



OVERSTRAND MUNISIPALITEIT
ERF 7182, MARINE DRIVE 39, HERMANUS,
WESTCLIFF: AANSOEK OM HERSONERING
EN AFWYKING: WRAP PROJECT OFFICE
NAMENS SUNNY SEAS PROPERTIES PTY
(LTD)

Kennis word hiermee gegee ingevolge Artikel 47 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek, van toepassing op Erf 7182, Westcliff, Hermanus ontvang is vir die volgende:

1. Die hersonering van die eiendom ingevolge Artikel 16(2)(a) van die Verordening vanaf Algemene Woonsonne 1: Dorpuisskema na Algemene Woonsonne 3: Woonstelle (Massasone 1) om 'n woonstelblok bestaande uit een en twintig (21) luukse woonsteleenhede, op die eiendom te ontwikkel; en
2. Afwyking ingevolge Artikel 16(2)(b) van die Verordening om verslapping van die volgende:
 - die minimum erf grootte vir verdigting vanaf 3000m² na 1677m²;
 - die noord-oostelike laterale boulyn vanaf 4.5m na 2m, ten einde die voorgestelde woonstelblok te akkommodeer;
 - die noord-oostelike laterale boulyn vanaf 4.5m na 0m, ten einde 'n voorgestelde vulliskamer te akkommodeer; en
 - die agter boulyn vanaf 3m na 0m, ten einde die vulliskamer te akkommodeer.

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

Enige kommentaar moet skriftelik ingedien word in terme van Artikels 51 en 52 van die bogenoemde Verordening aan die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 028-3132093 / (e) alida@overstrand.gov.za) voor of op **Vrydag 29 Julie 2022**, stipuleer u naam, adres, kontak besonderhede, belang in die aansoek en 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. 73/2022



OVERSTRAND MUNICIPALITY
ERF 7182, 39 MARINE DRIVE, HERMANUS,
WESTCLIFF: APPLICATION FOR REZONING
AND DEPARTURE: WRAP PROJECT OFFICE
ON BEHALF OF SUNNY SEAS PROPERTIES
PTY (LTD)

Notice is hereby given in terms of Section 47 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application, applicable to Erf. 7182, Westcliff, Hermanus, has been received for the following:

1. The rezoning of the property in terms of Section 16(2)(a) of the By-Law from General Residential Zone 1: Town Housing to General Residential Zone 3: Flats (Bulk Zone 1) to develop a four (4) storey apartment block consisting of twenty-one (21) luxury apartments, on the property;
2. Departure in terms of Section 16(2)(b) of the By-Law to relax the following:
 - the minimum erf size for densification of a property from 3000m² to 1677m²;
 - the north-eastern lateral building line from 4.5m to 2m to accommodate the proposed apartment block;
 - the north-eastern lateral building line from 4.5m to 0m to accommodate a proposed refuse room; and
 - the rear building line from 3m to 0m to accommodate the refuse room.

Detail 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.

Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-law to the Municipality (16 Paterson Street, Hermanus / (f) 028-3132093 / (e) alida@overstrand.gov.za) on or before **Friday 29 July 2022**, quoting your name, address, contact details, interest in the application and reasons for comments. 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. 73/2022



UMASIPALA WASE-OVERSTRAND
ISIZA 7182, 39 KIEWIET AVENUE, WESTCLIFF,
HERMANUS: ISICELO SOKUCANDWA
NGOKUTSHA NESOKUPHAMBUKA: ABAKWA-
WRAP PROJECT OFFICE EGAMENI LE-SUNNY
SEAS PROPERTIES PTY (LTD)

Kukhutshwa isaziso ngokumayela neCandelo 47 loMthetho Otshintshiweyo woMasipala waseOverstrand ongokuSelyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), ukuba kufunyenwe isicelo esimayela neSiza 7182, Westcliff, Hermanus ukuze kwenziwe ezi zinto zilandelayo:

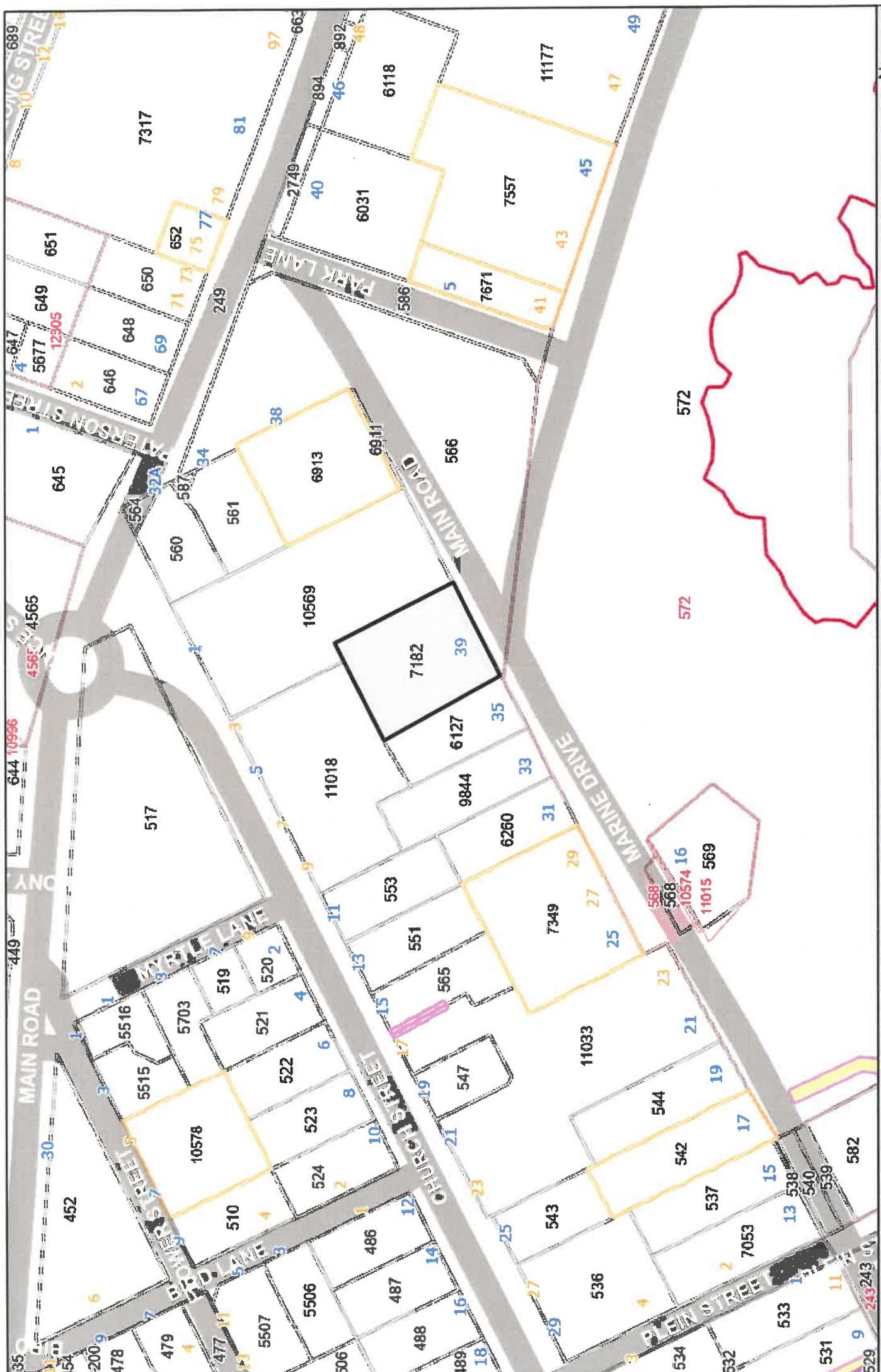
1. Ukucandwa ngokutsha kwepropathi ngokweCandelo 16(2)(a) loMthetho kaMasipala ukusuka kuMmandla Wendawo Yokuhlala 1 (General Residential Zone 1: Town Housing); izindlu Ezakhiwe Kwisiza Esinye ukuya kuMmandla Wendawo Yokuhlala 3: Iiflithi (Ubude Besakhiwo 1) (General Residential Zone 3: Flats (Bulk Zone 1)) ukuze kwakhiwe kwipropathi ibhloko yeeflithi enemigangatho emine (4) eza kuba nezindlu ezinobunewunewu;
2. Ukuphambuka kumqathango ngokweCandelo 16(2)(b) loMthetho kaMasipala ukuze kunyenyiswe oku kulandelayo:
 - ubuncinane bobukhulu besiza ukuze kuxinanisiwe ipropathi ukusuka kwi-3000m² ukuya kwi-1677m²;
 - umda wesakhiwo okwicala elingakumntla-mpuma ukusuka ku-4.5m ukuya kwi-2m ukulungiselela ibhloko yezindlu zokuhlala ecetywayo;
 - umgca wesakhiwo ongakwicala elikumntla-mpuma ukusuka ku-4.5m ukuya kwi-0m ukulungiselela ibhloko ecetywayo yegumbi lenkunkuma; kunye
 - nomgca wesakhiwo esingasemva ukusuka kwi-3m ukuya kwi-0m ukulungiselela ibhloko yegumbi lenkunkuma.

Iinkcukacha ngalo mba ziyafumaneka ukuze zihlolwe ngamaxesha omsebenzi ukusukela kwintsimbi ye08:00 ukuya kweye-16:30 kwiSebe: Izicwangciso ngeDolophu 16 Paterson Street, Hermanus.

Naluphi na uluvo olubhaliweyo lungangeniswa ngokwezibonelelo zeSolotyama lama51 nelama-52 oMthethwana kaMasipala ochaziweyo (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi koLwesihlanu wo-29 Julayi 2022, uchaze igama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingathunyelwa kuMchwangcisi ngeDolophu, uMnu. H Boshoff kwa-028-313 8900. UMasipala angala ukwamkela uluvo olufike emva komhla wokuvalela. Nabani na ongakwaziyo ukufunda nokubhala angaya kwiSebe lokuCwangcisa ngeDolophu apho igosa likaMasipala liza kumnceda afake uluvo wakhe ngokusemthethweni.

Umlawuli kaMasipala, kuMasipala waseOverstrand,
P.O. Box 20, **HERMANUS**, 7200

Inothi kaMasipala. 73/2022





1 ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
BY-LAW	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
PSDF	Western Cape Provincial Spatial Development Framework, 2014
LUPA	Western Cape Land Use Planning Act, 2014.
MSDF	Overstrand Spatial Development Framework, 2020
GRI	General Residential Zone 1: Town Housing

2 PROPERTY DETAILS

Consultant	WRAP Project Office
Erf Number	Erf 7182 Hermanus
Extent	1677m ²
Zoning	General Residential Zone 1: Town Housing

3 BACKGROUND AND INTENT

Erf 7182 Hermanus, hereafter referred to as the subject property, is located in a prime location. The location being a vacant property in central Hermanus, the property has an uninterrupted view of the South Atlantic Ocean (refer **Plan 1 – Locality Plan**).

A property with these credentials has a unique opportunity to be developed into a hallmark development for Hermanus. The property owner (Sunny Seas Properties Pty (Ltd)), appointed WRAP Project Office to submit the land use application on their behalf (refer **Annexure A – Power of Attorney**). The property owner bought the property in 2021, with the vision to develop the hallmark development and to unlock its maximum potential and to ensure the proposal is feasible and more importantly, desirable.

Various development proposals have been investigated on the subject property over the past decade but were never implemented. The subject property is proposed to be developed by Horizon Capital that is a property developer in the Western Cape focussing on both commercial and residential developments. The proposal for the subject property is to do a residential development that will capture the essence of Hermanus and complete the seafront property line.

The proposal is a four (4) storey residential complex that will be home to 21 luxury apartments that will be constructed to the highest standards with luxury finishes. A contemporary design is proposed, which responds both to the urban context of the property, as well as its position on the urban edge next to the sea. The irregular, more naturalistic composition of the façade is a response to the irregular character of the rocky coastline directly in front of the property. (Refer **Plan 5 - Site Development Plan and Annexure F – Elevations and 3D images**)

4 PROCEDURE TO ACHIEVE THE PROPERTY OWNERS' INTENT

WRAP compiled this report to ensure the property owners' vision is achieved. The following is proposed:

4.1 Rezoning of Erf 7182 Hermanus from General Residential Zone 1: Town Housing to General Residential Zone 3: Flats Bulk Zone 1 in terms of Section 16(2)(a) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The proposal is to rezone the subject property to be aligned with the property owners' intent. As stated above, the proposal is to develop the property to its maximum potential, which requires the proposed rezoning.

