



OVERSTRAND MUNISIPALITEIT
ERF 5057, KIDBROOKE AFTREEOORD,
ONRUSRIVIER: AANSOEK OM WYSIGING VAN
GOEDGEKEURDE
TERREINONTWIKKELINGSPLAN: INTERACTIVE
STADS- EN STREEKBEPLANNING NAMENS DIE
TRUSTEES TEN TYDE VAN DIE HUDD TRUST

Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee dat 'n aansoek ingevolge Artikel 16(2)(l) van die Verordening ontvang is om Wysiging van Goedgekeurde Terreinontwikkelingsplan van toepassing op Erf 5057, Onrusrivier (die eiendom), om voorsiening te maak vir 'n voorgestelde nuwe sorgsentrum vir verswakte- en demensiesorg met sestien (16) kamers, en ook om voorsiening te maak vir die gebruiksverandering van die bestaande sorgsentrum in tien (10) bykomende aftree-wooneenhede.:

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

Enige kommentare moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) bereik voor of op **19 Junie 2023**, met u naam, adres en kontakbesonderhede, belang in die aansoek, en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die Stadsbeplanner, **Mnr H.Olivier** by 028-313 8900. 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 om hul kommentare te formuleer.

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

Munisipale Kennisgewing Nr. 80/2023

OVERSTRAND MUNICIPALITY
ERF 5057, KIDBROOKE RETIREMENT VILLAGE,
ONRUS RIVER: APPLICATION FOR
AMENDMENT OF APPROVED SITE
DEVELOPMENT PLAN: INTERACTIVE TOWN &
REGIONAL PLANNING ON BEHALF OF THE
TRUSTEES FOR THE TIME BEING OF THE
HUDD TRUST

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), of an application in terms of Section 16(2)(l) of the By-Law for the Amendment of the Approved Site Development Plan applicable to Erf 5057, Onrus River (the property), to allow for a proposed new care centre for frail and dementia care with sixteen (16) rooms, and also to allow for the change of use of the existing care centre into ten (10) additional retirement dwelling units.

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

Any comments must be in writing to reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **19 June 2023**, quoting your name, address and contact details, interest in the application, and the reasons for comment. Telephonic enquiries can be made to the **Town Planner, Mr. H Olivier** 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 comments.

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

Municipal Notice No. 80/2023

UMASIPALA WASE-OVERSTRAND
ISIZA 5057, KIDBROOKE RETIREMENT
VILLAGE, ONRUS RIVER: ISICELO
SOKUTSHINTSHWA KWESICWANGCISO
ESIGUNYAZISIWEYO SOKUPHULISA ISIZA:
ABAKWA-INTERACTIVE TOWN & REGIONAL
PLANNING EGAMENI LEE-TRUSTEE ZE-RUDD
TRUST OKWANGOKU

Kukhutshwa isaziso ngokumayela neCandelo 47 neCandelo 48 loMthetho Otshintshiweyo woMasipala wase-Overstrand ongokuSetyenziswa nokuCetywa koMhlaba kaMasipala (uMthetho kaMasipala) ukuba kufunyenwe isicelo ngokumayela neCandelo 16(2)(l) ukuba Kutshintshwe Isicwangciso Esigunyazisiweyo Sophuhliso Lwesiza ngokumayela nesiza 5057, Onrus River (ipropathi), ukuze kuvunyelwe indawo enamagumbi alishumi elinesithandathu (16) eyenzelwe ukunakekela abampilo inkenekene nabo banesigulo sokulibala kunye nokuba kuvunyelwe ukuba kutshintshwe indawo yonakekelo ekhoyo ibe ngamagumbi okuhlala alishumi (10) awongezelelekileyo.

linkcukacha ezimayela nezi zicelo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi ko 08:00 no 16:30 kwiSebe: Town Planning at 16 Paterson Street, Hermanus.

Naziphi na izimvo ezibhaliweyo mazingeniswe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ingadlulanga okanye ngaphambi kwe-**19 uJuni 2023**, ubhale igama lakho, idilesi yakho kunye neenkukacha zoqhagamshelwano, umdla wakho kwisicelo nesizathu sokubhala izimvo zakho. Imibuzo ngefowuni ingafakwa ku**Mcebisi Dolophu, uMnu. H Olivier** ku 028-313 8900. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwazi kufunda okanye ukubhala angatyelela iSebe lokuCeba iDolophu apho igosa lakwamasipala liya kumnceda afake amagqabaza akhe okuhlomla.

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

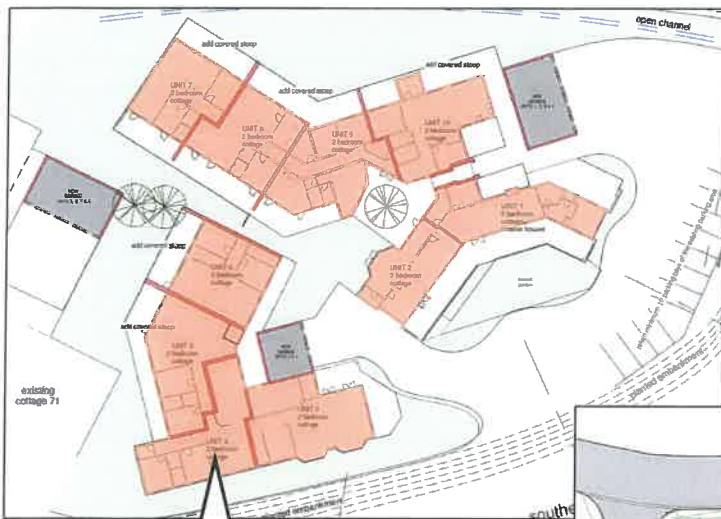
Isaziso sikaMasipala No. 80/2023



ERF 5057 ONRUSRIVIER, HERMANUS

Chanteclair Avenue

Application for the Amendment of the Site Development Plan



Conversion of the existing
Care Centre into additional
retirement dwelling units

Establishing a new Care
Centre for Frail Care and
Dementia Care



Andre Wiehahn Pr Pln A/927/1996
B Art et Sc (Town and Regional Planning)
Telephone: 028 312 1668
Cell phone: 082 466 0490
E-mail: info@iatrp.co.za

February 2022

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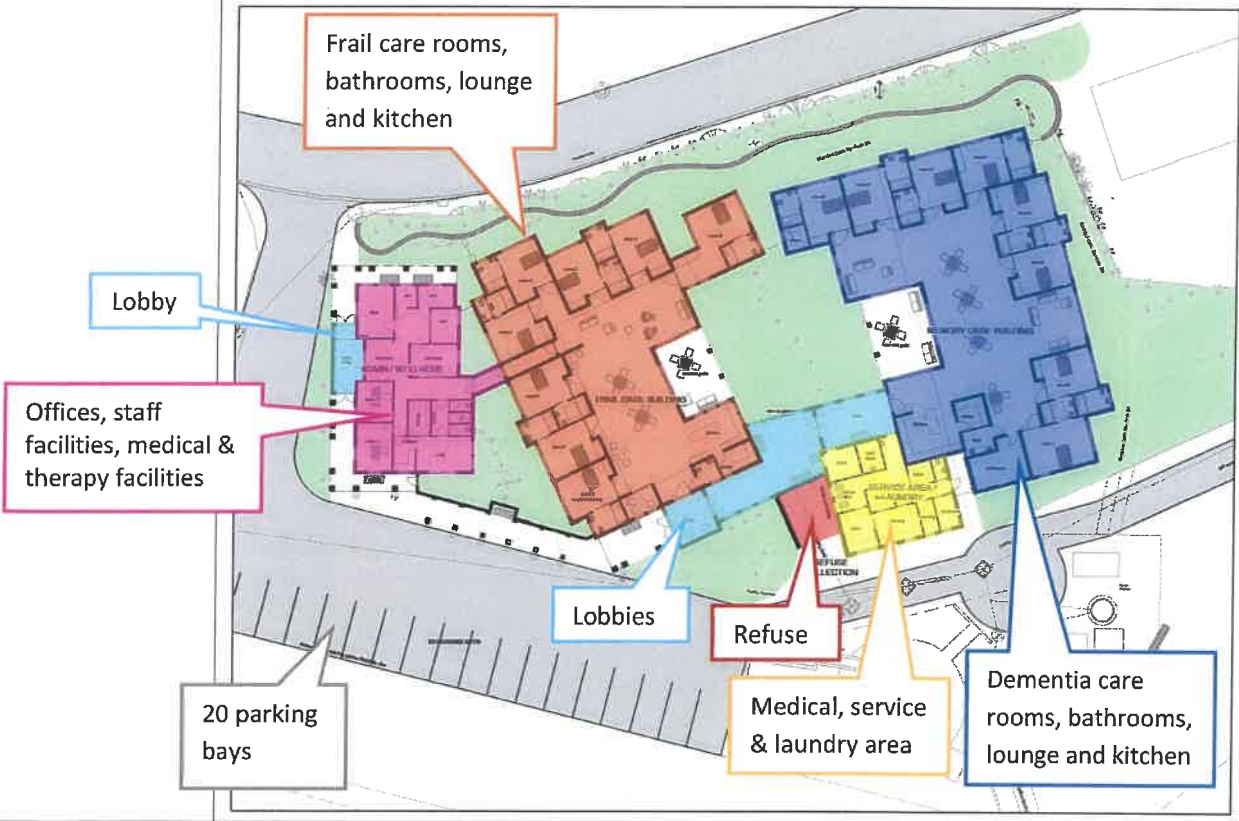
Notes

