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PTN 2 OF THE FARM  
STRANDFONTEIN  
NO. 712

# Motivation report

PLAN ACTIVE TOWN &  
REGIONAL PLANNERS  
SEPTEMBER 2011



## 1. BACKGROUND

W.J. Swart, on behalf of Oosterwijk Strandfonteyn CC, the owners of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, and G.V. Smit, on behalf of Khoisan Bay Estates (Pty) Ltd, the developers of a portion of Portion 2 of the farm Strandfontein No. 712, have instructed the companies Plan Active and Spronk & Associates Inc. to submit applications for the subdivision, rezoning, amendment of the structure plans and the establishment of home owners' associations on Portion 2 (Lang Bosch) of the farm Strandfontein No. 712.

Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 is 630,4076ha in extent and is held by title deed number T18024/1971.

It is the intention of the owners and developers of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 to develop a portion of the subject property for residential purposes, taking into consideration the existing planning policies, the natural environment, the character of the area as well as the importance of environmental conservation. It is therefore proposed to subdivide and rezone Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 to create a high quality residential extension of the existing De Kelders area, providing housing options for the various income levels in the Greater Gansbaai area.

## 2. APPLICATION DETAILS

Application is made in terms of:

- Section 24 of the Ordinance on Land Use Planning, Ordinance 15 of 1985, for the subdivision of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 into two portions (Portion A and Remainder);
- Section 24 of the Ordinance on Land Use Planning, Ordinance 15 of 1985, for the subdivision of Portion A, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, into three portions (Portions 1, 2 and 3);
- Section 17 of the Ordinance on Land Use Planning, Ordinance 15 of 1985, for the rezoning of Portions 2 & 3, portions of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, from Agriculture Zone I to Private Open Space and Public Open Space respectively;
- Section 22(1)(a) of the Ordinance on Land Use Planning, Ordinance 15 of 1985, for the rezoning of Portion 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, from Agriculture Zone I to Subdivisional Area;
- Section 24 of the Ordinance on Land Use Planning, Ordinance 15 of 1985, for the subdivision of Portion 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712;
- Section 4 of the Ordinance on Land Use Planning, Ordinance 15 of 1985, for the amendment of the Greater Gansbaai Spatial Development Framework.
- Section 29 of the Ordinance on Land Use Planning, Ordinance 15 of 1985, for the establishment of Home Owners' Associations.

### **3. NEED & DESIRABILITY**

The Department of Environmental Affairs and Development Planning's Guidelines on Need and Desirability (October 2011) stipulates what is needed and desired for a specific area must be strategically and democratically determined. The need and desirability of development must therefore be measured against the contents of the credible Integrated Development Plan (IDP), Spatial Development Framework (SDF) and Environmental Management Framework for the area, and the sustainable development vision, goals, objectives, strategies and policies formulated in, and the desired spatial form and pattern of land use reflected in the area's credible IDP and SDF.

The abovementioned guidelines further clarify that the concept of need and desirability can be explained in terms of the general meaning of its two components in which *need* refers to *time* and *desirability* to *place*. Need and desirability can be equated to *wise use of land* – i.e. the question of what is the most sustainable use of land. This in turn implies that any proposed development must be socially, environmentally and economically sustainable and that decisions must take into account the interests, needs and values of all the relevant stakeholders involved in the project.

The following criteria are used to motivate the need and desirability for the proposed development on Portion 2 (Lang Bosch) of the farm Strandfontein No. 712:

#### **3.1 PROPERTY DESCRIPTION**

The town of De Kelders is situated north of Gansbaai, on the shores of Walker Bay, in the Overberg district.

De Kelders, known as one of the best places in the world for land-based whale watching, is situated along the seafront with protected fynbos surroundings allowing an uninterrupted view of Walkerbay.