The rezoning will allow the proposal of a four (4) storey block of flats to be developed on the subject property. The building is broken up into two masses, one on the street and the other at the rear of the property, connected by a walkway and containing green common areas. The building has been articulated vertically into a tripartite composition: an open base, two storeys that are of the same character and an open top storey with a light roof canopy. This reduces the mass of the building perceptually and introduces a light floating character to the architecture.

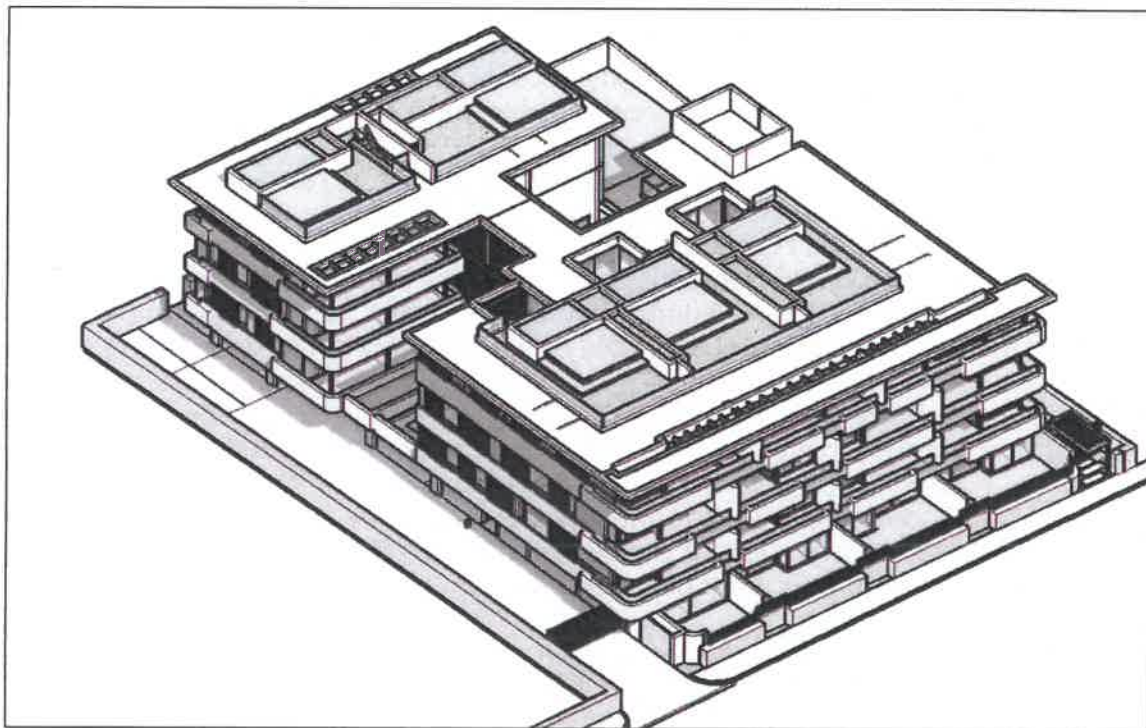


Figure 1: Massing of the proposed structure

The property will be accessed by two entrances on Marine Drive, the first being a pedestrian access that will welcome pedestrians to a foyer that will be used by the residents of the flats and their guests. The second is a vehicle access that will consist of a 5m access road to ensure easy access to the subject property. Adequate space has been provided to ensure the vehicle access and egress have adequate stacking space available that will ensure minimal impact on the public street.



The proposal is to allow 21 flats on the subject property spread out over four (4) storeys:

Storey	Floor	Proposed Flats
1	Ground	Four x 2-bedroom flats
2	First	Four x 2-bedroom flats Two x 3-bedroom flats
3	Second	Four x 2-bedroom flats Two x 3-bedroom flats
4	Third	Three x 2-bedroom flats Two x 3-bedroom flats

The proposal is to have fifteen, 2-bedroom flats and six, 3-bedroom flats over four storeys. Each flat will have the highest quality finishes to contribute to the proposed building being a hallmark development in Hermanus. The figure below illustrates the proposed building:

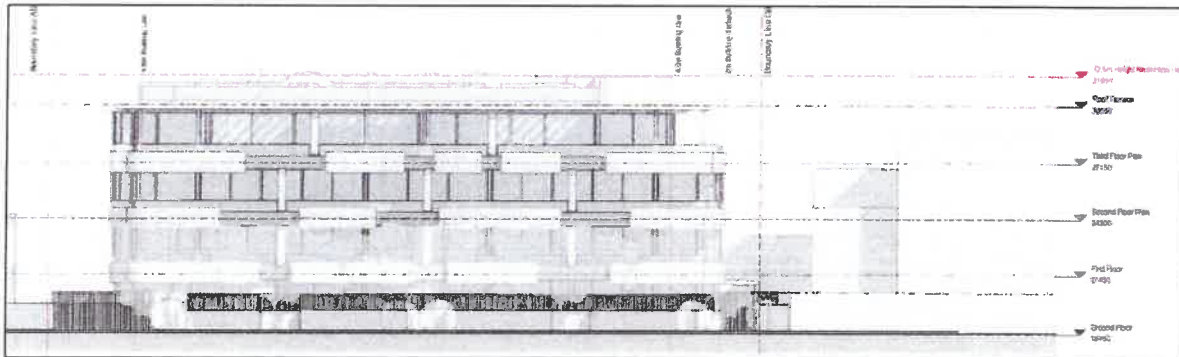


Figure 2: Southeast Elevation (Street View)

The site is proposed to be excavated back from street level so that the entire ground floor is at street level. This drops the site level approximately 1.4m below the existing level at the back boundary and requires some retaining on the rear boundary line.

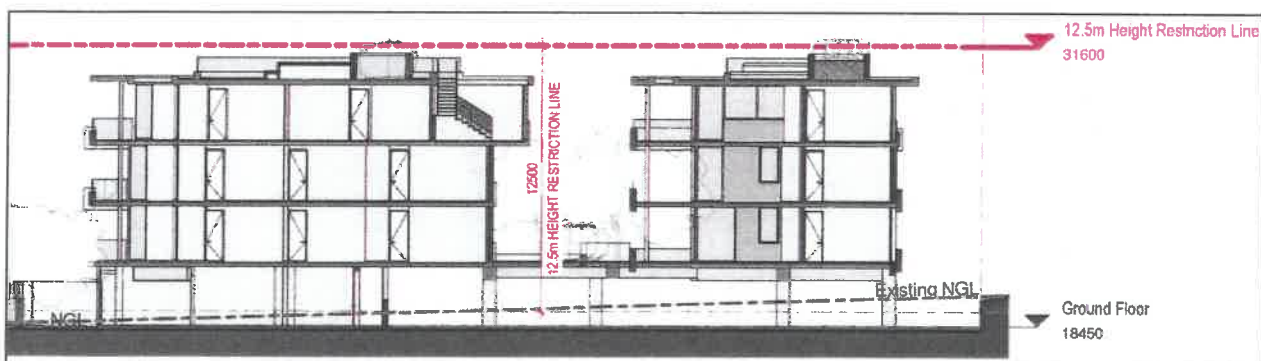


Figure 3: Section indicating the proposed 1,4m cut

Parking will be allocated to each unit on the ground floor. The parking requirements according to the OMLUS are as follow:



MOTIVATION

Flats

1.5 bays per 1 bedroom dwelling unit
Two bays per two and more bedroom dwelling units

Each 2- and 3-bedroom flat requires 2 parking bays, and this equates to 42 parking bays that need to be provided. The use of tandem parking bays is proposed, and two tandem bays will be allocated to a specific flat. All 42 parking bays are provided on site, not requiring any additional parking. Refer to Figure 4 below for an illustration of the proposed parking layout.

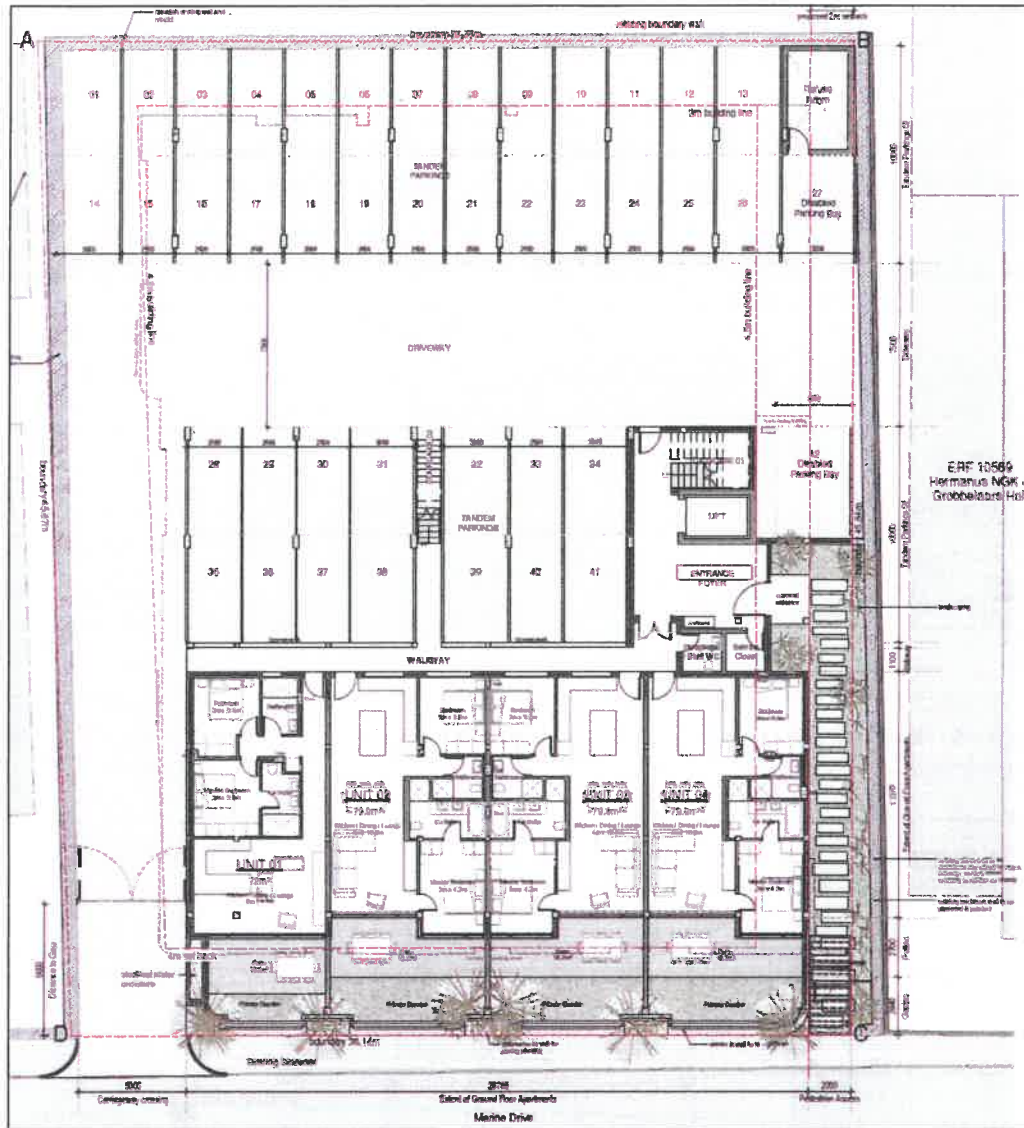


Figure 4: Proposed ground floor layout (Parking)

Prior to submission of this application, several meetings were held with stakeholders in 2020 and 2022 to discuss the proposed use of tandem parking bays. Initial conversations and meetings were held with Mr Ricardo Andrew – Manager Engineering Services who confirmed in writing that tandem parking would be supported on condition that both parking bays are allocated to the same flat (refer **Annexure C – Email Correspondence**).



