



OVERSTRAND MUNISIPALITEIT
ERF 5703, MYRTLESTRAAT 3,
WESTCLIFF, HERMANUS: AANSOEK OM
HERSONERING: CREATIVE PROFILE
TOWNPLANNERS NAMENS 3 ON MYRTLE
(PTY) LTD

Kennis word hiermee gegee ingevolge van Artikel 47 & 48 van die Overstrand Munisipaliteit Wysigingsverordening op Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek om hersonering ontvang is ingevolge Artikel 16(2)(a) ten einde die eiendom te hersoneer vanaf Residensiële Sone 1 (SR1) na Besigheidsone 3 (B3) om kantore en woonstelle op die eiendom te akkommodeer.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus en by Gansbaai Biblioteek, Hoofweg, Gansbaai.

Enige kommentaar moet skriftelik wees ingevolge die bepalings van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) bereik voor of op **Vrydag, 05 Mei 2023**, met u naam, adres, kontakbesonderhede, belang in die aansoek, en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr H. Boshoff** by 028-3138900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.

Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, **HERMANUS**, 7200

Munisipale Kennisgewing Nr. 57/2023

OVERSTRAND MUNICIPALITY
ERF 5703, 3 MYRTLE STREET,
WESTCLIFF, HERMANUS: APPLICATION
FOR REZONING: CREATIVE PROFILE
TOWNPLANNERS ON BEHALF OF 3 ON
MYRTLE (PTY) LTD

Notice is hereby given in terms of Section 47 & 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received for rezoning in terms of Section 16(2)(a) in order to rezone the property from Residential Zone 1 (SR1) to Business Zone 3 (B3) to accommodate offices and flats on the property.

Details regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department : Town Planning at 16 Paterson Street, Hermanus and at Gansbaai Library, Main Road, Gansbaai.

Any comments must be in writing in terms of the provisions of Sections 51 and 52 of the By-law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093/ (e) alida@overstrand.gov.za) on or before **Friday, 05 May 2023**, quoting your name, address, contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to the **Town Planner, Mr H. Boshoff** at 028-313 8900. The Municipality may refuse to accept comment received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

Municipal Manager, Overstrand Municipality, P.O. Box 20, **HERMANUS**, 7200

Municipal Notice No. 57/2023

UMASIPALA WASE-OVERSTRAND
ISIZA SAMA-5703, MYRTLE STREET, E-
WESTCLIFF, EHERMANUS: ISICELO
SOKUCANDWA KWAKHONA KWEMIDA:
CREATIVE PROFILE TOWNPLANNERS
EGAMENI LIKA 3 ON MYRTLE (PTY) LTD

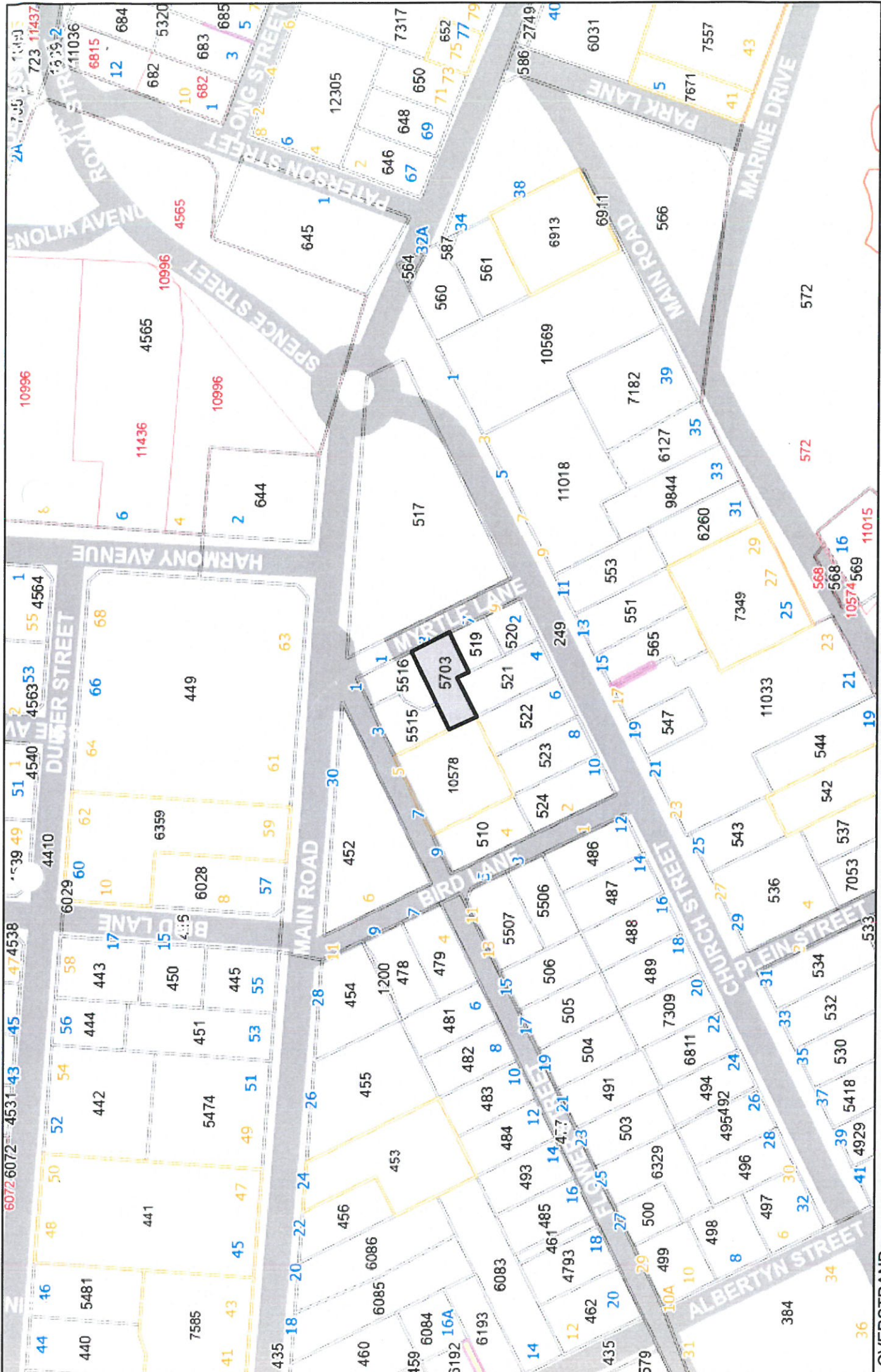
Kukhutshwe isaziso ngokweCandelo lama-47 kunye ne-48 loMthethwana kaMasipala waseOverstrand ongokoCwangciso lokusetyenziswa koMhlaba kaMasipala wowama-2020 (UmThetho kaMasipala) ukuba isicelo sifunyanelwe ukuphinda kucandwe kwakhona umhlamba ngokuphathelele kwiCandelo le-16(2)(a) ukulungiselela ukuphinda kucandwe umhlaba ukusuka kwindawo yokuHlala 1 (SR1) ukuya kwindawo yoShishino 3 (B3) ukulungiselela iiofisi kunye neeflethi kwipropati.

linkcukacha ngokuphathelele kwisindululo zikho ukuba zihlolwe ngenxesha leentsuku zeveki phakathi kwale maxesha 08:00 nentsimbi ye-16:30 kwiSebe: KuCwangciso lweDolophu e-16 Paterson Street, eHermanus nethala leencwadi laseGansbaai, eMain Road, eGansbaai.

