that the private land owners do not mention in their objections. Our detailed reaction to objections is contained in the following table. These comments were formulated in consultation with our clients, the South African National Biodiversity Institute (SANBI), the Architects and the Hydro Consultants.

| OBJECTION | OUR RESPONSE TO OBJECTIONS |
|---|--|
| 1. Betty's Bay Ratepayers' Association | |
| <p>Owners on the southern side of Harold Porter NBG may experience a drastic unforeseen effect due to storm water runoff, similar to the effects of the 2013 floods which caused extensive damage to Waterval Road.</p> <p>The underground stormwater pipes below the vlei area are inadequate to handle any flood water.</p> <p>Should the application be approved, the Association calls on the Municipality to ensure that properties bordering the Garden, as well as those lying to the south of the Garden, will not be negatively affected. Attention is drawn to insurance risks to properties.</p> | <p>Under present circumstances, floods may occur in any event in the case of extraordinary rainfall conditions, such as occurred in 2005 and 2013. The Freshwater Consulting Group considers the runoff contribution from the proposed development during a storm event to be insignificant (less than 0.5% of the total runoff). It is, furthermore, the intention to harvest and retain most of the normal rainwater in tanks for re-used. It is therefore clearly not correct to link the possible effects of floods on properties to the proposal under consideration.</p> <p>Be that as it may, the GIBB group has been commissioned by SANBI to conduct studies into the stormwater situation and to draw up a stormwater management plan for the Harold Porter National</p> |



Eenheid Nr. 8 / Unit No. 8
 Vinastraat 4 Nina Street
 Brackenfell 7560

Posbus / P O Box 765
 Brackenfell 7561

T 021 981 1406
 F 021 982 3672
 E info@bvzplan.co.za

Direkteure / Directors
 G N van Zyl, N M van Zyl
 S de Nysschen

TP

20 APR 2015

21 APR 2015

| | |
|--|---|
| <p>Provision for storm-water running underneath Clarence Road should also be attended to since the proposed development will put an additional load on the existing storm water system.</p> | <p>Botanical Garden as a whole. It is trusted that storm situations will have a much lesser impact in the future when GIBB's expected recommendations are implemented. The construction of the planned new environmental education centre is not necessarily a factor in this study at all.</p> |
| <p>2. The Michael Dall Family Trust: owner of Erf 2965</p> | |
| <p>The proposed building is completely out of scale with other existing buildings within the Garden. Particular reference is made to the "excessive" height of the building.</p> | <p>These statements are not accurate. The floor area of the proposed education building is 290m² - the size of a fairly average house in this general area. The height of the building does not exceed that of an ordinary double storey house, such as can be found on nearby residential properties.</p> |
| <p>The proximity of the building to Broadwith Road is insensitive to the residential nature of the area and it will be an "eyesore" as seen from Broadwith Road and higher lying properties.</p> | <p>The location of the proposed building was preceded by extensive studies of the available space within the Garden - the most important site selection criteria being related to environmental impacts. The site that was chosen is on an already disturbed portion of the Garden and was designed in such a way that natural areas of the Garden will not be disturbed or damaged. Reference to insensitivity towards the nearby residential area and the building being an eyesore are subjective statements, and are not based on reality. The architects' professional opinion is that the building is architecturally appropriate in its context. The style is modern vernacular, and reflects the surrounding buildings in terms of scale, materials, textures and colour.</p> |
| <p>The application is incomplete in that "illegal structures", such as the carport for buses, on site are not shown.</p> | <p>The application deals with the construction of a new, much needed educational facility for the Garden and not with the legalisation of alleged "illegal structures", which is something the Municipality can follow up on, should it consider this to be necessary.</p> |
| <p>3. Mrs JM Young-Pugh: owner of Erf 5408</p> | |
| <p>Any change in the zoning of Erf 3040 will potentially devalue her property since the value of her property rests on its proximity to "an open nature reserve".</p> | <p>Most of the buildings and structures in the Garden are located on the eastern side next to Broadwith Road. The addition of a high quality, aesthetically pleasing building to this cluster of buildings can therefore only add value to the nearby residential environment. Any claims that it may have a negative impact on the value of the objector's property are based on speculation since it is not supported by any studies or other facts.</p> |