1. Introduction

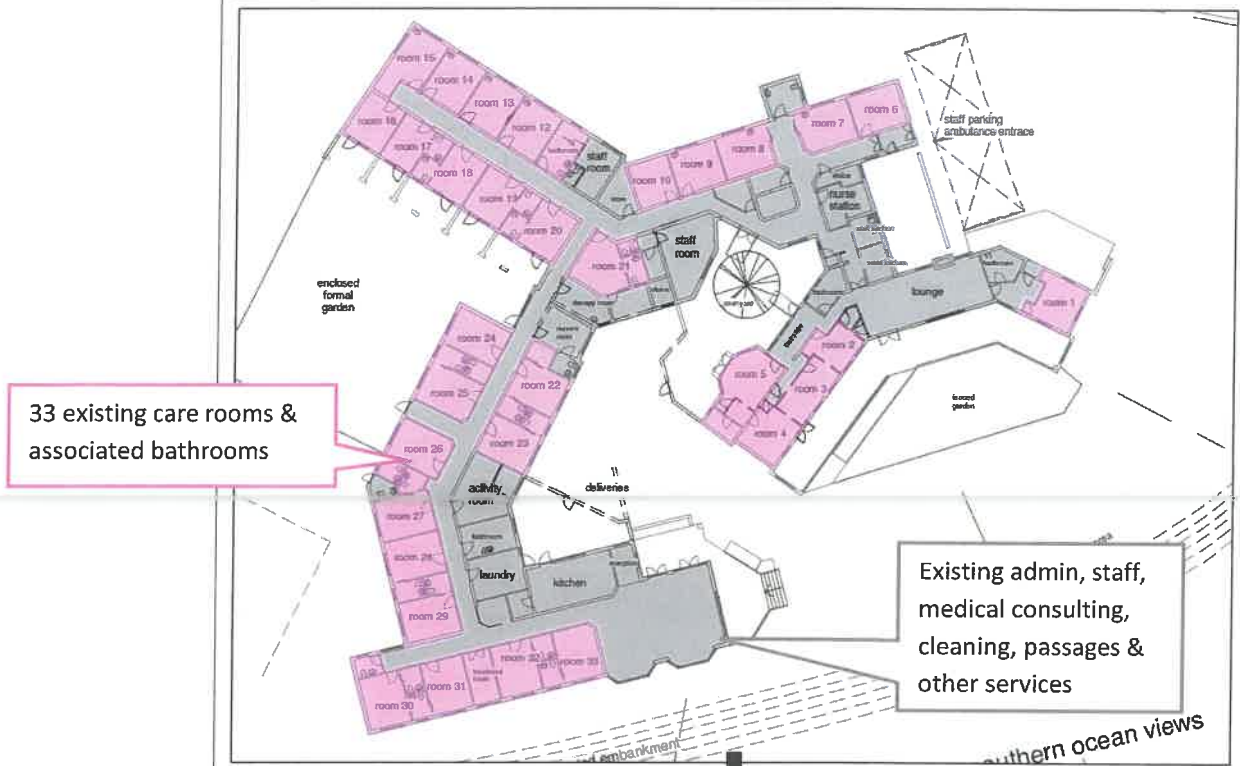
<p>a. Brief</p> <p>Refer to Annexure B for the Power of Attorney.</p>	<p>Interactive Town and Regional Planning was appointed by the owner of the property, Hudd Trust to prepare and submit an application for the amendment of the Site Development Plan of Erf 5057, Onrusrivier in terms of the relevant legislation.</p>
<p>b. Background</p>	<p>The application area, Erf 5057, Onrusrivier is part of Kidbrooke Place which is a retirement village within Onrus North. The application areas has 181 retirement cottages, a care centre with 34 bedrooms, a clubhouse and associated buildings on the property. A large part of the application area is used as a nature reserve.</p> <p>Even though not part of the application area, the Kidbrooke Place retirement village 16 Single Residential even forms part of the retirement village.</p>

<p>c. Development Objective & Application Proposal</p>	<p>The <u>application objective</u> is:</p> <ul style="list-style-type: none"> • Establishing a new Care Centre for Frail Care and Dementia Care. • Conversion of the existing Care Centre into additional retirement dwelling units.
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Proposed Care Centre with 8 Frail Care and 8 Dementia Care rooms



Existing 33 Care Rooms Care Centre (to be converted)



Proposed 10 Retirement Dwelling Units

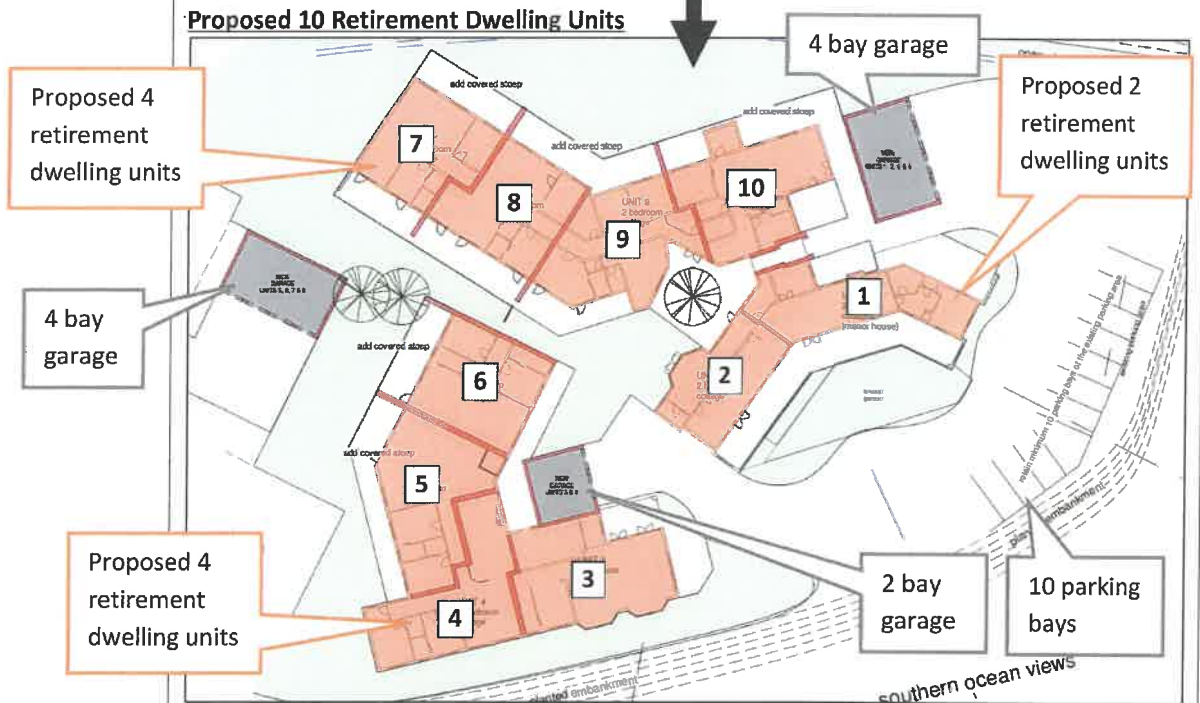


Figure 1: Proposal Illustrations

As a result application is made for:

- The amendment of the Site Development Plan

2. The Application

a. Analysis: Title Deed	No restrictive title deed conditions exist which restricts the development proposal.				
b. Analysis: Development Criteria:	Parameters	Existing Zoning Scheme Requirements:	Proposal	Comments	
The development parameters for Erf 5057 Onrusrivier, Hermanus as per the Overstrand Zoning Scheme Regulations, 2015, read with the subject title deed are summarised as follows:	Zoning	General Residential Zone 1: Town Housing	General Residential Zone 1: Town Housing	Consistent	
	Primary Use	Town housing, private road and private open space	Town housing, private road and private open space	Consistent	
	Consent Uses	Crèche, day care centre, dwelling house in accordance with 6.1.2, flats, green house, home occupation, residential building, retirement village and tourist accommodation.	Retirement village (Previously approved)	Consistent	
	Density	35 units per hectare	5.6 units per hectare	Consistent	
	Coverage	65%	7.8%	Consistent	
	Height	8m	<8m	Consistent	
	Building lines	Street	3m on the perimeter 1m internal 5m for garage	3m on the perimeter 1m internal 5m for garage	Consistent
		Side & Rear	3m on the perimeter 1m internal 0m for garage for 50% of boundary	3m on the perimeter 1m internal 0m for garage for 50% of boundary	Consistent
	Parking	Group dwelling/town housing: 1 bay per dwelling plus 1 bay per dwelling for visitors Retirement home: 1.25 bays per bedroom plus 0.25 bays per bed.	Group dwelling/town housing: 1 bay per dwelling plus 1 bay per dwelling for visitors Retirement home: 1.25 bays per bedroom plus 0.25 bays per bed.	Consistent	
	c. Definitions	<p>“retirement village” means a development for the purposes of accommodating retired persons and associated facilities and conforms to the following conditions:</p> <ul style="list-style-type: none"> i) other than staff accommodation, each dwelling unit shall be occupied by at least one person and must comply with the applicable legislation; ii) a range of care and other facilities shall be provided to the satisfaction of the Municipality; and iii) additional development management provisions may be determined by the Municipality in respect of a retirement village; <p>“town housing” and “town housing scheme” mean a row or group of linked, attached or detached dwelling units which are designed and built as a harmonious architectural entity of which every dwelling unit has a ground floor; such dwelling units may be cadastrally subdivided or be sold individually in some other manner;</p>			
d. Application:	Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, for: <ul style="list-style-type: none"> • The amendment of the Site Development Plan in terms of Chapter IV, Section 16(2)(l). 				
The application form is attached as Annexure A.					

3. Contextual Site Information

a. Property Description

Property	Extent	Title Deed	Registered Owner
Erf 5057 Onrus	322984m ²	T104418/2004	Hudd Trust

Refer to Annexure E for the SG Diagrams, Annexure C for the Title Deed of Erf 5057 Onrusrivier.

The following Surveyor General Plans reflect the application site:

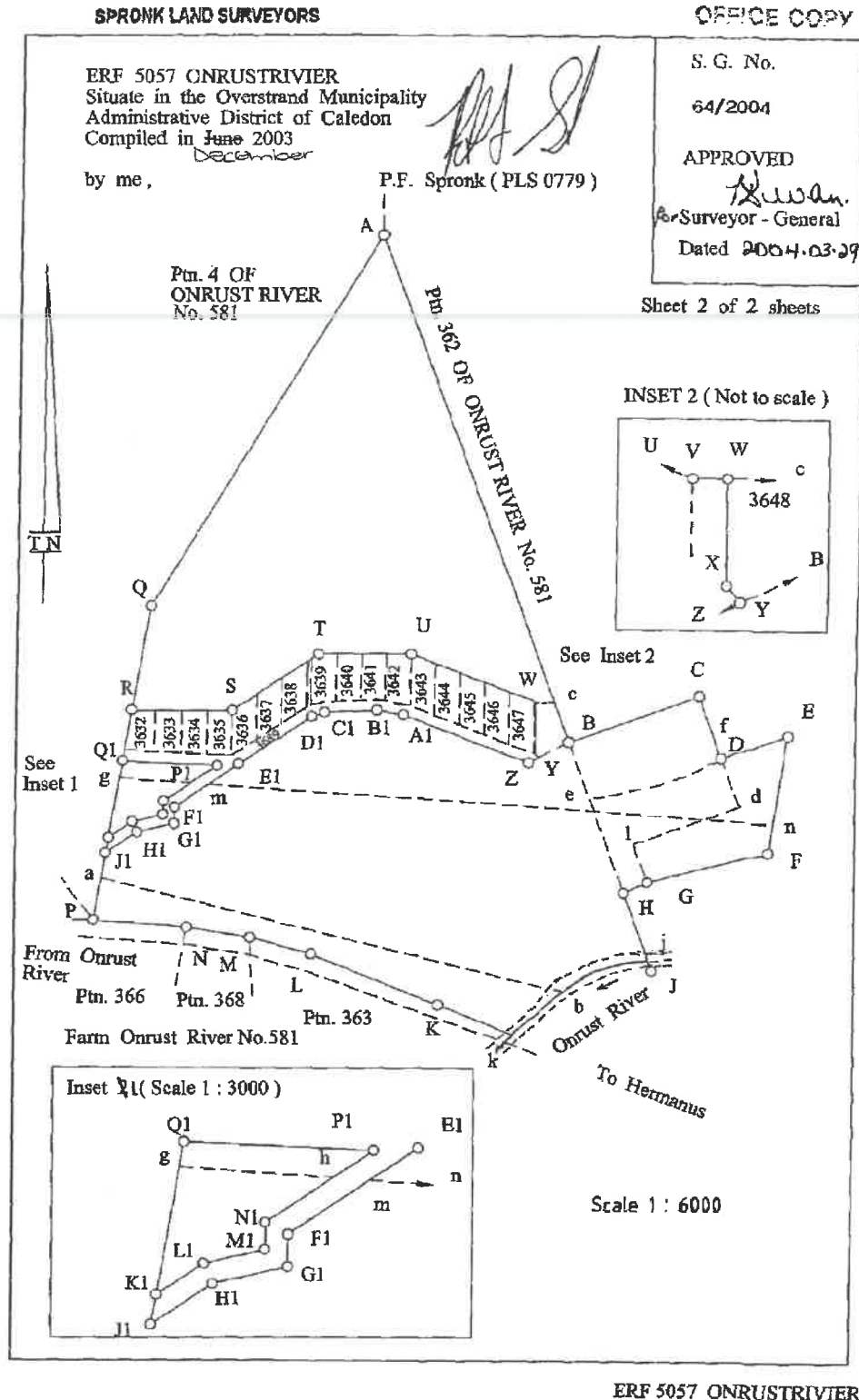


Figure 2: Extracts of the Surveyor General Plans of the application site

b. Location:

For the Locality Plans refer to Annexure F.

Regional Context:

Within the regional context, the application area is located within Onrus North. Onrus North is located North from the R43 and is approximately 5km west of the Hermanus CBD.

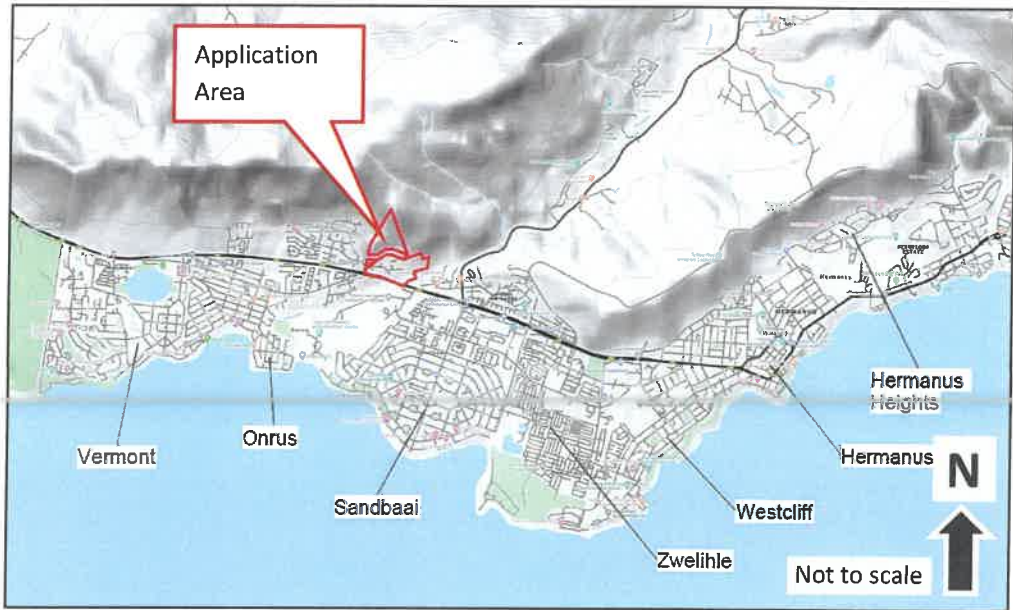


Figure 3: Locality Plan – Regional Context

Local Context:

Within the local context, the application area forms part of the existing Kidbrooke Retirement Village. The application area is on the corner of the R43 regional road and Chanteclair Avenue. The proposed building amendments consists of the conversion of the existing care centre into retirement housing units and a new care centre.

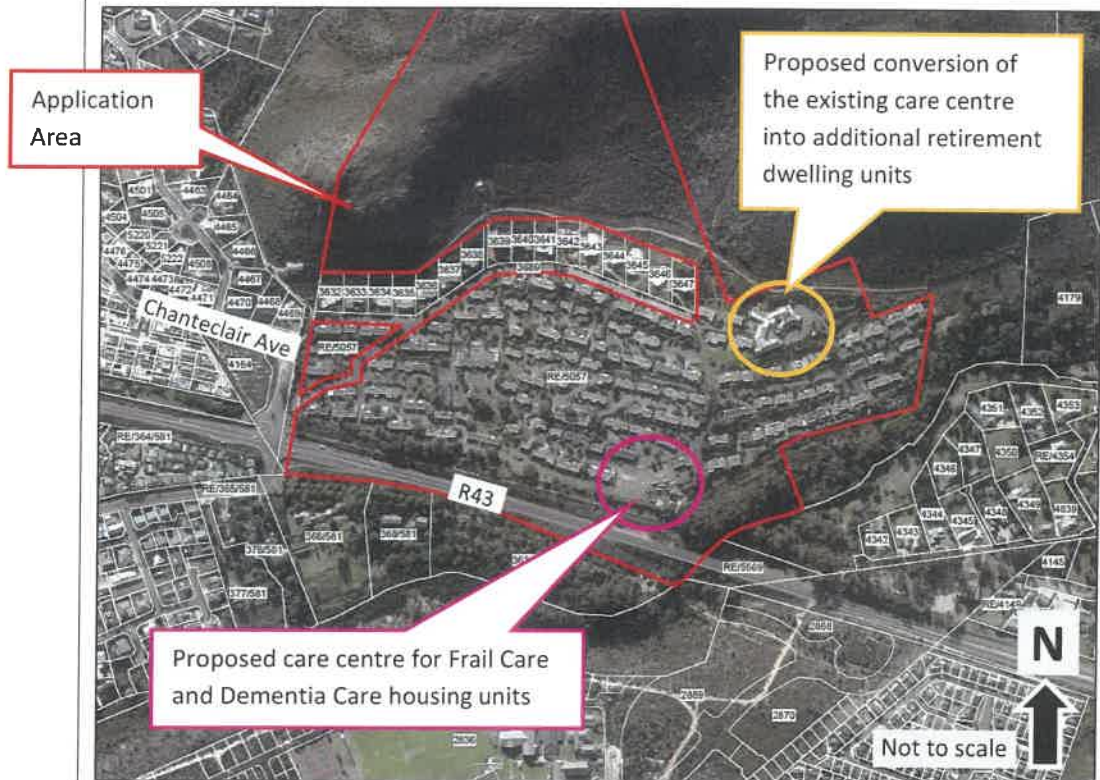


Figure 4: Locality Plan – Local Context

c. Land Use:

Refer to the Land Use Plan attached as **Annexure H**.

The current land use of the application area is general residential. The surrounding land uses consist of, general residential, single residential, agriculture, open space, agriculture and vacant land uses. No change in land use is proposed. The application proposal is consistent with the land use of the area.



Figure 5: Aerial image illustrating the residential land-use activities of the application area and surrounding properties

d. Zoning:

Refer to the Extract of Hermanus Zoning plan attached as **Annexure G**.

The application area is zoned General Residential Zone 1: Town Housing. The surrounding zonings are Residential Zone 1, Open Space Zone 3, Agricultural Zone 1, Open Space Zone 2, General Residential Zone 2 and Resort Zone as reflected in Figure 6 here-below. No change in zoning is proposed. The application proposal is consistent with the zoning of the area.

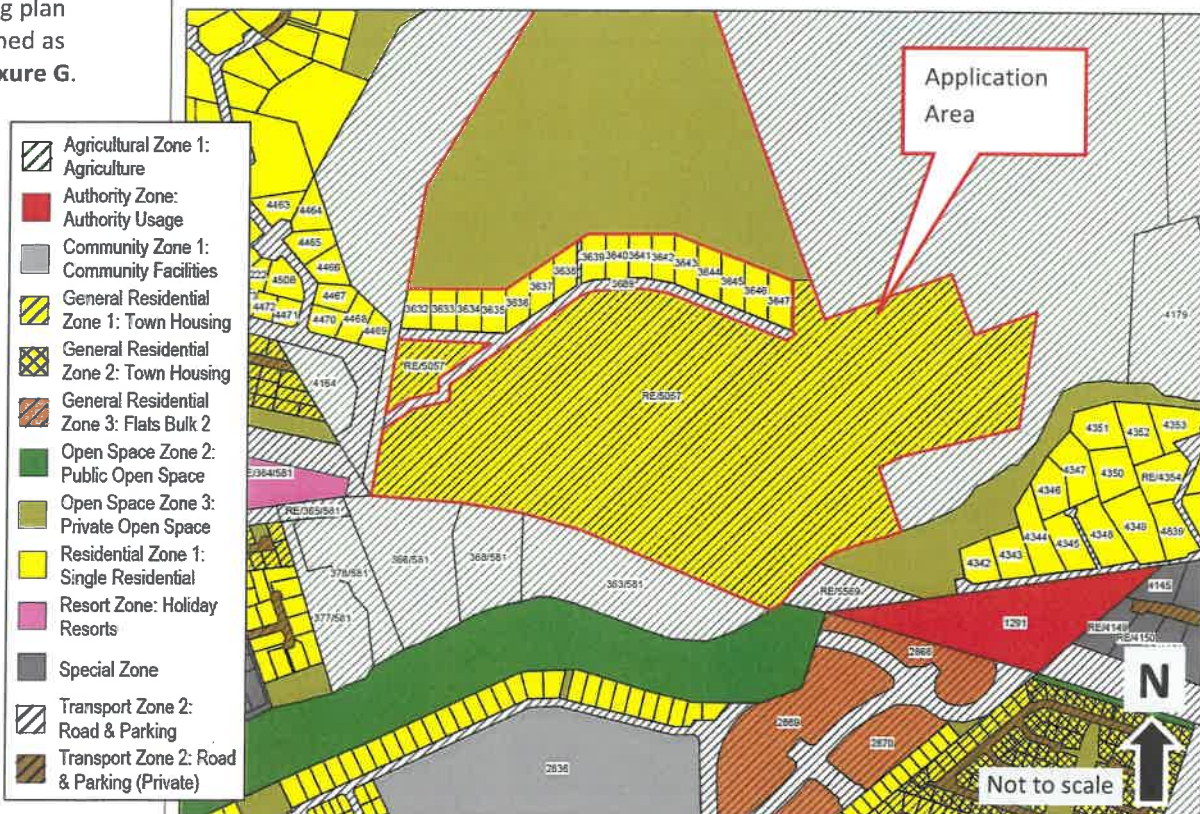


Figure 6: Extract from the Overstrand Municipality Online zoning viewer

e. Spatial Planning Policy

The following policy guidelines from the following relevant policy documents are applicable to the application area.

i. Overstrand Municipal Spatial Development Framework, 2020

“2.4.2 Demographics: An Introductory Synopsis

The Overstrand is known as a sought-after holiday destination and a preferred retirement destination.”