Nazo naziphi izimvo kufuneka zibhalwe ngokuphathelele kumagatya eCandelo lama-51 nelama- 52 omThetho kaMasipala (16 Paterson Street, eHermanus / (f) 0283132093/ (e) alida@overstrand.gov.za) phambi okanye **ngoLwesihlanu, 05 uMeyi 2023**, uchaze igama lakho, idilesi iinkcukacha zoqhagamshelo, umdla kwisicelo nezizathu zezimvo. linkcukacha zomnxeba zingenziwa **kuMchwangcisi weDolophu, uMnu. H. Boshoff** kule nombolo 028-313 8900. Umasipala angala ukwamkela izimvo ezifunyenwe emva komhla wokuvulwa. Naye nabani ongakwaziyo ukufunda nokubhala angatyelela Ucwangciso lweDolophu apho igosa likamasipala liya kubanceda ukuze libhale izimvo zabo.

Umphathi kaMasipala, Overstrand Municipality, P.O. Box 20, **HERMANUS**, 7200

Inombolo yeyeSaziso sikaMasipala. 57/2023



Date: 2022/12/08

Locality Map
 Erf 5703, 3 Myrtle Street, Westcliff, Hermanus



1. PURPOSE OF THE REPORT

This application is made on behalf of 3 ON MYRTLE (PTY) LTD, the owner of Erf 5703 Hermanus and serves to motivate the following items of the Overstrand Municipal Land Use Planning By-laws (2020):-

- in terms of Section 16(2)(a) for Council's consent to rezone Erf 5703 Hermanus from Residential Zone to Business Zone III.

Creative Profile Town Planners have been appointed by the owner to apply for the aforementioned which is supported with the attached Power of Attorney to submit the application, attached hereto as **Annexure 1**.

This report serves to explain and motivate the proposed development on Erf 5703 Hermanus in detail for public participation and Council's approval. The application emphasis is to create a land use that respects the context and character of the so-called "front door" to the Hermanus Central Business District.

In this application, Erf 5703 Hermanus will be referred to as "the property".

2. PROPERTY ANALYSIS

2.1 LOCATION

Erf 5703, as indicated on **Plan 1**, is located at the main entrance circle of the Hermanus CBD or Civic Precinct with prominent land uses such as the town's taxi rank, police station, Magistrates Court, NG Church, doctor's and dental rooms and Hertz Car Hire (directly adjacent) with a large, formalized municipal parking area, surrounding the property.

Myrtle Street is a small cul-de-sac that branches from Church Street and gives direct access to the property in question (3 Myrtle Street).

2.2 PROPERTY DETAILS

OWNER	3 on Myrtle (Pty) Ltd
PROPERTY DESCRIPTION	Erf 5703, Hermanus, Overstrand Municipality, Division Caledon, Western Cape
AREA	585m ²
TITLE DEED	T044816/22 (Annexure 3)
RESTRICTIVE CONDITIONS	No restrictive title deed conditions exist in the Title Deed that could hamper the proposed development on the property (see attached Conveyances Certificate as Annexure 4).
BONDHOLDER	Not mortgaged
EXISTING ZONING	Single Residential
EXISTING USE	Offices
PROPOSED ZONING	Business Zone III

2.3 UNDESIRABLE LAND USE

The existing zoning as indicated above is Single Residential (Residential Zone I). This historic zoning and position has become undesirable with the organic growth and controlled and planned changes to zonings in the CBD that have taken place over the last decade in the town of Hermanus.

Visually it is clearly evident that the surrounding zonings and land uses in the immediate area of the property have already been rezoned and the uses changed. The property is indeed the only remaining residentially zoned land unit in Myrtle Street.

The current land use is not residential but rather the property is being utilized by a political party as a regional office. The Overstrand Municipality also previously rented the property for office space.

Resultantly one will conclude that the single residential zoning no longer conforms to this existing mixed use area and the zoning must be amended in order to bring it in line with the surrounding land uses.



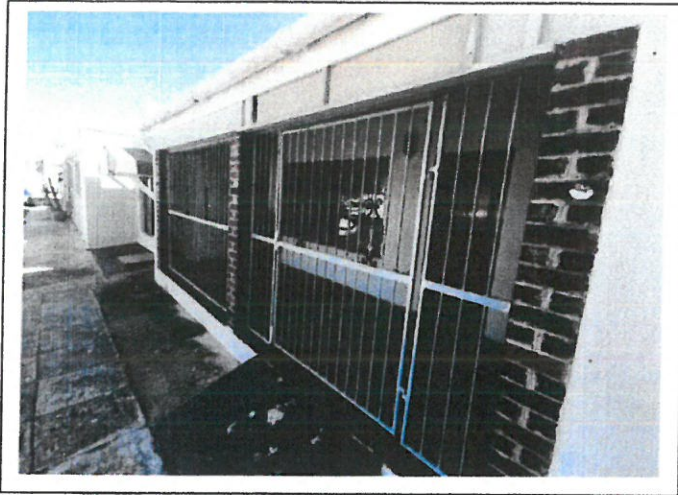
2.4 UNDESIRABLE ARCHITECTURE/ ELEVATIONS

Owing to the property's urban mixed land use image while being "outside the hard core of the CBD" personality, gives the property a feeling of being both inside and outside the CBD of Hermanus, located in a space for redevelopment, a space that could enhance the existing and planned community facilities in the Civic Precinct.

Currently the property does not have an aesthetic appearance and is trapped between buildings with varying heights (a lack of rhythm and continuous height disturbs the elevations and streetscape) accompanied by the fact that this cul-de-sac is dominated by a poorly planned parking lot opposite the property that completely overshadows the urban scene.

The elevation is further disrupted by the dominating use of security gates.

Redevelopment will certainly address these aesthetic shortcomings.