After confirmation was received, Ms Hanneen van der Stoep, the OM's town planner for the area was approached who also indicated that tandem parking would be supported (refer **Annexure C – Email Correspondence**).

The outcome of these initial meetings and correspondence informed the decision of the property owners to acquire the subject property for development. A follow up meeting was held with Mr Dennis Hendriks and Mr Ricardo Andrew in February 2022 to continue the discussion and after presentation of the development scheme, a final comment was received from Mr Hendriks that tandem parking would be supported by the Overstrand Municipality's Engineering Department.

4.2 Permanent Departure from the minimum erf size of 3000m² to 1677m² in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The subject property has an extent of 1677m² that requires a departure from the development parameters of the proposed zoning - General Residential Zone 3: Flats Bulk Zone 1.

The minimum erf size applicable for densification is 3000m² and requires a permanent departure to ensure compliance with the provisions of the OMLUS and to ensure that the property owners' intent is achieved. Due to the subject property's location, it is limited in size as the properties to both sides are developed and the property at the back has an approval to be developed into a town housing development.

This permanent departure unlocks the true potential of the subject property as it has an extent of only 1677m².

With the departure the property can be developed to its full potential and contribute to the densification targets of the Overstrand Spatial Development Framework.

4.3 Permanent Departure from the north-eastern side building line of 4,5m to 2m to accommodate the proposed building in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The subject property is located adjacent to Erf 10569 Hermanus, which is commonly referred to as the *Grobbelaar Saal* that has historic buildings with heritage significance.

The structures on Erf 10569 Hermanus are uninhabitable and are occasionally used for church- and other purposes. The proposal to encroach on the boundary line between the subject property and Erf 10569 Hermanus is not anticipated to have any negative impact on the property as Erf 10569 Hermanus is not used on an uninterrupted habitable basis.

The proposal is to allow the entire building to be set back to 2m from the lateral boundary instead of the required 4,5m. The areas of the building proposed to encroach on the side building line are the following:



MOTIVATION

Storey	Floor	Proposed Encroachment Area Use	Habitable/Uninhabitable
1	Ground	Motivated in Section 4.4 below	-
2	First	Service and storerooms	Uninhabitable
		Bedrooms and Bathrooms of Unit 8	Habitable
3	Second	Service and storerooms	Uninhabitable
		Bedrooms and Bathrooms of Unit 14	Habitable
4	Third	Balcony of Unit 19 – Uncovered and Occasional Use	Uninhabitable

Refer to **Plan 5 and Annexure F – SDP and Elevations and 3D images** that illustrate the uses that are proposed to be accommodated within the north-eastern side building line.

4.4 Permanent Departure from the north-eastern side building line of 4,5m to 0m to accommodate the proposed refuse room in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

4.5 Permanent Departure from the rear building line of 3m to 0m to accommodate the proposed refuse room in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

A refuse room is a general encroachment permitted in terms of the OMLUS and the requirements are the following:

“(x) a refuse room that has a footprint not exceeding 5 m² and, if covered, a roof height not exceeding 3,0 m or as required by the Municipality in terms of 17.4;”

The proposal is to have a larger refuse room than what is permitted in terms of the general encroachment allowed. The proposal is to have a refuse room that is 3.5m x 5m that equates to **17.5m²** which will allow adequate space to service each of the proposed flats. The 17.5m² exceeds the allowable footprint of 5m² that may encroach, necessitating a permanent departure to allow the refuse room.

The refuse room will be developed in line with the general requirements set out within Section 17.4 of the OMLUS that are:

- Be of sufficient size to accommodate the refuse generated from the land unit for one week;
- Be designed in a manner that is architecturally compatible with the surrounding structures and screen refuse bins from public view; and
- Comply with any other reasonable conditions the Municipality may impose relating to access, health, pollution control, safety or aesthetics.



5 APPLICATION

Considering the above, application is made for the following:

- 5.1 Rezoning** of Erf 7182 Hermanus from General Residential Zone 1: Town Housing to General Residential Zone 3: Flats Bulk Zone 1 in terms of Section 16(2)(a) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 5.2 Permanent Departure** from the minimum erf size of 3000m² to 1677m² in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 5.3 Permanent Departure** from the north-eastern side building line of 4,5m to 2m to accommodate the proposed building in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 5.4 Permanent Departure** from the north-eastern side building line of 4,5m to 0m to accommodate the proposed refuse room in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 5.5 Permanent Departure** from the rear building line of 3m to 0m to accommodate the proposed refuse room in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

6 LAND USE ENVIRONMENT

As previously mentioned, the property is situated on Marine Drive with unobstructed views of the Atlantic Ocean. The properties surrounding the subject property are identified as the following:

Erf Number	Zoning	Current Use
6127	General Residential Zone 1: Town Housing	Dwelling Unit
11018	General Residential Zone 3: Flats Bulk Zone 2	Vacant
10569	Community Zone 1: Community Facilities	Grobbelaar Saal (Church- and Community use)

The surrounding area's zonings are illustrated in **Plan 2** (zoning plan). The proposed development is not out of character of the area and the proposal was designed to ensure all possible affected parties are considered.

7 TITLE DEED

Title deed T52189/2021 (refer **Annexure B – Title deed**) was perused and there are no conditions that restrict the proposed development of the subject property.

8 ZONING

The following zoning parameters were assessed in conjunction with the GR3 OMLUS zoning as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law:



MOTIVATION

GENERAL RESIDENTIAL ZONE 3: FLATS (GR3)		
Land Use Restrictions		
Parameters	Proposal	Comply/ deviate
Primary use	Flats	Comply
Consent use that may be applied for	Flats and Town House in accordance with 6.3.2 and residential buildings. Crèche, Day Care Centre, Home Occupation, Hotel, Institution, Place of Assembly, Place of Instruction, Place of Worship, Retirement Village, Tourist Accommodation and Transmission Apparatus.	-
Development parameters		
Density	A minimum erf size of 3000 m ² is applicable for densification.	Deviate - Applied for and motivated
Floor Factor	3	Comply
Coverage	100%	Comply
Height	12,5m (4 Storeys)	Comply
Setback	(i) The Municipality may require an 8,0 m setback from the centreline of the abutting street, provided that the Municipality may permit stoeps to be located within the setback line. (ii) The general provisions of 16.2 apply.	Comply
Building lines	(i) The street building line is 4,0 m. (ii) The side building line is 4,5 m, provided that where a fourth storey is provided, the Municipality may require the fourth storey to be set back 6,0 m from the property boundary.	(i) Comply (ii) Deviate - Applied for and motivated



MOTIVATION

	<p>(iii) The rear building line is 3,0 m, provided that where a fourth storey is provided, the Municipality may require the fourth storey to be set back 6,0 m from the property boundary. (iv) The general building line exemptions of 16.1 apply.</p>	<p>Proposed departure from the north-eastern side building line of 4,5m to 0m to allow the proposed refuse room. (iii) Proposed departure from the rear building line of 3m to 0m to allow the proposed refuse room.</p>	<p>(iii) Deviate – Applied and motivated</p>
<p>Open space</p>	<p>(i) Every block of flats, residential building or hotel in this zone must have access to an outdoor living area and will provide communal open space but excludes parking, service yards and roads. (ii) Communal open space of at least 10% of the whole property must be provided as outdoor recreational/garden areas as one functional space.</p>	<p>Open space is located on the first and second floor (second and third storey), interlinked by means of “green steps” between the two floors, to function as one communal space. 185,2m² = 11,04%</p>	<p>Comply</p>
<p>Parking</p>	<p>Parking and access shall be provided on the land unit in accordance with 17.1. 1.5 Parking Bays – 1 Bedroom Dwelling Unit 2 Parking Bays – 2/3 Bedroom Dwelling Unit</p>	<p>42 Parking Bays required – 42 parking bays provided At least 1 parking bay per 25 parking bays or part thereof required for the disabled. As per Section 17.1.9 parking for the disabled count towards off-street parking provision.</p>	<p>Comply</p>



9 SERVICES

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

Electricity

It is proposed that the development connect to the existing Overstrand Municipality network and an initial electricity investigation was done by Driger Consulting and it was determined that there is sufficient capacity available to accommodate the proposed development. (Refer **Annexure D – Email Confirmation of electricity supply**)

Water & Sewage

A bulk services investigation was conducted by GLS Consulting, and the report indicates that the development will have a negligible impact on the existing bulk services of the area. The proposed development will utilise 7,7kL of water per day which is 0,3% of the total flow of the existing network of the surrounding area (**refer Annexure E – GLS Report**).

Solid Waste

Solid waste will be collected weekly by the OM. The solid waste will be accumulated in the proposed refuse room which will be emptied on the applicable solid waste pick-up day of the surrounding area.

Access and egress

Access to and egress from the subject property is from one vehicular point in Marine Drive. The 5m wide access will have sufficient stacking capability to allow two cars to stack up behind each other in front of the access controlled motorized gate.

10 NEED AND DESIRABILITY

The need and desirability of the approval and implementation of this proposal in accordance with Section 66 (1) (c) of the OM By-Law can be illustrated as follow:

Need and desirability

The need for the residential development arose from the applicant's vision to develop the subject property to its maximum potential. The property was acquired with the intention to develop a block of flats thereon. The applicant's vision will in the future benefit others including the OM, by providing residential space for 21 families to live in a unique residential development. These families/investors will be paying rates and taxes towards the OM which will generate additional income that may be used to upgrade public infrastructure. To achieve this vision, the applicant has appointed WRAP Project Office to submit this application to ensure the application is in line with the relevant policies and legislation. (Refer to **Annexure F – Elevations and 3D Images**)



Impact on views, sunlight and character of the area

The surrounding properties may be impacted upon as the design and utilisation will maximise the space on the property. The side where the most impact will be is however not zoned for residential purposes and therefore not permanently occupied (*Grobbelaar Saal*). To ensure the proposed development does not impede on the above mentioned these will be addressed individually:

Views

The proposed development is located within Bulk Zone 1 which allows for a maximum height of 12,5m maximum and 4 storeys. The proposal is to utilise the maximum potential that the subject property offers. This is not out of the ordinary for the area. Examples include Esplanade which is a 3-storey development being developed on Marine Drive and the Misty Waves Hotel, which is a 14m high, 4 storey development in close proximity to the subject property. The subject property is also located within the Hermanus CBD where the height restriction is 12.5 m.

The property owners have appointed Metropolis Architects that designed the development proposal that considers the surrounding area. The south-western boundary adjacent the single storey dwelling unit of Erf 6127 Hermanus has been designed to create a 5m gap between the boundary of the subject property and the proposed building. Other considerations that were taken into account include the view corridors, as illustrated in figure 5 below:

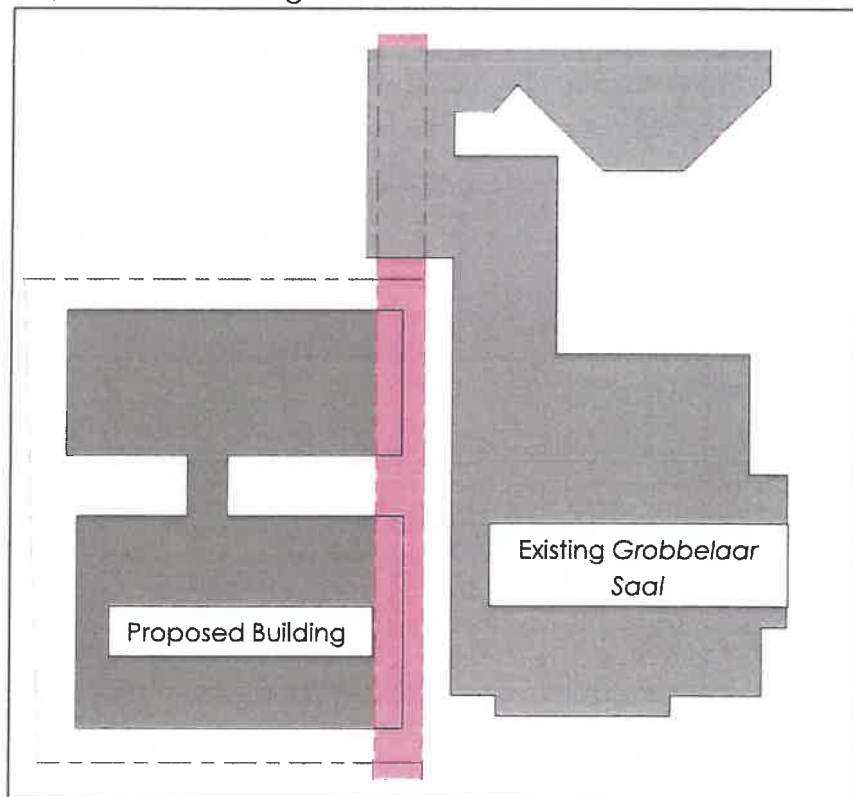


Figure 5: View Corridor



The view corridor on the north-eastern side of the property is unfortunately compromised by the shape of Erf 10569 Hermanus and the extension to the church on the Church Street side of Erf 10569 Hermanus.