The subject property abuts onto the northern boundary of the existing De Kelders residential area and is thus situated north-east of De Kelders. Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 abuts the Walker Bay Nature Reserve to the north, the existing De Kelders residential area to the west and farms on the eastern and southern sides of the subject property. The R43 travelling to Gansbaai in a southern direction and to Hermanus in a northern direction runs through the subject property. Please refer to the locality plan and aerial photograph attached.

Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 is 630,4076ha in extent and it is situated in a residential, tourism, agricultural and conservation environment.

### 3.2 PHYSICAL CHARACTERISTICS OF THE PROPERTY

The **topography (slope)** of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 can be described as a moderate slope towards the De Kelders coastline (in a westerly direction).

Limestone, calcareous sandstone and grey sands describe the type of **geology and soil** of the subject property. As described in the Engineering Services Report prepared by ICE Engineers (see attached) the site is underlain by quartzite sandstone of the Peninsula Formation of the Table Mountain Group. A variable of wind-blown sand and residual soil consisting of quartz sand overlies the solid rock.

According to the Ecological Research Report prepared by Dr. C. Boucher (2009, but revised in 2012, see attached) the **vegetation** on Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 is primarily Overberg Dune Strandveld and transitional vegetation developing towards Agulhas Sand Fynbos and Agulhas Limestone Fynbos. The 83 plant species reported for the subject property is low for the diverse area it is situated in. The fynbos species that occur on the subject property is also heavily infested with alien vegetation. The botanist also found 6 red data species on the subject property.

The environmental concerns associated with the subject property will be fully addressed in the environmental impact assessment undertaken for the proposed development. The proposed development takes into consideration the conservation-worthy areas on the subject property.

In the light of the above mentioned it is evident that the subject property's soil formation and type of vegetation indicates a low carrying capacity for any agricultural activities on the subject property. Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 is therefore seen as a non-viable and non-economical agriculture unit.

The following **servitudes** are registered against the subject property:

- 10m water and access servitude;
- 5m pipeline and access servitude;
- 3m power line servitudes;
- 13m electricity, water and access servitude.

### 3.3 ZONING

Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 is zoned Agriculture Zone I.

Surrounding properties are zoned for Single Residential Zone, Authority Zone, Undetermined Zone and Agricultural Zone I. Please refer to the zoning plan.

### 3.4 LAND USE

Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 is currently vacant. The subject property is mainly covered by natural vegetation and there are no agricultural activities on the property.

Land uses that surround Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 are the existing De Kelders Township, which mostly comprises of single residential dwellings, the Walker Bay Nature Reserve and farms. Please refer to the land use plan.

### 3.5 PROPOSAL

- The subdivision of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 into two portions in terms of Section 24 of the Ordinance on Land Use Planning, Ordinance 15 of 1985 (Portion A and Remainder);
- The subdivision of Portion A, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, into three portions in terms of Section 24 of the Ordinance on Land Use Planning, Ordinance 15 of 1985 (Portions 1, 2 and 3);
- The rezoning of Portion 3 (dune area), a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, from Agriculture Zone I to Public Open Space Zone in terms of Section 17 of the Ordinance on Land Use Planning, Ordinance 15 of 1985;
- The rezoning of Portion 2, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, from Agriculture Zone I to Private Open Space Zone in terms of Section 17 of the Ordinance on Land Use Planning, Ordinance 15 of 1985;
- The rezoning of Portion 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, in terms of Sections 22(1)(a) of the Ordinance on Land Use Planning, Ordinance 15 of 1985, from Agriculture Zone I to Subdivisional Area for public road, single residential, public open space, institutional and commercial purposes and to create four group / town house cluster

developments;

- The subdivision of Portion 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 in terms of Section 24 of the Ordinance on Land Use Planning, Ordinance 15 of 1985;
- The amendment of the Greater Gansbaai Spatial Development Framework in terms of Section 4 of the Ordinance on Land Use Planning, Ordinance 15 of 1985;
- The establishment of four Home Owners' Associations (a Home Owners' Association for group / town housing development clusters A, B, C & D) in terms of Section 29 of the Ordinance on Land Use Planning, Ordinance 15 of 1985.

