



**SPECIAL
MEETING OF THE
MUNICIPAL PLANNING TRIBUNAL
(MPT)**

A G E N D A

DATE:	12 APRIL 2019
VENUE:	TOWN PLANNING COMMITTEE ROOM HERMANUS
TIME:	10:00

OVERSTRAND MUNICIPALITY

Office of the Chairperson: MPT
Civic Centre
HERMANUS
7200

5 April 2019

TO : THE CHAIRPERSON AND MEMBERS OF THE MUNICIPAL PLANNING TRIBUNAL

CONVENING NOTICE : SPECIAL SESSION OF THE MUNICIPAL PLANNING TRIBUNAL (MPT)

NOTICE IS HEREBY GIVEN that a **SPECIAL** meeting of the **Municipal Planning Tribunal (MPT)** will go into session on **Friday, 12 April 2019 at 10:00, Town Planning Committee Room, 16 Paterson Street, Hermanus**, to consider the attached agenda.

S MÜLLER
CHAIRPERSON : MUNICIPAL PLANNING TRIBUNAL

Distribution:

1. Mr S Müller (Chairperson)
2. Mr R Williams (Vice Chairperson)
3. Mr S Madikane (Member)
4. Ms D Arrison (Member)
5. Ms H Janser (Member)
6. Mr R Kuchar (Authorised Official)
7. Mr S van der Merwe (Senior Town Planner)
8. Ms H van der Stoep (Senior Town Planner)
9. Secretariat

- 1. OPENING**

- 2. APPLICATIONS FOR LEAVE OF ABSENCE**

- 3. ITEMS FOR CONSIDERATION**

- 3.1 REMAINDER ERF 2834 AND UNREGISTERED ERF 2837, SANDBAAI (“SANDBAAI COMMONAGE”): APPLICATION FOR CANCELLATION OF EXISTING SUBDIVISIONAL APPROVALS/PLANS, DEVIATION FROM THE OVERSTRAND MUNICIPALITY SPATIAL WIDE DEVELOPMENT FRAMEWORK (2006) AND THE GROWTH MANAGEMENT STRATEGY (2010), CONSOLIDATION, REZONING, SUBDIVISION, CONSENT USE, DEPARTURES AND PHASING: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF PINAROUX INTERNATIONAL HOLDCO (PTY) LTD**

Report attached

REMAINDER ERF 2834 AND UNREGISTERED ERF 2837, SANDBAAI (“SANDBAAI COMMONAGE”): APPLICATION FOR CANCELLATION OF EXISTING SUBDIVISIONAL APPROVALS/PLANS, DEVIATION FROM THE OVERSTRAND MUNICIPALITY SPATIAL WIDE DEVELOPMENT FRAMEWORK (2006) AND THE GROWTH MANAGEMENT STRATEGY (2010), CONSOLIDATION, REZONING, SUBDIVISION, CONSENT USE, DEPARTURES AND PHASING: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF PINAROUX INTERNATIONAL HOLDCO (PTY) LTD

**2834 HSB (4021)
H van der Stoep
25 March 2018**

(028) 313 8900

Hermanus Administration

1. EXECUTIVE SUMMARY

An application has been received on 21 May 2018 from Messrs Interactive Town and Regional Planning on behalf of Pinaroux International Holdco (Pty) Ltd on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the following in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law):

- ❖ Cancellation of the existing subdivisional approvals/plans applicable to the above properties in terms of Section 16.(2)(k) of the By-Law;
- ❖ Deviation from the Overstrand Municipal Spatial Wide Development Framework, 2006 and the Overstrand Growth Management Strategy, 2010 in terms of Section 10 of the By-Law, as well as the provisions of the Municipal Systems Act, 2002 (Act 32 of 2000) in order to deviate from the reserved land uses of the above properties, the densities and housing typologies;
- ❖ Consolidation in terms of Section 16.(2)(e) of the By-Law of the above two (2) properties to form one (1) property of ±39,5 ha in extent;
- ❖ Rezoning of the above consolidated property in terms of Section 16.(2)(a) of the By-Law from Agricultural Zone 1: Agriculture (AGR1) to Subdivisional Area Zone (SA);
- ❖ Subdivision of the above rezoned property in terms of Section 16.(2)(d), read with Section 22 of the By-Law, to create the following:
 - (i) 149 Residential Zone 1: Single Residential (SR1) erven (±5,75 ha in extent);
 - (ii) 47 Residential Zone 1: Single Residential (SR1) erven for a retirement village (±8,56 ha in extent);
 - (iii) 29 General Residential Zone I: Town Housing (GR1) erven (±0,81 ha in extent);
 - (iv) 16 General Residential Zone 3: Flats (GR4) erven (±10,49 ha in extent);
 - (v) 13 General Residential Zone 3: Flats (GR4) erven for a retirement village (±6,13 ha in extent);
 - (vi) 2 Business Zone 3: Local Business (B3) erven (±2,50 ha in extent);
 - (vii) 3 Open Space Zone 2: Public Open Space (OS2) erven (±0,51 ha in extent);

- (viii) 11 Open Space Zone 3: Private Open Space (OS3) erven ($\pm 0,49$ ha in extent); and
- (ix) 5 Transport Zone 2: Road and Parking (TR2) erven ($\pm 10,01$ ha in extent);
- ❖ Consent use in terms of Section 16.(2)(o) of the By-Law to develop a retirement village on the erven numbered 31, 34 - 41, 45 (± 328 rooms), 46 - 52 and 53 - 100 on the proposed Subdivisional Plan;
- ❖ Departures in terms of Section 16.(2)(b) of the By-Law to:
 - (i) relax the parking ratio for the development of the erven numbered 1 - 4 on the proposed Subdivisional Plan from 1,5 parking bays to 1,25 parking bays per 1 bedroom unit, and from 2 parking bays per 2 or more bedroom units to 1,75 parking bays; and
 - (ii) to relax the parking ratio of the frail care component of the proposed retirement village on the erf numbered 45 on the proposed Subdivisional Plan from 1 parking bay per bed and 4 parking bays per consulting room to 0,25 parking bays per bed and 2 parking bays per consulting room; and
- ❖ The phasing of the entire development in eight (8) phases in terms of Section 16.(2)(k) of the By-Law.

A Locality Plan of the property concerned is attached as Annexure A. The proposed Site Development Plans are attached as Annexure B, while the Motivation Report from the applicant in support of the proposal is attached as Annexure C.

2. DECISION AUTHORITY

Municipal Planning Tribunal

3. BACKGROUND / SITE HISTORY

The property was rezoned and approved in 2009 and sold on tender in 2017. The original approval comprised of 810 erven. The approval was for a mix of Residential Zone I, II and III, with a small retail component, frail care, a school and private open space. The school site was subdivided and developed.

The tender was awarded to Pinaroux International Holdco (Pty) Ltd. They entered into a discussion with the Municipality to redesign the original approval for a higher density, but with the same land uses intact.

4. SUMMARY OF APPLICANT'S MOTIVATION

The motivation is as follows:

The proposed development is based on new urbanism design principles and envisaged a more sustainable human centred lifestyle. In order to achieve the abovementioned principles, an application has to be resubmitted for the following:

Application is hereby made for:

1. Cancellation of existing subdivision:

- a. The cancellation of the existing subdivisions of the Remainder of Erf 2834 and Unregistered Erf 2837 Sandbaai, Hermanus as per the Overstrand Zoning Scheme, 2014 in terms of Chapter IV, Section 16(2)(k) of the Overstrand Municipality By-Law on Municipal Land Use Planning 2015;

2. Amendment of SDF –Municipal Systems Act, Act 32 of 2000

- a. The amendment of the Overstrand Municipal Wide Spatial Development Framework, 2006 and the Overstrand Municipality Growth Management Strategy, 2010 to accommodate the establishment of a residential township with a retail component that accommodates approximately 32 dwelling units per hectare in terms of the Section 10 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 and the Municipal Systems Act, Act 32 of 2000.

3. Consolidation:

- a. The consolidation in terms of Section 16.(2)(e) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 of the Remainder of Erf 2834 and Unregistered Erf 2837, Sandbaai, to form one property of ±39,5 ha in extent;

4. Rezoning and subdivision:

- a. In terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 the rezoning of the Remainder of Erf 2834 and Unregistered Erf 2837, Sandbaai from Agricultural Zone 1: Agricultural(AGR1) to Subdivisional Area and the subsequent subdivision to create the following erven:

- i. 196 Residential Zone 1: Single Residential (SR1) erven (8,56 ha)
- ii. 29 General Residential Zone 1: Town Housing (GR1) erven (0,81 ha)
- iii. 29 General Residential Zone 3: Bulk Zone 2- Flats (GR4) erven (16,62 ha)
- iv. 2 Business Zone 3: Local Business (B3) erven (2,50 ha)
- v. 3 Open Space Zone 2: Public Open Space (OS2) erven (0,51 ha)
- vi. 11 Open Space Zone 3: Private Open Space (OS3) erven (0,49 ha)
- vii. 5 Transport Zone 2: Road and Parking (TR2) erven (10,01 ha)

(Also refer to the Subdivision Plan (attached as **Annexure I**) reflecting the respective zonings)

5. Consent Use:

- a. A consent to include Erven 31, 34 - 41, 45 (±328 rooms), 46 - 100 on the proposed Subdivisional Plan as a secondary use under the proposed zoning as part of a retirement village in terms of Chapter IV, Section 16.2(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015.

6. Departures

- a. The departure for the relaxation of the parking ratio for **Erven 1 to 4** from 1,5 bays for 1 bedroom per dwelling unit to 1,25 parking bays per 1 bedroom dwelling unit and 2 bays per 2 and more bedroom units to 1,75 parking bays per 2 and more bedroom units in terms of Chapter IV, Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015;
- b. The departure for the relaxation of the parking ratio for **Erf 45** for the frail care and dementia unit of 0,25 parking bays per room and 2 parking bays per consulting room in lieu of 1 parking bay per room and 4 parking bays per consulting room in terms of

Chapter IV, Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning 2015;

- c. The departure to increase the height of buildings on Erf 45 from 9m to 13,5m in terms of Chapter IV, Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015.

7. Phasing of the development:

- a. The phasing of the development in 8 phases in terms of Chapter IV, Section 16(2)(k) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015.

8. Establishment of a Home Owners Association

- a. The establishment of a Master Home Owners Association for the application area in terms of Chapter IV, Section 16(2)(q) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015.

