

PORTION 6 OF FARM 575, AFDAKSRIVIER, A DIVISION OF CALEDON (NORTH OF HAWSTON): APPLICATION FOR DEPARTURE: URBAN DYNAMICS SOUTH CAPE (obo AFDAKSRIVIER EIENDOMS ONTWIKKELING (PTY) LTD)

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for a departure in terms of Section 16(2)(b) to exceed the maximum height of a boundary wall from 2,1m to approximately 2,4m and to erect electric fencing of 0,58m in lieu of 0,5m for security purposes.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any written comments may 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) 0283132093 / (e) loretta@overstrand.gov.za) on or before **29 July 2022**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. H Olivier** at 028-313 8900. The Municipality may refuse to accept comments 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.

GEDEELTE 6 VAN PLAAS 575, AFDAKSRIVIER 'N GEDEELTE VAN CALEDON (NOORD VAN HAWSTON): AANSOEK OM AFWYKING: URBAN DYNAMICS SOUTH CAPE (nms AFDAKSRIVIER EIENDOMS ONTWIKKELING (PTY) LTD)

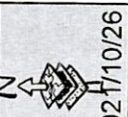
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om afwyking ontvang is ingevolge Artikel 16(2)(b) om die maksimum hoogte vir 'n grensmuur te oorskry vanaf 2,1m na ongeveer 2,4m en ook 'n elektriese heining van 0,58m in plaas van 0,5m hoogte op te rig, vir sekuriteitsdoeleindes.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weekdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op **29 Julie 2022**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr. H Olivier** at 028-313 8900. Die Munisipaliteit mag weier om die kommentaar 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 formaliseer.

INXALENYE YE-6 YEFAMA 575, AFDAKSRIVIER, ULWAHLULO LWECALEDON (EMANTLA EHAWSTON): ISICELO SOKWAHLULA: SENZIWA NGU-URBAN DYNAMICS EMAZANTSI EKAPA (egameni labakwa AFDAKSRIVIER EIENDOMS ONTWIKKELING (PTY) LTD)

Kukhutshwe isaziso esimayela nemiba yeSoloty lama-48 loMthethwana OngokuHlomela Izicwangciso Zokusetyenziswa koMhlaba kaMasipala eOverstrand, ku2020, isaziso esi sithi kufunyenwe isicelo sokushenxa nokunxaxha kumda obekiweyo wobude nokuphakama kodonga ngokwemiba yeSoloty le16(2)(b) elingokugqithisa kubude bomda wodonga omiselweyo ngokusuka kwiimitha eziyi2,1m ukuya kumda omayela neemitha eziyi2,4m kunye nokubiya ngocingo lombane ngo-0,58m endaweni ka-0,5m ngenjongo zokuqinisekisa ukhuseleko.

Inkcukacha eziphelelyo mayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukusukela kwintsimbi ye8:00 ukuya kweye16:30 kwiSebe: Izicwangciso zeDolophu, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo ngokwezibonelelo zeSoloty lama51 nelama52 loMthethwana ochazwe ngentla zingangeniswa kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla **wama29 kuJulayi ka2022**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, kunye nomdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingathunyelwa ku**Mnu. H Olivier** kwa028-313 8900. UMasipala anagla ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angaya kwiSebe Lezicwangciso zeDolophu apho igosa likamasipala liza kumnceda afake izimvo zakhe ngokusemthethweni.



Date: 2021/10/26

Locality Map

Portion 6 of Farm 575, Afdakrivier



LT - 9 JUN 2022

URBAN DYNAMICS south cape

TOWN & REGIONAL PLANNERS



Our Ref: 310231s-PJ-31052022

31 May 2022

THE MUNICIPAL MANAGER
OVERSTRAND MUNICIPALITY
TOWN AND REGIONAL PLANNING DEPARTMENT
16 PATERSON STREET
HERMANUS
7200



TP. n. Ahead
(H. Olivier)

FOR ATTENTION: MR. RIAAN KUCHAR / MR. HENK OLIVIER [Tel: 028 313 8900]