2.5 INTEGRITY OF EXISTING STRUCTURE

The property consists of a series of free standing buildings that have over the years (since 1944) been repeatedly adapted and patched up (see [Plan 2](#)).

The main building is supplemented with separate rooms on the western border and garages on the most southern portion of Erf 5703, with a store and outside toilet located centrally on the property.

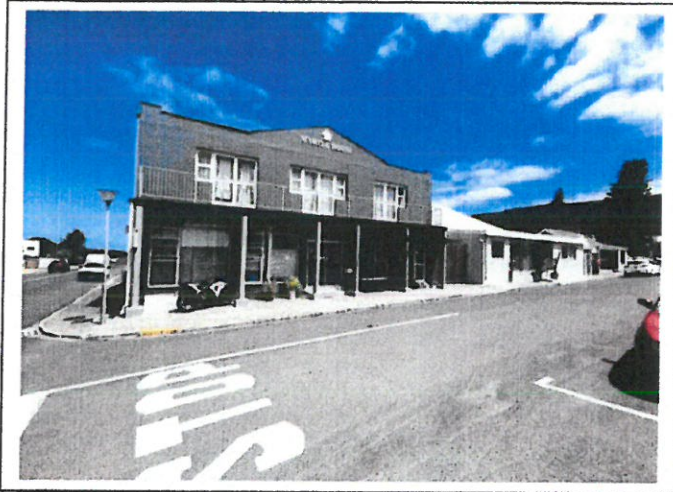
A double garage has been provided on the southern boundary.

The entire property has over the past years been providing office space for several tenants and has not been utilized for residential purposes. From a visual perspective it is clearly evident that urban decay has already started to rear its ugly head due to a lack of maintenance on the existing structures which look tired in appearance.

The distribution of the various structures is in itself limiting the potential of the property which lies in the provision of a multi-layered structure as already proven and developed on surrounding erven.

2.6 EXISTING BUILDING & AND USE RESTRICTIONS

All the existing structures on the property are single storey structures but with a definite residential appearance which is in direct conflict with the properties located to the south of Erf 5703.



Erf 520 and 519 have already been re-developed into offices (Business Zone III) with zero lateral and street building lines and a 2 meter rear building line where the properties border against residential areas.

2.7 EXISTING ACCESS AND PARKING

Direct access to the property is from Myrtle Street on the northern side of the property and leads to an area of open space located between the separate structures on the property.

The open space also accommodates on-site parking while the original single garage and double garage situated on the southern side of the property is currently being utilized as office space.

Given the current positions of the various structures on the property, the provision of on-site parking is limited and an entirely new site layout will be required with an amended building mass and parking areas in order for the zoning to conform to the prescribed 4 parking bays per 100m² building area under Business Zone III.

As the owners are two specialist doctors who work strictly by appointment only we believe that the parking provided on site is adequate.

However, the regulations stipulate that we require 12 bays to accommodate the flats and the business component of the development. In total, we are providing 12 parking bays (6 for business with 137.25m² lettable space and we require 6 bays for the 4 flats = 1.5 bay per flat). The prerequisite number of parking bays needed is therefore being provided on site.

2.8 HERITAGE VALUE

The property is located within the Heritage Overlay Zone and will therefore automatically be referred to the Heritage Committee for evaluation.

Albeit that the property is located in the Heritage Overlay Zone, the structures on the property are not specified as buildings with a specific value. However, any future design will have to comply with the Overlay Zone regulations.

16	HISTORIC CORE OF HERMANUS HERITAGE PROTECTION OVERLAY ZONE ("HERMANUS HISTORIC CORE HPOZ")
16.1	Spatial delineation: Refer to Plan 8.
16.2	Purpose: To ensure that any land use application resulting in additional rights complies with the existing character and contextual significance:
16.2.1	To protect and enhance the context of the high concentration of heritage sites; the role of the old harbour; Bientangs cave; the high scenic quality of the coastline; the recreational facilities related to the coastal walkway and associated whale watching points; the relatively fine-grained, low-rise nature of the building fabric; and the integration of these place-making elements.
16.2.2	These heritage features all contribute to an area of particular character, reflecting many of the heritage themes identified in the Overstrand area and worthy of the status of a HPOZ in terms of the land use scheme.
16.3	Land use and building plan applications
16.3.1	Land use and building plan applications, if applicable, should be submitted to the Overstrand Heritage and Aesthetics Committee or a registered conservation body for comment.
16.4	Height, massing and orientation
16.4.1	No building within the heritage area is to exceed 14 m. The upper storey must be set back a minimum of 1,5 m from the main façade, have a roof pitch of 45 degrees and use light-weight materials to reduce visual impact.
16.4.2	The relatively fine-grain nature of the building fabric must be respected in any new development.

3. PROPOSED DEVELOPMENT

3.1 KEY DEVELOPMENT PLANNING PRINCIPLES

The following key planning and urban design principles were used to upgrade the property to its full potential as part of the Civic Precinct.

These basic principles are seen as the starting point of the development to contribute to a walkable, vibrant and enjoyable CBD.

The existing surrounding area or precinct appearance from an aesthetic perspective is somewhat tired, but with all the proposed development and upgrading proposals from the municipality (being carried out in phases), together with this proposal and potential private developments on erven 452, 11018 and redesign of erf 517 (parking area), could form the development catalyst that would kick start this portion of the precinct from a private development perspective.

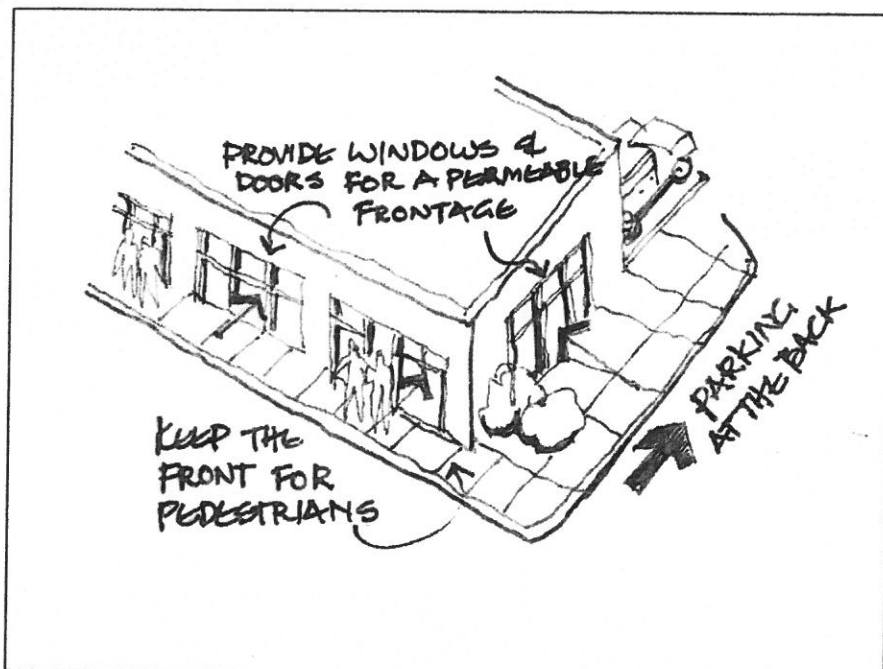
To create a positive atmosphere within the property, it was important to lead the architect in the following principles as set out in the remainder of this paragraph:-

3.2 BUILD THE DEVELOPMENT TO THE EXISTING SIDEWALK

The future buildings must create a strong "street wall" (not blank walls) that meets the existing sidewalk of Myrtle Street.