The application area falls partly within an Urban Development Area and partly within CBA Terrestrial area. However the proposed new developments are located within the Urban Development Area and within the Urban Edge.

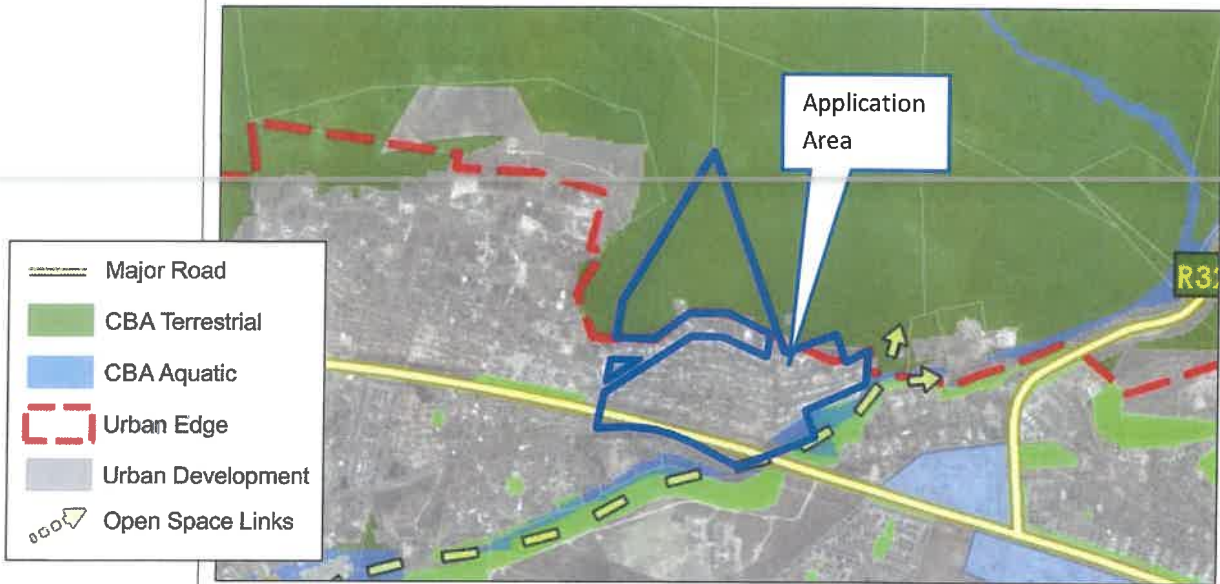


Figure 7: Overstrand Municipal Spatial Development Framework, 2020 extract

ii. Overstrand Municipality Spatial Growth Management Strategy – 2010 (OMSGMS)

In terms of the Overstrand Growth Management Strategy, the application area is within a No Densification area. The urban edge and mountain management zone runs through the property. All structures are within the urban edge. The existing care centre which is proposed to be amended is within the Mountain Management Zone. In principle the development density of 20 units per ha is supported.

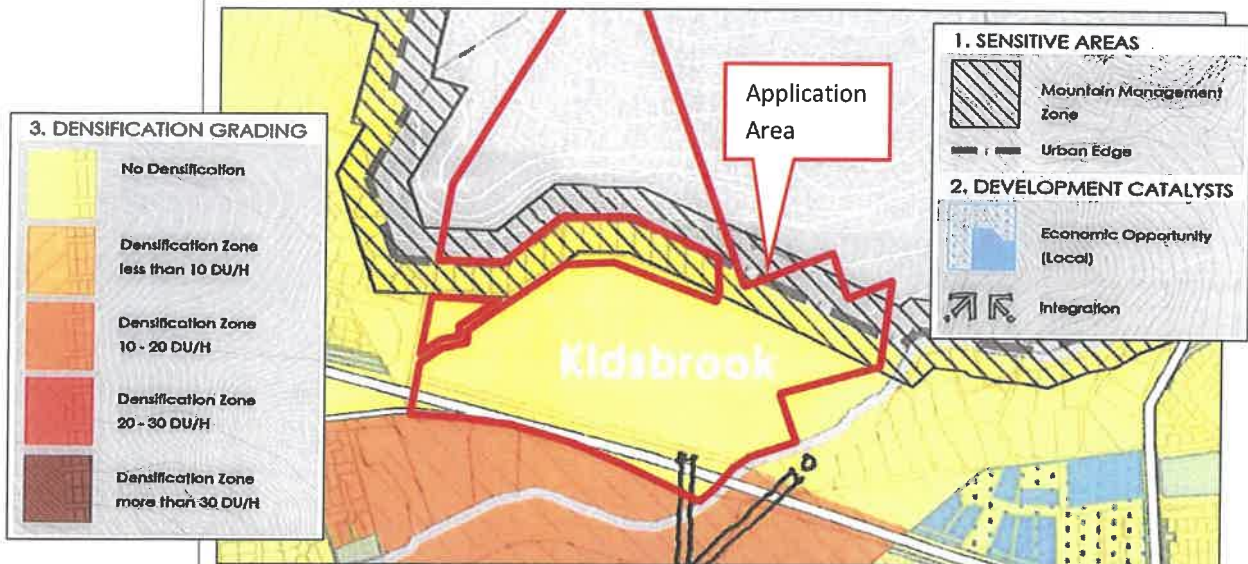


Figure 8: OMSGMS extract – Strategic Growth Management Interventions

"The natural elements which contain the different villages and contribute to their form and structure include the following:

- The tendency is for the built form to locate on the coastal plateau between the R43 and the coastline. Later development, mostly in the form of gated security villages have began to creep up the mountain slopes.
- The series of heavily wooded ravine systems in Vermont and the Onrus Lagoon, which provide strong green north-south corridors to relieve the predominantly suburban pattern of the built form."

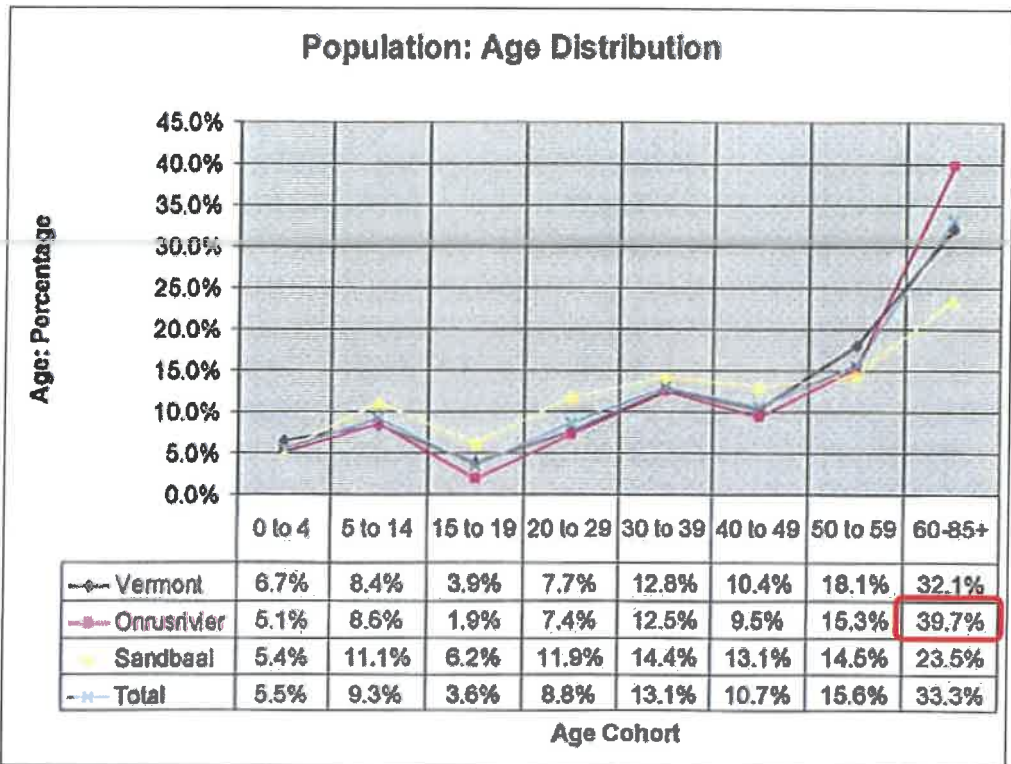


Figure 9: OMGMS – Age Analysis Hermanus West

Conclusion:

The application proposal for the extension and amendments of the Kidbrooke retirement village is consistent with the relevant policy documents.

4. Motivation

Motivation for the application:

Refer to **Annexure K** for the As-built building plan

a. Introduction and Background

The application area, Erf 5057 Onrusriver, forms part of the Kidbrooke Place retirement village and is located within Onrus North.

The existing Kidbrooke place accommodates 16 Single Residential Erven, 181 retirement cottages, a care centre with 34 bedrooms, a clubhouse and associated buildings.

A significant part of the application area is being used as nature reserve.

b. Proposal

The application objective is:

- Building a new Memory Care Centre for Frail Care and Dementia Care.
- Conversion of the existing Care Centre into additional retirement dwelling units.