The shape, use and existing buildings on Erf 10569 Hermanus was the main factor for the proposed building to rather encroach on the north-eastern side building line as even if the building lines were adhered to, the view corridor would still have been constructed due to the existing buildings on Erf 10569 Hermanus. The view corridor of the south-western boundary is proposed to be kept open to ensure the views of the mountains are retained from the South.

Sunlight

With the proposed development being aligned with the development parameters of the Overstrand Municipality Land Use Scheme, it is not predicted to negatively have an impact on the sunlight of any adjoining properties. The only encroachment proposed is of the north-eastern side building line on the side of the *Grobbelaar Saal* that is not permanently occupied and is used for church- and community purposes.

The single storey dwelling unit to the south-west of the subject property will enjoy a 5m development gap (to accommodate the driveway) and it is not anticipated to affect the sunlight of this property.

The maximum height of the structures will be just below the maximum height of 12,5m allowed in terms of the OMLUS, with a maximum of 4 storeys.

Character

With regards to character, it was of great importance to the owners to ensure the proposed development does not disrupt the character of the broader Hermanus area.

The proposed development's boundary wall is proposed to be semi-permeable, with a stone base to match existing stonework in the immediate neighbourhood and a light steelwork infill with a vertical emphasis on top.

The boundary wall itself is thickened to contain a planter, which is intended to contain creepers that will grow up the palisade fence and soften the street edge. The boundary wall is set back periodically, for planting beds to be located on the street, at street level within the boundary of the site. This will punctuate the stone wall with greenery.

Economic impact

The proposed development will have both a short- and long-term economic impact on the surrounding area and the Overstrand Municipality.

In the short term, once the approval has been received, the construction phase will commence, creating construction jobs and providing income to several residents of



MOTIVATION

Hermanus and the municipal area in general. Long term economic impact will be in terms of the additional rates and taxes that will be payable to the Overstrand Municipality.

Calculated at a ratio of only 3 people per flat, the residential additionality was calculated at 63 which means that the development will bring at least 63 new people to Hermanus. These people will spend money in Hermanus on various items such as food, petrol, restaurants, repairs etc, contributing to the local economy.

Long term economic impact will be in terms of the additional rates and taxes that will be payable to the Overstrand Municipality.

The **initial direct investment** into the development was calculated to be approximately **R 138 000 000.00**.

Based on this investment the additional **basic charges** payable to the Municipality will be approximately **R 268 705.00 per annum**.

The **annual rates payable** to the Overstrand from the development, calculated at the average sales price of the flats in the development, will be approximately **R 849 082.00 per annum**, based on the 2021/2022 budget.

The **bulk services levy** that the development will need to pay to the Overstrand Municipality is approximately **R 1 126 452.00**.

In terms of the GLS report, certain upgrades will be required to the bulk water and sewer networks to accommodate the development for which the bulk services levy contribution can be used.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal which leads to the devaluation or foregoing valued land use rights of interested and affected parties when an application is approved.

The proposed development is not foreseen to negatively affect any surrounding landowners as the development is aligned with what the urban area is being earmarked for. The development is the final step to complete the line of properties on Marine Drive.

Impact on heritage

The subject property is listed in the OM Heritage Register. The building on the property was demolished with the consent of Heritage Western Cape. A recent Heritage Study was commissioned by the owners and Katie Smuts from Rennie Scurr Architects executed the study. While this study focused on the heritage value of the adjacent sites, it was sufficiently comprehensive to inform the design proposal for the property. It was concluded that the site is flanked by the *Grobbelaar Saal* on the east and the



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thatched roof house on the west and both buildings having some historic significance and some heritage value.

The plans of the proposed building were also presented to the Overstrand Heritage and Aesthetics Committee on 10 March 2022 and their comment is the following: *"Proposed scheme dated 22/02/2022 scrutinized. Heritage / History of the site (First House in Hermanus). Lateral boundary stone walls to be re-built (retain existing expression – vertical coursing to top etc). History board is suggested to the pedestrian walkway. The proposed "floating" cantilevered RC roof is rather heavy and monolithic, a lighter / articulated expression would be preferred. The building generally is well designed."*

These comments were interpreted by the project architect and the existing perimeter stone walls will be demolished and rebuilt to suit the new site levels, to match the existing stonework. The distinctive 'header coursing' to the wall copings, executed in stone, will form part of the wall design.

The concrete roof was considered "rather heavy and monolithic": We have increased the area of the skylights to the roof, and reduced the thickness of the roof slab, which both create a lighter impression. The above is illustrated by the newest proposed plans annexed as **Annexure F**.

11 POLICIES AND REGULATIONS

11.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

A portion of the subject property is located within the Coastal Protection Zone and to ensure compliance with the guidelines set out in the EMOZ, the application was evaluated in terms of the provisions of Schedule A & B of the Environmental Management Overlay Zone 2020:

SCHEDULE A PROHIBITED ACTIVITIES IN OVERSTRAND ENVIRONMENTAL MANAGEMENT OVERLAY ZONES		
Prohibited Activity	Applicable Environmental Management Overlay Zone (EMOZ)	Applicable to the application or not
	Coastal	
Agricultural practices within this EMOZ which may cause water logging and siltation.	X	N/A
Planting or harbouring of declared emerging weeds on properties within and adjacent to this EMOZ.	X	N/A
Development or agriculture on slopes steeper than 1:4.	X	N/A
Establishment of Informal settlements or Temporary Relocation Areas.	X	N/A



MOTIVATION

No land user within this EMOZ may utilise the vegetation in a vlei, marsh or within the flood area of watercourse in a manner that may cause the deterioration or damage to the natural agricultural resources.	X	N/A
Placement of religious symbols or memorabilia.	X	N/A
Harvesting /collection of kelp / seaweed in municipal designated "no-take" zones.	X	N/A
Harvesting, collection, moving, loading drying of kelp /seaweed, with a valid Seaweed Harvesting Permit or an exemption in terms of Section 81 or the MLRRA issued by the DAFF.	X	N/A
Stockpiling, drying, processing or loading of marine resources beyond areas designated, demarcated and signposted by the Municipal Council for such purposes.	X	N/A
Modification of the littoral active zone / functional dune systems in absence of approved management plans.	X	N/A
Feeding, disturbing / pursuit of fauna.	X	N/A
Disturbance, modification or destruction of the environment or species within special management areas designated, demarcated and signposted by the Municipal Council from time to time.	X	N/A
Defacing/damaging / removing of any notice, sign, barrier building or other infrastructure.	X	N/A
Playing or tampering with any rope, float, buoy, vessel, shelter or similar life - saving device.		N/A
Staying overnight.	X	The subject property will be improved with 21 flats.
The discharging of domestic effluent / grey water into all natural systems.	X	N/A
Tampering with security / surveillance infrastructure.	X	N/A
Defacing of rocky outcrops and placement of memorial plaques, religious symbols or structures on natural features.	X	N/A
Graffiti, vandalism or damaging of municipal infrastructure.	X	N/A
Littering	X	N/A
Disposal of cigarette butts, ash or other hazardous materials in any place or manner other than a receptacle designated for such items	X	N/A
Dog walking / exercising of dogs in non-designated zones.	X	N/A



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SCHEDULE B ACTIVITIES ONLY PERMITTED WITH COUNCIL CONSENT IN OVERSTRAND ENVIRONMENTAL OVERLAY ZONES		
A) Activities Only Permitted With Council Consent	Applicable Environmental Management Overlay Zone (EMOZ)	Applicable to the application or not
	Coastal	
Permission for the utilization of access routes to permitted kelp / seaweed harvesting sites.	X	N/A
Removal or destruction of vegetation which is protected and/or of conservation concern.	X	N/A
Dune maintenance on private land as per approved dune maintenance management plans.	X	N/A
Excavation and destruction or removal of substrate (soil, substrate, rock, shellgrit, dune sediment, mineral deposits).	X	N/A
Discharging of pool backwashing or untreated grey water or the channelling of storm water into open spaces without the necessary approval from the Municipality.	X	The pool on the subject property's water will be managed in a sustainable manner.
B) Permit Upon Approval By Delegated Authority and / Receipt of Tariff	Applicable Environmental Management Overlay Zone (EMOZ)	Applicable to the application or not
	Coastal	
Installation of conservancy tanks or biological treatment plants within 50 metres from the edge of a watercourse / wetland.	X	N/A
Access from private properties to open spaces, including the removal of vegetation and the establishment of paths, structures and infrastructure.	X	N/A
Commercial filming.	X	N/A
Construction or placement of any temporary object, building, shelter, path or structure.	X	N/A
Use of engine or motor driven vehicles, remotely piloted aircraft or any other means of transport or other conveyances beyond designated, demarcated and signposted areas.	X	N/A
Launching of vessels at registered launch sites.		N/A
C) Council Authorisation Pending Consent Use Application / Lease Agreement / Applicable Tariffs as applicable	Applicable Environmental Management Overlay Zone (EMOZ)	Applicable to the application or not



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	Coastal	
Buildings / Structures associated with: Taking of water, storing of water, impeding or diverting flow, stream flow reduction, altering the bed, banks, course characteristics, outflow structures or discharge pipes.	X	N/A
Buildings / Structures associated with: Taking of water, storing of water, impeding or diverting flow, stream flow reduction, altering the bed, banks, course characteristics, outflow structures or discharge pipes.	X	N/A
Application for the designation of industrial sites and activities associated with the seaweed harvesting, collection, drying, transport and processing fishery.	X	N/A
Encroachment of private buildings, structures, infrastructure, access routes.	X	The entire property is located inside of the buffer.
Commercial Harvesting/collection and removal of any natural resource.	X	N/A
Construction or placement of any permanent object, building, shelter, pathway or structure.	X	The entire property is located inside of the buffer.

11.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

Historic Core of Hermanus Heritage Protection Overlay Zone

Purpose: To ensure that any land use application resulting in additional rights complies with the existing character and contextual significance:

- *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.*
- *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.*

The proposal is not predicted to affect the protected elements mentioned above.

An application for the determination of an ad-hoc Coastal Setback Line was completed by Lornay Environmental Consultants and submitted to the Western Cape Department of Environmental Affairs and Development Planning as the subject



property is located within the HPOZ. The environmental authorisation will be provided to the Overstrand Municipality once received.

11.3 Spatial Planning Policies

The consistency of this proposal with the applicable spatial development policies will herewith be illustrated. The spatial policies which are pertinent to the submitted proposal are the following:

PSDF
<p>The PSDF is a product of a provincial inter-departmental and inter-governmental collaboration under the guidance of the inter-departmental steering committee in collaboration with the private sector, academia, and non-governmental organisations. This broad participatory process has created a shared spatial vision that is intended to inform spatial development patterns in urban and rural areas in the province.</p> <p>Throughout the PSDF the importance of developing integrated and sustainable settlements as an objective of the framework is highlighted. The PSDF also provides a settlement agenda which addresses the full spectrum of Western Cape settlements irrespective of their size from metropolitan Cape Town to the smallest hamlets.</p>
OMSDF
<p>The Municipal Spatial Development Framework is a sectoral component of the IDP (Integrated Development Plan) that, in terms of the MSA (Municipal Systems Act), is aimed at providing general direction to guide decision making on an ongoing basis, aiming at the creation of integrated, sustainable, and habitable regions, cities, towns and residential areas.</p>

The PSDF and OMSDF are frameworks to be interpreted on a local level. National policies, such as the National Development Plan, National Spatial Development Frameworks etc. provide guidelines on several important aspects which includes human settlements. To focus on provincial and local policies will ensure alignment with the above-mentioned higher hierarchy of legislation and policies.