It is the intention of the owners and developers of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 to develop the subject property in a sustainable, aesthetical manner to contribute to and compliment the urban fabric of the existing De Kelders and greater Gansbaai area. The growing Overberg region, the extension of the De Kelders township (in line with the future planning policies of the region) as well as the proposed nuclear power station proposed for Bantamsklip contribute to the need for the extension of De Kelders and in turn the greater Gansbaai area. Our clients also recognise the need for an inclusionary development that provides for residential units that meets the need of various income levels in the greater Gansbaai area.

In 2005 an application was submitted for the subdivision and rezoning of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 to develop ±110,23ha of the subject property. Approximately 1500 to 1850 units with associated infrastructure such as roads and services were proposed. The development was to serve as an extension of the existing De Kelders area, therefore the land uses proposed was mainly residential, but commercial, institutional and open space components was also provided for in the application. It was decided to amend the proposed development application for Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 after discussions with the Overstrand Municipality and the Department of Environmental Affairs & Development Planning. The outcome of the meetings and correspondence led to the downscaling of the developable area (from 110,23ha to ±36,6105ha) as well as the amount of the proposed residential units (from 1850 units to 472 units). As a result an amended application is now submitted for the proposed Khoisan Bay development.

**3.5.1 Proposed subdivision of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 into TWO PORTIONS**

It is proposed to subdivide Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 into two portions as indicated in **Table 1** below.

**Table 1: Subdivision of Portion 2 of the farm Strandfontein No. 712 into two portions**

<b>TOTAL AREA:</b>	630,4076ha
<b>AREAS FOR SUBDIVISION:</b>	PORTION A: ±110,4573ha REMAINDER: ±519,9503ha
<b>OWNER:</b>	OOSTERWIJK STRANDFONTEYN CC
<b>TITLE DEED:</b>	T18024/1971

Please refer to the proposed Subdivision Plan, **Plan no. 1**, attached. The proposed subdivision line follows the road (R43) that runs through the subject property and was also determined in accordance with the future planning stipulated in the Structure Plan for the Greater Gansbaai area.

**3.5.2 Proposed subdivision of PORTION A, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 into THREE PORTIONS**

It is proposed to subdivide Portion A, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 into three portions as shown in **Table 2** below:

**Table 2: Subdivision of Portion A, a portion of Portion 2 of the farm Strandfontein No. 712**

<b>TOTAL AREA:</b>	±110,4573ha
<b>AREAS FOR SUBDIVISION:</b>	PORTION 1: ±37,8951ha PORTION 2: ±18,2336ha PORTION 3: ±54,3286ha
<b>OWNER:</b>	OOSTERWIJK STRANDFONTEYN CC
<b>TITLE DEED:</b>	T18024/1971

Please refer to the proposed Rezoning and Subdivision plan, **Plan no. 2**, attached. The subdivision lines are based on the interim and long term urban edges as stipulated in the Greater Gansbaai Spatial Development Framework (2000) and the Overstrand Municipal Wide Spatial Development Framework (2006), as well as the input obtained from the Department of Environmental Affairs & Development Planning.

**3.5.3 Proposed REZONING of PORTION 3, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712**

It is proposed to rezone Portion 3, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, from Agriculture Zone I to Public Open Space Zone. It was decided, in accordance with the Department of Environmental Affairs & Development Planning, that the Public Open Space zoning for Portion 3, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, will be most fitting zoning for the subject portion because:

- a) The subject portion is not developable with reference to the physical characteristics of the area as well as the spatial proposals indicated in the Greater Gansbaai Structure Plan;
- b) The subject portion of ±54,3286ha public open space purposes to ensure that the ecological corridor between the nature reserve, the R43 and the proposed development to the west is maintained. This portion of land is also situated directly adjacent to the Walker Bay Nature Reserve.