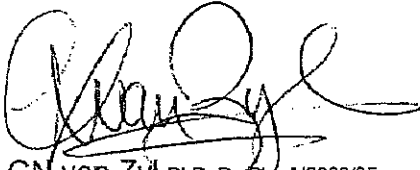
| | |
|---|---|
| <p>Given the size of the building (higher than four meters) and its location directly opposite the entrance to her property, it will have a negative visual impact and it could potentially block the views from her house.</p> | <p>It should be pointed out that:</p> <p>a) the building is not a large one (see point 2 above);</p> <p>b) the building will not be located directly opposite the entrance to the objector's property, as alleged by Mrs Young-Pugh, since the entrance to her property is off Aristea Street and not off Broadwith Rd; and</p> <p>c) the proposed building will not in any way affect the views from the objector's house since her house is completely screened off from the proposed site by vegetation on her own (comparatively very large) property. Should she, for some reason, decide to remove this vegetation from her property, the visual impact will still be small, since her house is located more than 60m from the proposed building. The proposed building can in no way "block" the views from her house.</p> |
| <p>The proposed building is "extremely" imposing and not in keeping with the residential nature of the area.</p> | <p>As explained under point 2 above, it is not correct to describe the proposed building as "extremely imposing". As also stated above, it will in fact be very much in keeping with the residential character of the general area.</p> |
| <p>She objects to the proximity of the proposed building to Broadwith Road. She feels that it should be situated at least 10m away instead of the proposed 3m. She is of the opinion that an alternative location for the building should be found within the Garden.</p> | <p>Given the width of the area between the hardened surface of the Broadwith Road and the erf boundary, and given the location of her house, a building line of 10m, as opposed to the planned 3m, will not make a significant difference to the streetscape. The question of an alternative location has been dealt with under point 2 above.</p> |
| <p>Traffic and parking already impacts negatively on her property when large events are held in the Garden. The construction of the educational centre will worsen the situation.</p> | <p>The "large events" are restricted to a few occasions during the December holiday period only, when parked cars overflow from the Garden's existing designated parking area, mainly into Broadwith Rd. It is not envisaged that the proposed environmental education centre will play a role in such events, as the events (such as a Carols by Candlelight event) are not related to the primary function of the centre. Fact is that about 90% of the visitors to the Education Centre will be learners and teachers from surrounding schools, transported in buses, for which there is ample parking space (including parking bays for buses) in the Garden's designated parking area.</p> |
| <p>Her property is already negatively impacted upon by the operations section of the garden, which is accessed from Broadwith Road. This is visually unpleasant and untidy and there is no screening from the road.</p> | <p>This aspect is not related to the application under consideration. If necessary, it can be dealt with as a separate matter and can be taken up with the Garden Management and/or the Curator.</p> |

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In the light of the above comments we see no necessity for any alterations to be made to the application under consideration by your Council and we therefore recommend that it be approved as submitted.

We trust that your Council will find this in order.

Yours faithfully

A handwritten signature in black ink, appearing to read 'GN van Zyl', with a large, stylized initial 'G' and 'Z'.

GN van Zyl - PhD. Pr. Fir. A/0009/85

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE: ERF 3040, BETTY'S BAY**

| | | |
|-------------------|---|------------|
| Electricity | : | Escom Area |
| Stormwater | : | In Order |
| Water | : | In Order |
| Sewer | : | In Order |
| Roads and traffic | : | In Order |

Conditions:

1. that only the standard water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the developer's cost;
2. that stormwater be allowed to discharge through Erf 3040, Betty's Bay, unobstructed;
3. that the developer make sure the current conservancy tank will be able to handle additional load;
4. that no on-street parking be allowed.