PSDF

To ensure the proposed residential development is in line with the PSDF, the Provincial settlement policy objectives, the proposed development was evaluated in terms of the policy objectives.



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Provincial settlement policy objective	Alignment of the proposal with the policy objectives.
Protect and enhance sense of place and settlement patterns	The proposed development is located in a predominantly residential area. The proposal is not out of character and is located within the Bulk Zone 1 that allows properties to be developed to this extent.
Improve accessibility at all scales	<p>The subject property has adequate accessibility to the surrounding Hermanus area. The proposed development was designed to blend in with the existing nature of the Hermanus area and to form part of an existing built-up area.</p> <p>While ensuring access is possible to larger towns and cities such as Cape Town.</p>
Promote an appropriate land use mix and density in settlements	<p>The land use proposed is residential in nature. The area as motivated in Section 6 of this report is mixed use.</p> <p>The surrounding area is predominantly residential in nature with some business and community zoning in the surrounding vicinity.</p>
Ensure effective and equitable social services and facilities	<p>With Hermanus being a regional service centre as indicated by the PSDF, ensuring access to the area is important.</p> <p>The proposed development will have access to all the services available within the Hermanus Area.</p>

OMSDF

The OMSDF is directed by National, Provincial and Municipal Planning legislation, policies and plans. These include SPLUMA, LUPA, By-Law, PSDF and the IDP. The OMSDF aims to provide sufficient guidance regarding what constitutes appropriate spatial development land uses and direction within the urban edge. The SDF was drafted after considering input from other state departments and the public and provides a shared spatial vision which the development proposal should ideally attempt to synchronise with.

To ensure compliance with the principles and objectives set out by the PSDF and the National Development Plan, the OMSDF was synthesised through the influence of these policies and frameworks.

The proposed residential development was aligned with the OMSDF to ensure that policy requirements are met. The OMSDF states in Section 5.8.3. p 207 'New Development' that *"no new urban development areas / urban edge amendments are proposed for Hermanus Central with densification as the proposed tool to accommodate population growth"*. This is aligned with the proposal on the subject



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property. The increase in population mentioned above is based on the growth indicated by Table 2.7 p25 of the OMSDF.

OGMS – OVERSTRAND GROWTH MANAGEMENT SCHEME

The subject property is located within Planning Unit 13 of the OGMS, Hermanus Central. The planning unit includes the Hermanus Central Business District (CBD) as well as the residential area to the west of the CBD.

The subject property is located in an area where higher density is supported, 'more than 30DU/H' (Dwelling Units per hectare). The subject property has an extent of 0,1677ha, and the proposal is to construct 21 flats on the subject property, which equates to 125DU/H. It may sound high, but when compared to other developments along Marine Drive it is aligned.

The area where the subject property is located is 'limited to only 30 units per hectare, due to the demand in housing in the area and lack of open or vacant properties.

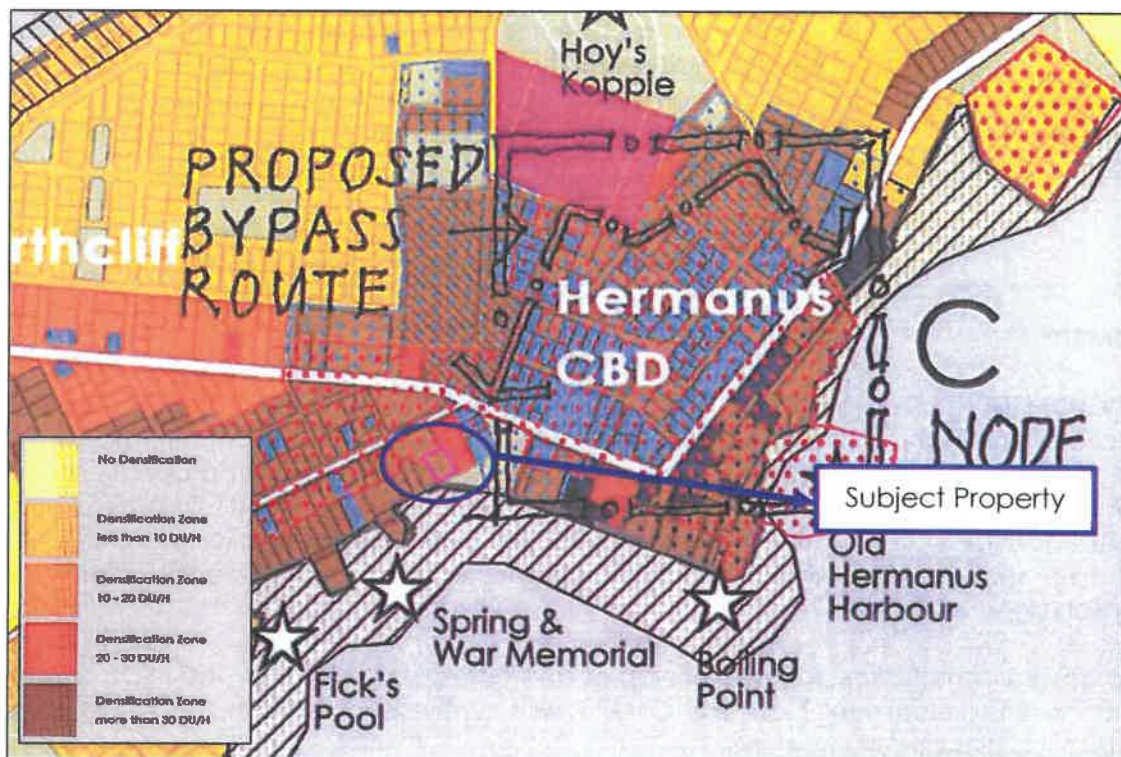


Figure 6: Allocated Density in terms of the OGMS



12 PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

Spatial justice

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal for the development is not proposed to contribute to the perpetuation of apartheid spatial development imbalances.

The development aims to provide housings options within the Hermanus area, and the position of the development is located close to the current urban centre.

Spatial sustainability

Spatial sustainability refers to planning proposals that result in communities that are viable. This proposal is intended to increase the economic power of the Hermanus area and increasing the tax base collectable by the OM, (refer to **Section 10** of this report). The proposal is to establish a development in an area where there is easy access to the Hermanus centre.

Efficiency

This proposal is intended to maximise the usage of the subject property and to ensure the entire area is used in a manner that will be an asset to the entire Hermanus area. The proposal will also ensure that the property is utilised to its full potential and in a sustainable way that will ensure efficient usage of services required by the development.

Spatial resilience

This proposal is not in conflict with any spatial planning policies or other OM regulations which is a hallmark of resilience. The policies identified earlier in Section 16.1 are guided by a higher hierarchy of several policies and legislation that the proposal is aligned with.

Good administration

The OM has a credible track record of good administration regarding the method of public participation. Public participation forms an integral part of the land use planning process. The public participation process provides people who may be affected by the proposal with an opportunity to provide comment and to raise issues of concern about the proposal or make possible suggestions that may result in an enhanced outcome of which both parties benefit. Comments will be reviewed and considered after which it will be addressed accordingly.



13 EVALUATION

The revised OMSDF and OMLUS, identified the subject property as a property that is capable to accommodate the proposed development. The property owners instructed a professional team to investigate and determine the "highest and best use" of the subject property within the provisions of the relevant policies and legislation. It was concluded that proposed development is in line with the policies and legislation as confirmed throughout this report.

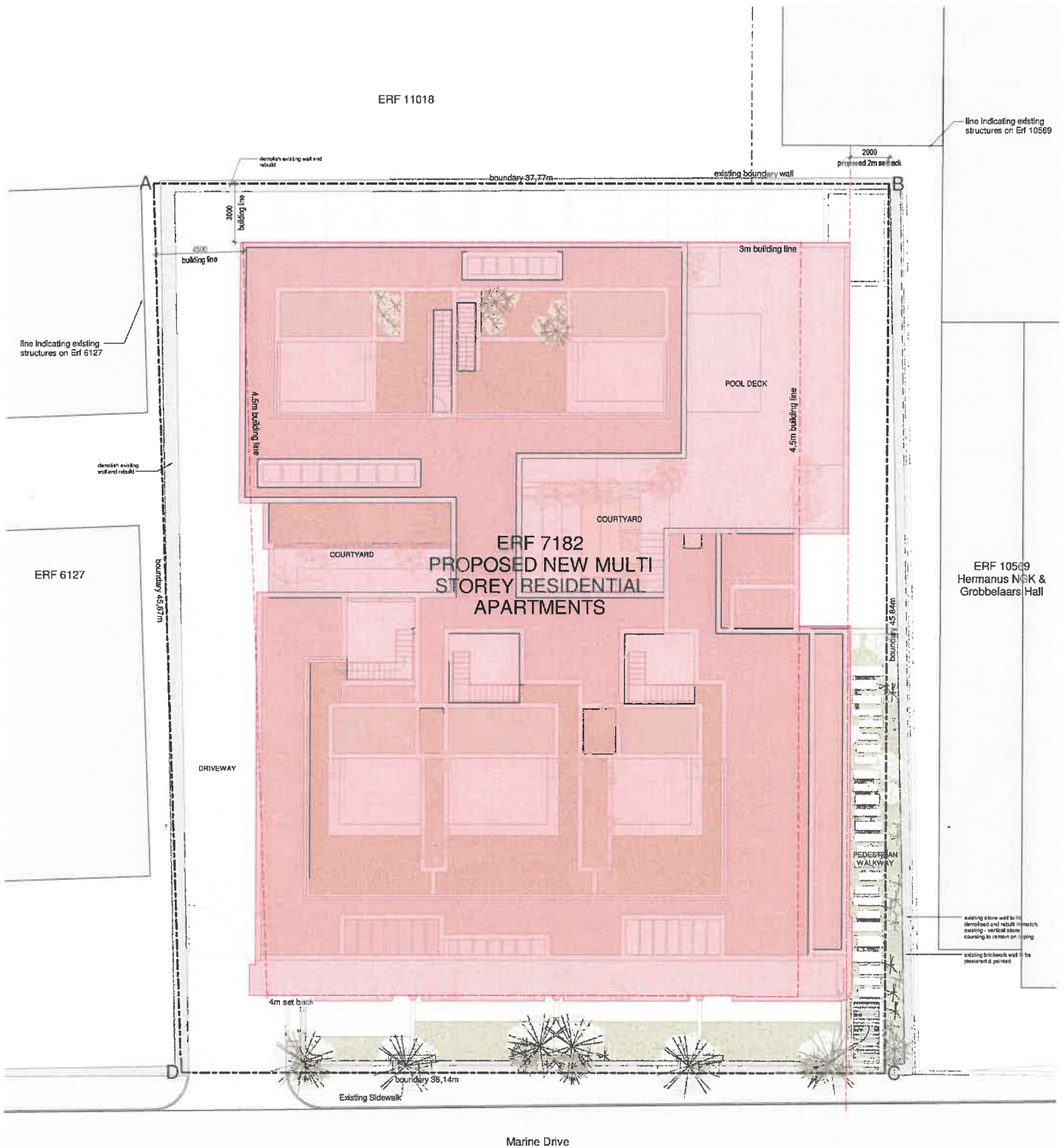
The property owners approached WRAP Project Office to facilitate and coordinate the land use application process in conjunction with other professionals who prepared reports to ensure a feasible development. The proposed development is in-line with the spatial frameworks, legislation, and policies of the OM. The OMSDF clearly requires densification for the area which is earmarked for high density development.

The proposed land use is not out of the context of the surrounding area and is not seen as a development that is undesirable. The development aims not to impede on views, sunlight or negatively affect the character of the area.