**3.5.4 Proposed REZONING of PORTION 2, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712**

It is proposed to rezone Portion 2, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, from Agriculture Zone I to Private Open Space Zone for private open space purposes. In the long term this portion will be rezoned and developed for the future extension of the residential area of De Kelders. For future planning purposes Portion 2, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, is however rezoned to Private Open Space Zone:

- a) to replace the current zoning of agriculture as the subject portion will not be a economically viable agriculture unit;
- b) to allow a more straightforward transition from private open space purposes to development rights for future development purposes. For the purposes of this application the subject portion will not be rezoned for development at this stage as per the Department of Environmental Affairs & Development Planning's input. The development of Portion 2, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, will be a separate application should the developers decide to develop this area at a later stage.

### **3.5.5 KHOISAN BAY DEVELOPMENT**

#### **3.5.5.1 Proposed REZONING of PORTION 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712**

It is proposed to rezone Portion 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, from Agriculture Zone I to Subdivisional Area to create the following:

- 118 Single Residential Zone erven;
- 1 Road Zone erf;
- 6 Public Open Space Zone erven;
- 1 Institutional Zone erf;
- 1 Local Business Zone erf;
- 4 Group / Town Housing clusters (detail description of each cluster below).

Please refer to the proposed Rezoning and Subdivision **Plans no's. 2 and 3**, attached that also indicates the proposed zonings for Portions 1, 2 and 3 described above.

**3.5.5.2 Proposed SUBDIVISION of PORTION 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712**

It is proposed to subdivide Portion 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 as follows:

**A. Type of development with development specifications (excluding the four group / town house clusters)**

**Table 3: Proposed subdivision of Portion 1 (excluding group / town house clusters)**

<b>Erven</b>	<b>Number</b>	<b>Zoning</b>	<b>Land Use</b>	<b>Average Erf Size</b>	<b>Area (m<sup>2</sup>)</b>	<b>%</b>
1 to 118	118	Single Residential Zone	Single Residential	623	73461	43.26%
119	1	Road Zone	Public Road		28152	16.58%
120 to 125	6	Public Open Space Zone	Public Open Space		60003	35.33%
126	1	Institutional Zone	Institutional		2417	1.42%
127	1	Local Business Zone	Shop		5783	3.41%
	<b>127</b>				<b>169816</b>	<b>100.00%</b>

## B. Proposed zonings and subdivision of the four group / town house clusters

### Group / town house Development Cluster A

This cluster is the largest portion for group / town housing development. It is proposed to create the following portions and zonings:

- 79 Group House Zone erven;
- 34 Town House Zone erven;
- 10 Private Open Space Zone erven;
- 1 Road Zone portion (private road).

**Table 4: Town & Group House Cluster A: Development specifications**

Erven	Number	Zoning	Land Use	Average Erf Size	Area (m <sup>2</sup> )	%
A1 to A79	79	Group House Zone	Group Housing	410	32373	44.6%
A80 to A113	34	Town House Zone	Town Housing	314	10679	14.7%
A114 to A123	10	Private Open Space Zone	Private Open Space		12825	17.7%
A124	1	Road Zone	Private Road		16654	23.0%
	<b>124</b>				<b>72531</b>	<b>100.0%</b>

### Group / town house Development Cluster B

It is proposed to create the following portions and zonings:

- 64 Group House Zone erven;
- 20 Town House Zone erven;
- 10 Private Open Space Zone erven;
- 1 Road Zone portion (private road).

**Table 5: Town & Group House Cluster B: Development specifications**

Erven	Number	Zoning	Land Use	Average Erf Size	Area (m <sup>2</sup> )	%
B1 to B64	64	Group House Zone	Group Housing	397	25381	48%
B65 to B84	20	Town House Zone	Town Housing	310	6203	11%
B85 to B94	10	Private Open Space Zone	Private Open Space		8469	15%
B95	1	Private Open Space Zone	Club House / Recreational		4562	8%
B96	1	Road Zone	Private Road		11097	20%
	<b>96</b>				<b>55713</b>	<b>100%</b>

Group / town house Development Cluster C

It is proposed to create the following portions and zonings:

- 93 Town House Zone erven;
- 32 Group House Zone erven;
- 14 Private Open Space Zone erven;
- 2 Road Zone portions (private road).