The sidewalk is important because it channels pedestrian movement and forces people into closer proximity with what is happening inside the proposed building.

It is also important to keep the building interior floor levels as close to the sidewalk grade as possible

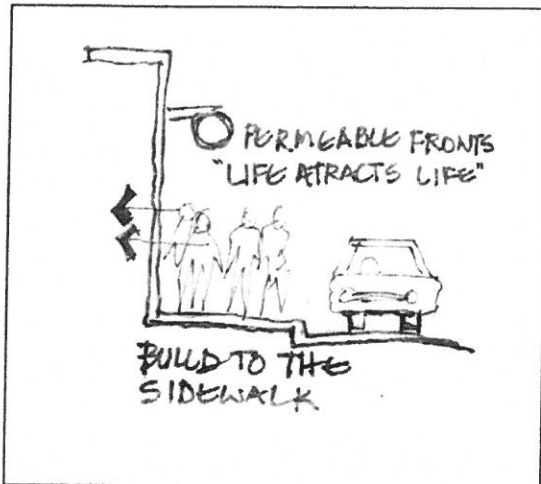


3.3 MAKE THE BUILDING FRONT PERMEABLE

We would strive to connect the inside of the building and the sidewalk with windows and doors.

Life attracts life. People want to see the merchandise for sale or other people mingling, therefore the placement of windows and openings along the sidewalk is of paramount importance.

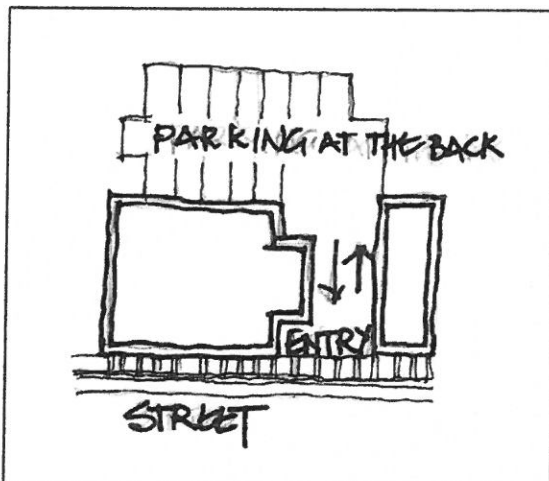
This is a basic rule of retailing and if it's possible, also put front doors where they are visible.



3.4 PUT PARKING SPACES AT THE BACK OF BUILDINGS

While parking areas are a primary determination of development site mass, its location is also crucial for pedestrian – orientated developments.

It is important to put parking areas at the back, or beside, on top or under a building to save the front of a development for people.



3.5 CREATE PEOPLE ORIENTATED SPACES: DEVELOPMENT CONCEPT

Towns are undergoing constant change and one must take advantage of the process of regeneration and rezoning of a specific planned area.

By analysing the property it becomes evident that through placing the buildings on the nil-building lines (which are permissible in Business Zone III areas), the full potential of the property could be reached.

This action is only relevant to the front 50% of the property since the most westerly area borders on a residential zone where broader building lines (2m) are required. These building lines are considered negative space and usually end up being utilized for storing rubble which is not desirable.

As such it is obvious that the western portion of the property is not characterized by good development potential owing to too much available area that must be given up for useless building lines and could be better utilized or earmarked for the property's prerequisite parking requirements.

Parking will be provided (according to Overstrand Municipal Scheme Regulations as follows:-

- 12 parking bays (2.5m X 6m)
- Push back area (7.5m)
- Panhandle of 2.5m with 1m pedestrian walkway on both sides of entrance road

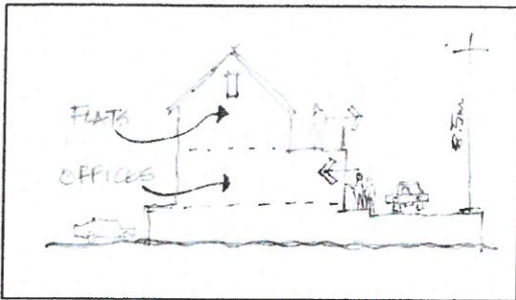
The entrance road and parking courtyard will be paved which will be a visual and visceral signal to both driver and pedestrian of appropriate boundaries.



3.6 ARCHITECTURE: UPGRADE THE PRECINCT EDGE WITH AN AESTHETIC INTERFACE

It is important to support the municipal decision to create a local business edge in Myrtle Street. However it is also necessary to upgrade the edge and property architecturally to create a "focal building" that provides urban context and joy.....a building that fits into the streetscape.

What is proposed is a building where the mass is broken up visually into two buildings that comply with the 8.5m height restriction and provide parking on-site as explained above. See architectural sketches as [Annexure 7](#).

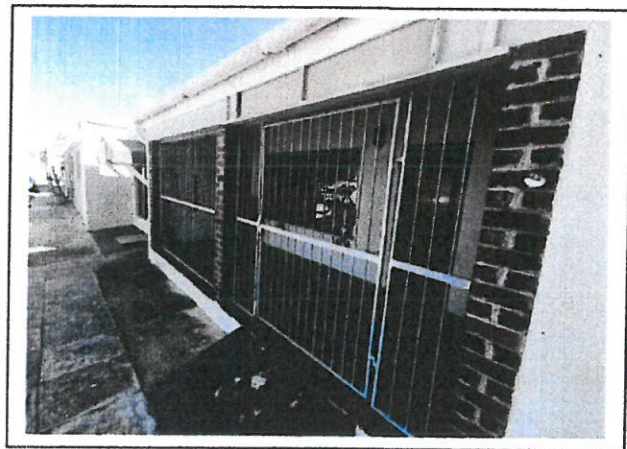
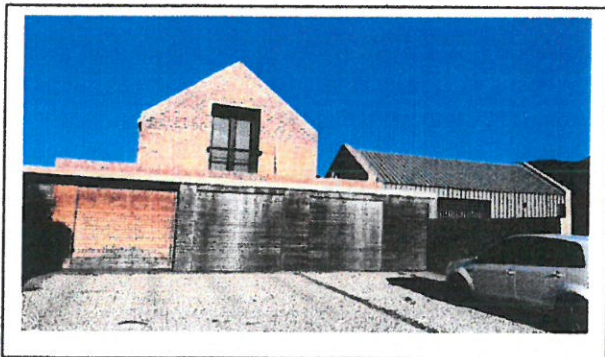


3.7 SECURITY

Safety is the foundation of a successful development, especially if it's on the periphery of towns considering the high crime rate in RSA. The basic technique of urban security is natural surveillance and human presence and to implement these principles the following is proposed.