14 RECOMMENDATION

Based on the abovementioned motivation, it is recommended that the following be approved:

- 14.1 Rezoning** of Erf 7182 Hermanus from General Residential Zone 1: Town Housing to General Residential Zone 3: Flats Bulk Zone 1 in terms of Section 16(2)(a) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.2 Permanent Departure** from the minimum erf size of 3000m² to 1677m² in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.3 Permanent Departure** from the north-eastern side building line of 4,5m to 2m to accommodate the proposed building in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.4 Permanent Departure** from the north-eastern side building line of 4,5m to 0m to accommodate the proposed refuse room in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.5 Permanent Departure** from the rear building line of 3m to 0m to accommodate the proposed refuse room in terms of Section 16(2)(b) of the of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



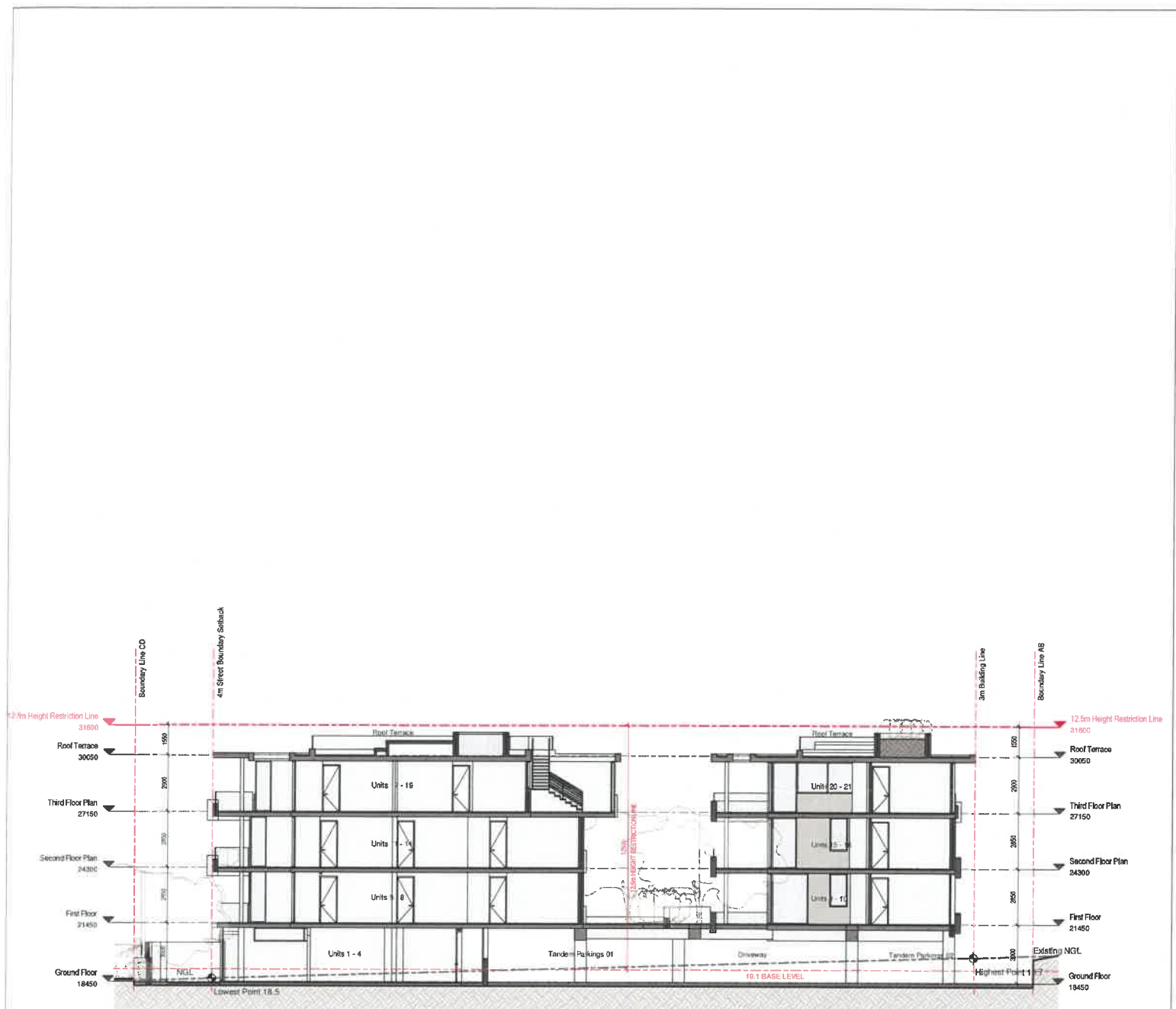
① Site Development Plan
1 : 200

TOTAL AREAS FOR SITE:

Site area: 1 677m²
 Green area: 185.2m² (11.04%)
 Total required parkings: 42 bays (21 tandems)
 Total Units: 21 units

Total units areas: 2 026.1m²
 Total balconies/patios area: 521m²
 Total service areas & walkways: 393.77m²
 Total communal/green space: 185.2m²
 Total roof terrace areas: 297.27m²





① Section AA
1 : 200

$$\begin{aligned}
 \text{Base Level Calculation} &= (\text{Highest Point} + \text{Lowest Point}) / 2 \\
 &= (19.7 + 18.5) / 2 \\
 &= 19.1
 \end{aligned}$$



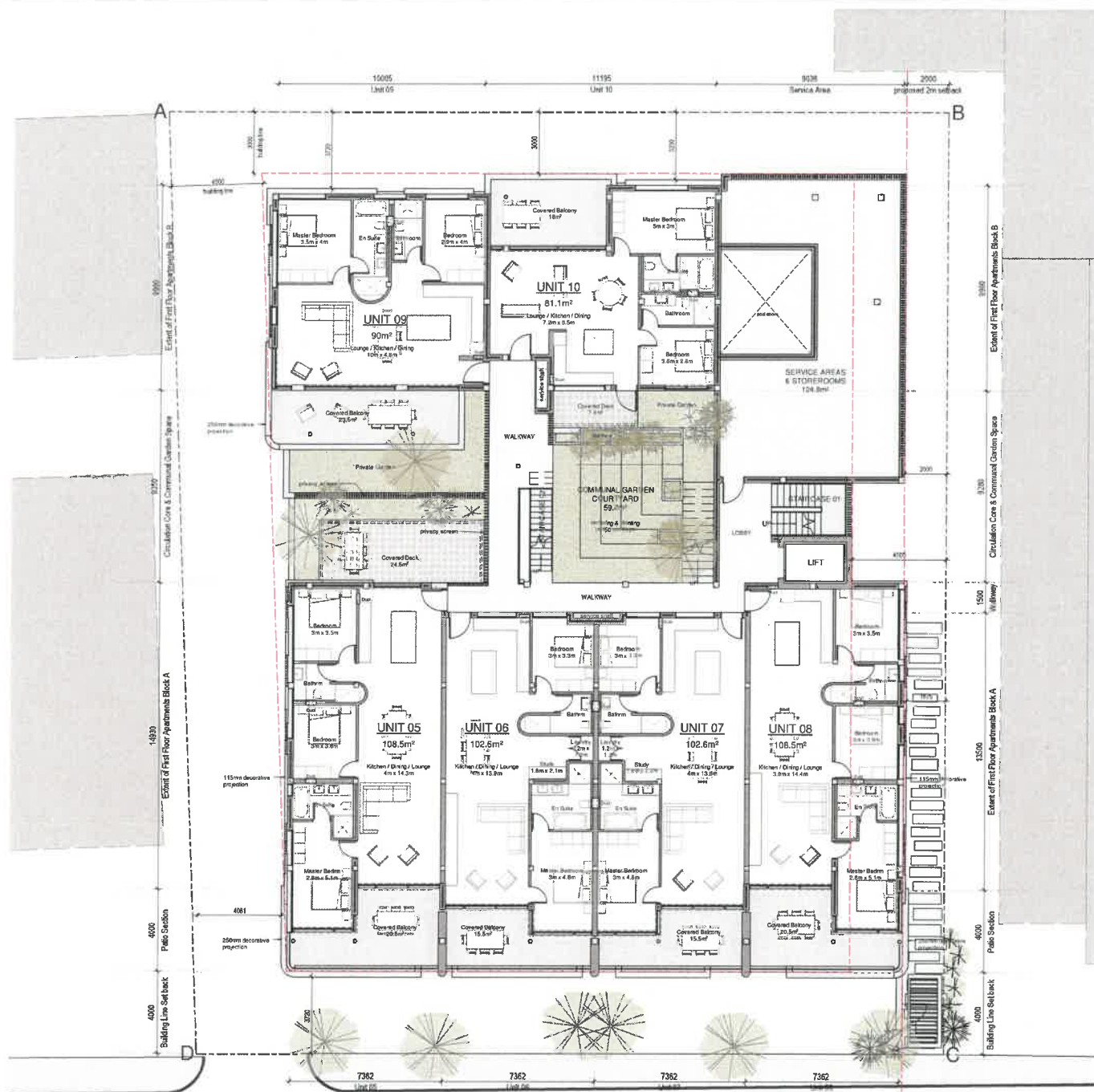
① Ground Floor
1 : 200

Units per floor: 4 units
 Parkings required: 8 parkings
 Total unit area (ex balconies): 311.4m²
 Total balconies/patios: 62.1m²
 Total service areas & walkways (incl. foyer): 98.1m²
 Total communal/green space: -m²

Unit 01:
 Unit area (ex balconies): 72m²
 Balcony/Patio area: 13.5m²

Unit 02, 03 & 04 (per unit):
 Unit area (ex balconies): 79.8m²
 Balcony/Patio area: 16.2m²





① First Floor
1 : 200

Units per floor: 6 units
 Parkings required: 12 parkings
 Total unit area (ex balconies): 593.3m²
 Total balconies/patios: 145.4m²
 Total service areas & walkways: 183.9m²
 Total communal/green space: 59.2m²

Unit 05:
 Unit area (ex balcony): 108.5m²
 Balcony area: 45m²

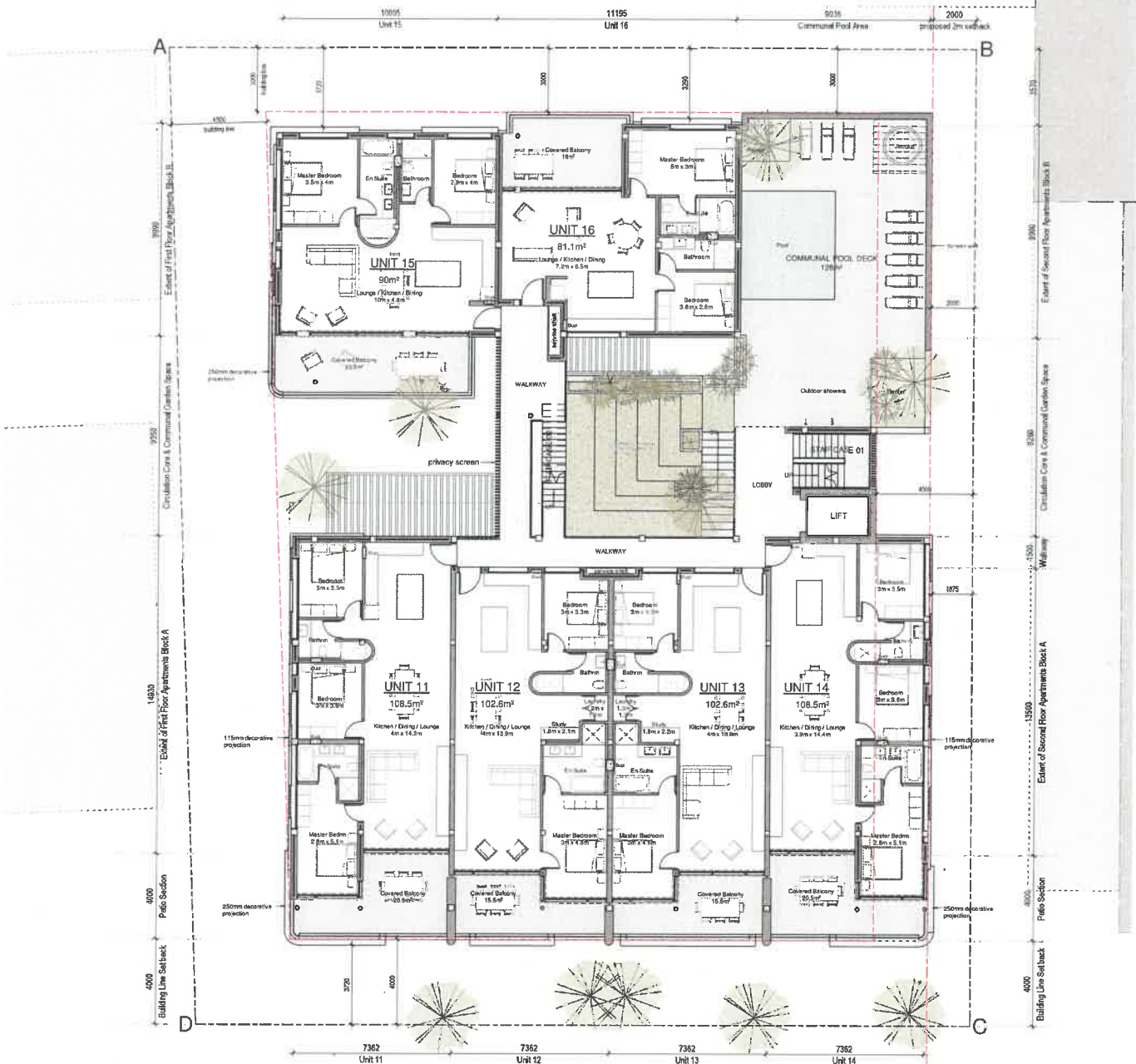
Unit 09:
 Unit area (ex balcony): 90m²
 Balcony area: 23.5m²