Dear Sir,

PORTION 6 OF FARM 575, AFDAKSRIVIER, HAWSTON

FLAGSHIP DEVELOPMENT – PROPOSED PERIMETER FENCE HEIGHT DEPARTURE APPLICATION, IN TERMS OF THE OVERSTRAND AMENDMENT PLANNING & LAND USE BY-LAW (2020)

1. With reference to the above property, its previously approved and still valid zoning rights, as well as the environmental authorisations in terms of NEMA.
2. Application is now hereby made for a permanent departure to allow a fence height of 2,4m in lieu of 2,1m along the perimeter of the development and a height of 0,58m in lieu of 0,5m for electric fencing. The application is made in terms of Section 16(2)(b) of the Overstrand Amendment Planning & Land Use By-Law (2020), to depart from the provisions of Section 16.6.1 and 16.6.2 of the Overstrand Land Use Management Scheme (2020).

The details of the proposed departure and related motivation, are set out below:

3. It is proposed that the maximum total fence height be as follows:
 - 2,4m fence / wall height; plus
 - 0,58m electric fence above 2,4m fence/ wall

FILE NO. PN 6/575 ✓
Farm Afdaksvier
SCAN NO.
PTN 6
COLLABORATOR NO.
1694832

4. The proposed perimeter fence on the development boundary of the security business park exist of **different fence types, depending on the nature of the edge conditions of the site.** Figure 1 indicates the allocation of the respective fence typologies to the different site boundaries.

South Gate Office Park, Ground Floor, Unit 2, Carl Cronje Drive,
South Gate Tyger Waterfront, Bellville, 7530
PO Box 2445, Bellville 7535
Tel: +27(0)21 948-1545 • Email: erika@udwc.co.za
Company Reg No: 1997/006197/07

Directors: PL Olden (A/1162/2000) (Managing)* GP Swart (A/1126/1999)* PJ Lerm (A/163/2009)*
*Registered Professional Planners

7 JUN 2022

BEE LEVEL 4

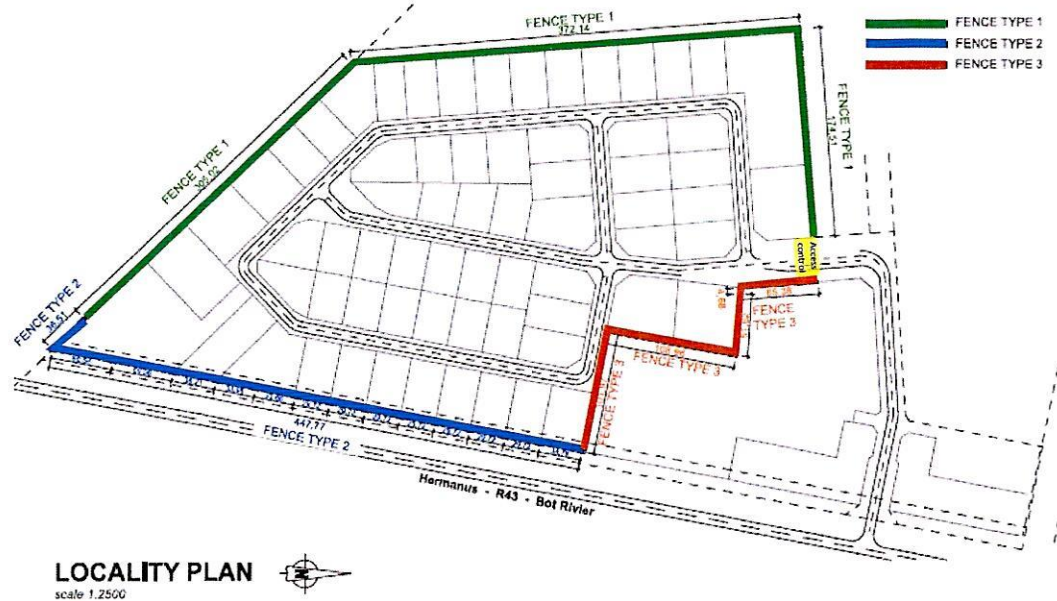


Figure 1: Fence Typologies on Business Park Perimeter Boundary

5. The respective fence typologies, referenced as *Fence Types 1 – 3* in Figure 1, are described as follows:

5.1 Fence Type 1 : Rear Boundary & western Common Boundary

The proposed fence along these edges will consist of a solid concrete wall of 2,4m high, with concrete piers at regular intervals of 2,6m high, and electric fencing above at 0,58m above the masonry block wall. Figure 2 – 4 illustrate the elevation, section and plan of the proposed fence type 1.