The comparison between the approved application and the proposed application are as follows:

Description	PREVIOUS										
	Non-Retirement					Retirement					
Zoning	Erven	Area m ²	% area	Units	% units	Erven	Area m ²	% area	Units	% units	Total Units
Residential 1	94	60412	15%	94	10%	46	28992	7%	46	5%	140
Residential 2	151	60001	15%	151	16%	83	72666	18%	197	21%	348
Residential 3	322	64461	16%	322	35%	1	16845	4%	118	13%	440
Business	1	12500	3%	0	0%	0	0	0%	0	0%	0
Transport Zone 2	1	49142	12%	0	0%	1	15629	4%	0	0%	
Open Space	6	4442	1%	0	0%	5	9510	2%	0	0%	0
Total	575	250957	64%	567	61%	136	143642	36%	361	39%	928
Description	PROPOSED										
	Non-Retirement					Retirement					
Zoning	Erven	Area m ²	% area	Units	% units	Erven	Area m ²	% area	Units	% units	Total Units
Residential Zone 1	149	57511	15%	149	10%	47	28083	7%	47	3%	196
General Residential Zone 1	29	8123	2%	27	2%	0	0	0%	0	0%	27
General Residential Zone 3 Bulk Zone 2	16	104920	27%	785	54%	13	61301	16%	401	27%	1186
Business Zone 3	2	24952	6%	50	3%	0	0	0%	0	0%	50
Transport Zone 3	4	80263	20%	0	0%	1	19803	5%	0	0%	0
Open Space Zone 2	3	4965	1%	0	0%	0	0	0%	0	0%	0
Open Space Zone 3	7	1958	0%	0	0%	4	2967	1%	0	0%	0
Total	210	282691	72%	1011	69%	65	112154	28%	448	31%	1459

Table 1: Table Comparative table reflecting the difference between the zoning and number of units of the former and the proposed development

From the above comparative plans and tables, it will be noticed that in the redesign the business area is substantially larger. This is the result of a mixed-use (business and residential) proposal in the redesign.

The resilience of the new scheme is further strengthened by a wider range of housing typologies (greater variety of housing types and sizes) based on extensive market research addressing the need for a selection within the price range for different income groups.

In conclusion the higher density redesign results in a more functional layout where a scarce land resource is more optimally developed through progressive urban design.

The application proposal as per the development parameters in terms of the Overstrand Zoning Scheme are as follows:

Summary of the Application Proposal:			
a. Development Criteria:			
The development parameters for the proposed subdivided erven of the Remainder of Erf 2834 and Unregistered Erf 2873, Sandbaai, as per the Zoning Scheme Regulation, are summarised as follows:			
Residential Zone 1: Single Residential (SR1) - Erven: 7-27, 53-83, 85-100, 104-113, 115-150, 152-159, 166-173, 175-211, 213-234, 236-242			
Parameters	Zoning Scheme Requirements	The Development Proposal	Comments
Zoning	Residential Zone 1: Single Residential (SR1)	Residential Zone 1: Single Residential (SR1)	Consistent
Primary Uses	Day care centre, dwelling house, guest rooms, home occupation, second dwelling unit	Day care centre, dwelling house, guest rooms, home occupation, second dwelling unit	Consistent
Consent Uses	Crèche, green house, guest house, house shop, institution, place of instruction, place of worship, residential building, tourist accommodation	To include Erven 53 - 83 and 85 to 100 as part of a retirement village.	Application made
Density	N/A.	N/A	N/A
Coverage	Less than 400m ² = 65% 400m ² and greater = 50%	Less than 400m ² = 65% 400m ² and greater = 50%	Consistent
Height	8m	8m	Consistent
Building lines	Street	Less than 400m ² = 2,0m 400m ² and greater = 4,0m	Less than 400m ² = 2,0m 400m ² and greater = 4,0m
	Side and Rear	Up to 400m ² = 1,0m Greater than 400m ²	Up to 400m ² = 1,0m Greater than 400m ²
Parking	Less than 400m ² = 1 bay / du Greater than 400m ² = 2 bays / du	Less than 400m ² = 1 bay / du Greater than 400m ² = 2 bays / du	Consistent
General Residential Zone 1: Town Housing (GR1) - Erven: 165, 248 to 275			
Parameters	Zoning Scheme Requirements	The Development Proposal	Comments
Zoning	General Residential Zone 1: Town Housing (GR1)	General Residential Zone 1: Town Housing (GR1)	Consistent
Primary Uses	Dwelling house, town housing, private open space, private road	Dwelling house, town housing, private open space, private road	Consistent
Consent Uses	Crèche, day care centre, flats, green house, home occupation, residential building, retirement village and tourist accommodation.	N/A	Consistent
Density	35 units per hectare	32 units per hectare	Consistent
Coverage	50%	Less than 50%	Consistent
Height	8m other than flats	8m	Consistent, aligned with tender requirements
Building lines	Street	Perimeter = 3m Internal roads = 1m	Perimeter = 3m Internal roads = 1m
	Side	0m or on council request 3m	0m or on council request 3m
	Rear	1m or on council request 3m	1m or on council request 3m

Parking	Single Residential Erven: Less than 400m ² = 1 bay / du Greater than 400m ² = 2 bays / du Flats: 1,5 bays per 1 bedroom du 2 bays per 2 and more bedroom du's	Single Residential Erven: Less than 400m ² = 1 bay / du Greater than 400m ² = 2 bays / du Flats: 1,5 bays per 1 bedroom du 2 bays per 2 and more bedroom du's	Consistent
General Residential Zone 3: Bulk Zone 2 - Flats (GR4) - Erven: 1-4, 30, 31, 33, 36, 38, 39, 41, 42, 44-52, 160, 162-164, 243, 245-247			
Parameters	Zoning Scheme Requirements	The Development Proposal	Comments
Zoning	General Residential Zone 3: Flats (GR4)	General Residential Zone 3: Flats (GR4)	Consistent
Primary Uses	Blocks of flats, town house, residential buildings	Blocks of flats, town house, residential buildings	Consistent
Consent Uses	Crèche, day care centre, home occupation, hotel, institution, place of assembly, place of instruction, place of worship, retirement village, rooftop base station, tourist accommodation and transmission tower	To include Erven 31, 36, 38, 39, 41, 45 - 52 as part of a retirement village	Application made
Density	No specification	No specification	N/A
Floor Factor	1,5	1,5	Consistent
Coverage	80%	80%	Consistent
Height	9,0m	All erven 8m with exception of Erf 45 to be 13,5m in height	Departure for Erf 45
Storeys	3	3	Consistent
Setback	8m	8m	Consistent
Building lines	Street	4m	Consistent
	Side	4,5m	Consistent
	Rear	3m	Consistent
Parking	Flats: 1,5 bays per 1 bedroom du 2 bays per 2 and more bedroom du's Retirement village 1 parking bay per bed plus, 4 parking bays per consulting room	Erven: 89, 90, 91, 128, 129, 213, 214, 216, 224, 236, 237, 238, 239, 240, 242, 243, 244, 246, 247, 248, 249 1,5 bays per 1 bedroom du 2 bays per 2 and more bedroom du's Erven: 1 - 4 1,25 bays per 1 bedroom du 1,75 bays per 2 and more bedroom du's Erf 45 Frail care and dementia unit 0,25 parking bays per room and 2 parking bays per consulting room	Consistent Departure Departure
Business Zone 3: Local Business (B3) - Erven: 28 and 29			
Parameters	Zoning Scheme Requirements	The Development Proposal	Comments
Zoning	Business Zone 3: Local Business (B3)	Business Zone 3: Local Business (B3)	Consistent
Primary Uses	Shops, Flats (above ground floor), offices	Shops, Flats (above ground floor), offices	Consistent
Consent Uses	Bottle store, business premises, clinic, conference facility, flats on ground floor, town housing, guest house, hotel, informal trading, institution, place of assembly, place of	N/A	Consistent, if required future applications will be made.

	entertainment, place of instruction, place of worship, recreational facilities, residential building, restaurant, rooftop base station, sale of alcoholic beverages, service station, service trade, transmission tower.			
Density	No specification	20 units/ha	Consistent	
Floor Factor	1,5	0,38	Consistent	
Parameters	Zoning Scheme Requirements	The Development Proposal	Comments	
Coverage	80%	21.8%	Consistent	
Height	8,5m	8,5m	Consistent	
Storeys	2	2	Consistent	
Setback	6,5m	6,5+	Consistent	
Building lines	Street	3,5m	10m	Consistent
	Side	0m abutting same zoning 3m abutting any other zoning	N/A 10,0m abutting any other zoning	Consistent
	Rear	3m abutting the same zoning 4,5m abutting any other zoning	N/A 4,5m abutting any other zoning	Consistent
Parking	Shops/Offices/Restaurants: 6 bays per 100m ² GLA Flats: 1,5 bays per 1 bedroom du 2 bays per 2 and more bedroom du's	Shops/Offices/Restaurants: 6 bays per 100m ² GLA Flats: 1,5 bays per 1 bedroom du 2 bays per 2 and more bedroom du's	Consistent	
Open Space Zone 2: Public Open Space (OS2) - Erven 101-103				
Parameters	Zoning Scheme Requirements	The Development Proposal	Comments	
Zoning	Open Space Zone 2: Public Open Space (OS2)	Open Space Zone 2: Public Open Space (OS2)	Consistent	
Primary Uses	Public open space	Public open space	Consistent	
Consent Uses	Cemetery, environmental facilities, recreational facilities, rooftop base station, tourist facilities, transmission tower, urban agricultural, utility service, any other related use permitted by Council	N/A	Consistent	
Open Space Zone 3: Private Open Space (OS3) - Erven 32, 35, 37, 40, 43, 84, 114, 161, 174, 212, 244				
Parameters	Zoning Scheme Requirements	The Development Proposal	Comments	
Zoning	Private Open Space Zone 2: Private Open Space (OS3)	Private Open Space Zone 2: Private Open Space (OS3)	Consistent	
Primary Uses	Private open space	Private open space	Consistent	
Consent Uses	Cemetery, environmental facilities, recreational facilities, rooftop base station, tourist accommodation, tourist facilities, transmission tower, urban agricultural, utility service, any other related use permitted by Council	To include Erven 35, 37, 40 and 84 as part of a retirement village	Application made	
Transport Zone 2: Road and Parking (TR2) - Erven 5, 6, 34, 151, 235				
Parameters	Zoning Scheme Requirements	The Development Proposal	Comments	
Zoning	Transport Zone 2: Road and Parking (TR2)	Transport Zone 2: Road and Parking (TR2)	Consistent	

Primary Uses	Private parking, private road, public road, public parking	Private parking, private road, public road, public parking	Consistent
Consent Uses	Informal trading, rooftop base station, transmission tower, any other uses determine by Council	N/A	Consistent

Design Principles

The new development is designed around two (2) structuring boulevards with landmark facilities and mix use residential pockets and village scale premises. Tree lined streetscape is envisaged to complement wide pedestrian friendly sidewalks. The secondary perpendicular boulevard is proposed to link with the open spaces serving as book ends. A community park with sport and recreation facilities on the eastern end is proposed linking the natural river system on the other end. These green boulevards provide instant access to green open spaces for active and passive recreation.