Unit 06 & 07:
 Unit area (ex balcony): 102.6m²
 Balcony area: 15.5m²

Unit 10:
 Unit area (ex balcony): 81.1m²
 Balcony area: 25.4m²

Unit 08:
 Unit area (ex balcony): 108.5m²
 Balcony area: 20.5m²





① Second Floor Plan
1 : 200

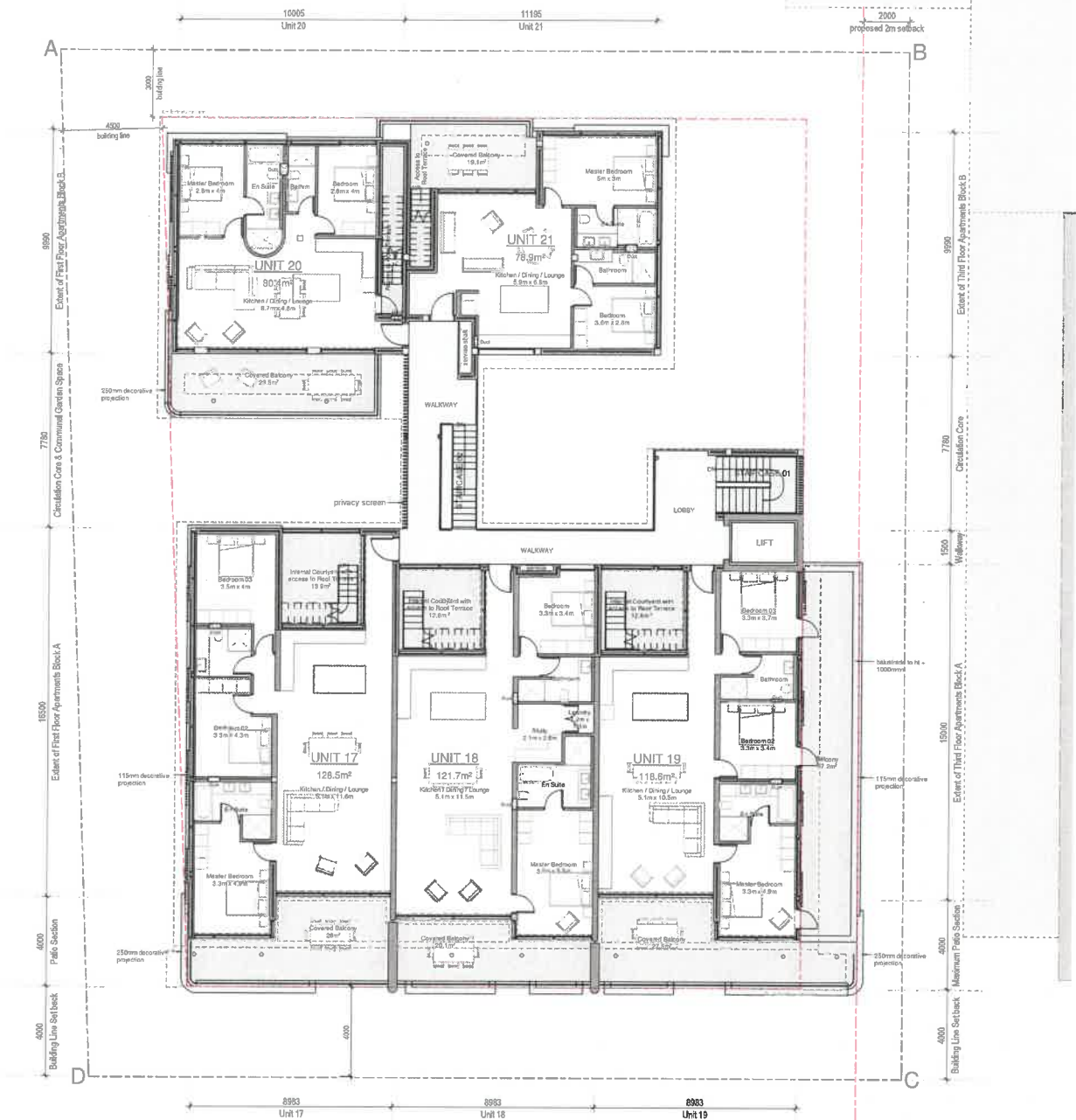
Units per floor: 6 units
 Parkings required: 12 parkings
 Total unit area (ex balconies): 593.3m²
 Total balconies/patios: 113.5m²
 Total service areas & walkways: 60.2m²
 Total communal/green space: 126m²

Unit 11 & 14:
 Unit area (ex balcony): 108.5m²
 Balcony area: 20.5m²

Unit 12 & 13:
 Unit area (ex balcony): 102.6m²
 Balcony area: 15.5m²

Unit 15:
 Unit area (ex balcony): 90m²
 Balcony area: 23.5m²

Unit 16:
 Unit area (ex balcony): 81.1m²
 Balcony area: 18m²



① Third Floor Plan
1 : 200

Units per floor: 5 units
 Parkings required: 10 parkings
 Total unit area (ex balconies): 528.1m²
 Total balconies/patios: 200m²
 Total service areas & walkways: 51,57m²
 Total communal/green space: ---m²

Unit 17:
 Unit area (ex balcony): 128.5m²
 Balcony area: 39.9m²

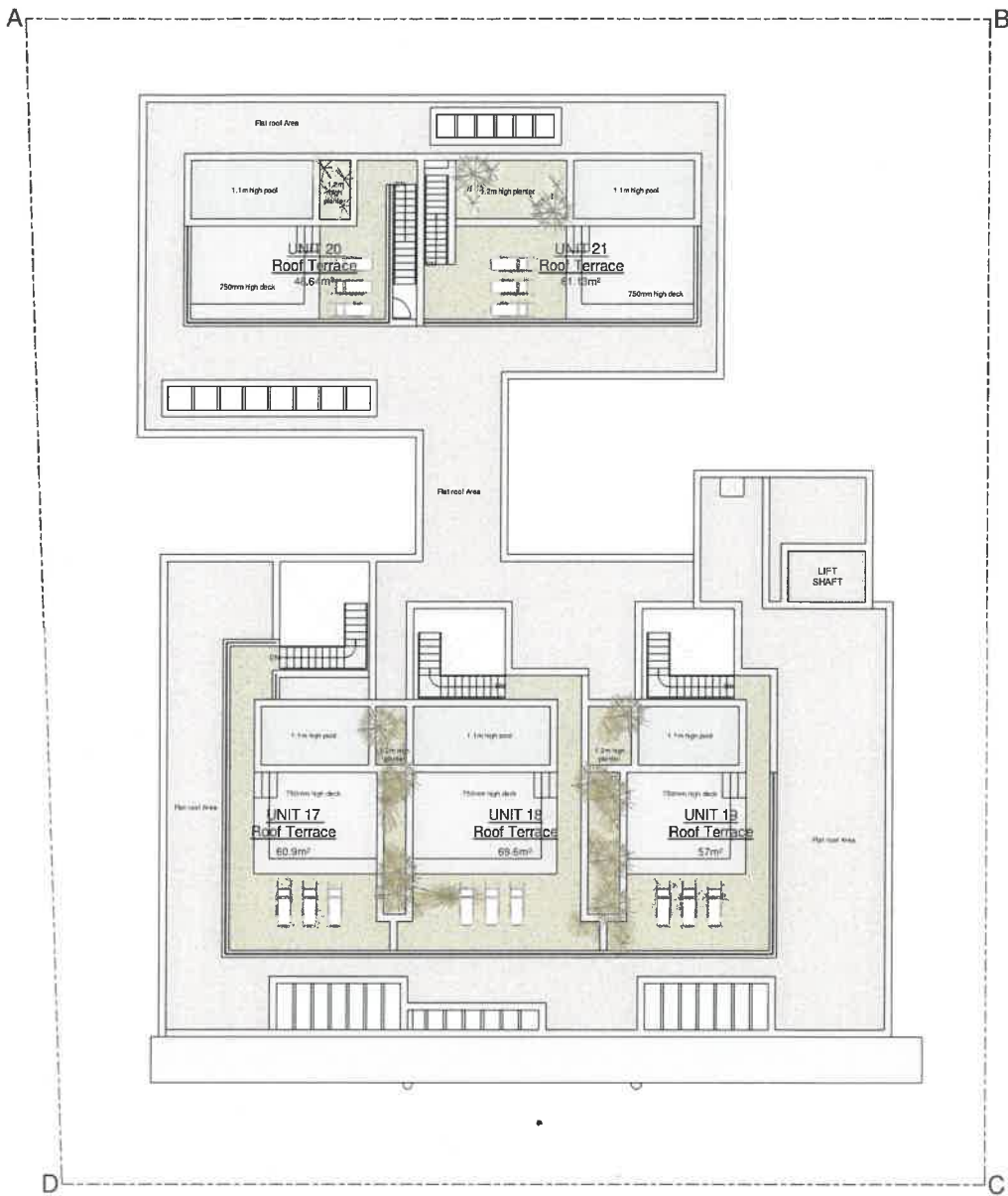
Unit 18:
 Unit area (ex balcony): 121.7m²
 Balcony area: 32.9m²

Unit 19:
 Unit area (ex balcony): 118.6m²
 Balcony area: 77.5m²

Unit 20:
 Unit area (ex balcony): 80.4m²
 Balcony area (incl. staircase): 30.6m²

Unit 21:
 Unit area (ex balcony): 78.9m²
 Balcony area (incl. staircase): 19.1m²





① Roof Terrace
1 : 200

Total Roof Terrace Area: 297.27m²

Unit 17:
Terrace area: 60.9m²

Unit 20:
Terrace Area: 48.64m²

Unit 18:
Terrace area: 69.6m²

Unit 21:
Terrace Area: 61.13m²

Unit 19:
Terrace area: 57m²



39 Marine Drive is currently a vacant site, intended for development as a block of twenty one apartments, four storeys in height.

The site is zoned as GR1, and an application is in progress to rezone it to GR3 Bulk Zone 1. A recent Heritage Report was commissioned by the new owners from Rennie Scarr Architects and was carried out by Katie Smuts. While this report focused on the Heritage value of the adjacent sites, it was sufficiently comprehensive to inform the design proposal for the property. The site is flanked by the Grobbelaars Hall on the east and a detached roof house on the west, both buildings having some historic significance and some Heritage value.

General architectural character and response to context

A contemporary design is proposed, which responds both to the urban context of the property, as well as its position on the urban edge next to the sea. The irregular, more naturalistic composition of the facade is a response to the irregular character of the rocky coastline directly in front of the property. (Fig. 01)

The building is broken up into two masses, one on the street and the other at the rear of the property, connected by a walkway and containing green common areas. (Fig. 02)

The building has been articulated vertically into a tripartite composition: an open base, two storeys that are of the same character and an open top storey with a light roof canopy. This reduces the mass of the building perceptually and introduces a light floating character to the architecture. (Fig. 03)

Deep balconies are introduced to the sea-facing facades which create deep voids, which further mitigate the mass of the building. (Fig. 04)

A certain horizontal emphasis is seen as important to tie the building to its broader natural context: the flat sea and the long low mountains behind. (Fig. 05) Nevertheless, due to the general vertical proportioning in the surrounding mostly residential fabric, the balconies are broken up into discontinuous elements and the division walls between apartments are dramatized. The balance between vertical and horizontal facade elements in a somewhat naturalized way is seen by the architects as responding to the spirit of both the urban and natural surroundings of the building. (Fig. 06)

Massing & Accommodation

The site is to be excavated back from street level so that the entire ground floor is at street level. This drops the site level approximately 1.4m below the level at the back boundary and requires some retaining on the site perimeter. (Fig. 07)

The perimeter stone walls will be affected. We propose underpinning them in certain more visible areas and removing them in areas.