**Table 6: Town & Group House Cluster C: Development specifications**

Erven	Number	Zoning	Land Use	Average Erf Size	Area (m <sup>2</sup> )	%
C1toC89, C122toC125	93	Town House Zone	Group Housing	296	27547	42.2%
C90 to C121	32	Group House Zone	Town Housing	401	12829	19.7%
C126 to C139	14	Private Open Space Zone	Private Open Space		10042	15.4%
C140 to C141	2	Road Zone	Private Road		14845	22.7%
	<b>141</b>				<b>65262</b>	<b>100.0%</b>

Group / town house Development Cluster D

This cluster is the smallest portion for group / town housing development. It is proposed to create the following portions and zonings:

- 32 Town House Zone erven;
- 4 Private Open Space Zone erven;
- 1 Road Zone portion (private road).

**Table 7: Town & Group House Cluster D: Development specifications**

Erven	Number	Zoning	Land Use	Average Erf Size	Area (m <sup>2</sup> )	%
D1 to D32	32	Town House Zone	Group Housing	289	9255	59.2%
D33 to D36	4	Private Open Space Zone	Private Open Space		2579	16.5%
D37	1	Road Zone	Private Road		3795	24.3%
	<b>37</b>				<b>15628</b>	<b>100.0%</b>

### 3.5.5.3 DETAILED DESCRIPTION of the proposed KHOISAN BAY DEVELOPMENT

The proposed design took into consideration the existing character, urban fabric, environmental significance, the flow of traffic to and from the proposed extension, the target market for the proposed development as well as the social impact the proposed extension will have on the greater Gansbaai area.

The proposal consists of a total of 472 residential opportunities that varies from group housing erven to single residential erven. Details of the residential opportunities are clearly indicated in the tables below and on the proposed rezoning and subdivision plan (Plan 4).

The design of the **public roads** makes provision for only one access from the R43. Three of the proposed public roads (local distributors) connect to streets of the existing De Kelders town. The widths of the local distributors are 18m and 12m respectively, except where the existing De Kelders Main Road connects to the proposed development via the public road that is 28m wide. The layout was determined and planned to ensure that speeding and intrusion by extraneous vehicles are discouraged.

The proposed layout of Portion 3, a portion of Portion 2 of the farm Strandfontein No. 712, took into consideration the existing open space corridor situated between the R43 and De Kelders. A similar **public open space corridor** is created between the proposed town extension and the R43. The proposed green buffer corridor will add to the scenic and aesthetic quality along the R43 and ensure the views and sightlines towards the ocean. Other public open space areas were provided throughout the whole layout, mostly adjacent to the single residential properties. Provision was also made for a public open space between the proposed commercial site and the existing De Kelders Township to serve as buffer between the residential and business components and serve as a storm water corridor.

The Overstrand Municipality also indicated that provision had to be made for a **community facility** in the proposed layout. The community facility site was subsequently positioned opposite the commercial site at the entrance of the existing residential area of De Kelders (where the existing De Kelders residential area meets the proposed extension). The proposed community facility will be  $\pm 2417\text{m}^2$  in extent.

The use of the proposed community facility will be determined by the market and a site development plan will be submitted prior to the development of the community facility.

The proposed **commercial site** was placed at the entrance of the existing residential area of De Kelders (where the existing De Kelders residential area meets the proposed extension). This way the proposed commercial site (shop) can serve both the existing residential area and the proposed residential extension of De Kelders. The proposed commercial site will therefore have a local function. The commercial site is  $\pm 5783\text{m}^2$  in extent and it is situated within the area earmarked in the Greater Gansbaai Structure Plan for commercial purposes. The location of the commercial site farthest from the R43 will ensure no unnecessary drive through of cars travelling on the R43 to Gansbaai. A site development plan will be submitted prior to the development of the commercial site (shop) for approval by the Overstrand Municipality.