The objective of the application is to establish walkable neighbourhoods with a wide range of supporting uses. The most significant difference between the former layout and new proposed layout is that the new layout provides for more facilities and higher residential densities. Furthermore, the new proposal also includes an access road from the R43 Provincial Road. The new design is based on new urbanism design principles with emphases placed specifically on connectivity, walkability and the existing policy guided mountain vistas.

Structuring design elements

The structure elements consist of the two (2) perpendicular boulevards and central village square linking outwards accessibility community facilities. The other structuring elements consist of a lifestyle centre / clubhouse on the western side and a bowling green on the eastern side.

The boulevards

The main boulevard stretches from the northern side to the south western side of the application area, providing access to Habonim. The secondary boulevard stretching from the northern side to the southern side. The boulevards will have interactive pedestrian walkways and parking with open spaces to ensure interconnectivity between all users.

The Village Green

It is a central park to be used for vibrant activity such as weekend markets, entertainment and general recreation and as a landmark for the development.

The Lifestyle Centre and Bowling Green

A lifestyle centre is envisaged to provide facilities such as a library, swimming pool and gymnasium located closest to the higher density development, and the bowling green located closer to the retirement section of the application.

Open Spaces

The open space has been designed to link the application area with the Fernkloof Nature Reserve and the Hemel and Aarde Valley in the north as well as with the beach area on the southern side of the application area. These links contribute to the connectivity and permeability of this application site with the internal open space facility and the external open spaces system.

Retail Development with flats on the first floor (Community Facility)

A retail development, forming part of a community facility, is proposed centrally south east of the existing traffic circle and opposite the existing Curro Private School. The centre is to provide mainly in the needs of the residents within the application area, passing traffic and parents and school children. The total area is 2,5 ha and consist of two (2) erven. One (1) erf to provide a convenience store, car wash and fast food drive through with a total leasable area of 1280m². The other erf is proposed to accommodate 4050m² business area and 50 residential units (1 bedroom flats) on first floor level. The shops are to be located along the collector roads to create a buffer between the activity at the shops and the existing residential area of Sandbaai. Parking of 527 bays will be accommodated as basement parking. The height of the buildings will be restricted to 8,5m as per the tender.

Residential components

The residential component was designed in such a way that the highest residential densities decrease outwards from the centre towards the periphery where the lowest residential densities are proposed. The design and layout of the application area strives to achieve and promote better quality urban living by providing a more compact, sociable and tranquil living environment, encouraging walking within a safe and aesthetically pleasing environment with short distances to community and recreational facilities. The development proposes eight (8) different housing typologies with different densities and architectural design.

The development is proposed to be developed into eight (8) phases. The residential components are planned in accordance with predetermined urban design themes and urban design guidelines controlled by the respective home owners associations for the areas.

The Need

The need for the proposed redesign is based on information researched by Lightstone Town Reports of the Hermanus property market from 1 February 2017 to 31 January 2018.

Ownership/ Housing type	Traditional Township		Estates		Total
	Freehold	Sectional Title	Freehold	Sectional Title	
Units in Hermanus	13 533	1355	2 428	462	17778
%	76,1	7,6	13,7	2,6	100,0
Homes sold	484	136	328	58*	1006

%	48,2	13,5	32,6	5,7	100,0
Average home selling price	R2 270 000	R1 380 000	R1 700 000	Info not available	
Erven	124		93		217
Average prices	R624 000		R585 000		

From the above table it can be derived that the relationship of properties (freehold and sectional title) sold in estates are substantially higher compared to the distribution of the properties within the traditional townships.

The following market trends (from Property 24 website) are evident within Hermanus for the period of April 2017 to March 2018.



It is evident that the demand for apartments is constantly increasing.

Market studies compiled by three (3) national and local agents as well as a specialist marketing agent recommended the provisioning of the following market stock for the application site.

Housing types	Description	Size	Price Range	Approximate Unit mix %
Flats	Studio to 4 bedrooms	30m ² to 80m ²	R750 000 - R1 800 000	55%
Townhouse units (clusters)	2 -3 bedrooms	80m ² to 95m ²	R1 700 000 - R1 950 000	10%
Full Title houses	N/A	350m ² to 600m ²	R1 950 000 - R4 900 000	5%
Retirement Village	Independent living units	25m ² to 80m ²	R 995 000 - R2 400 000	15%
	Care units	14m ² to 20m ²	R630 000 - R850 000	15%

It is evident that the provisioning of housing in the form of flats is limited and there is a substantial demand for this specific market.

Services**Water reticulation**

The proposed internal water reticulation system is to be connected to the existing external water reticulation system. Upgrades will be required as proposed by Messrs GLS Consultants. (See Annexure O.)

Sewerage Reticulation

The proposed internal sewerage system will be connected to the existing external sewerage reticulation system. Upgrades will be required as proposed by Messrs GLS Consultants. (See Annexure O.)

Storm water Reticulation

The storm water runoff from Catchment Areas A and B will be discharged directly into the Onrust River. The storm water runoff from Catchment Area C will be piped along and within the road reserves of Dwars- and Nico van der Merwe Streets to convey the storm water to the existing outlet at the public open space near the southern end of West End Street.

Roads

The site is connected at three (3) points, namely Bergsig Street, End Street and the intersection of the R43 Provincial Road and Habonim Campsite road. The Habonim Campsite road gives access to the site in the north and connects with the R43, which distributes traffic to Onrus and Hermanus. That access and intersection control to the development will be provided according to the Traffic Impact Assessment compiled by Messrs DECA Consulting Engineers. (See Annexure C.)

Traffic Impact Assessment

DECA Traffic Engineers has compiled a Traffic Impact Study for the study area.

It can be concluded that the proposed Remainder Erf 2834 Sandbaai (De Zandt) development will have a significant traffic impact. Other important findings are summarised below:

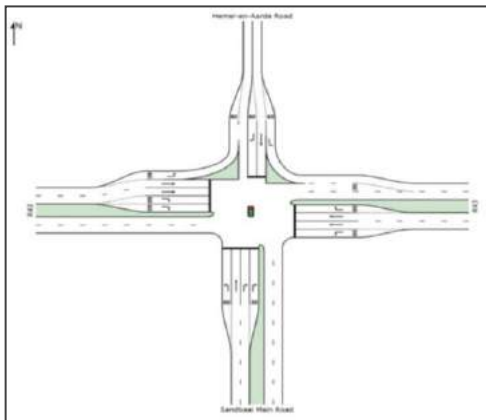
- The development will consist of 1459 residential units, which includes single residential erven, apartments, townhouses and assisted living suited for the elderly. A commercial component will be located on a 2,472 ha erf;
- The site will obtain access via a proposed new left in/out access from the R43 Provincial Road, via the extension of Bergsig Street and the extension of End Street;
- The two-lane section of the R43 Provincial Road west of Sandbaai Main Road currently operates at unacceptable service levels, which means that a parallel road needs to be provided and/or the road needs to be dualled;
- There are plans to link Onrus Main Road to Bergsig Street. The existing Onrus Main Road intersection with the R43 Provincial Road will be closed and a new left in/out accesses will be provided east of the Onrus River bridge. This road scheme was commissioned by Overstrand Municipality and is independent of the Erf 2834 and Unregistered Erf 2837 Sandbaai development;

- Future traffic from the possible development of Habonim as well as the development of Erf 1447 were included in background traffic against which the Remainder Erf 2834 and Unregistered Erf 2837 development's impact was measured;
- The R43/Sandbaai Main Road intersection needs to be upgraded to accommodate Year 2023 background traffic volumes;
- The development has the potential to generate 860 trips (249 in, 611 out) during the morning peak hour and 973 trips (626 in, 327 out) during the afternoon peak hour;
- The Sandbaai Main Road/Bergsig Street intersection will have to be upgraded to accommodate the additional traffic generated by Remainder Erf 2834.

RECOMMENDATIONS

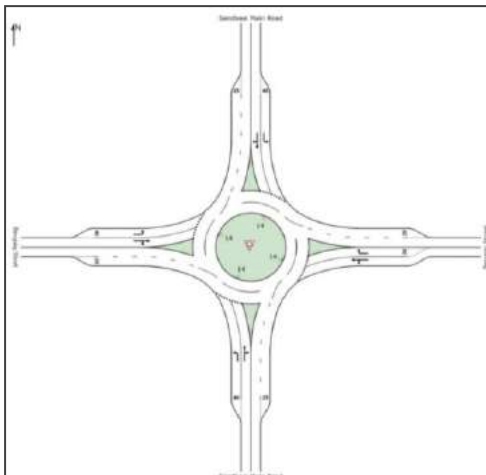
The recommendations made in the Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai (De Zandt) transport impact assessment may be summarised as follows:

- The design proposal for the new R43 – Bergsig Street – Onrus Main Road interchanges should be amended as shown in Figure 2 of the subject report;
- The developers should construct the left in/out on the R43 westbound as well as the link road up to the Erf 1 access;
- Sandbaai Main Road north of Bergsig Street should be dualled when the shopping centre on Erf 1447 (opposite the Engen Filling station) is developed;



- The R43/Sandbaai Main Road intersection should be upgraded as shown in Diagram 1 of the report to accommodate Year 2023 background traffic volumes;

- Further improvements may be required to accommodate total 2023 traffic volumes if the Bergsig Street link is not in place by that time. It is suggested that the Bergsig Street link should be implemented before further funds are invested in the upgrading of the R43/Sandbaai Main Road intersection over and above those shown in Diagram 1 of the report;



- The Sandbaai Main Road/Bergsig Street roundabout should be upgraded as shown in Diagram 2 of the report to accommodate background traffic volumes as well as Remainder Erf 2834 traffic;

- Short dedicated right turn lanes should be provided at stop controlled intersections on De Zandt Boulevard;

- It is recommended that sidewalks should be provided on all Class 4 and Class 5a roads in Remainder Erf 2834.

Figure 1 Extract of the Traffic Report showing Diagram 1

Figure 2: Extract of Diagram 2 showing improvements required at Sandbaai Main Road/ Bergsig Street intersections

- Cycle paths should be provided on the section of Bergsig Street extension through Remainder Erf 2834;
- Sidewalks should be provided on all roads bordering the school;
- Pedestrian crossings should be provided at all main intersections, and at the access to the school;
- Public transport embayments should be provided on Bergsig Street in the vicinity of the school and business precinct.

Environmental assessment

An amended application was submitted to the Western Cape Government: Environmental Affairs and Development Planning. (See Annexure F.)