**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

15/01/2015

DATE



Ms. Yolanda Matyolo
PRODUCTION PLANNER

Reference: 15/13/E2/1/ERF 3040, BETTY'S BAY

TR. A Theert
(H. v.d. Stoep)

Overstrand Municipality
P O Box 20
HERMANUS
7200

| | |
|------------------|------------|
| FILE NO: | E2 3040 BB |
| SCAN NO: | 23 |
| COLLABORATOR NO: | 766635 |
| | |

For Attention: H. van der Stoep

OVERSTRAND MUNICIPALITY: PROPOSED CONSENT USE ON ERF 3040, BETTY'S BAY

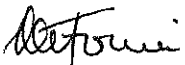
- Your letter with reference number ERF 3040 KBB (2735) dated 28 November 2014, requesting comment on a proposed consent use in order to build new environmental facilities, refers.
- Erf 3040, Betty's Bay is the National Botanical Gardens measured 2,6323ha in extent owned by the South African National Biodiversity Institute.
- The institute wishes to renovate and upgrade the institution as well as develop a new educational centre as following:
 - construction of a new Education Centre in the southeast portion of the gardens with provision of 108 seats;
 - extension of the administration building;
 - extension of the staff building; and
 - addition of a garage to a staff house
- The Overberg SDF stresses that the agricultural sector holds the key to the sustainability of the natural resources of the Overberg District Municipality. Therefore it is paramount to ensure that agricultural land is developed and used in a sustainable manner. The fundamental principle for sustainable agriculture is that it must satisfy present requirements without damaging future prospects. The proposed consent uses for education center activities on the subject property will not have a negative impact on the property or the surrounding area, but will add value to the sustainability of the agricultural activities on the Botanical Garden.
- The property is zoned "Open Space Zone 1" in terms of the Integrated Zoning Scheme Regulations. The objective of this zone is made to provide limited, low impact uses associated with environmental education and facilities for tourists. Provision to increase the economic potential of agricultural land is provided for in terms of consent uses, provided that these uses do not present a significant negative impact on the primary agricultural resource.

7. Having reviewed and considered the information provided for the proposed construction of education centre on Erf 3040, Betty's Bay, it does not appear as if the proposal triggers any listed activities in terms of the EIA Regulations (2010) of the National Environmental Management Act, 1998 (Act No. 107 of 1998).

8. Conclusion and recommendation

This Directorate supports the proposed consent uses for construction of Education Centre facility, as it is considered to be compatible and sustainable land use in the Open Space Zone 1. This Directorate, reserves the right to revise the initial comments should any additional or new information come forward, or to request further information from your Municipality.