Please refer to the **Table 8** below indicating the portion sizes of the proposed public road, public open spaces, the community facility and commercial site.

**Table 8: Extent of public open space, public road, community facility & commercial site**

<b>Road Zone</b>	
Erf Nr	$\pm$ Size (m <sup>2</sup> )
119	28152
<b>Public Open Space Zone</b>	
Erf Nr	$\pm$ Size (m <sup>2</sup> )
120	767
121	302
122	407
123	51889
124	6557
125	81
<b>Institutional Zone</b>	
Erf Nr	$\pm$ Size (m <sup>2</sup> )
126	2417
<b>Local Business Zone</b>	
Erf Nr	$\pm$ Size (m <sup>2</sup> )
127	5783

The **residential erven** (single residential as well as group / town housing) was designed and positioned to allow optimal sun light to (north and west facing erven) and optimal views from the proposed erven.

The proposed **single residential erven** are located next to the proposed public roads (local distributors). It was decided to outline most of the local distributors (public roads) with single residential erven that abuts the group housing clusters. This creates the illusion of the development being single residential viewed from the public roads and ensures that the proposed extension fits in with the character and visual catchment of De Kelders. This way the developer ensures that the proposed new entrance and the main roads linking to the existing residential area of De Kelders does not welcome the residents or visitors to De Kelders with solid, high security walls that are associated with group / town housing clusters. The single residential erven were also strategically placed in the development to make optimal use of the views of the area. The single residential erven will be developed in accordance with the land use parameters set out in the Gansbaai Scheme Regulations. The proposed average erf size of  $\pm 623\text{m}^2$  for the proposed single residential erven is within the average erf size of  $\pm 595\text{m}^2$  for the De Kelders residential area.

Please refer to the **Table 9** below indicating the portion sizes of the proposed single residential erven.

Table 9: Extent of single residential erven

Single Residential Zone Erven							
Erf Nr	±Size (m <sup>2</sup> )		Erf Nr	±Size (m <sup>2</sup> )		Erf Nr	±Size (m <sup>2</sup> )
1	650		31	649		61	599
2	608		32	649		62	599
3	608		33	649		63	599
4	608		34	649		64	599
5	608		35	649		65	668
6	608		36	649		66	589
7	608		37	620		67	600
8	608		38	620		68	600
9	608		39	639		69	600
10	608		40	629		70	546
11	608		41	629		71	535
12	611		42	629		72	524
13	610		43	629		73	513
14	612		44	661		74	568
15	591		45	644		75	617
16	902		46	660		76	719
17	904		47	660		77	820
18	664		48	660		78	620
19	616		49	692		79	600
20	616		50	590		80	600
21	616		51	590		81	655
22	616		52	590		82	600
23	616		53	590		83	600
24	603		54	608		84	600
25	619		55	608		85	627
26	619		56	608		86	627
27	619		57	610		87	627
28	619		58	600		88	627
29	619		59	599		89	627
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						111	590
						112	649
						113	649
						114	649
						115	649
						116	649
						117	649
						118	585

The **group / town house clusters** were included in the proposed development to contribute to the creation of a variety of residential opportunities in the urban structure for the Greater Gansbaai area. The group / town house component for the proposed development also allows for a higher Net and Gross Density for the proposed development which brings the proposed development in line with the provincial spatial planning guidelines. Each group / town house cluster gains access from the proposed local distributors (public roads) for the development and no direct access from the R43 for any group / town house development is proposed. The design of the internal private roads was done to ensure that speeding is discouraged

and maximum free draining towards the roads is obtained. Each group / town house cluster gains access from a 15m wide access road that connects to 13m, 11m, 10m and 8m internal private roads. The width of the proposed private roads was determined by the amount of erven that each private road would serve – more detailed provided in Section 3.8 of this report. The widths of the private roads are also in accordance with the land use parameters of the Gansbaai Scheme Regulations.