Amendment of the Overstrand Municipal Wide Spatial Development Framework, 2006 (SDF) and the Overstrand Growth Management Strategy, 2010 (GMS)

The amendment of the SDF is required to accommodate the proposed community facility in an alternative location. The GMS identify the area with a density of 30 dwelling units per hectare, whilst the application makes provision for 32 dwelling units per hectare.

Phasing of the development

The development is to be developed over eight (8) phases due to the economic feasibility of the development based on the market demand, civil services and infrastructure costs.

Reduced parking requirements for certain areas of the development:

Marginally lower parking ratios are being applied for the proposed housing units within the northern eastern development cell, as well as the frail care and dementia units. These departures are for a relaxation of the parking ratio of Erven 1 to 4 from 1,5 bays per 1 bedroom dwelling unit to 1,23 parking bays per dwelling unit and from 2 parking bays per 2 bedroom units to 1,75 parking bays per 2 and more bedroom units.

On the frail care and dementia units (Erf 45) the proposed departure is for 0,25 parking bays per room and 2 parking bays per consulting room in lieu of 1 parking bay per room and 4 parking bays per consulting room.

The units within the north eastern development cell mostly caters for single persons, young couples or middle income group, which implies that vehicle ownership in this group is often lower to at most one vehicle per unit, thus reducing the need for parking bays for these units

The elderly in frail care and dementia units are not able to drive anymore thus reducing the need for parking bays for the retirement village.

Both these areas are in easy walkable distance to the community facilities, which supports the residents without their own vehicles.

Consent use for retirement village

In terms of the SDF the needs of the poor, youth, the single and the elderly are becoming more prevalent and therefore must be addressed in future residential policies. The latest information on the Overstrand website indicate that approximately 35% of the residents of Onrus and Vermont are older than 65 years in age, which results in the need for housing and facilities which specifically cater for the people dependent on elderly care and medical support.

Planning Principles

Spatial Justice

The proposed development addresses the increasing need for housing. This proposal caters for a wide range of needs by presenting a variety of housing typologies, including apartments for which a substantial demand exists, as well as housing opportunities across a wide spectrum of income groups. The higher densities results in a higher provision of housing needs, which ensures that scarce land is more optimally utilized.

Spatial Sustainability

The proposed development is situated within an area earmarked for urban development and will not encroach on high agricultural land or environmentally sensitive and biodiversity rich areas. The development will ensure the link between the Onrust River, Fernkloof Nature reserve and beach and protecting these sensitive areas from development encroachments. Furthermore, the proposed development is based on modern urban design principles, which ensure a more compact and efficient development.

Efficiency

Efficiency of the development is ensured by the new urban design principles such as independent, convenient, connected, accessible, walkable, pleasant and sociable environment. Convenient access is provided from End Street, Berg Street and the R43 Road. Within the proposed development, access to residence is limited for security purposes by providing access control areas.

Spatial Resilience

The proposal is planned in phases in order to develop the land based on market needs and market growth. The proposed residential typologies have been scientifically designed to reflect the market demands and trends as per input from the industry experts. The proposal does not include anything that is inconsistent with the character of the surrounding area or Hermanus as a whole. The above mentioned increases the viability of the project and reduces risks to a minimum.

Good Administration

Consultative practices are being followed in the application and are done in consultation with the Planning Department of the Municipality.

5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Press	Yes	31 August 2018	5 October 2018
Notices	Yes	23 August 2018	5 October 2018
Ward councillor	Yes	23 August 2018	5 October 2018
Total comments	ONE (1)		
Total letters of support	NONE		
Was public participation undertaken in accordance with Section 47 - 50 of the By-Law on Municipal Land Use Planning?			Yes
Was the application processed correctly (if no, elaborate below):			Yes
Is the proposal consistent with the principles referred to in Chapter 2 of SPLUMA and Chapter VI of LUPA? (can be elaborated further below)			Yes

6. SUMMARY OF COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS

Name	Date received	Summary of comments	Recommendation
Western Cape Government: Environmental Affairs and Development Planning (EIA ROD)	8/03/19	See Annexure F.	Supported
Western Cape Government: Environmental Affairs and Development Planning (Planners)	20/09/18	See Annexure G.	Supported
Western Cape Government : Transport & Public Works	28/03/19	See Annexure H.	Supported
BGCMA	28/11/18	See Annexure I.	Supported
Heritage Western Cape	6/03/19	See Annexure J.	Supported
Cape Nature	27/11/18	See Annexure K.	Supported

Western Cape Government : Agriculture	30/11/18	See Annexure L.	Supported
Eskom	14/09/18	See Annexure M.	Supported
Telkom	25/09/18	See Annexure N.	Supported
Engineering Services	18/12/18	See Annexure O.	Supported
Operational Department	12/10/18	See Annexure P.	Supported
Fire Department	10/10/18	See Annexure Q.	Supported
Environmental Section	9/10/18	See Annexure R.	Supported
District Health	10/09/18	See Annexure S.	Supported
Building Control	3/04/19	See Annexure T.	Supported
Local Heritage Committee	20/09/18	See Annexure U.	Supported
Waste Management	9/10/18	Walled in areas where house to house refuse removal is not possible, refuse area must be built according to municipal specifications.	Supported

7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION

Two (2) objections were initially received, but after consultation one (1) objection was withdrawn.

The remaining objection received from Mr Errol Anstey - Director: Adama (attached as Annexure D) is summarised as follows:

➤ **Objection**

- (a) *Concern around the legality of issuing a tender for the proposed development and tenders submitted on that basis and then allowing for a substantial increase in building rights.*
- (b) *How does the Municipality benefit from allowing substantial new financial gain from the increased development rights without the benefit from this windfall and considering the financial strain of all Municipalities?*
- (c) *Habonim remains concerned by the lack of preventative measures to reduce potential noise emanating from our camp site by users, e.g. by planting trees.*

- (d) *Habonim is disappointed with the proposed drive through fast food venue. It is a health risk.*
- (e) *Habonim notes with concern the beach access. The objector would like to know how the beach access is planned.*

Reply from the applicant (See Annexure E.)

- (a) The legality of the tender process is not a town planning issue.
- (b) The benefit for the Municipality is not a land use town planning matter.
- (c) Future purchasers will be made aware of the Habonim campsite and the activities taking place at the Habonim campsite.
- (d) The statement is unsubstantiated, generalized and exacerbated and taken out of context. The positioning and composition of the tenant-mix for shopping centres are a science on its own; hence an important location factor being close to the school. The statement that it will promote unhealthy lifestyle is unfounded, given the fact that there are many such facilities.
- (e) The proposed beach access through the Onrust River Corridor will entail negotiations and agreements with the objector to materialize this proposal.

Town Planner's response

- (a) The tender process was in accordance with the relevant legislation.
- (b) The benefits to the Municipality are not a town planning matter and not related to the application at hand.
- (c) The noise aspect relates to the legal activities associated with the Resort zoning, however the activities should be outside the scope of the zoning, Habonim will have to address it, otherwise residents of the proposed development have a right of complaint.
- (d) The drive through objection does not hold water, since an unhealthy lifestyle depends on the individual and not a franchise.
- (e) Any access over private property will have to be negotiated between the relevant owners.
- (f) Should any of the proposed linked open spaces transgress on private property, the applicant will refrain from entering.

Internal Departments

No objection was raised by the Departments with regard to technical input.

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

The Applicant's response to the objections received was discussed under Paragraph 7.

9. MUNICIPAL ASSESSMENT OF COMMENTS (Town Planner's comment on objections/and response thereon)

The Town Planner's response to the objections received was discussed under Paragraph 7.

10. MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)

10.1 Background

N/A

10.2 (In)consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

The application is in line with the planning objectives applicable to this location.

Spatial Justice

Not Applicable. None of the previously disadvantaged groups are affected by the application. The development is an integrated development with a range of residential units from more affordable to higher priced.

Spatial sustainability

Sustainability is to enhance the quality of life and reduce the environmental impact. The land development promotes that are spatially compact and within the fiscal, institutional and administrative means of the Municipality. It promotes land development that is sustainable and limit urban sprawl. The proposal will result in liveable communities due to the mixed land uses and different housing possibilities. The design is as such that commuting is limited and thus limiting the environmental impact in terms of atmospheric emissions. The development further enhances the open space connection between the development and open spaces adjacent to the applicant site.

Efficiency

The existing infrastructure is being used and although upgrading is required, it will be beneficial to the area as a whole. It also proposes a higher density development which entail the option use of land containing urban sprawl.

Spatial Resilience

Spatial resilience is the primary objective of new urbanism. It has specific reference to urban design which includes walkability, mix land use and various housing options. The proposed development is underpinned by the new urbanism principles of the project. Further the proposed road access refers to realisation of a parallel route to the R43, a reality to assume mobility is retained between towns should either of the roads be closed.

Good administration

The application went through the prescribed administrative process as prescribed by all relevant legislation and public participation.

10.3 (In)consistency with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014)

Same as Point 10.2 above.

10.4 (In)consistency with the IDP/Various levels of SDF's/Applicable policies

The proposal deviate from the GMS to density prescribed from 30 units per hectare to 32 units per hectare.

10.5 (In)consistency with guidelines prepared by the Provincial Minister

N/A

10.6 Impact on Municipal engineering services

Upgrading of the services is required and will be dealt with in the Service Agreement with the Engineering Services Department.

10.7 Outcomes of investigations/applications i.t.o other legislation

An application in terms of NEMA was submitted, and approved (see Annexure F.) An application in terms of the Heritage Act was submitted and approved (see Annexure J).

10.8 Existing and proposed zoning comparisons and considerations

The proposed zoning only differs in density and size. Further application was make for departure for the required parking ratios.

11. ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS

N/A

12. THE DESIRABILITY OF THE PROPOSAL

The application is in essence for the densification of the remainder of Erf 2834 and Unregistered Erf 2837 and the establishment of a retirement village, community erf and a business erf. The proposal also makes provision for a corridor of open spaces that will link up with the green spaces around the erven.

The concept is based on New Urbanism principles that seek to produce a built environment, which is diverse in use and population, demographics scaled for the pedestrian and capable of accommodating the automobile and mass transit. The built environment should have well defined public realm and supported by architecture that reflects the climate and culture. The proposal adheres to nine (9) of the ten (10) New Urbanism Principles which are Walkability, Connectivity, Mix Use and Diversity, Mixed Housing, Quality Architecture and Urban Design, Traditional Neighbourhood Structure, Increased Density, Sustainability and Quality of Life.