The planning idea for the property is to provide high density units (flats/apartments) on the first floor of the proposed buildings where people (tenants) are present and would bring the necessary natural surveillance and human presence, particularly after normal office hours.

The central entrance ideally lined up with the cadastral southern boundary will give direct access to the parking area at the rear of the buildings. To secure and control the parking area a wooden security door that matches the façade entrance opening will be installed similar to the photograph hereunder. This is by far more aesthetic than the trellis-door system most of the adjacent developments have used.



3.8 SHOPFRONTS SPACE

To bring vibrancy and an interesting place where people will linger, the principle would be to slow down customers or provide the clients with an opportunity to observe the street.

Busy sidewalks are safer and therefore the design proposal is to open the sidewalk appeal to the inside of the property on either side of the entrance panhandle (see conceptual site development plan as Annexure 7 – permeable walls).

The concept is therefore to get close to the customer to give people something to look at as they walk past the property.

3.9 STREETScape: FITTING IN

Economic growth involves a continuous reconstruction of society as towns (cities) are not static and grow organically over time.

If possible, it means that the new building must fit in with the existing context of its neighbours through the use of similar heights, materials and details i.e. “the future re-development on Erf 5703 must “talk” to the neighbour.

Unfortunately, the existing buildings (except the structure on Erf 520 which is an acceptable architectural language) need to create an aesthetic response. Currently the immediate area is in a transition and is a smorgasbord of architectural features that lack charm and there is little context worth saving or emulating

3.10 FLATS

On the first floor, 4 flats for short or long term rental will be provided which will also provide the necessary security after hours and bring vibrancy to the development.

It is a well-known fact that the greater Hermanus area lacks a more economical diversity of housing/ residential options. This proposed land use will definitely play a role to fill the gap particularly for the younger community who do not need large properties but rather accommodation near to the CBD for easier access to their places of employment.

3.11 SUMMARY OF ACCOMMODATION & PARKING

Summary of accommodation/see Conceptual Site Development:

Office space provided – ±137.25m²

Residential: Flats provided–4 - ranging in size from ±33m² - ±48m²

Parking needed: 12 (Business = 6; Flats @ 1.5 bays per flat = 6)

Parking provided: 12

Total site: 585m²

4. INFLUENCES ON THE PLANNING PROCESS

The following statutory and conceptual documents together with sound planning principles that will be used by the professional team in the design and planning process are applicable.

This planning information must be considered by the municipality to see if there are any inconsistencies with approved planning legislation.

4.1 OVERSTRAND MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK (OMSDF)

- 4.1.1 The Overstrand Municipality is guided by a planning document called the Overstrand Municipality Spatial Development Framework (OMSDF) 2020. This document serves to ensure optimum spatial and socio-economic integration and to improve the overall efficiency of development within the region.
- 4.1.2 This approved forward planning document and plan gives Council, officials, the community, developers and consultants the necessary guidelines for future development, scale and densification.

This approved local document for the Hermanus jurisdiction area earmarks the property as a development node where mixed uses are encouraged. This development application is in line with Area 13 that stipulates the creation of economic and business opportunities throughout development.

Further broad principles and guidelines for the area that are applicable to this application and include:-

- That sustainable developments must be initiated
- A variety of residential options must be initiated specifically higher densities
- Quality environments must be created/developed
- Compact developments must be initiated to create walkable towns
- Create work opportunities/ job creation to initiate economic progress

4.2 HERMANUS CBD REVITALISATION AND REGENERATION PLAN 2016

This statutory document was adopted in 2016 and was importantly included (for the 2019 – 2022 book years) into the Integrated Development Plan (IDP) which gives action to the planning goals.

The purpose of this forward planning was to **upgrade the existing CBD in phases**, which process ultimately started to stagnate when tenants started moving out of the CBD and into the Whale Coast Mall for various reasons that included easier access, ample parking, and the convenience of a “one stop” shopping experience.

One of the most important goals of this revitalisation plan is to connect the CBD with several key amenities, facilities and precincts within and around the area.

As Phase 1 of the Revitalisation Plan is now finished which is a huge success, Phase 2 called the **Civic Precinct** (which includes the Police Station, Magistrate’s Court, Municipal Offices, the taxi rank, library and the existing public parking facility located to south-west of the traffic circle intersection of Main Road (R43) with Royal and Church Street) is now proposed for receiving attention.

Erf 5703 borders directly onto this demarcated Civic Precinct on the south-eastern seam and visually forms part of the precinct.

As such, it is vitally important that owing to the strategic location of the property and from a planning context, the development be integrated with the goals and planning of the Civic Precinct.

4.3 OVERSTRAND MUNICIPAL LAND USE PLANNING (OMLUP)

This application is submitted in terms of Section 16(2)(a) of the Overstrand Municipal Land Use Planning By-Law (2020).

This application requests that the Overstrand Municipality advertise and serves notices to identified neighbours for this land use application in terms of Section 47 (1) of the OMLUP.

A pre-application consultation was held with Me A Van Der Stoep of the Overstrand Municipality to discuss the merits of the application on 19 October 2022. No minutes were taken and the discussions were carried out on an introductory basis.

4.4 NATIONAL ENVIRONMENTAL MANAGEMENT ACT 107 OF 1999 (NEMA)

Not Applicable:

The proposed rezoning to develop a local business offices and flats on Erf 5703 Hermanus, does not trigger any listed activities in terms of NEMA.

4.5 OVERSTRAND LAND USE SCHEME 2020: OVERLAY ZONES FOR ZONING SCHEMES

4.5.1 HERITAGE PROTECTION OVERLAY ZONE - HPOZ

The property falls within the Landscape Significance area as indicated on Plan C of the HPOZ with a high significance status. The proposed development acknowledges the parameters as set out in this Landscape Significance area and all measures will be taken to ensure that the Business Zone III development is low impact so as to not negatively impact on the surrounding streetscape.