The proposed group / town house clusters create erven with average erf sizes ranging from  $\pm 289\text{m}^2$  to  $\pm 410\text{m}^2$  in extent. For the detailed proposed erf sizes of each group and town house erf, please refer to **Table 10**, attached as an *Annexure* to the application.

Provision is made for adequate **private open spaces** throughout the proposed group / town housing clusters. The private open spaces for each group / town house cluster were provided at  $80\text{m}^2$  private open space per group / town house erf. **Table 11** below shows that the private open spaces adhere to the land use parameters of the Gansbaai Scheme Regulations:

**Table 11: Extent of the proposed private open spaces**

Group / Town house cluster	Required private open space ( $\text{m}^2$ )	Provided private open space ( $\text{m}^2$ )
Cluster A: (113 erven x $80\text{m}^2$ )	9040	12825
Cluster B: (84 erven x $80\text{m}^2$ )	6720	8469 + 4652 (recreational / club house)
Cluster C: (125 erven x $80\text{m}^2$ )	10000	10042
Cluster D: (32 erven x $80\text{m}^2$ )	2560	2579

The proposed private open spaces were designed to allow for ample thorough fares within each group / town housing cluster as well as throughout the proposed development as a whole. In certain instances the private open spaces serve as buffer between the existing residential area of De Kelders (single residential erven) and the proposed group / town housing developments. The proposed layout consequently made provision for functional private and public open spaces.

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We were informed by the Overstrand Municipality of a proposed nano filtration plant adjacent (south-west) to the proposed development. Consequently provision had to

be made in the layout for the positioning of the proposed nano filtration plant adjacent to the development (more specifically Development Cluster B). The placement of residential erven and open spaces were changed to compensate for the possible noise impact that the filtration plant could have (although the building will be sound proof). The private open space (portion B95) was subsequently positioned next to the nano filtration plant to keep noise levels from the plan impacting on the residential component of the development. It is proposed to use the last mentioned private open space for recreational / club house purposes. Besides for the last mentioned open space for recreational / club house purposes, another ten portions for private open space purposes are provided for in Development Cluster B.

This application has the purpose of only creating the erven for the proposed group / town housing developments and therefore no detail site planning for each cluster is proposed. This allows future developers the opportunity to compile and submit detailed site development plans according to their (and the market's) specific needs at the time. The group / town housing clusters will however be developed in accordance with the land use parameters set out in the Gansbaai Scheme Regulations. Site development plans will be submitted prior to the development of each group / town housing cluster for approval by the Overstrand Municipality. We suggest that a public participation process follows the site development plan submissions for the group / town house developments to ensure transparent processes and developments.

The proposed development will amount to 472 residential erven, 45 public and private open space erven, 6 public and private roads erven, 1 commercial erf and 1 community facilities erf. Please refer to Table 12 below for a summary of the proposed development.

Table 12: Summary of the proposed land uses for Portion 1 (also refer to Plan 4)

Type of Development	Erven	Number	Zoning	Land Use	Average Erf Size	Area (m <sup>2</sup> )	%
Single Residential, Group Housing & Town Housing Opportunities	1 to 118, A1 to A113, B1 to B84, C1 to C125 & D1 to D32	472	Single Residential Zone, Group House Zone, Town House Zone	Single Residential, Group Housing & Town Housing Units	419	197728	52.2%
Public & Private Open Space	120 to 125, A114 to A123, B82 to B95, C126 to C139 & D33 to D36	45	Public Open Space Zone & Private Open Space Zone	Public & Private Open Space		98480	26.0%
Public Roads	119, A124, B96, C140, C141 & D37	6	Road Zone	Public & Private Roads		74542	19.7%
Institutional	126	1	Institutional Zone	Institutional		2417	0.6%
Business	127	1	Local Business Zone	Shop		5783	1.5%
<b>TOTAL</b>		<b>524</b>				<b>378951</b>	<b>100.0 %</b>