The proposal consists of the following:

NON-RETIREMENT							
PROPOSED				PREVIOUS			
Zoning	Erven	Area m ²	Units	Zoning	Erven	Area m ²	Units
Residential Zone 1	149	57511	149	Residential 1	94	60412	94
General Residential Zone 1	29	8123	27	Residential 2	151	60001	151
General Residential Zone 3 Bulk Zone 2	16	104920	785	Residential 3	322	64461	322
Business Zone 3	2	24952	50	Business	1	12500	0
Transport Zone 3	4	80263	0	Transport Zone 2	1	49142	0
Open Space Zone 2	3	4965	0	Open Space	6	4442	0
Open Space Zone 3	7	1958	0				
Total	210	282691	1011		575	250957	567

The proposed development and especially the residential component were carefully designed to make use of the new urbanism concepts and integrate it into the need and demand as indicated in the studies of Property 24 (April 2017 to March 2018) and research done by Lightstone Town Reports (1 February 2017 to 31 January 2018). The research indicated that secure residential environments are more in demand than the traditional single residential erven. The studies also indicate the need for flats for the younger generation in terms of affordability and a retirement village to cater for the elderly, especially over the age of 65. The findings of the aforementioned studies lead to the design of eight (8) various housing typologies to cater for a very wide spectrum of housing demands and ownership.

The proposed densification is related to the financial viability and the need identified in the research done for this project. The densification of the area in terms of the SDF and GMS are restricted to 30 units per hectare, the proposed development equates to 32 units per hectare. In terms of the Overstrand Zoning Scheme the General Residential Zone 1 allows up to 35 units per hectare. The development is thus well within the maximum densification parameters of the Zoning Scheme with a slight deviation of the GMS.

To enable the proposed design the existing subdivision has to be cancelled and the mentioned proposed erven will be consolidated to form one (1) property of approximately 40 ha. The rezoning to subdivisional area will enable the proposed development as advertised.

The proposed development is extensive and the proposed phasing of the development is necessary to ensure viability and flexibility with regard to market demand and related installation of internal and external services.

A Home Owners Association (HOA) being a Masters Home Owners Association (MHOA), is necessary to ensure compliance with the rules and regulations of the development and the legitimate body responsible for payment of bulk services to the Municipality as well as the maintenance internal services and amenities. Should any of the phases establish a HOA per development unit, they must be part and parcel of the MHOA.

In dealing with the departures of the parking requirements as per the Overstrand Zoning Scheme, the requests are assessed as follows:

The request to deviate from the Residential Zone 3 requirements of 1,5 parking bays per 1-bedroom unit to 1,23 parking bay per unit is not supported. The motivation that bachelor flats are occupied by a single person and or young couples who only have one (1) motor vehicle cannot be used as a motivation. These residents do get visitors and the question is where do they park. The same principle applies to the request to deviate from the 2 parking bays per 2-bedroom units to 1,75 units per unit. The latter will most probably be a couple of which both are economically active and have two (2) vehicles. The Zoning Scheme already compromised in the parking ratio should there be residents with one (1) vehicle that the remainder is used for visitors parking and thus cannot allow any deviation of the parking requirements.

The motivation has not addressed this aspect sufficiently in terms of shared parking, the possibility of buying out parking or allocates the deviation somewhere else on the property. In terms of the Overstrand Zoning Scheme, there is a procedure to be followed should parking not be provided on-site.

The deviation is from the required 1 parking bay per room and 0,25 bays per frail care and the 4 parking bays per consulting room as required by the Overstrand Zoning Scheme. Again, the retirement home requirement of 1 parking bay per bedroom and 0,25 parking bay per frail care bed are already at the minimum what can be accommodated. The motivation has not addressed this deviation request sufficiently. It is unclear how many frail care beds there are, the dementia facility to be catered for and the actual number of units for able retirees. The same principle applies that people do get visitors and no parking is made available to the aforementioned. Any frail care and dementia facility have a staff compliment that needs parking and therefore the present requirement as per the Zoning Scheme is the absolute minimum that will be required for such facilities.

The consulting rooms are incorrectly stated and are not 4 bays per 100m², but 6 bays per 100m². The consulting rooms will be available to the wider public and not only the residents of the proposed development. It is also unclear how many consulting and type of consulting rooms will be available. The staff component must be catered for and therefore to allow a deviation to the requested 2 parking bays is not desirable.

Policy Documents

The Overstrand Wide Spatial Development Framework (SDF) earmarks the area as residential. This is a mixed used development, predominantly residential in nature. The SDF recommends a description of the Hermanus area, which includes the application site.

The Overstrand Municipality Spatial Growth Management, 2010 (GMS) earmarks the area, as Densification Zone 20 – 30 du/ha. The proposed development equates Zone 20 – 30 du/ha. This is a minor deviation of the GMS.

The application adheres to the principles of infill compact development as per the SDF.

The abovementioned discussion dealt with the application as received, the following will deal with the technical viability and requirements as per the site characteristics.

A Geotechnical Site Investigation was done by Messrs Core Geotechnical Consultants, Engineering Geology and Geohydrology during March 2018, Project no. 023-18. (See annexure V.)

The findings are as follows:

The objectives of the investigation were to: identify any potential hazards, define the ground conditions and soil classification, provide the geotechnical basis for safe and appropriate land uses. 26 test pits were excavated at selected locations. The area is underlain by transported soils of colluvial origin and Sandstone Rock to the Table Mountain Group underlies the transported soils. The transported soils consist of silty sands and clayey silty sands with soft rock sandstone to hard rock sandstone underneath. The underlying sandstone is variable, but in general will form a suitable founding horizon. The transported material ranges from non plastic to moderate plastic will form a good quality construction material.

The site is found within acceptable standards for the land uses applied for. There are Founding and Drainage recommendations, points 8 and 9 of the report that must be adhered to.

Services Report

The proposed development will entail the upgrading of services to accommodate the development, such as the upgrade of the water distribution system and sewerage reticulation system and upgrade of the Sandbaai pump station. A storm water plan be submitted to address the requirements from the Engineering Services Department. The refuse collection must be addressed by the applicant of system to be used and site location and submitted for approval by the Operational Department. Enough electrical supply is available for the development.

The above-mentioned will be dealt with in the Services Agreement between the developer and the Municipality. It is clear from the comment of the Engineering Services Department that the proposed developed can be accommodated. (See Annexure O.)

Access from the R43

The initial comments from the Western Cape Government: Transport & Public Works were not positive, especially since an access was already granted to Erf 1447, Sandbaai from the R43. The Western Cape Government: Transport & Public Works requested the Municipality to indicate the preferred access. The Engineering Services Department indicated that the access from the R43 to this application is preferred. The reasons for the latter are as follows:

- The access spacing for the Sandbaai Commonage Development is better than for the Southern Cross Mall development.
- The spacing of the left in/left out arrangement approximately 200m from the Sandbaai Main Road/R43/R231 intersection is a considerable area of concern. At this point in time considerable delays are experienced on this intersection during the morning and afternoon peak hours. The introduction of a left in/left access for Erf 1447 will exacerbate the current situation.
- The current development proposal for the Sandbaai Commonage (Erf 2834) is for a low maintenance mixed land-use development, which will impact positively on the housing demands/needs of the Overstrand community.

From the Municipality's perspective this is much more desirable than a purely/mainly commercial development.

- The Sandbaai Commonage development is much bigger in scale and from the Municipality's perspective it would be a higher priority to distribute the traffic generated by the proposed development over as many access routes and access points as possible to reduce the demands on the current road/streets network of the Greater Hermanus area.

The access and the egress for the Sandbaai Commonage would allow for the development of a parallel route linking the towns from Vermont into Hermanus with each other without residents having to go onto the R43. By doing this the intersection at the Kidbrook robot leading into Onrustrivier will have to be closed. If the intersection is closed the only viable option to provide a proper access towards Onrustrivier is the access proposed to the Sandbaai Commonage. If this access is not approved it is highly unlikely that the parallel route will or can be implemented.

The access as proposed to the Sandbaai Commonage would allow for mobility for a number of towns to link with Hermanus without having to go onto the R43.

The access as previously proposed to Erf 1447, Sandbaai mainly allows for access to the proposed shopping centre and does not contribute to enhance the mobility between towns.

As the Provincial Roads Engineer in his letter (attached as Annexure H) indicate that only one access to be allowed between the current Sandbaai Main Road/R43 and Sandbaai Commonage can be supported. They further stipulate that the Overstrand Municipality choose its preferred access.

As stated above, it is only the Sandbaai Commonage access that provides for mobility between towns and is in line with the Overstrand Transport Plan. The access to the Sandbaai Commonage is preferred and access to Erf 1447, Sandbaai must be re-investigated.

The Western Cape Government: Transport & Public Works therefore granted approval for an access from the R43 to the development. It is restricted to a left in/out only, as well as a detail design of infrastructure inside the Trunk Road 28/1 road reserve. The latter must be approved by the Road Network Management, Directorate Design.

Environmental Authorization

The Department of Environmental Affairs and Development Planning has issued a Record of Decision for the proposed development on 7 March 2019 read with the Record of Decision dated 29 September 2010. (See Annexure F.)

Heritage Western Cape

The above-mentioned has granted approval for a phased approach on 13 February 2019, read with the 2009 approval. (See Annexure J.)

General comments

A parking site layout plan must be submitted, which clearly stipulate the parking bays as per the land use and compliance in terms of the Overstrand Zoning

Scheme. Should there be a shortfall, clear indication will have to be given on how the developer intends to address the shortfall. This is not clear in the application.

13. RECOMMENDATION

1. that the application in terms of Section 16(2)(k) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the cancellation of the existing subdivisional approvals/plans applicable to the above properties, **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(e) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the consolidation of the above two (2) properties to form one (1) property of $\pm 39,5$ ha in extent, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application in terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the rezoning of the above consolidated property from Agricultural Zone 1: Agriculture (AGR1) to Subdivisional Area Zone (SA), **be approved** in terms of the provisions of Section 61 of the By-Law;
4. that the application in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 read with Section 22 of the By-Law on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the subdivision of the above rezoned property to create the following:
 - (i) 149 Residential Zone 1: Single Residential (SR1) erven ($\pm 5,75$ ha in extent);
 - (ii) 47 Residential Zone 1: Single Residential (SR1) erven for a retirement village ($\pm 8,56$ ha in extent);
 - (iii) 29 General Residential Zone I: Town Housing (GR1) erven ($\pm 0,81$ ha in extent);
 - (iv) 16 General Residential Zone 3: Flats (GR4) erven ($\pm 10,49$ ha in extent);
 - (v) 13 General Residential Zone 3: Flats (GR4) erven for a retirement village ($\pm 6,13$ ha in extent);
 - (vi) 2 Business Zone 3: Local Business (B3) erven ($\pm 2,50$ ha in extent);
 - (vii) 3 Open Space Zone 2: Public Open Space (OS2) erven ($\pm 0,51$ ha in extent);
 - (viii) 11 Open Space Zone 3: Private Open Space (OS3) erven ($\pm 0,49$ ha in extent); and
 - (ix) 5 Transport Zone 2: Road and Parking (TR2) erven ($\pm 10,01$ ha in extent)

be approved, in terms of the provisions of Section 61 of the By-Law;
5. that the application in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the consent use to develop a retirement village on the erven numbered 31, 34 - 41, 45 (± 328 rooms), 46 - 52 and 53 -