The proposal results into a smaller care facility with more retirement dwelling units. The proposal is a response to market needs

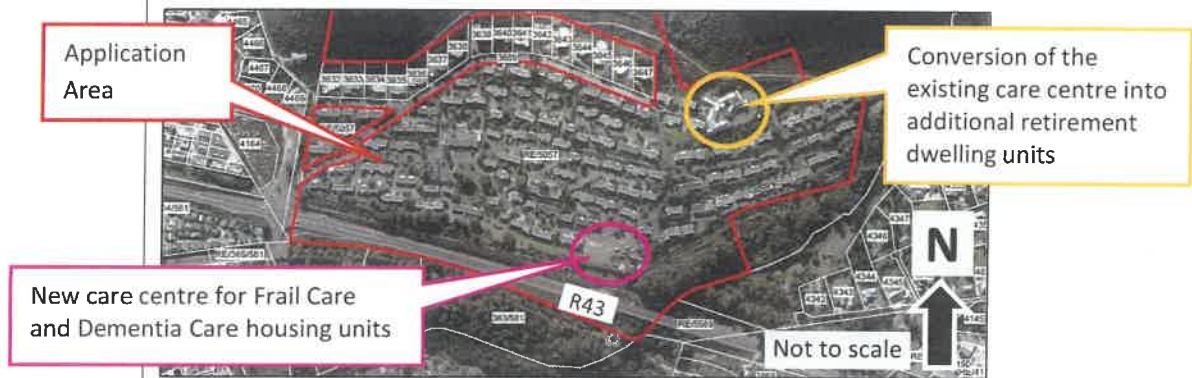


Figure 10: Locality Plan – Local Context

Building a new Care Centre for Frail Care and Dementia Care

- Frail care
 - 8 Frail care rooms
 - 9 Bathrooms
 - Lounge / Dining
 - Kitchen
 - Pantry
- Memory Care (Dementia)
 - 8 Dementia rooms
 - 9 Bathrooms
 - Lounge / Dining
 - Kitchen
 - Pantry
 - Quiet room
- Service area / Laundry
 - Nurse room
 - Medicine room
 - Linen room
 - Laundry
 - Sluice
 - Store / Equipment room
 - Cleaning room
 - Store / Nappy room
 - Toilet
 - Refuse drop

- Cellar
 - Refuse store
 - Gardeners dressing room
 - Storage
 - Water conservancy tank

The grouping of the frail care and dementia facilities improves the efficiency and cost effectiveness of the operation thereof.

The proposed ground floor area is approximately 1500m² and the proposed cellar storey is approximately 275m².

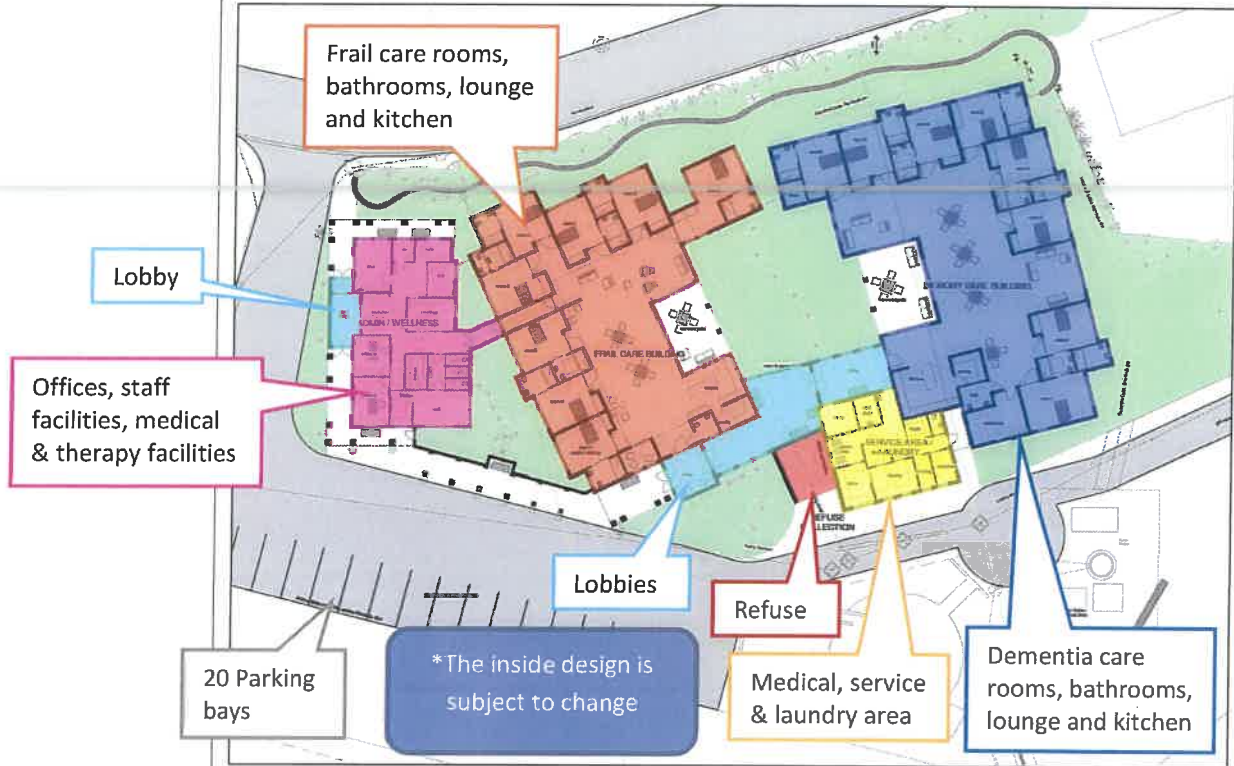
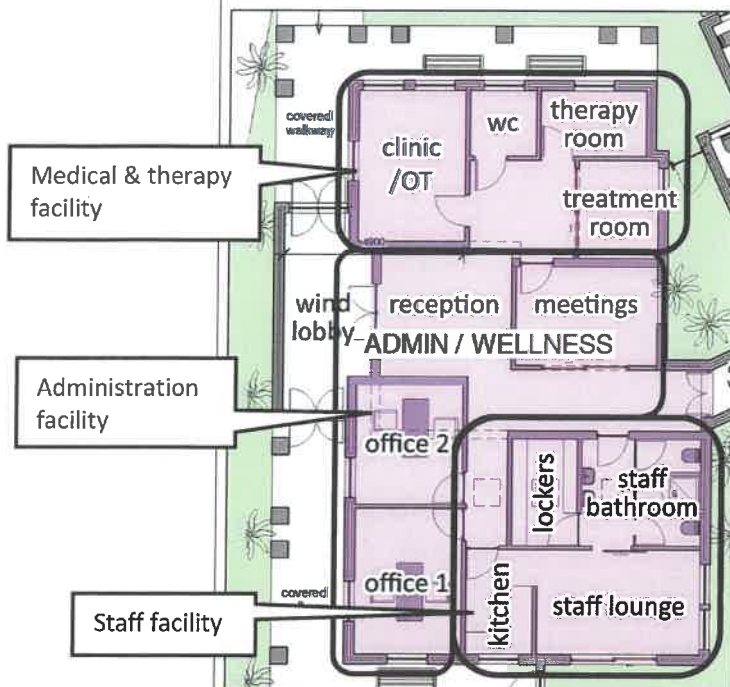


Figure 11: Illustration of the proposed frail and memory care building



Administration & Wellness Building

The administration and wellness building is located on the western side of the new frail care and dementia facility and is located at the access point to the facility.

The administration and wellness building makes provision for administration, staff facilities, medical and therapy components.

The reception area will also be used as a waiting area / lounge.

The offices are on the south western corner providing visual control of the access point and parking.

The staff area makes provision for a kitchen, lounge, bathrooms and lockers and also includes a courtyard.

Figure 12: Admin & wellness building illustration

A stoep and wind lobby is situated to the west between the access point and parking to accommodate people walking from the residential units.

A covered walkway and pergola will be provided north of the parking area to provide a protected walkway to the admin centre and lobby to the frail care and dementia lobbies.

Provision is made for a direct passage to the frail care lounge.

Frail Care Building

The proposed frail care building accommodates 8 rooms with on-suite bathrooms, a central kitchen with a pantry, a communal lounge / dining room, a meeting room and a toilet. The rooms are proposed to have one bed.

The frail care lounge has direct access to the administration and wellness building and has a lobby to the south for direct access to the parking area for visitors and to accommodate food deliveries to the kitchen etc. Access is proposed to be controlled by key cards or other access control system.

All bedrooms have direct access to gardens on the perimeter to allow for some interaction with nature. The frail care building also has a covered stoep and central garden for the communal lounge protected from wind and which is proposed to be separated from the dementia facility area's garden with a gate and plants.

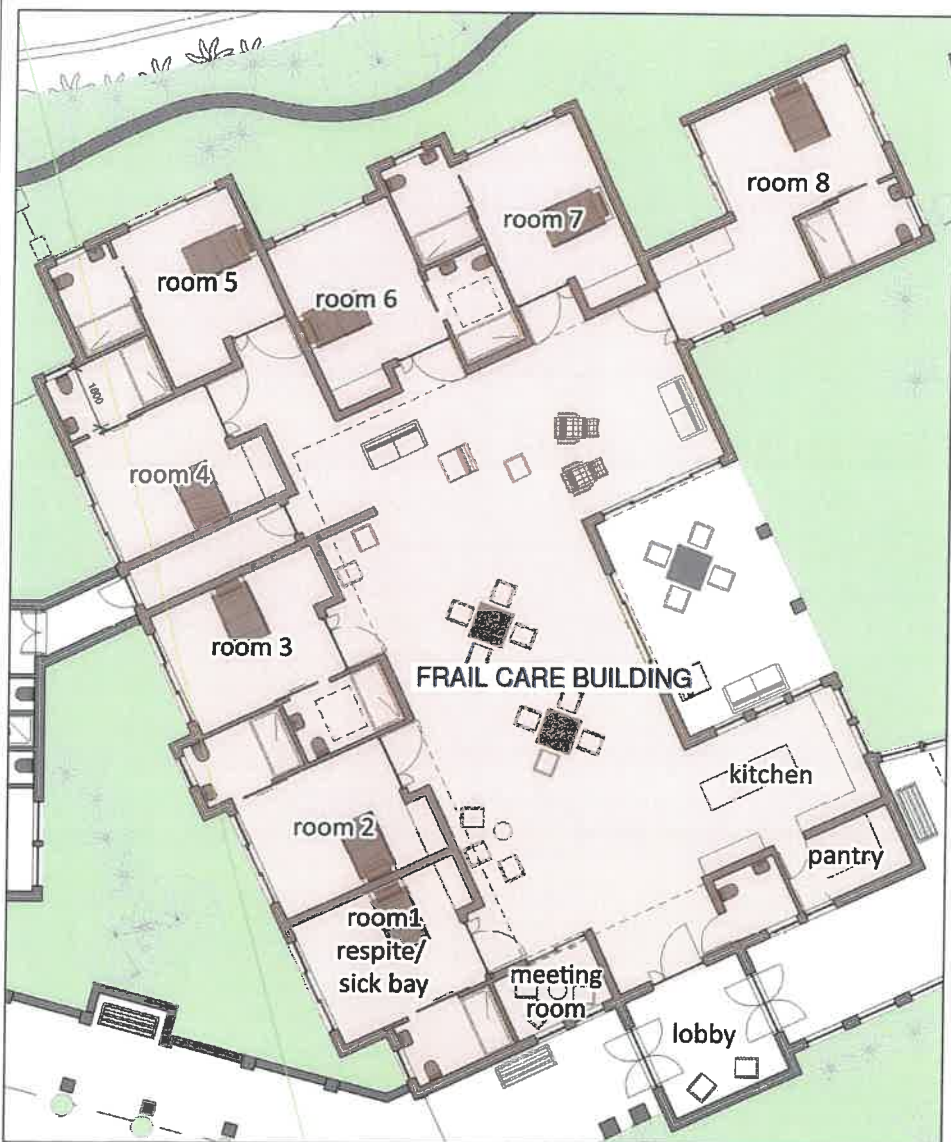


Figure 13: Frail care building illustration

Memory Care Building (Dementia)

The memory care building is proposed to have 8 rooms with on-suite bathrooms, a central kitchen and pantry, a communal lounge, quiet room and a toilet and a storeroom. The storeroom only has external access. The rooms are proposed to have one bed.