Figure 2: Elevation (part)

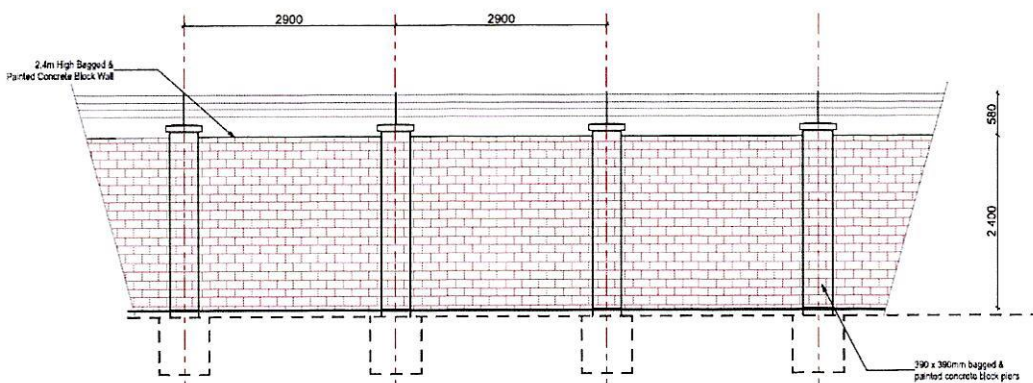


Figure 3: Section (part)

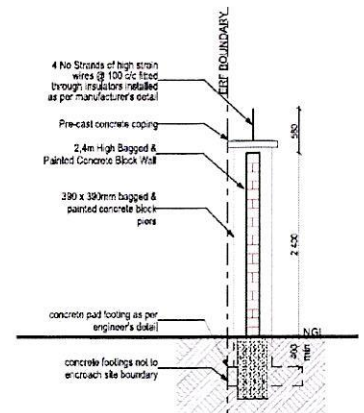
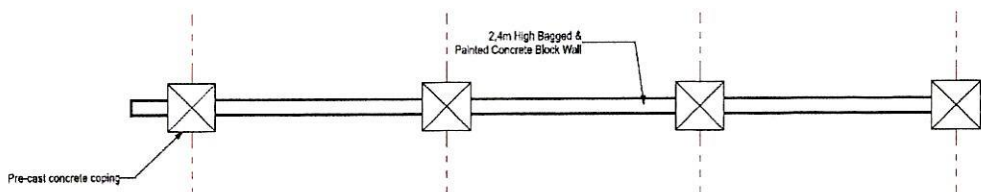


Figure 4: Plan (part)



5.2 Fence Type 2: R43 boundary

The fence along the R43 road edge of the development will be a permeable / transparent fence typology, including masonry piers at regular intervals. The transparent nature of the fence will promote visual permeability that contributes to the scenic value of the R43 road. The fence details are shown in Figures 5-7 below.

Figure 5: Section (part)

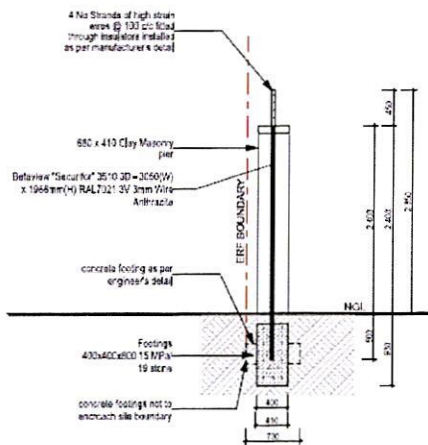


Figure 6: Elevation (part)