The ground floor is primarily allocated to parking, with four apartments located towards the street. The parking area is therefore not visible from the street. The first, second and third floors are all residential accommodation. The roof has been utilized for private roof gardens and pools for the third-floor units. The northeast corner and the center of the site contain communal social areas.

The utilization of the roof for gardens has required that the building as a whole be dropped well below the 12.5m height restriction line imposed by the zoning scheme, to allow height for isolated pool elements and balustrades. This has had the very positive effect of reducing the height of the building on street to 1.5m below the permitted height, a significant contribution to the scale of the streetscape. (Fig. 07)

The building is set back on the north, south and west site boundary, in accordance with the zoning scheme. On the east boundary, adjacent to Grobbelaars Hall, the building has been placed 2.0m in lieu of 4.5m from the boundary. Since the church buildings project beyond the site boundary at the back boundary of the property, the proposed distance of 2.0m from the Grobbelaars Hall and the proposed new building. The building sets back to 4.5m at the third storey on the east boundary.

The Streetscape

The boundary wall is proposed to be semi-permeable, with a stone base to match existing stonework in the immediate neighborhood and a light steelwork infill with a vertical emphasis, on top. (Fig. 09)

The boundary wall itself is thickened to contain a planter, which is intended to contain creepers that will grow up the palisade fence and soften the street edge. (Fig. 09)

The boundary wall is set back periodically for planting beds to be located on the street, at street level within the boundary of the site. This will punctuate the stone wall with greenery. As mentioned previously, the street presence of the building is 1.5m lower than permitted, it is broken up into three horizontal bands, it has deep balconies which create shadowed voids and it has further volumetric relief provided by the protruding balcony elements and vertical division walls, which have been utilized as architectural features. (Fig. 10)



Figure 01 - Rocky coastline

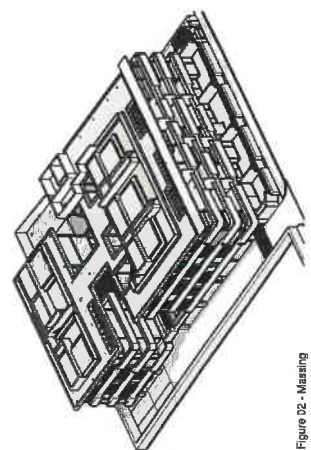


Figure 02 - Massing



Figure 05 - Natural Context

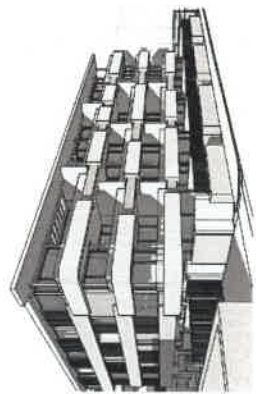


Figure 04 - Deep Balconies

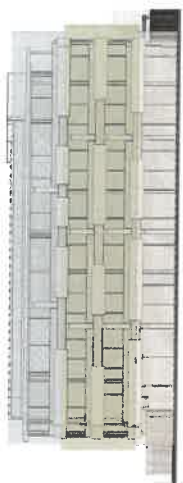


Figure 03 - Tripartite Composition

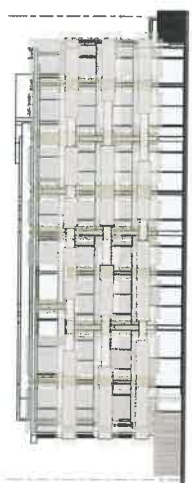


Figure 06 - Vertical & Horizontal elements

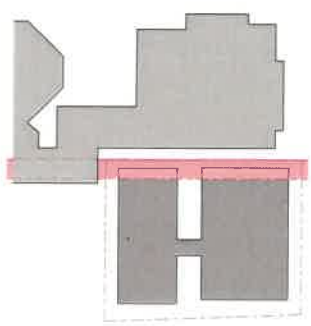


Figure 08 - View Corridor

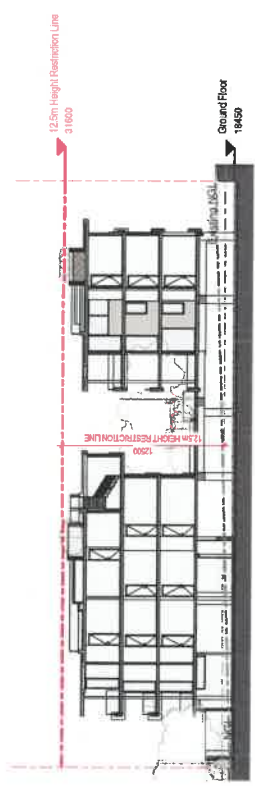


Figure 07 - Section



Figure 10 - Streetscape

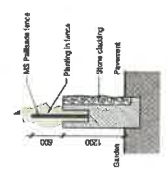
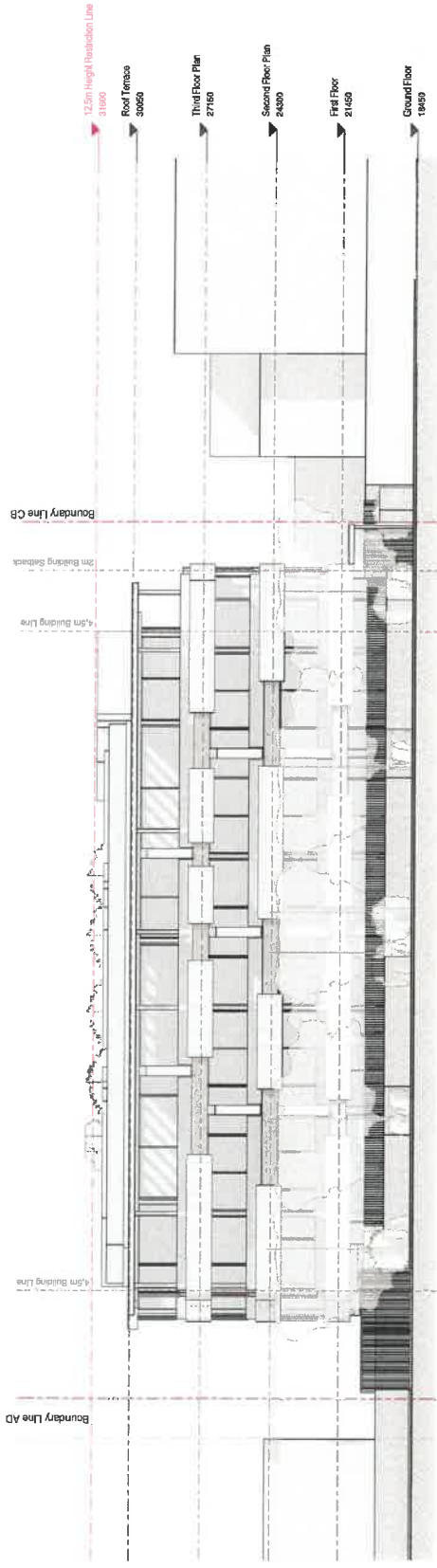


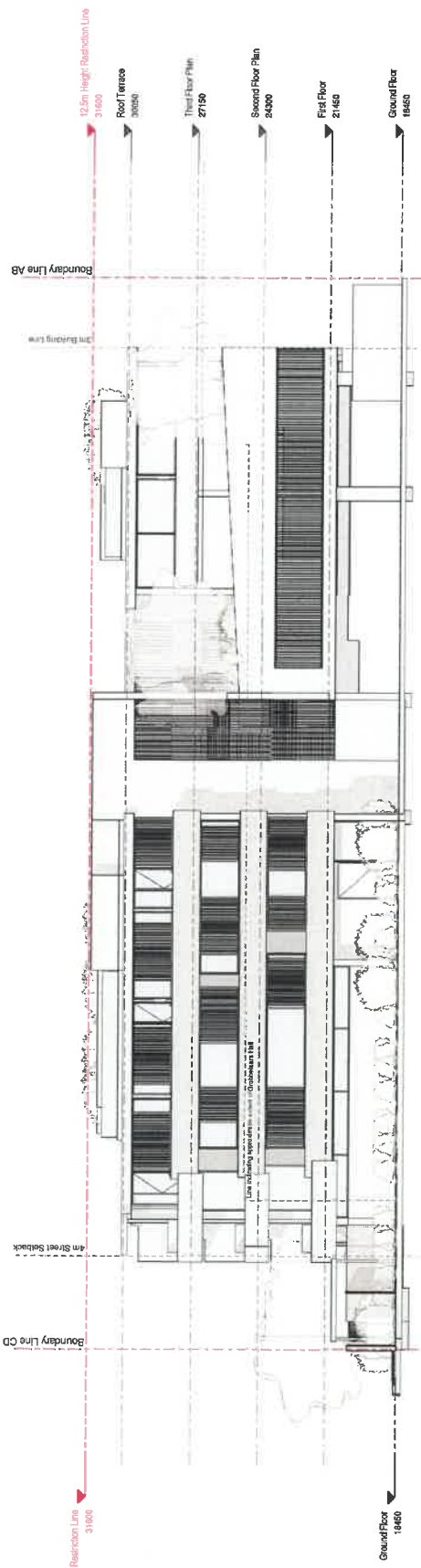
Figure 09 - Boundary Wall section



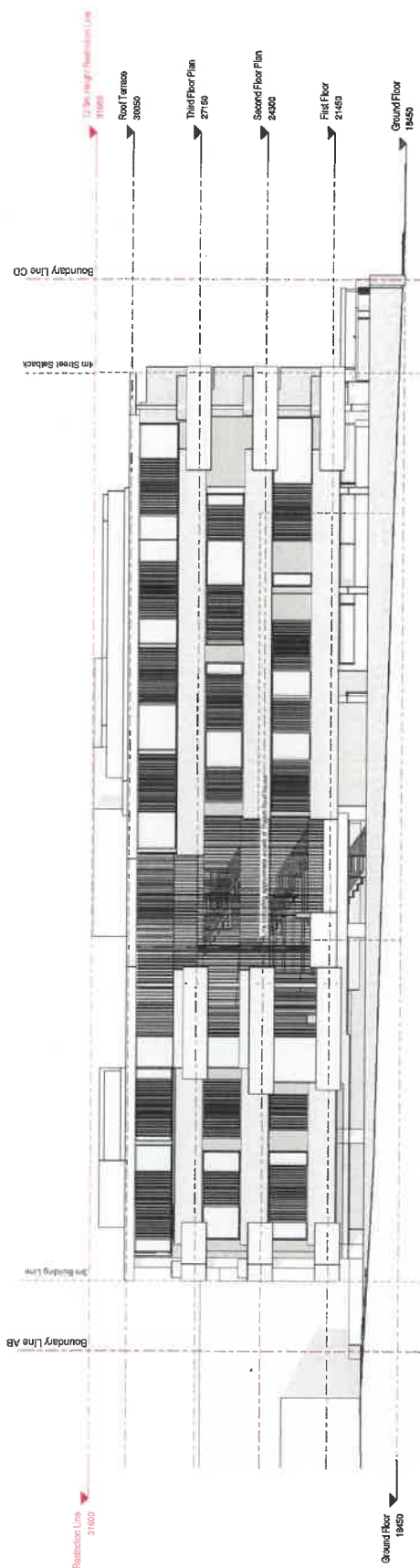
① South East Elevation (Street View)
1 : 200



② North West Elevation
1 : 200



① North East Elevation
1 : 200



② South West Elevation
1 : 200



39 Marine Drive Street View



39 Marine Drive Street View Bird's eye view



39 Marine Drive Street - Car Entrance



39 Marine Drive Street - Pedestrian Entrance