The memory care building is connected to the service area and laundry building via a common lobby. Access will be controlled by key cards or other access control system.

All bedrooms have access to the garden on the perimeter of the building. Formalised walkways will be provided in the garden. A central garden and covered stoep will be provided which is protected from wind which will be accessible from the memory care communal lounge. The central garden will be separated from the frail care garden by a gate and plants.

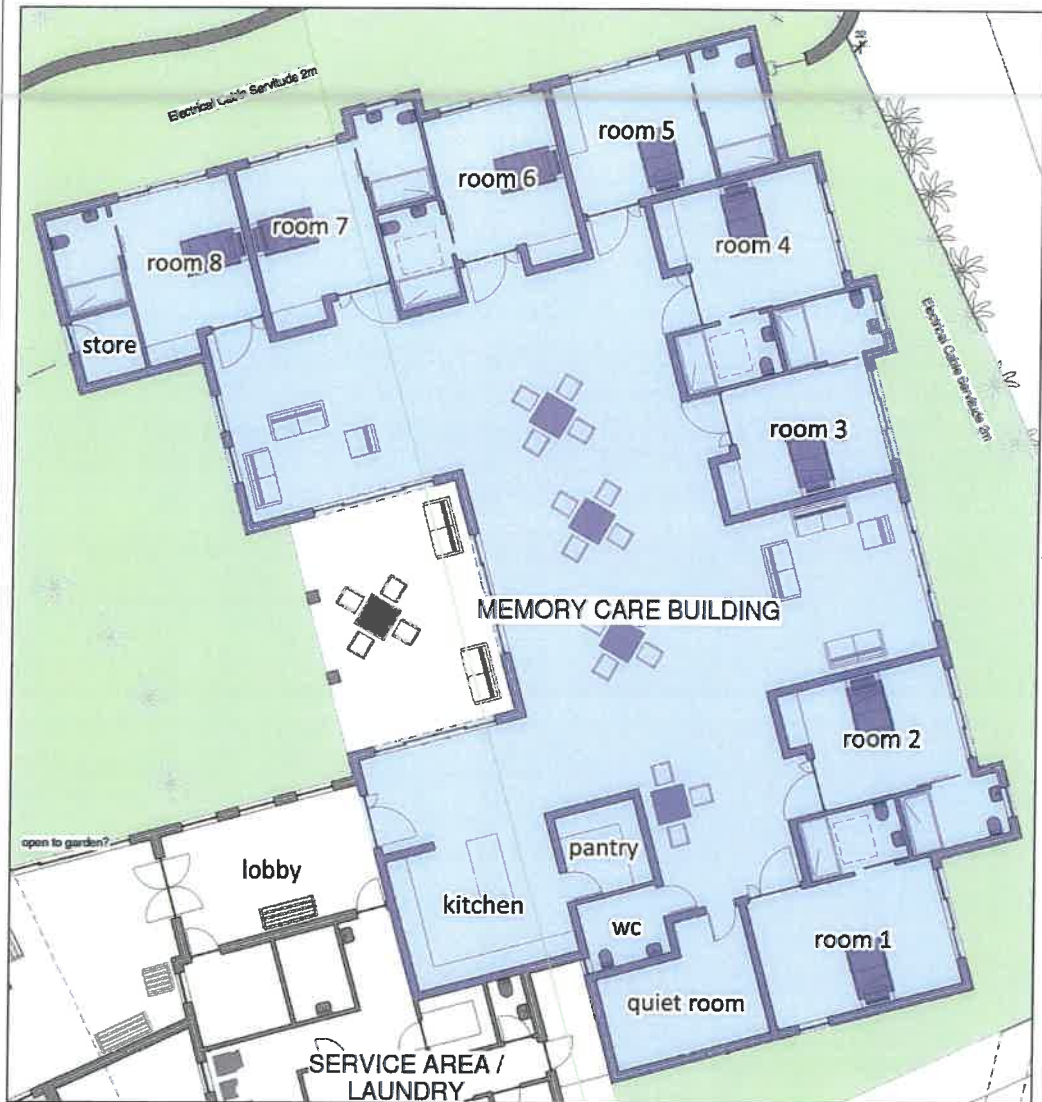


Figure 14: Memory care building illustration

Service & Laundry Area



The service and laundry component is planned to serve both the frail care and memory care buildings and is located centrally between the two facilities as a result.

The service and laundry area gets access via a lobby in front of the memory care building and has a door leading to the outside as well.

The service and laundry area accommodates a nurse with medicine room, a laundry, cleaning facilities, and a toilet.

Refuse gets dropped into the refuse room via a shoot.

Figure 15: Service & laundry area illustration

Traffic & parking

The access point from the existing road to the new frail and memory care centre is at the north west corner of the proposed buildings. A one way circular route is provided that exits at the existing road to the east. The one way road also has a turning circle in case a vehicle needs to turn around. Parking is provided south of the buildings in the available space due to the building setback from the R43.

20 parking bays are provided for the frail and memory care centre. The parking provision on the application area exceeds the parking requirements and the proposed 20 parking bays are considered sufficient for the proposed frail and memory care centre.

The total parking bays not including the proposed care centre for Kidbrooke is 521 bays. An additional 20 parking bays will not have a significant impact on the total traffic of Kidbrooke.

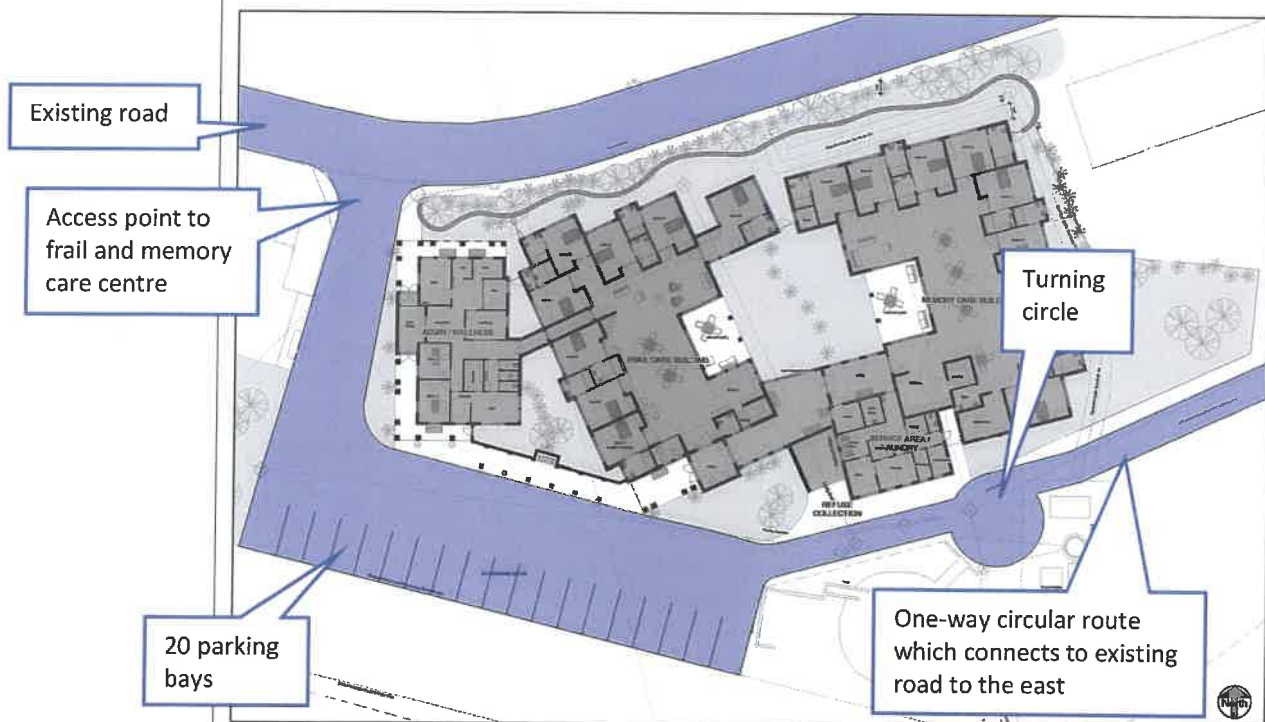


Figure 16: Roads & parking illustration

Architectural styling

Kidbrooke Place was designed with a Georgian style which has flat roofs with pediments and some plaster detailing. Pergolas and columns are also a predominant feature.

The new Care Centre will be designed to complement the existing, with flat roofs, similar edging detail, and columns. Plaster detailing and colour will match all other buildings. Doors and windows will be similar to other existing buildings.

Safety & security

Access will be controlled by key cards or other access control system. The offices will provide passive surveillance to the entrance of the frail and memory care facility.

Fire exits are to communal outdoor areas for controlled evacuation. Further fire requirements will be adhered to.

Services

Electricity:

Solar panels with batteries and a generator is proposed for the development. The design mostly proposed natural light and ventilation but will be supported by aircon to ensure the temperature is moderate.

Water:

The proposed frail and memory care centre will connect to the existing water line running north of the road on the northern side of the proposed buildings.

Sewer:

The proposed frail and memory care centre will connect to the existing sewer network. The buildings have been designed to accommodate the existing sewer line running over the site, with only a passage and a covered walkway running over the existing sewer line.

Stormwater:

The proposed frail and memory care centre will make use of the existing stormwater reticulation system that runs on the western and southern part of the application area. The water is used as part of the irrigation system.