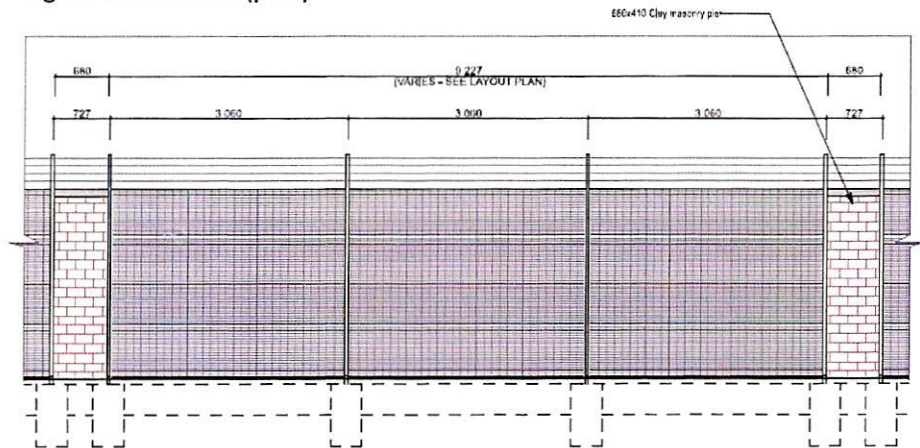
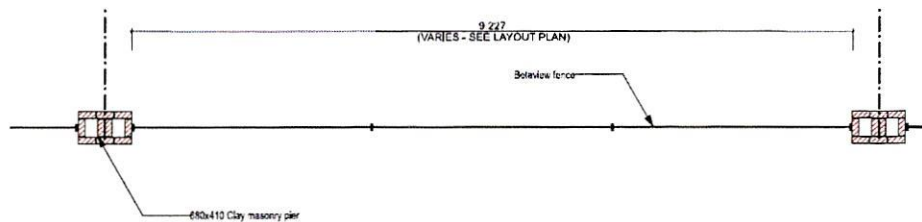


Figure 7: Plan (part)



5.3 Fence Type 3: Internal Security Fence

The fence along the edge of the business park abutting onto the approved business site to the east will be a permeable fence typology. The fence details are shown in Figures 8 - 10 below.

Figure 8: Section (part)

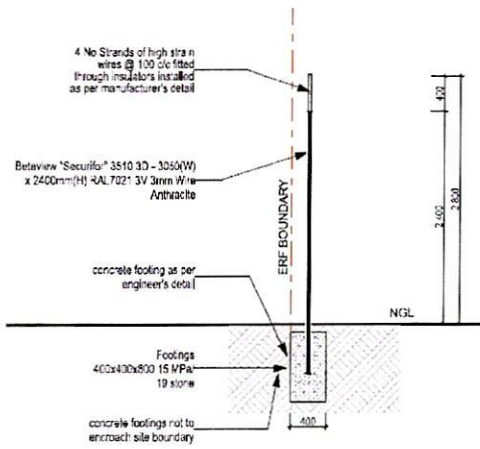


Figure 9: Elevation (part)

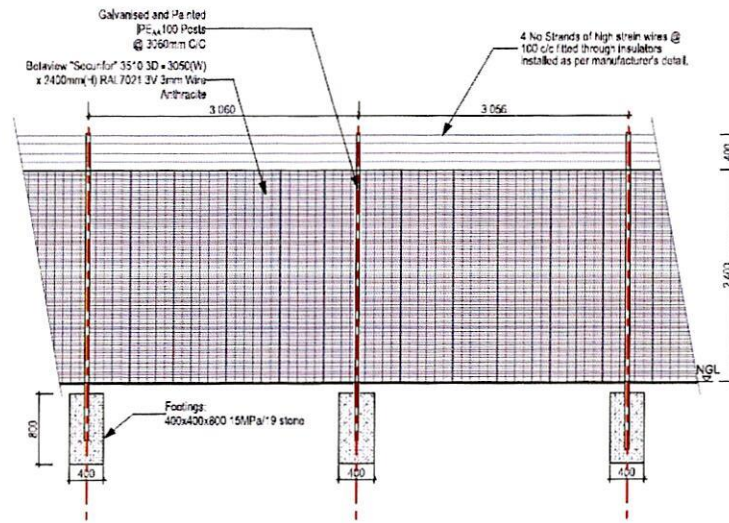
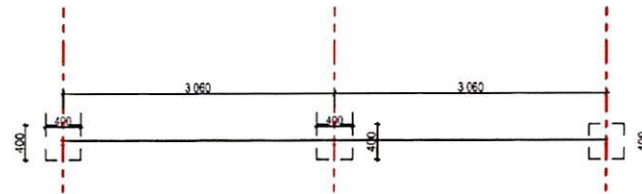