4.6 LAND USE PLANNING ACT 2013 (ACT 3 OF 2013)(LUPA)

SECTION 53

Not Applicable:

The nature and scale of the proposal is not of Provincial importance.

SECTION 45(1)

Not Applicable:

This section of LUPA states that a Municipality must refer a land use application to Province for comment if:

- a) a development is outside outer limit of urban expansion;*
- b) the local authority has no approved Spatial Development Framework;*
- c) rezoning of land for Agricultural or conservation purposes;*
- d) a development as determined by the Municipal Manager;*
- e) a development that affects a provincial functional area; and*

f) any land use application as may be prescribed for the purpose of supporting and strengthening the capacity of the Municipality.

The property is currently zoned Residential Zone I and situated within the Overstrand Municipality's jurisdiction area, inside the urban edge of the greater Hermanus area, as per the approved Overstrand Municipality Spatial Development Framework Plan.

It is our opinion than none of the above listed criteria are applicable to this application, and it is therefore unnecessary to direct the application to the Department of Environmental Affairs and Planning for comment.

4.7 PLANNING PRINCIPLES

The planning principles of spatial justice, spatial sustainability, efficiency, spatial resilience and good administration of this application can be described as follows and the proposed Business Zone III zoning adheres to the planning principles relevant to this application as stipulated below:

4.7.1 SPATIAL JUSTICE

Refers to the need to redress the past apartheid spatial development imbalances and aim for equity in the provision of access to opportunities, facilities, services and land. In the broadest sense, it seeks to promote the integration of communities and the creation of settlements that allow the poorest of the poor to access opportunities. In a spatially just settlement, opportunities and access are provided to those whose historical access and opportunities have been impeded by the practice of apartheid spatial planning. Land development procedures must include provision that accommodates access to, and facilitation of, security of tenure and the incremental upgrading of informal areas.

In our opinion the principle of Spatial Justice is not relevant to the subject application.

4.7.2 SPATIAL SUSTAINABILITY

The proposed application for rezoning to operate business offices and flats on Erf 5703 Hermanus is in line with the current character where the subject property is located.

The proposed application will have no impact on the conservation worthy areas of Hermanus and immediate surroundings.

4.7.3 EFFICIENCY

Refers to the need to create settlements that optimise the use of space, energy, infrastructure, resources and land. Inherent in this statement is the need to promote densification and urban (as opposed to suburban) development typologies. This also has to do with the manner in which the settlement itself is designed and functions, which should reduce the need to travel long distances to access services, facilities and opportunities. Efficiency also refers to decision making procedures which are designed to minimise negative financial, social, economic or environmental impacts. In addition, efficiency refers to the need for development application procedures that are efficient and streamlined.

In our opinion the principle of Efficiency is not applicable to this application.

4.7.4 SPATIAL RESILIENCE

In the context of land use planning refers to the need to promote the development of sustainable livelihoods for the poor (i.e. communities that are most likely to suffer the impacts of economic and environmental shocks). Spatial resilience also refers to the requirement for flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks. The spatial plans, policies and land use management systems should enable the communities to be able to resist, absorb and accommodate these shocks and to recover from these shocks in a timely and efficient manner, which includes the preservation

and restoration of essential basic infrastructure and functions, but also adaption in order to ensure increased resilience in terms of future shocks (United Nations Office for Disaster Risk Reduction, 2009).
In our opinion the principle of Spatial Resilience is not applicable to this application.

4.7.5 GOOD ADMINISTRATION

Our company is committed to the principle of good administration and will co-operate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant Municipality's bylaw and related Provincial and National land use planning legislation.

All measures will be taken to ensure an efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's By-law on Municipal Land Use Planning, 2020.

5. MOTIVATION OF DEVELOPMENT PROPOSAL

5.1 POTENTIAL OF THE PROPERTY

The potential of the property does not lie in the re-development of the single residential zoned erf, but rather in local business in order to support the surrounding business and mixed use developments.

5.2 CONFORMING TO FORWARD PLANNING PRINCIPLES

As mentioned in paragraph 4.1, the proposal is in line with the broad goals of the Overstrand Municipality Spatial Development Framework as well as other statutory, forward planning documents, i.e. Hermanus CBD Revitalization and Regeneration Plan, where mainly economic development, the creation of jobs, mixed land uses and tourist facilities are promoted.

5.3 MIXED USE ENVIRONMENT

As the only residential zoned property adjacent to Myrtle Street, the property is not visually cohesive with its surroundings, looks out of place and is not suitable for single residential use.

There is a definite need to upgrade the property to give definition and structure to the urban environment.

5.4 RESIDENTIAL OPTION

From a town planning perspective, higher density residential options which support mixed use nodes with place making, safety and social and economic opportunities must be promoted (by providing more buying power and impetus to the node).

5.5 VISUAL APPROACH TO URBAN EDGE

The developers are aware of the importance of upgrading the property to an architectural and visual urban image, due to its prominent location at the entrance of the Hermanus CBD.

The architectural re-development will make a considerable, positive contribution to the aesthetic upgrading of the existing streetscape.

5.6 SCALE OF DEVELOPMENT

With this proposal, the land owners are striving to firstly bring the height of the structure in line with other offices and facilities in the vicinity (to conform to the development height of 8.5m) in an attempt to create a continuous façade.

Secondly, the ground floor of the proposed building is reserved for professional offices with easy pedestrian access, while the first floor comprises a series of smaller residential flats that will bring the necessary residential variety that is much needed in the greater Hermanus area.

5.7 BUFFER FOR EXTENDED RESIDENTIAL NEIGHBOURHOOD

As with many other mixed use nodes, the mood and character is more vibrant with lots of vehicular and pedestrian movement.

In the case of the property which is located between two major vehicle collectors, ie. the R43 and Church Street, the level of noise pollution is high which is normal when a property is located in an area with different activities in a business/ mixed use node.

The property together with Erven 519, 520 & 5516 create a successful noise and visual buffer for the residential properties located to the south west of Erf 5703.

The mid-block sub division of the aforementioned erven ensure that the negative impacts of high noise pollution emanating from the node, central parking area and busy transport routes partially dampen the noise levels.

5.8 AMENITY VALUE

The proposed development will definitely have a social impact or pleasant effect on the "sense of place" of this portion of the mixed use node.

The convenient and accessible location will create a positive contribution to the general welfare and provision of facilities to the community at large.

5.9 IMPACT ON MUNICIPAL SERVICES

The proposed development will comply with all the Energy Efficient Regulations as per SANS 10400 Part XA 2011 as well as classification as a green structure with a grey water system, heat pumps and gas stoves in the residential units.