From the above the densities for the proposed development of Portion 1 are as follows:

**Net density** (density of the individual land uses):

Residential density (single residential, group & town housing): ±24 units / ha

Open space density (public & private): ±5 units / ha

Roads (public & private): ±1 unit / ha

Community facility: ±4 units / ha

Commercial premises: ±2 units / ha

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**Gross density** (total density of the whole development): ±14 units / ha

The proposed residential density of  $\pm 24$  units per hectare adheres to the maximum densities specified in the Gansbaai Scheme Regulations. The Gansbaai Scheme Regulations allows for a maximum density of 30 units / hectare for group house erven and 50 units per hectare for town house erven. Furthermore the proposed residential density of  $\pm 24$  units per hectare falls within the 25 density units per hectare promoted and implemented by the Department of Environmental Affairs & Development Planning.

Please refer to **Plan no. 4** for the detail layout plan of Portion 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712.

The biggest constraint of the subject property is the number of servitudes that cross the site. These servitudes are all related to bulk services and cannot be relocated easily. The proposed layout of Portion 1, a portion of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, took into consideration the position of the various servitudes on the subject property; consequently the layout was designed around the existing servitudes on site. All the existing servitudes are accommodated within the proposed public roads, private roads, private open spaces and public open spaces as shown on the proposed Rezoning and Subdivision Plan, **Plan no. 4**.

### 3.5.6 Proposed amendment of the Greater Gansbaai Structure Plan

*No longer applicable*

It is proposed to amend the Greater Gansbaai Structure Plan as follows:

- The proposed Institutional Zone erf, portion 128 on **Plan no. 4**, as well as proposed Single Residential Zone portion 15, falls within an area earmarked for Business purposes. It is therefore proposed to amend the structure plan to accommodate the aforementioned institutional and single residential portions on Portion 1;
- The Greater Gansbaai Structure Plan earmarks the portion (Portions 1, 2 and 3) of Portion 2 (Lang Bosch) of the farm Strandfontein No. 712 north of the R43 (adjacent to De Kelders) for residential purposes. It is not proposed to develop the whole area earmarked for residential extension, but only the area indicated as Portion 1 on **Plans no. 2 and 4**. It is proposed to substitute an area earmarked for residential development, but not included in the proposed layout, with an area closer to the R43, indicated as Cluster Development D on Plan no. 4. The area where Cluster Development D is situated is however earmarked as ecological corridor / conservation network. The botanical study does however not indicate significant conservation worthy vegetation on this portion of the subject property (to be confirmed by the environmental impact assessment). It is consequently proposed to amend the Greater Gansbaai Structure Plan to establish a town house development ( $\pm 15\ 628\text{m}^2$  in extent) on Portion 1.
- Portions 16-23 and 38-43 (proposed single residential zone erven) indicated on **Plan no. 4** falls within an area earmarked for medium to high density residential development. Provision is made for ample medium to high density residential development throughout the whole development of Portion 1. The single residential zone erven outline most of the internal collector roads to create the illusion of the development being single residential viewed from the public roads. To ensure that the last mentioned can be obtained along most of the public roads in the development, it is proposed to amend the Greater Gansbaai Structure Plan to accommodate the proposal.

### **3.5.7 Establishment of Home Owners' Associations**

Finally, application is made for the establishment of four Home Owners' Associations in terms of Section 29 of the Ordinance on Land Use Planning, Ordinance 15 of 1985, for each of the individual four Group and Town Housing Clusters.

### 3.6. ARCHITECTURAL GUIDELINES

No architectural guidelines for the proposed development of Portion 1, a portion of Portion 2 of the farm Strandfontein No. 712, exist. Detailed planning for each cluster will be addressed with the submission of site development plans for each separate cluster development. The single residential erven as well as the group / town housing clusters will be developed in accordance with the land use parameters set out in the Gansbaai Scheme Regulations. We suggest that a public participation process follow the site development plan submissions for the group / town house developments to ensure transparent processes and developments.