- 100 on the proposed Subdivisional Plan, **be approved** in terms of the provisions of Section 61 of the By-Law;
6. that the application in terms of Section 16(2)(k) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the phasing of the entire development in eight (8) phases, **be approved** in terms of the provisions of Section 61 of the By-Law;
7. that the approval in Points 1. - 6. be subject to the following conditions:
- (a) that the approval is only for the development as indicated on Plan Number Rev17-0001 dated 6 August 2018, as submitted with the application;
 - (b) that a parking layout be submitted for approval by the Authorised Official;
 - (c) that should there be a parking shortfall, it be resolved before any building plan be approved;
 - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
 - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (f) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
 - (g) that a refuse area must be built according to municipal specifications;
 - (h) that Architectural Design Guidelines be presented to Building Control Department for consideration, and that the latter be compatible with the Zoning Scheme;
 - (i) that draft Architectural Design Guidelines be presented to the Overstrand Heritage and Aesthetics Committee for consideration prior to finalisation;
 - (j) that certain dwellings with large gable-end chimneys with rounded tops are contextually inappropriate and should be reconsidered;
 - (k) that the conditions imposed by the Western Cape Government: Environmental Affairs and Development Planning [EIA – ROD] (attached as Annexure F), be complied with;
 - (l) that the conditions imposed by the Western Cape Government : Transport & Public Works (attached as Annexure H), be complied with;
 - (m) that the conditions imposed by BGCMA (attached as Annexure I), be complied with;
 - (n) that the conditions imposed by Heritage Western Cape (attached as Annexure J), be complied with;

- (o) that the conditions imposed by Eskom (attached as Annexure M), be complied with;
 - (p) that the conditions imposed by Telkom (attached as Annexure N), be complied with;
 - (q) that all the conditions in the Services Report (attached as Annexure O), be complied with;
 - (r) that the buffer zone of 70m be rehabilitated and landscaped with indigenous vegetation in consultation with the municipal Horticulturist and Environmental Section;
 - (s) that all the conditions imposed by the Fire Department (attached as Annexure Q), be complied with;
 - (t) that all the conditions imposed by the Environmental Management Department (attached as Annexure R), be complied with;
 - (u) that a Home Owners Association be established with compulsory membership for all property owners within the development;
 - (v) that should any of the phases establish a Home Owners Association per development unit, they must be part and parcel of the Masters Home Owners Association;
 - (w) that the Constitution of the Masters Home Owners Association be submitted for approval by the Municipality (which reserves the right to impose conditions in this regard), and that the following aspects inter alia be addressed in this document:
 - the approval of building plans by an "estate architect" prior to submission thereof to the Municipality, and
 - that the Constitution clarifies at what stage the responsibility would be transferred from the developer to the Home Owners Association to deal with approval of plans, and
 - (x) that should any sub Home Owners Association be established Condition 7.(v) applies.
8. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the following departures :
- (i) to relax the parking ratio for the development of the erven numbered 1 - 4 on the proposed Subdivisional Plan from 1,5 parking bays to 1,25 parking bays per 1 bedroom unit, and from 2 parking bays per 2 or more bedroom units to 1,75 parking bays, and

- (ii) to relax the parking ratio of the frail care component of the proposed retirement village on the erf numbered 45 on the proposed Subdivisional Plan from 1 parking bay per bed and 4 parking bays per consulting room to 0,25 parking bays per bed and 2 parking bays per consulting room;

not be approved.

9. that the applicant and objector be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2016 with regard to the above decision.

RECOMMENDATION TO THE COUNCIL:

that the application to deviate from the Overstrand Spatial Development Framework, 2006 in order to change the reservation of Remainder Erf 2834, Sandbaai from residential purposes to mixed development purposes, as well as to deviate from the Overstrand Municipal Spatial Growth Management Strategy, 2010 in order to change the reservation of the said property to a higher densification grading, in terms of the provisions of Section 22(2) of the Spatial Planning Land Use Management Act, **be recommended for approval.**

14. REASONS FOR RECOMMENDATION

REASONS FOR APPROVAL

- ❖ The application was found desirable in terms of all technical requirements.
- ❖ The need for a retirement development with frail care and dementia do exist since most of the facilities in the Hermanus area has a backlog and a dementia centre does not exist.
- ❖ Market research indicated that the need for higher density and secure residential areas exist.
- ❖ Residential Zone 3 (Flats) is in short supply in the Hermanus area according to the market research.
- ❖ The density is within the allowable parameters as per the Overstrand Zoning Scheme and the deviation of the SDF will not detract from the development parameters.
- ❖ The design has taken due cognisance of the environment and the adjacent built character of Sandbaai township.

REASON FOR NON-APPROVAL (Point 8.)

- ❖ The need for the deviation of the parking requirements was not sufficiently addressed in terms of compliance with the Zoning Scheme.
- ❖ There is no clear indication how many beds are to be used for frail care and dementia.
- ❖ There is also no indication of the number of consulting rooms.
- ❖ The parking relaxation of the flats did not address visitors' parking or where it will be allocated.

15. ANNEXURES

- Annexure A: Locality Plan
Annexure B: Motivation Report

Annexure C:	Site Development Plan
Annexure D:	Objection received
Annexure E:	Applicant's response to the objection received
Annexure F:	Comment : Western Cape Government: Environmental Affairs and Development Planning (EIA ROD)
Annexure G:	Comment : Western Cape Government: Environmental Affairs and Development Planning (Planners)
Annexure H:	Comment : Western Cape Government : Transport & Public Works
Annexure I:	Comment : BGCMA
Annexure J:	Comment : Heritage Western Cape
Annexure K:	Comment : Cape Nature
Annexure L:	Comment : Western Cape Government : Agriculture
Annexure M:	Comment : Eskom
Annexure N:	Comment : Telkom
Annexure O:	Comment : Engineering Services
Annexure P:	Comment : Operational Department
Annexure Q:	Comment : Fire Department
Annexure R:	Comment : Environmental Section
Annexure S:	Comment : District Health
Annexure T:	Comment : Building Control
Annexure U:	Comment : Local Heritage Committee
Annexure V:	Geotechnical Site Investigation Report by Messrs Core Geotechnical Consultants, Engineering Geology and Geohydrology

SIGNATURES**REGISTERED PLANNER**Name : **H VAN DER STOEP**SACPLAN Reg No: **A/1708/2013**

Signature : _____

Date: _____

ANNEXURE A 1/2



1. Introduction

a. Brief and Background:

Refer to **Annexure B** for the Power of Attorney.

Interactive Town and Regional Planning was appointed by the owners of the property Pinaroux International Holdco PTY LTD to prepare and submit an application for the redevelopment of the Remainder of Erf 2834 and Unregistered Erf 2837 Sandbaai, Hermanus by virtue of the relevant statutory legislation.

This proposed redevelopment proposal is based on new urbanism design principles envisaged to create a more sustainable human centred lifestyle.

This new development site is designed around two structuring boulevards with landmark facilities and mixed-use residential pockets and village scale retail premises. Tree lined streetscape is envisaged to complement wide pedestrian friendly sidewalks. The secondary perpendicular boulevard is proposed to link with open spaces serving as book-ends. A community park with sport and recreation facilities on the eastern end is proposed linking the natural river system on the other end. These "green" boulevards provide instant access to green open spaces for active and passive recreation.

The application area forms part of land that was sold on tender by the Overstrand Municipality during 2017.

The original application site consisted of 45,8ha of land composed of 810 erven with land-uses including Residential I, II and III Zones, a retirement village with a variety of land-uses, a school, a business area and open space as reflected in the following extract of the original layout plan:

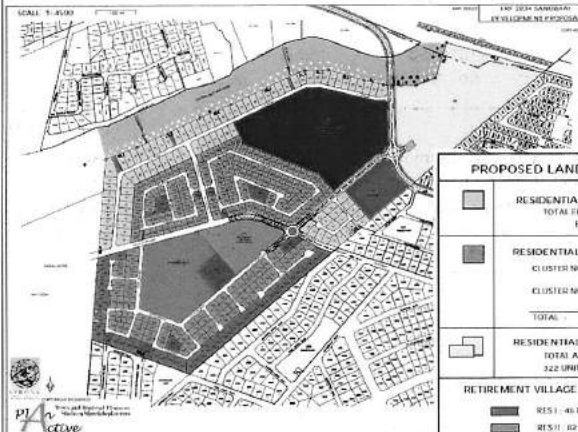


Figure 1: Previous approved plan

In essence the redesigned development provides for similar land-uses as the previous design however more residential units and community facilities are proposed in accordance with the latest urban design principles.

PROPOSED LAND USE SPECIFICATIONS	
	RESIDENTIAL ZONE I TOTAL ERVEN: 84 ERVEN NO. 1: 04 = 550 + 650 m ²
	RESIDENTIAL ZONE II CLUSTER NO. 1: 13 RESIDENTIAL ERVEN 3 OPEN SPACE ERVEN (7.5%) CLUSTER NO. 2: 80 RESIDENTIAL ERVEN 2 OPEN SPACE ERVEN (2.4%) TOTAL: 113 RESIDENTIAL OPPORTUNITIES
	RESIDENTIAL ZONE III (R-F 30B) TOTAL AREA: = 6.45 HECTARES @ 50 UNITS / HECTARE 322 UNITS OPTIMAL UTILIZATION
RETIREMENT VILLAGE	
	RES I: 45 BUFFER ERVEN = 550 m ²
	RES II: 82 TRANSITIONAL TOWN = 400 - 525 m ²
	RES III: 224 = 3.29 ha @ 35 UNITS = 315 UNITS
	RES IV: 106 200+ (NURSING, APARTMENTS & SENIORS CENTRE) = 1.08 ha
	PRIVATE OPEN SPACE (8.66%) 226 + GATE HOUSE, BUFFER BOUNDARY, ETC. 226 & 229 - SERVICES BUILDINGS
	PROPOSED SCHOOL = 6.34 ha
	BUSINESS (CONVENIENCE STORE, LAUNDRETTE, ETC.) = 1.25 ha
	OPEN SPACE WALK WAYS, LANDSCAPING & COMMUNITY SPACE

The objective of the application is to establish a compact walkable neighbourhood with a wide range of supporting uses. This development proposal reaches back for inspiration to the era before automobiles where residents can still sit on their front porches and talk with neighbours walking by; people walking to the post office, the library, school, beach or the grocery store through pedestrian friendly streets, squares and paths.

This development creates an opportunity to launch an exceptional idea with a good community feel.