Provision of civil services are already available in the surrounding area and not increase in services capacity is anticipated with the proposed development. See engineers report attached hereto as Annexure 5 and compiled AVDM Engineers.

5.10 JOB CREATION AND TRAINING FACILITY

The provision of business land uses and higher density residential units will have a positive effect with the creation of additional jobs and potential training opportunities for apprentice workers in the construction field.

This job creation will initially occur in the construction sector with the re-development of the existing structures on Erf 5703 and thereafter in the provision of possible employment positions for receptionists/ telephonists/ secretaries, cleaning personnel and administrative opportunities with the proposed office and residential flats.

5.11 IMPACT ON LAND VALUES

This aspect is negligible as the property forms part of the mixed use development area and has for many years not been utilized as a residential structure but rather for offices.

The property was indeed leased by the Overstrand Municipality for office purposes and as such the proposed re-development holds no negative impact on the surrounding properties, but will rather have a positive effect on surrounding land values.

5.12 IRREDUCIBLE BASIS OF SOUND URBAN DESIGN PRINCIPLES

It may seem pretty deflating that great streetscapes can be based on such simple development proponents where the basic rules of parking being provided at the rear of buildings, building “close to the pavement” and creating a permeable frontage.

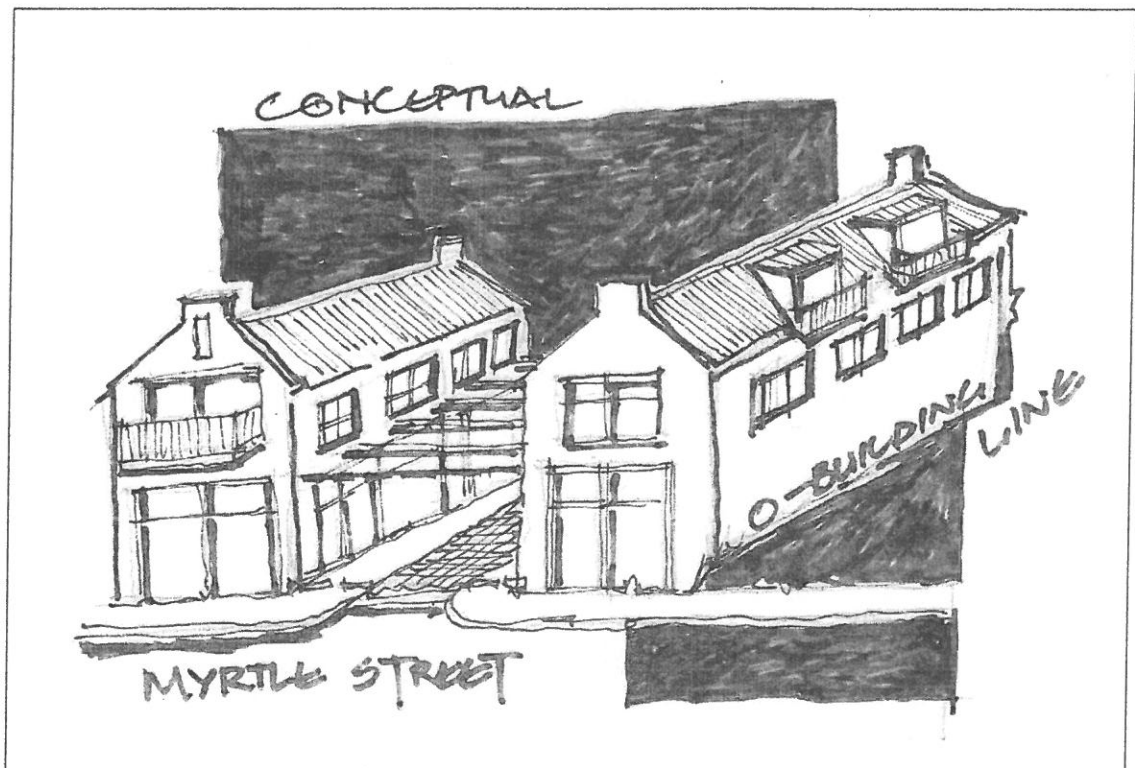
The above basic development principles mean that the arrangement of buildings on the property Erf 5703 brings a pleasing appeal to walkable towns and does not revolve around iconic architectural structures being provided on such a small site.

These principles are the common denominator of comfortable urban spaces and would be a great advantage for the Hermanus Civic Precinct.

5.13 ARCHITECTURAL INFLUENCE

The proposed site development plan and supporting architecture is important to upgrade the streetscape as they will offer a central focus that would bring much needed vitality to Myrtle Street.

The rehabilitation as shown on the concept sketches supports Council’s planning ideas and goals for the Civic Precinct.



5.14 TITLE DEED & CONVEYANCES CERTIFICATE

As can be seen from the conveyances certificate (Annexure 4), there are no servitudes or title deed restrictions that will hamper the proposed development.

6. CONCLUSION

The aforementioned basic planning and urban design principles culminated in an analytic framework that will successfully fit in with this future Civic Precinct.

The property has been neglected now for a long time and not used as a residential property, but for offices and other mixed uses.

As planners we must strive to make our towns more comfortable, more accessible and bring in attractiveness, specifically communal comforts that would enrich the CBD at large, but in the instance of this application, specifically to support the revitalization of the Civic Precinct.

From the aforementioned, it is clear that the proposed Business Zone III mixed use development would fit in perfectly with the streetscape and more importantly with established planning and urban design principles that would enhance the Civic Precinct.

Therefore we respectfully request Council to positively consider the approval of the proposed rezoning and project so that the owners can commence with detailed architectural plans for municipal approval.

Furthermore, the proposal is in line with local forward planning and will have no negative impacts on the surrounding area and Civic Development Zone.

Should there be any queries or additional information required, please contact the undersigned.