Figure 10: Plan (part)



6. Motivation

The proposed departure to allow a fence height of 2,4m in lieu of 2,1m and electric fencing of 0,58m in lieu of 0,5m can be motivated on the following basis:

- The perimeter fence conditions of the business park development will form a key component of marketing, given the context of the development which requires suitable security to attract tenants and end-users. On this basis, **the proposed increased fence height is imperative to the success of the development.**
- **The type of fence has been adapted to the specific site edge conditions.** The visually sensitive R43 interface is appropriately treated with a permeable fence proposal that will allow transparency and thereby respect the scenic / visual value of the R43 route experience. The fence is also set back from the R43 road edge behind a landscaped berm, which will contribute to the visual experience of the fence being receded into the landscape rather than being a prominent foreground wall.
- Rear and western boundaries of the site abut onto undeveloped land to the north and onto existing residential development to the west. The proposed solid wall will **contribute to security** onto the vacant land areas, while ensuring privacy of residences to the west.
- Overall, the increased fence height will **have no negative or adverse impacts** on the surroundings and will not be perceived different to the passer-by compared to a 2,1m fence.

- From a **policy perspective**, the proposed departure will not have any implications, as the principle of the access-controlled business park has already been approved. The fence is merely the mechanism to create suitable security and to promote safety and amenity to users within the development, while respecting surrounding sensitivities by proposing different fence types in response to different character edges.
- The proposed fence height departure is **aligned with the Desirability Criteria in terms of the Overstrand Municipality By-Law (2020)**, as it:
 - o Is a direct positive response to local and site-specific conditions, being compatible with the character of the surrounding area, taking into consideration site sensitivities;
 - o Is compliant and aligned with current spatial planning policies;
 - o Has no additional environmental or heritage implications;
 - o It will promote the business park as a marketable destination for business, which will contribute to the vision of the Overstrand of being a desirable place of choice to live and work;
 - o The construction of the fence will result in creating employment opportunities; and
 - o No adverse impact on biodiversity or natural resources are expected.
- Lastly, it can be motivated that the departure for the fence heights as presented in this application will have no negative impacts in its surrounding environs and should not require any public consultation.

7. Conclusion

The following supporting documentation is attached herewith:

- Application Form
- Proof of Payment
- Power of Attorney & Resolution
- Locality Plan
- Building Plan
- Title Deed
- SG Diagram

Please contact me should you have any questions. We look forward to your soonest feedback to the above submission.

Yours faithfully,



PJ LERM Pr Pln. A/163/2009

DIRECTOR

URBAN DYNAMICS SOUTH CAPE

FENCE 1

1. OWNER: ON THE BASIS OF COPYRIGHT AND RIGHTS THE PROPERTY OF THE ARCHITECT.
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. THE DRAWING IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 4. THE DRAWING IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

FENCE 1	NORTH ELEVATION	114.51m
	SOUTH ELEVATION	305.02m
	OVERALL HEIGHT	2.4m
FENCE 2	EAST ELEVATION	447.77m
	WEST ELEVATION	211.81m
	OVERALL HEIGHT	2.4m
FENCE 3	EAST ELEVATION	155.27m
	WEST ELEVATION	174.34m
	OVERALL HEIGHT	2.4m

OWNER:

DRB:

Architect:

Date:

Engineer:

Date:

PROJECT: **Business Park**

CLIENT: **Business Park**

LOCATION: **Business Park, Hemmatus Road, Bot River**

SCALE: **1:50**

DATE: **1:50, 1:2500**

PROJECT NO.: **CT1192**

DRAWING NUMBER: **01**

FOR COUNCIL SUBMISSION

CLIMATE ZONE: **CLIMATE ZONE 4**

RESPONSIBLE PERSON: **DATE:** **APPROVED:**

PROJECT TITLE: **FENCE OPTIONS**