Figure 2: Image showing typical envisaged environment.

b. Summary of the development proposal

The development proposal involves the redevelopment of the Remainder of Erf 2834 and Unregistered Erf 2837 Sandbaai.

Similarly to the previous design, the new design makes provision for a retirement section and a conventional residential section as well as retail / mixed-use component designed around a main access route and the private school.

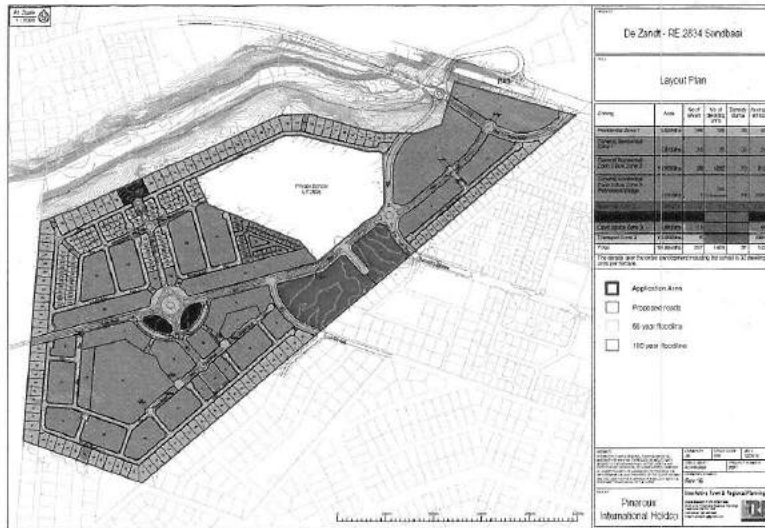
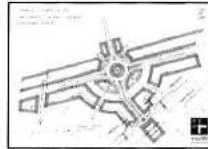


Figure 3: Layout Plan

The most significant difference between the former layout and the new proposed layout is that the new layout provides for more facilities and higher residential densities. Furthermore, the new proposal also includes an access road from the R43 Provincial Road prescribed by the local authority in conjunction with the Provincial Road Authority.

The former design principle was retained whereby the housing densities were increased from the outside inwards towards the centre of the application site where the highest densities are proposed.

The new design is based on new urbanism design principles with emphasis placed specifically on connectivity, accessibility, walkability and the existing policy guided mountain vistas.



The layout, developed by the renowned Boogertman Architects and Urban Designers, was designed using structuring elements of two perpendicular boulevards and a central village square linking outwards towards accessible community facilities and the Onrusriver open space system from where connectivity between the sea and the mountain will be made possible.

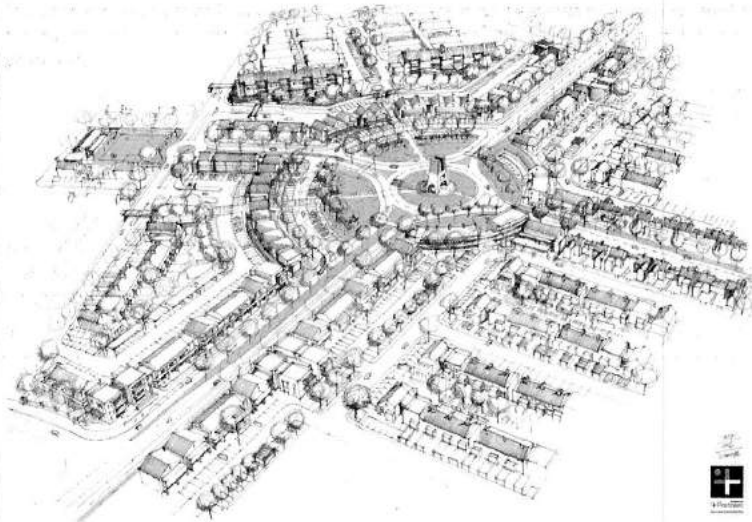


Figure 4: Artist impression of the central Village Green Park

The structuring elements, apart from the proposed village green includes a lifestyle centre / clubhouse on the western side of the development and a bowling green on the opposite eastern side.

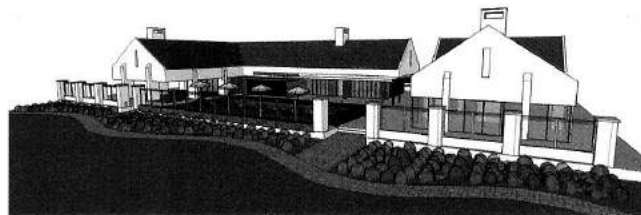


Figure 5: Artist impression of the proposed Lifestyle Centre

As part of the development a variety of housing typologies are proposed. These typologies include single residential units, town house complexes, flats and a retirement village.

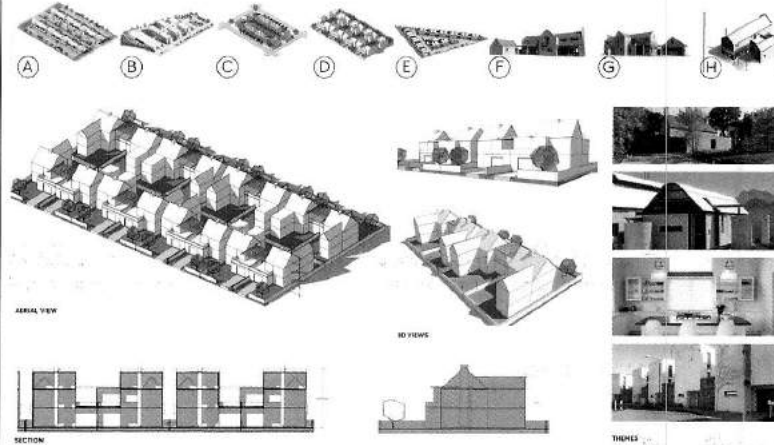


Figure 6: Example of duplex town house housing typologies

In support of the development a convenience shopping centre with a housing component is proposed opposite the entrance to the existing private school. This shopping centre is envisaged to service and supply the local community of approximately 6 000 residents with convenience goods.

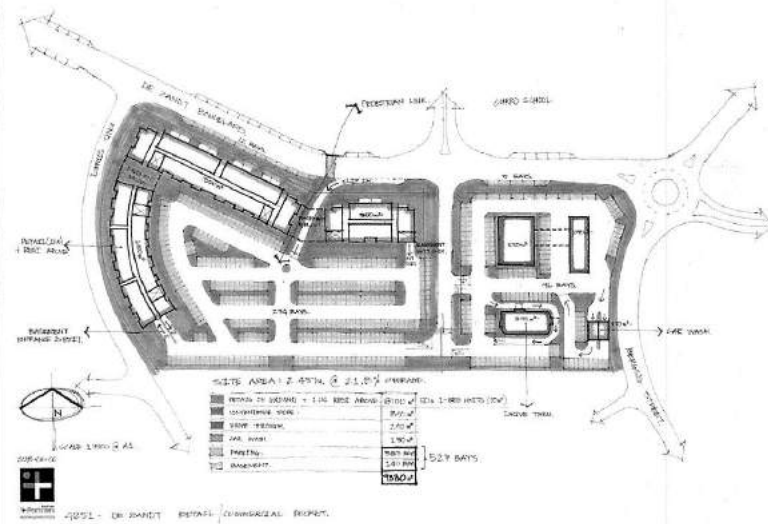


Figure 7: The conceptual business development layout

The development is proposed to be developed in eight (8) phases. The residential components of the proposed development are planned in accordance with predetermined urban design themes and urban design guidelines controlled by the respective home owner associations for the areas.

2. Summary of the Application Proposal:				
a. Development Criteria:				
The development parameters for the proposed subdivided erven of the Remainder of Erf 2834 and unregistered Erf 2873 Sandbaai, Hermanus as per the Zoning Scheme Regulation, are summarised as follows:				
Residential Zone 1: Single Residential (SR1) - Erven: 7-27, 53-83, 85-100, 104-113, 115-150, 152-159, 166-173, 175-211, 213-234, 236-242				
Parameters	Zoning Scheme Requirements	The Development Proposal	Comments	
Zoning	Residential Zone 1: Single Residential (SR1)	Residential Zone 1: Single Residential (SR1)	Consistent	
Primary Uses	Day care centre, dwelling house, guest rooms, home occupation, second dwelling unit;	Day care centre, dwelling house, guest rooms, home occupation, second dwelling unit;	Consistent	
Consent Uses	Crèche, green house, guest house, house shop, institution, place of instruction, place of worship, residential building, tourist accommodation.	To include Erven 83-83 and 85 to 100 as part of a retirement village.	Application made	
Density	n.a.	n.a.	n.a.	
Coverage	Less than 400m ² = 65% 400m ² and greater=50%	Less than 400m ² = 65% 400m ² and greater=50%	Consistent	
Height	8m	8m	Consistent	
Building lines	Street	Less than 400m ² = 2,0m 400m ² and greater=4,0m	Less than 400m ² = 2,0m 400m ² and greater=4,0m	Consistent
	Side and Rear	Up to 400m ² = 1,0m Greater than 400m ²	Up to 400m ² = 1,0m Greater than 400m ²	Consistent
Parking	Less than 400m ² = 1 bay / du Greater than 400m ² = 2 bays / du	Less than 400m ² = 1 bay / du Greater than 400m ² = 2 bays / du	Consistent	
General Residential Zone 1: Town Housing (GR1) - Erven: 165, 248 to 275				
Parameters	Zoning Scheme Requirements	The Development Proposal	Comments	
Zoning	General Residential Zone 1: Town Housing (GR1)	General Residential Zone 1: Town Housing (GR1)	Consistent	
Primary Uses	Dwelling house, town housing, private open space, private road	Dwelling house, town housing, private open space, private road	Consistent	
Consent Uses	Crèche, day care centre, flats, green house, home occupation, residential building, retirement village and tourist accommodation.	n.a.	Consistent	
Density	35 units per hectare	32 units per hectare	Consistent	
Coverage	50%	Less than 50%	Consistent	
Height	8m other than flats	8m	Consistent, aligned with tender requirements	
Building lines	Street	Perimeter = 3m Internal roads = 1m	Perimeter = 3m Internal roads = 1m	Consistent
	Side	0m or on council request 3m	0m or on council request 3m	Consistent
	Rear	1m or on council request 3m	1m or on council request 3m	
Parking	Single Residential Erven: Less than 400m ² = 1 bay / du Greater than 400m ² = 2 bays / du Flats: 1.5 bays per 1 bedroom du 2 bays per 2 and more bedroom du's	Single Residential Erven: Less than 400m ² = 1 bay / du Greater than 400m ² = 2 bays / du Flats: 1.5 bays per 1 bedroom du 2 bays per 2 and more bedroom du's	Consistent	