Yours sincerely

Francois du Toit

Creative Profile Town Planners
Pr Pln Nr 573/1988





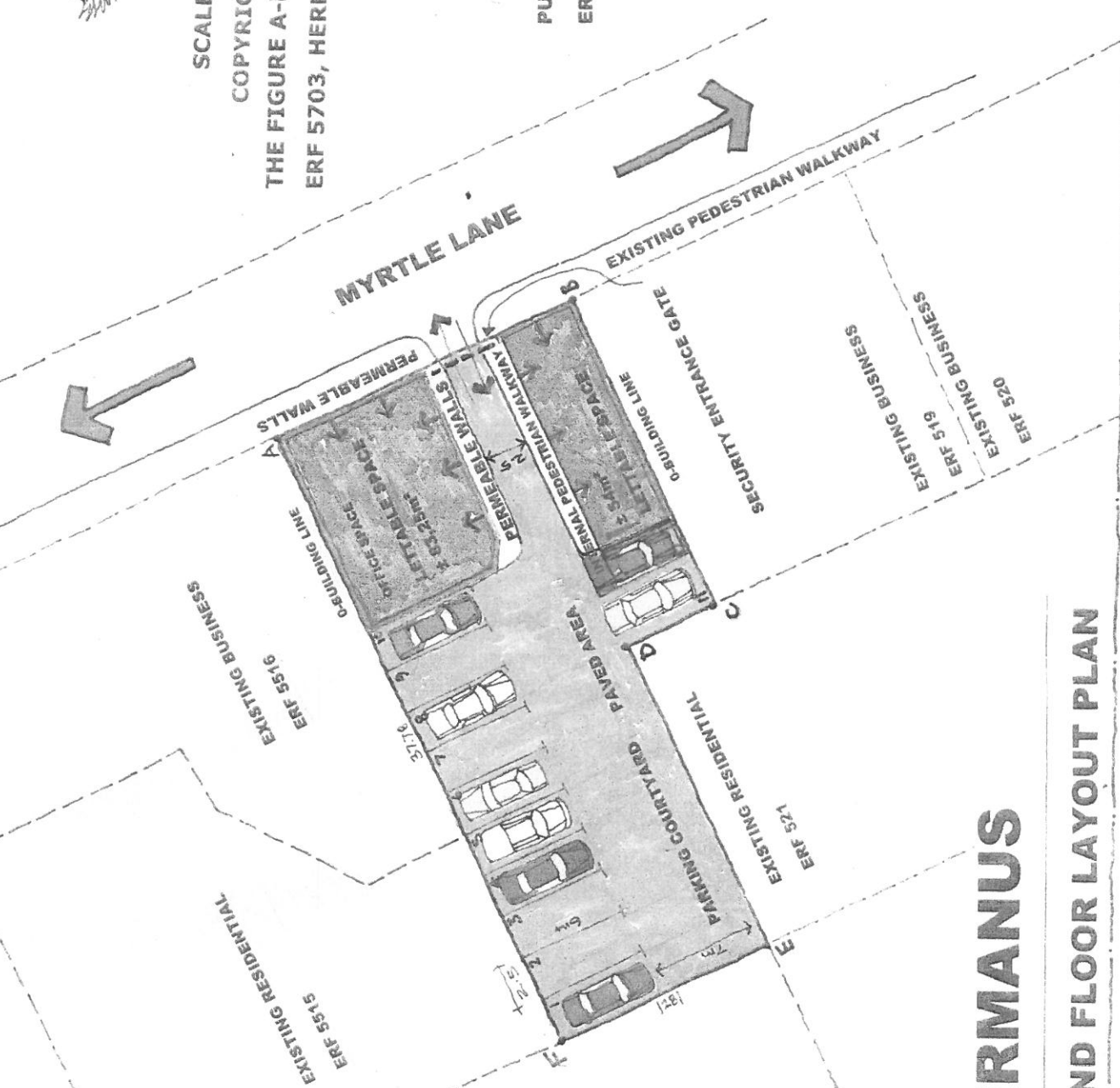
SCALE 1:250 (A3)
 COPYRIGHT RESERVED
 THE FIGURE A-F REPRESENTS
 ERF 5703, HERMANUS (585m²)

PUBLIC PARKING
 ERF 517



**CREATIVE
 PROFILE**

TOWN PLANNING & ARCHITECTURE
 P.O. BOX 70 OHANUSWIER 7203
 profile@recreative.co.za



• PARKING NEEDED FOR BUSINESS III (4 BAYS PER 100m ² LETTABLE SPACE - ±137,25m ²)	6 BAYS
• PARKING NEEDED FOR FLATS (1.5 BAYS x 4 1 BEDROOM FLATS)	6 BAYS
PARKING PROVIDED	12
PARKING NEEDED	12

ERF 5703 HERMANUS

CONCEPTUAL GROUND FLOOR LAYOUT PLAN



SCALE 1:250 (A3)

COPYRIGHT RESERVED
 THE FIGURE A-F REPRESENTS
 ERF 5703, HERMANUS (585m²)



**CREATIVE
 PROFILE**

P.O. BOX 70 ONRUSRVIER 7203
 profile@netactive.co.za

PUBLIC PARKING
 ERF 517

MYRTLE LANE

EXISTING PEDESTRIAN WALKWAY

EXISTING BUSINESS
 ERF 516

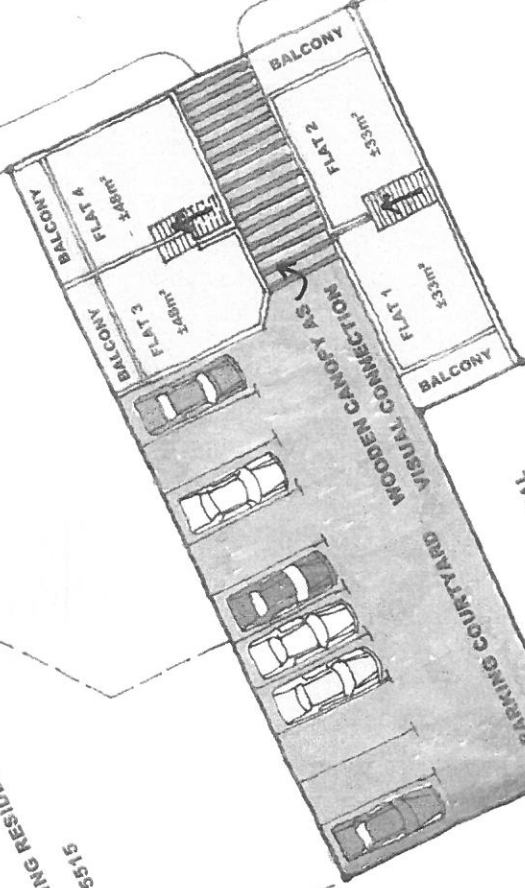
EXISTING BUSINESS
 ERF 519
 ERF 520

EXISTING RESIDENTIAL
 ERF 515

EXISTING RESIDENTIAL
 ERF 521

EXISTING RESIDENTIAL
 ERF 10578

FLOWER STREET



• PARKING NEEDED FOR BUSINESS III (4 BAYS PER 100m ² LETTABLE SPACE - ±137,25m ²)	6 BAYS
• PARKING NEEDED FOR FLATS (1.5 BAYS x 4 1 BEDROOM FLATS)	6 BAYS
PARKING PROVIDED	12
PARKING NEEDED	12

ERF 5703 HERMANUS

CONCEPTUAL FIRST FLOOR LAYOUT PLAN