Kind regards

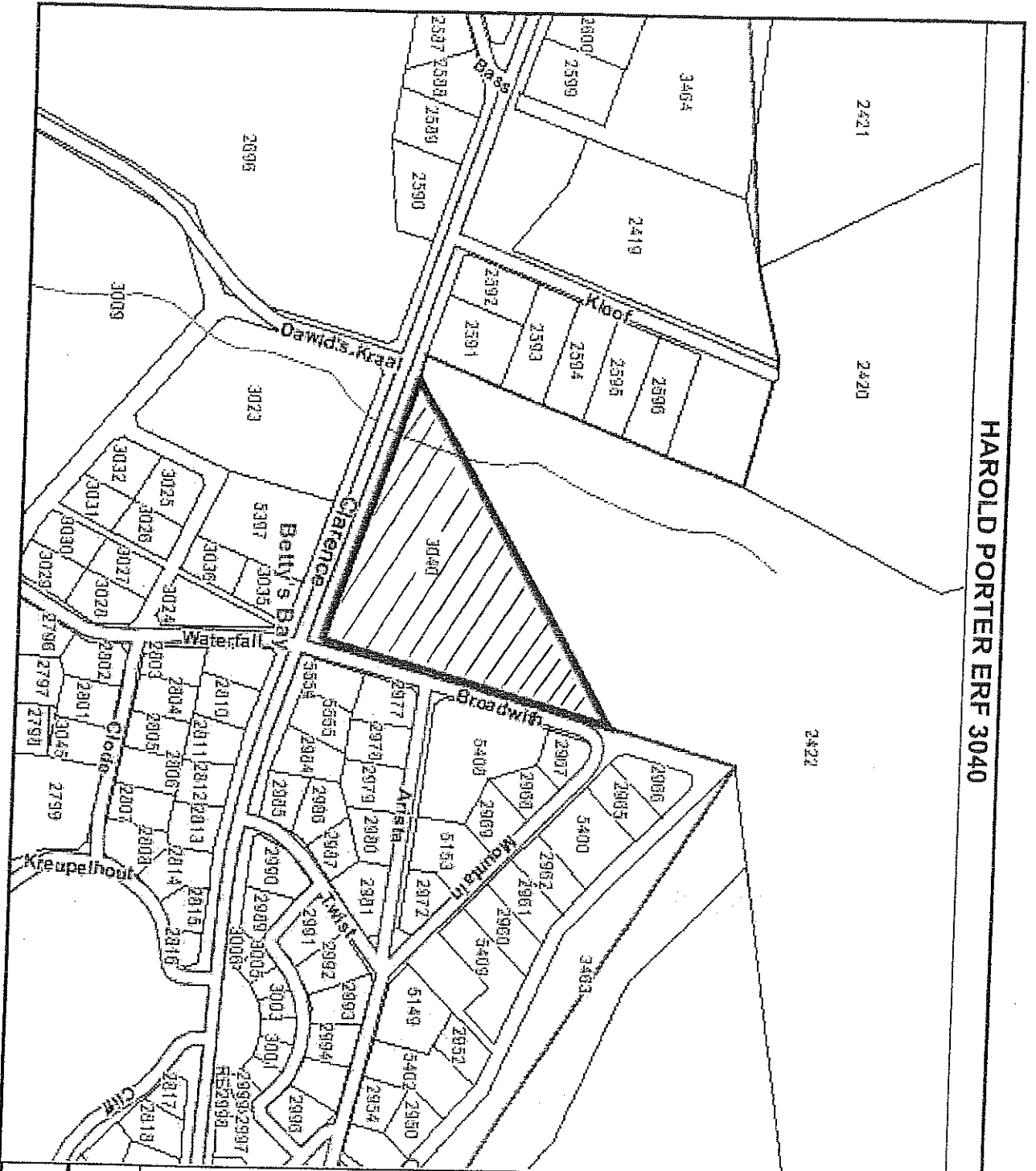


R.C. FOURIE

CHIEF TOWN AND REGIONAL PLANNER: REGION 2

DATE: 16-03-2015

HAROLD PORTER ERF 3040



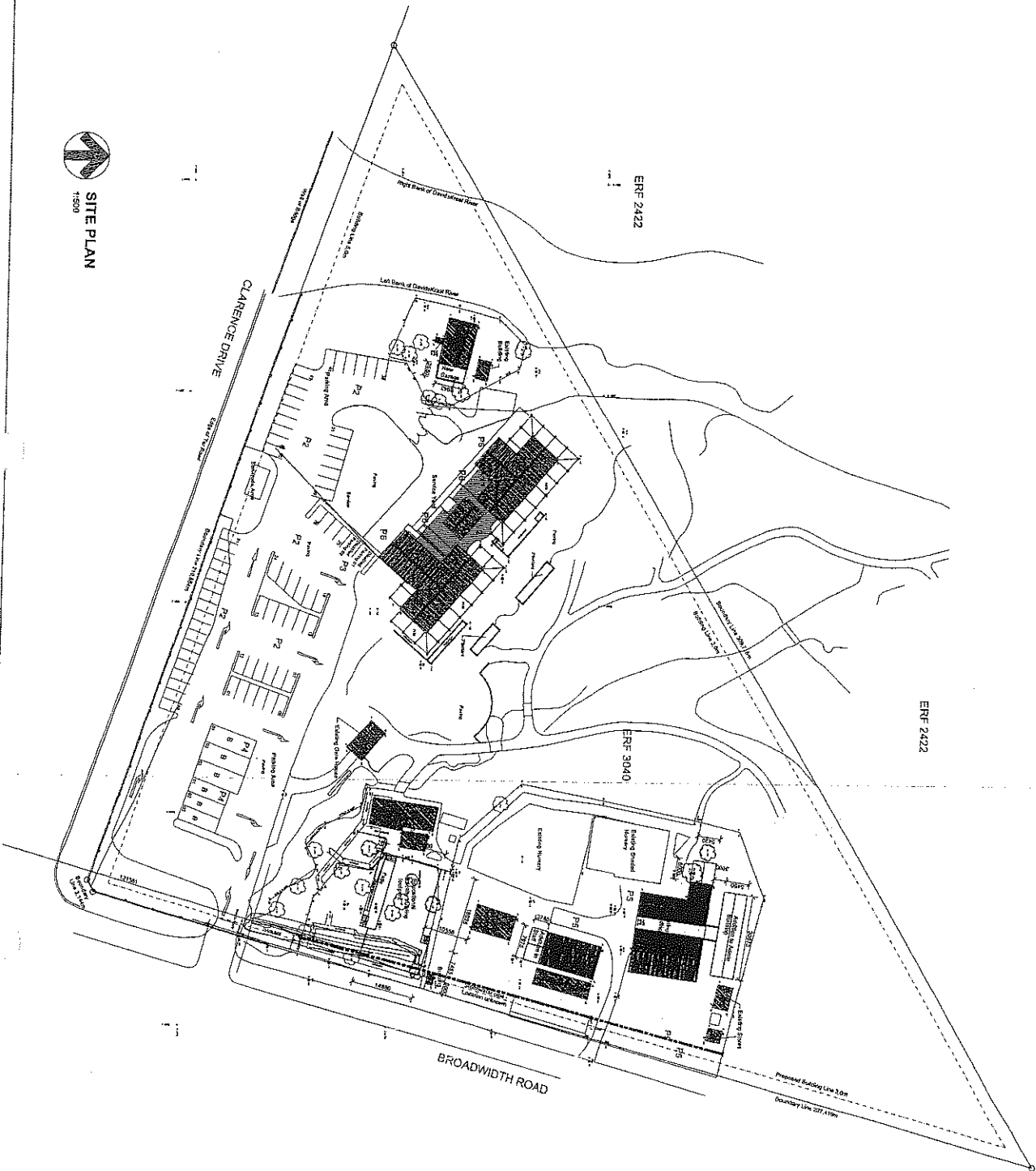
- Legend**
- Roads
 - Roads and Streets
 - Throughroutes
 - Rivers
 - Erven
 - Metro Suburbs
 - Cape Town Aerial Photos (2005)