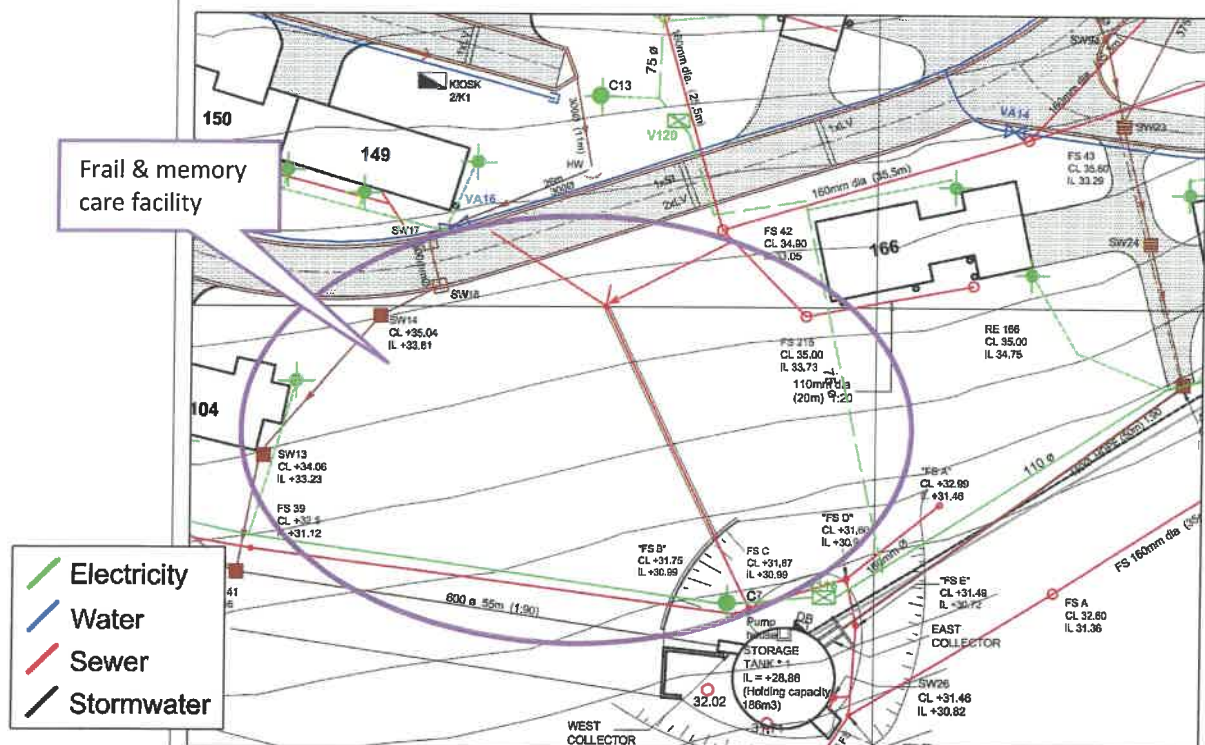
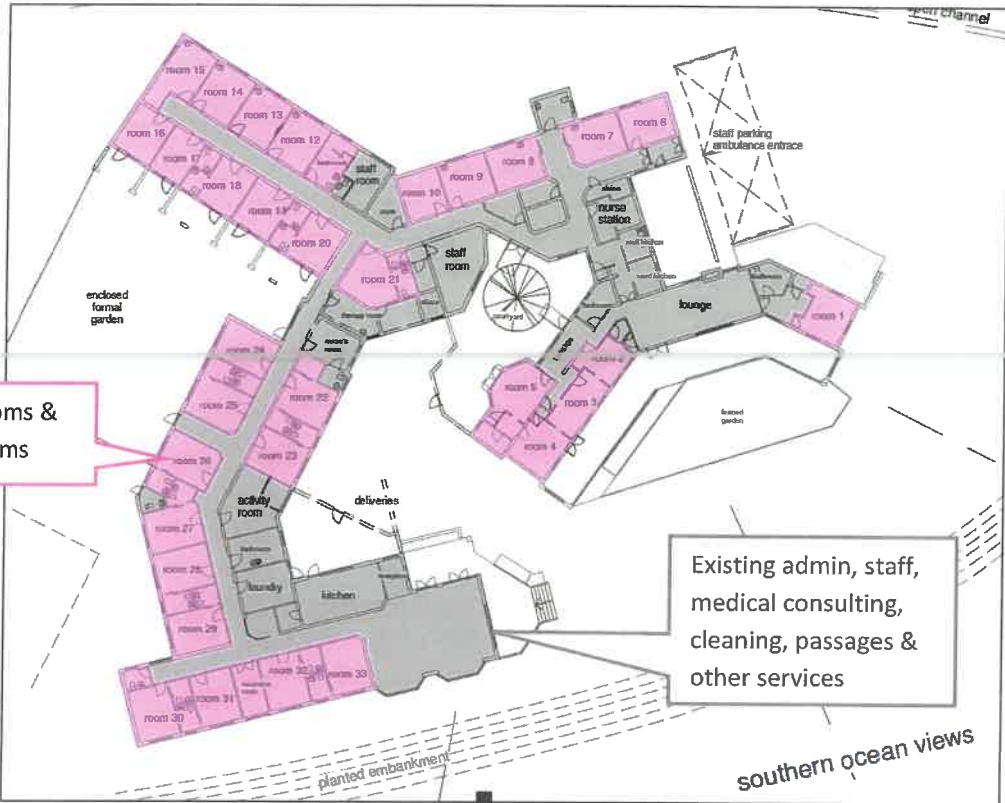


Figure 17: Existing services

Conversion of the existing Care Centre into additional retirement dwelling units

The existing care centre has 33 care rooms and supporting facilities which is proposed to be converted into 10 dwelling units.

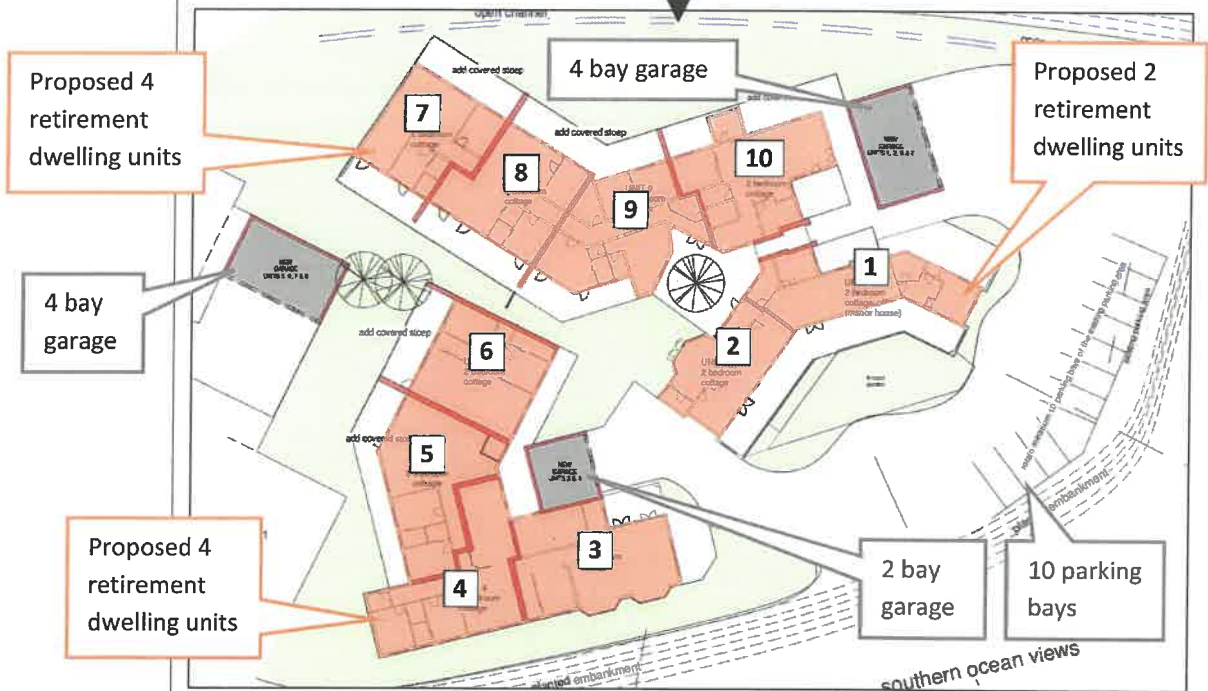
Existing Care Centre



33 existing care rooms & associated bathrooms

Existing admin, staff, medical consulting, cleaning, passages & other services

Proposed Retirement Units



Proposed 4 retirement dwelling units

Proposed 2 retirement dwelling units

4 bay garage

Proposed 4 retirement dwelling units

2 bay garage

10 parking bays

Figure 18: Illustration of care building converted to dwelling units

The existing building will be split in three with two or four units in each building. The dwelling units will all have a ground floor and will share common walls with other dwelling units.

Each dwelling unit will have an assigned parking bay in one of three shared garages and there will be 10 shared bays outside the garages, thus totalling 20 bays. The existing care building makes provision for 22 bays and therefore 2 bays less are proposed to be provided for the proposed care centre converted to retirement units. The proposal is consistent with the parking requirements.

The conversion will make use of existing services and most changes will be internal.

Parts of the building will be demolished in order to split the buildings into three parts. Additional garages will be built. The parking bays will be provided on existing pavement. The architectural character of the building will be retained.

c. Desirability

- The development proposal is a response to market demand and thus a more appropriate use of valuable land.
- The land uses of the retirement village remains the same.
- The proposal is consistent with the relevant policy documents.
- The criteria of the zoning scheme is complied with.
- It is proposed that the look and feel of the proposed amendments and additional buildings are consistent with the existing character of the retirement village.
- Due to the berm with vegetation and building setback, the development proposal will be mostly screened from the R43 and will have a minimal visual impact.
- The development will tie into the existing service infrastructure and sufficient service capacity exists for the proposal.

d. Planning Principles

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:

- 1) **Spatial Justice** which refers to the need for redressing the past apartheid spatial development imbalances and aims for equity in the provision of access opportunities, facilities, services and land.

Possible results of the development

The proposed amendments and additions to an existing retirement village and will not have an impact on spatial justice.

The application proposal is **consistent with spatial justice**.

- 2) **Spatial Sustainability** which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.

Possible results of the development

The proposed amendments and additions to the retirement village will not have an impact on valuable agricultural land, environmentally sensitive and biodiversity rich areas or scenic and cultural landscapes.

The application proposal can thus be deemed to be **spatially sustainable**.