Date: 07 Oct 2014

FIGURE 3 : LOCATION
LOCAL CONTEXT

Meters 100 200 300

Windheed



GENERAL NOTES:

1. The site plan is a sketch plan and is not to be used for construction purposes. It is intended to provide a general indication of the proposed development and is subject to the approval of the relevant authorities.

2. The site plan is based on the information provided by the applicant and is not to be used for construction purposes. It is intended to provide a general indication of the proposed development and is subject to the approval of the relevant authorities.

3. The site plan is based on the information provided by the applicant and is not to be used for construction purposes. It is intended to provide a general indication of the proposed development and is subject to the approval of the relevant authorities.

SECTION 1: SUMMARY OF PROPOSED DEVELOPMENT

| Item | Description | Area (m ²) | Volume (m ³) |
|--------------|---------------------------|------------------------|--------------------------|
| 1 | Building Footprint | 10,000 | 10,000 |
| 2 | Parking Area | 5,000 | 5,000 |
| 3 | Other | 2,000 | 2,000 |
| Total | Building Footprint | 10,000 | 10,000 |
| Total | Parking Area | 5,000 | 5,000 |
| Total | Other | 2,000 | 2,000 |

SECTION 2: SUMMARY OF PROPOSED DEVELOPMENT (Continued)

| Item | Description | Area (m ²) | Volume (m ³) |
|--------------|---------------------------|------------------------|--------------------------|
| 4 | Building Footprint | 10,000 | 10,000 |
| 5 | Parking Area | 5,000 | 5,000 |
| 6 | Other | 2,000 | 2,000 |
| Total | Building Footprint | 10,000 | 10,000 |
| Total | Parking Area | 5,000 | 5,000 |
| Total | Other | 2,000 | 2,000 |

REVISIONS:

| Rev. | Description |
|------|-------------------------------------|
| 0 | Initial Issue |
| A | Building footprint and parking area |
| B | Building footprint and parking area |
| C | Building footprint and parking area |
| D | Building footprint and parking area |

ISSUED FOR: INFORMATION ONLY

LOCAL AUTHORITY: TRENCH COASTING

CONSULTANT: AS BUILT

PROJECT: HAROLD PORTER NATIONAL BOTANICAL GARDENS

SITE: ERF 3040 CLARENCE DRIVE BETTYS BAY

DATE: 1/1/2011

SCALE: 1:500

CHECKED: [Signature]