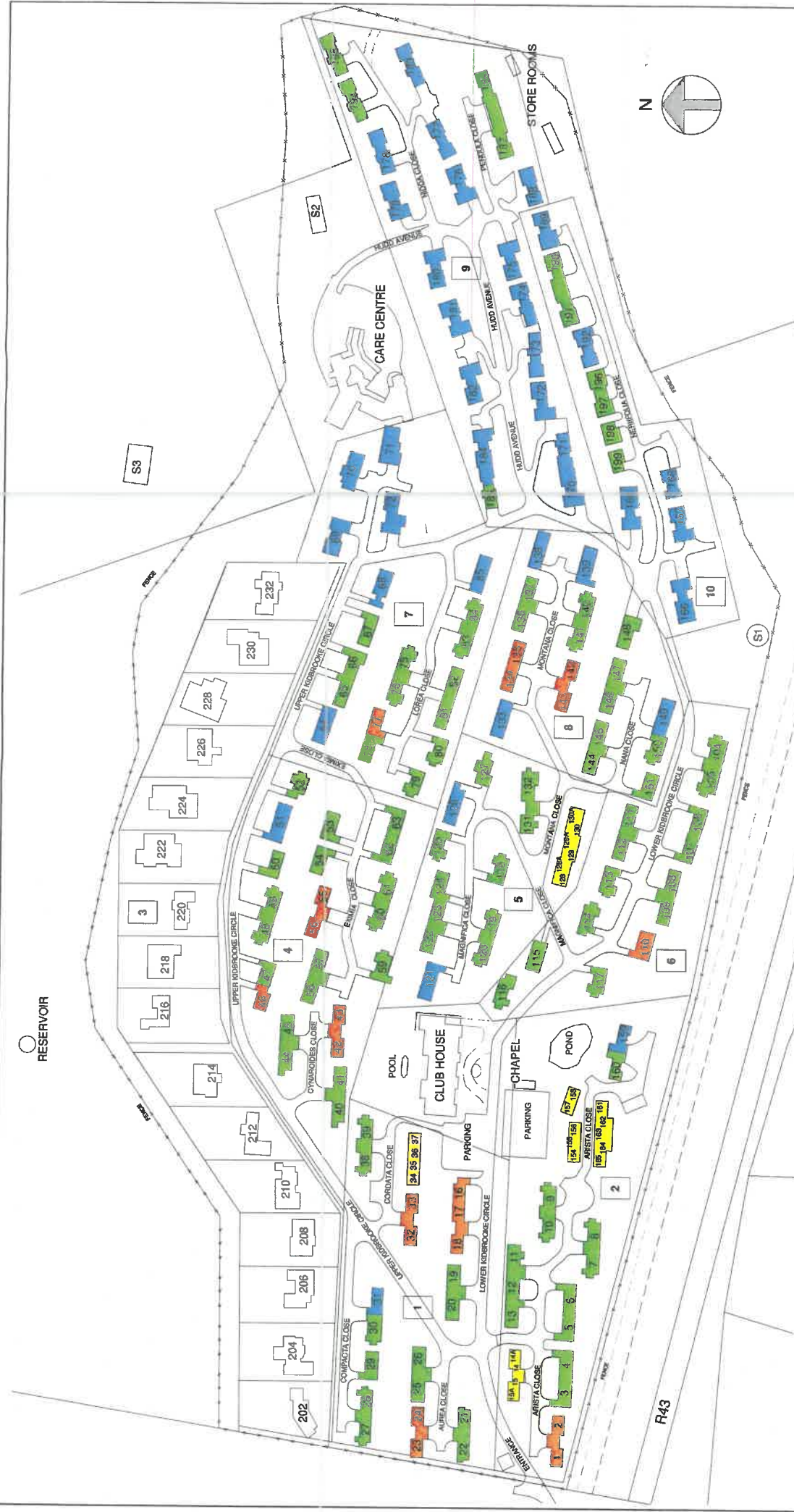
- 3) **Efficiency** which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.

Possible results of the development

The proposed amendments and additions to the retirement village are a response to market needs and is therefore a more appropriate and efficient use of scarce land.

The application proposal is **consistent with the efficiency principle**.

	<p>4) Spatial Resilience which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.</p> <p>Possible results of the development</p> <p>The proposal is a response to market demand which results in a more appropriate land use and therefore has a positive effect on the ability to resist economic shocks. The proposed amendments and additions are within an existing retirement village will not have an impact on the ability to resist environmental shocks.</p> <p>The application proposal is consistent with the principle of spatial resilience.</p> <p>5) Good Administration which, in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure that a joint planning approach is pursued.</p> <p>Possible results of the development</p>
	<p>Consultative practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the relevant government tiers and the general public to participate in the eventual decision-making process.</p> <p>The application proposal is consistent with the principle of good administration.</p>
<p>5. Conclusion</p>	
<p>The application as motivated in this report is regarded desirable within its local context and well-integrated within the existing community land-use activities. It is therefore recommended that the application be approved in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, as follows:</p> <ul style="list-style-type: none"> • The amendment of the Site Development Plan in terms of Chapter IV, Section 16(2)(l). 	



TYPE	NUMBER	AVG	SIZE	
			MIN	MAX
BACHELOR	24	47m ²	45m ²	64m ²
ONE-BED	20	89m ²	89m ²	107m ²
TWO-BED	99	117m ²	110m ²	203m ²
THREE-BED	38	164m ²	128m ²	216m ²

GENERAL NOTES

THIS DRAWING MUST NOT BE SCALED.
 THESE DRAWINGS SERVES AS
 AS-BUILT DRAWINGS ONLY, AND ARE
 NOT FOR CONSTRUCTION.



KIDBROOKE PLACE

THE HUDD TRUST

Kidbrooke Place
 EF 5057, R43,
 Orms River, 7201
 Tel: 028 - 3164033
 manager@huddtrust.co.za

Project number C002/22

Date 15 Dec 2022

Drawing No C-001

EXISTING

Drawn ES

Scale 1 : 400

KESTREL STUDIOS

A STUDIO FOR ARCHITECTURE
 www.kestrestudios.co.za
 po box 65, orms river, 7201
 info@kestrestudios.co.za
 082 455 5504

Nicolette Cronje B.Arch (UCT) M.Arch (UCT) (not to scale)

sun path - best sun north & east

northern light & mountain views

tyrpos embankment

open channel

open channel

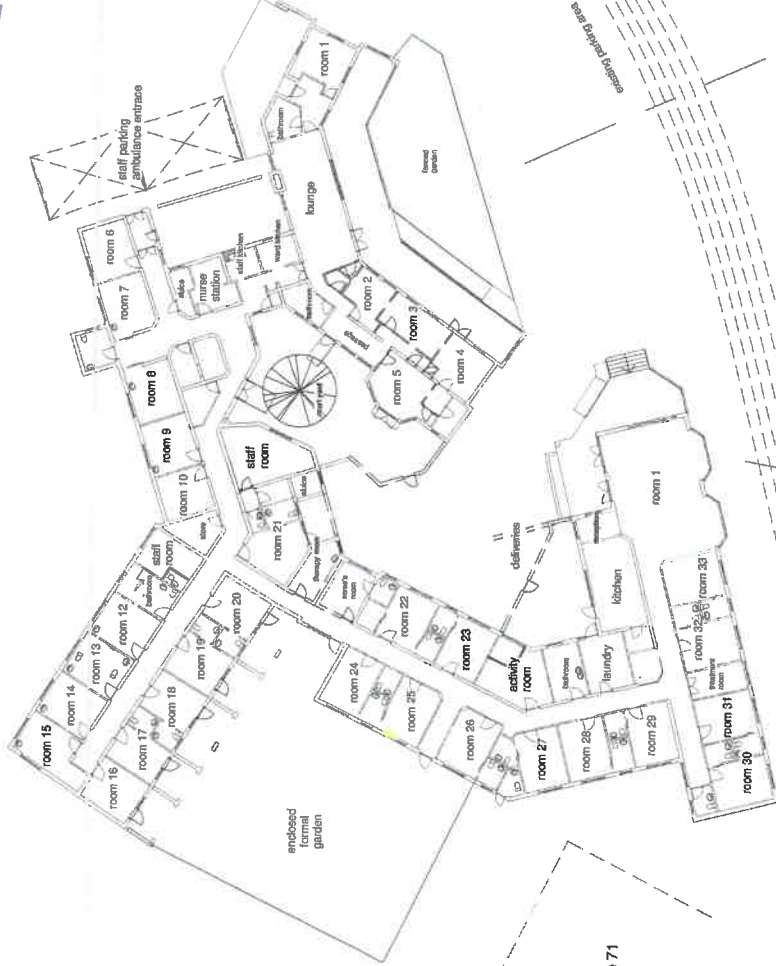
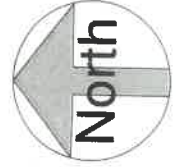
access road

existing parking area

sea beyond expense

southern ocean views

planted embankment



cottage 70

cottage 71

embosoid formal garden

room orientation varies
 roofs of rooms - flat roof section lack insulation
 services scattered over building
 layout lacks logic

AMENDMENT TO SDP



TYPE	NUMBER	AVG	SIZE		
			MIN	MAX	
BACHELOR	24	47m ²	45m ²	64m ²	
ONE-BED	20	92m ²	89m ²	101m ²	
TWO-BED	107	117m ²	111m ²	166m ²	
THREE-BED	40	164m ²	148m ²	216m ²	

GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. REFER TO THE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

THE HUGO TRUST	
Project Name	11/20/2020
Client	11/20/2020
Architect	11/20/2020
Contract No.	11/20/2020
Contract Value	11/20/2020
Contract Start	11/20/2020
Contract End	11/20/2020
KEYNOTE STUDIO	
Project No.	11/20/2020
Sheet No.	11/20/2020
Scale	11/20/2020
Author	11/20/2020
Checker	11/20/2020
Approver	11/20/2020
Date	11/20/2020



Scale: 1:500

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THE HUDD TRUST

Kidbrooke Place
 Erf 5057, R43,
 Onrus River, 7201
 Tel: 028 - 3164033
 manager@huddtrust.co.za

Project number C002/22

Date 18 Jan 2023

Drawing No C-002

PROPOSED RESIDENTIAL

Drawn ES

Scale 1 : 400

KESTREL STUDIOS

A STUDIO FOR ARCHITECTURE
 www.kestrelstudios.co.za
 P.O. Box 100, Onrus River, 7201
 kestrel.studios@kestrelstudios.co.za
 082 459 5504

Nicolette Cronje B.Arch (UP) P.Arch MBA
 (UCT) MIA SACAP 5001

sun path - best sun north & east



northern light & mountain views