ANNEXURE B 6/45

General Residential Zone 3: Bulk Zone 2 - Flats (GR4) - Erven: 1-4, 30, 31, 33, 36, 38, 39, 41, 42, 44-52, 160, 162-164, 243, 245-247			
Parameters	Zoning Scheme Requirements	The Development Proposal	Comments
Zoning	General Residential Zone 3: Flats (GR4)	General Residential Zone 3: Flats (GR4)	Consistent
Primary Uses	Blocks of flats, town house, residential buildings	Blocks of flats, town house, residential buildings	Consistent
Consent Uses	Crèche, day care centre, home occupation, hotel, institution, place of assembly, place of instruction, place of worship, retirement village, rooftop base station, tourist accommodation and transmission tower	To include Erven 31, 36, 38, 39, 41, 45-52 as part of a retirement village	Application made
Density	No specification	No specification	n.a.
Floor Factor	1.5	1.5	Consistent
Coverage	80%	80%	Consistent
Height	9,0m	All erven 8,0m with exception of Erf 45 to be 13,5m in height	Departure for Erf 45
Storeys	3	3	Consistent
Setback	8,0m	8,0m	Consistent
Building lines	Street	4,0m	Consistent
	Side	4,5m	Consistent
	Rear	3,0m	Consistent
Parking	Flats: 1.5 bays per 1 bedroom du 2 bays per 2 and more bedroom du's Retirement village 1 parking bay per bed plus 4 parking bays per consulting room	Erven 89, 90, 91, 128, 129, 213, 214, 216, 224, 236, 237, 238, 239, 240, 242, 243, 245, 246, 247, 248, 249 1,5 bays per 1 bedroom du 2 bays per 2 and more bedroom du's Erven 1-4 1,25 bays per 1 bedroom du 1,75 bays per 2 and more bedroom du's Erf 45 Frail care and dementia unit 0,25 parking bays per room and 2 parking bays per consulting room	Consistent Departure Departure
Business Zone 3: Local Business (B3) - Erven: 28 and 29			
Parameters	Zoning Scheme Requirements	The Development Proposal	Comments
Zoning	Business Zone 3: Local Business (B3)	Business Zone 3: Local Business (B3)	Consistent
Primary Uses	Shops, Flats (above ground floor), offices	Shops, Flats (above ground floor), offices	Consistent
Consent Uses	Bottle store, business premises, clinic, conference facility, flats on ground floor, town housing, guest house, hotel, informal trading, institution, place of assembly, place of entertainment, place of instruction, place of worship, recreational facilities, residential building, restaurant, rooftop base station, sale of alcoholic beverages, service station, service trade, transmission tower.	n.a.	Consistent, if required future applications will be made.
Density	No specification	20 units/ha	Consistent
Floor Factor	1.5	0.38	Consistent

ANNEXURE B 7/45

Parameters	Zoning Scheme Requirements	The Development Proposal	Comments	
Coverage	80%	21.8%	Consistent	
Height	8,5m	8,5m	Consistent	
Storeys	2	2	Consistent	
Setback	6,5m	6,5+	Consistent	
Building lines	Street	3,5m	10m	Consistent
	Side	0m abutting same zoning 3,0m abutting any other zoning	n.a. 10,0m abutting any other zoning	Consistent
	Rear	3,0m abutting the same zoning 4,5m abutting any other zoning	n.a. 4,5m abutting any other zoning	Consistent
Parking	Shops/Offices/Restaurants: 6 bays per 100m ² GLA Flats: 1.5 bays per 1 bedroom du 2 bays per 2 and more bedroom du's	Shops/Offices/Restaurants: 6 bays per 100m ² GLA Flats: 1.5 bays per 1 bedroom du 2 bays per 2 and more bedroom du's	Consistent	
Open Space Zone 2: Public Open Space (OS2) - Erven 101-103				
Parameters	Zoning Scheme Requirements	The Development Proposal	Comments	
Zoning	Open Space Zone 2: Public Open Space (OS2)	Open Space Zone 2: Public Open Space (OS2)	Consistent	
Primary Uses	Public open space	Public open space	Consistent	
Consent Uses	Cemetery, environmental facilities, recreational facilities, rooftop base station, tourist facilities, transmission tower, urban agricultural, utility service, any other related use permitted by Council	n.a.	Consistent	
Open Space Zone 3: Private Open Space (OS3) - Erven 32, 35, 37, 40, 43, 84, 114, 161, 174, 212, 244				
Parameters	Zoning Scheme Requirements	The Development Proposal	Comments	
Zoning	Private Open Space Zone 2: Private Open Space (OS3)	Private Open Space Zone 2: Private Open Space (OS3)	Consistent	
Primary Uses	Private open space	Private open space	Consistent	
Consent Uses	Cemetery, environmental facilities, recreational facilities, rooftop base station, tourist accommodation, tourist facilities, transmission tower, urban agricultural, utility service, any other related use permitted by Council	To include Erven 35, 37, 40 and 84 as part of a retirement village	Application made	
Transport Zone 2: Road and Parking (TR2) - Erven 5, 6, 34, 151, 235				
Parameters	Zoning Scheme Requirements	The Development Proposal	Comments	
Zoning	Transport Zone 2: Road and Parking (TR2)	Transport Zone 2: Road and Parking (TR2)	Consistent	
Primary Uses	Private parking, private road, public road, public parking	Private parking, private road, public road, public parking	Consistent	
Consent Uses	Informal trading, rooftop base station, transmission tower, any other uses determine by Council	n.a.	Consistent	

<p>b. Application:</p> <p>The application form is attached as Annexure A, And the Subdivision Plan as Annexure I.</p>	<p>Application is hereby made for:</p> <ol style="list-style-type: none"> 1. Cancellation of existing subdivision: <ol style="list-style-type: none"> a. The cancellation of the existing subdivisions of the Remainder of Erf 2834 and Unregistered Erf 2837 Sandbaai, Hermanus as per the Overstrand Zoning Scheme, 2014 in terms of Chapter IV, Section 16(2)(k) of the Overstrand Municipality By-Law on Municipal Land Use Planning 2015; 2. Amendment of SDF –Municipal Systems Act, Act 32 of 2000 <ol style="list-style-type: none"> a. The amendment of the Overstrand Municipal Wide Spatial Development Framework, 2006 and the Overstrand Municipality Growth Management Strategy, 2010 to accommodate the establishment of a residential township with a retail component that accommodates approximately 32 dwelling units per hectare in terms of the Section 10 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 and the Municipal Systems Act, Act 32 of 2000. 3. Consolidation: <ol style="list-style-type: none"> a. The consolidation in terms of Section 16.(2)(e) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 of the Remainder of Erf 2834 and Unregistered Erf 2837 Sandbaai, to form one property of ±39,5ha in extent; 4. Rezoning and subdivision: <ol style="list-style-type: none"> a. In terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Municipal Land Use Planning 2015, the rezoning of the Remainder of Erf 2834 and Unregistered Erf 2837 Sandbaai Hermanus from Agricultural Zone 1: Agricultural(AGR1) to Subdivisional Area and the subsequent subdivision to create the following erven: <ol style="list-style-type: none"> i. 196 Residential Zone 1: Single Residential (SR1) erven (8.56ha) ii. 29 General Residential Zone 1: Town Housing (GR1) erven (0.81ha) iii. 29 General Residential Zone 3: Bulk Zone 2- Flats (GR4) erven (16.62ha) iv. 2 Business Zone 3: Local Business (B3) erven (2.50ha) v. 3 Open Space Zone 2: Public Open Space (OS2) erven (0.51ha) vi. 11 Open Space Zone 3: Private Open Space (OS3) erven (0.49ha) vii. 5 Transport Zone 2: Road and Parking (TR2) erven (10.01ha) (Also refer to the Subdivision Plan attached as Annexure I reflecting the respective zonings) 5. Consent Use: <ol style="list-style-type: none"> a. A consent to include Erven 31, 34 – 41, 45 (±328 rooms), 46 - 100 on the proposed Subdivisional Plan as a secondary use under the proposed zoning as part of a retirement village in terms of Chapter IV, Section 16.2(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning 2015. 6. Departures <ol style="list-style-type: none"> a. The departure for the relaxation of the parking ratio for Erven 1 to 4 from 1.5 bays for 1 bedroom per dwelling unit to 1.25 parking bays per 1 bedroom dwelling unit and 2 bays per 2 and more bedroom units to 1.75 parking bays per 2 and more bedroom units in terms of Chapter IV, Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning 2015; b. The departure for the relaxation of the parking ratio for Erf 45 for the frail care and dementia unit of 0.25 parking bays per room and 2 parking bays per consulting room in lieu of 1 parking bay per room and 4 parking bays per consulting room in terms of Chapter IV, Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning 2015; c. The departure to increase the height of buildings on Erf 45 of from 9m to 13,5m in terms of Chapter IV, Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning 2015; 7. Phasing of the development: <ol style="list-style-type: none"> a. The phasing of the development in 8 phases in terms of Chapter IV, Section 16(2)(k) of the Overstrand Municipality By-Law on Municipal Land Use Planning 2015; 8. Establishment of a Home Owners Association <ol style="list-style-type: none"> a. The establishment of a Master Home Owners Association for the application area in terms of Chapter IV, Section 16(2)(q) of the Overstrand Municipality By-Law on Municipal Land Use Planning 2015.
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3. Site Information				
a. Property Description	Property	Extent	Title Deed	Registered Owner
	Remainder of Erf 2834	394905 m ²	T5325/2018	Pinaroux International Holdco PTY LTD

Refer to **Annexure E** for the SG Diagram and **Annexure C** for the Title Deed

Extracts of the Surveyor General Plans are reflected in the following sketches confirming the application site.

OFFICE COPY

Scale 1: 7500

ERF 2834 A PORTION OF ERF 1291 SANDBAAI

Situate in Overstrand Municipality
Administrative District of Caledon
Province of Western Cape
Surveyed in April 2009 by me

NA Clark
NA Clark
Professional Land Surveyor
Registration Number PLS 1072

S

Erf 2834 SANDBAAI

OFFICE COPY

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 19° X		S.G. No. 2207/2009 Approved <i>[Signature]</i> for <i>[Signature]</i> SURVEYOR- GENERAL Sheet 1 of 2 sheets
		± 0.00	± 0.00	
AB	85.54	249 16 10	A	-14 939.39 +3 809 539.52
BC	174.87	245 04 40	B	-17 019.39 +3 809 509.24
CD	86.86	246 50 30	C	-17 177.97 +3 809 435.55
DE	190.57	244 48 40	D	-17 257.83 +3 809 401.39
EF	14.37	253 17 40	E	-17 430.28 +3 809 320.28
FG	61.11	268 07 30	F	-17 444.04 +3 809 316.15
GH	93.57	286 40 10	G	-17 505.12 +3 809 314.15
HJ	51.12	283 42 10	H	-17 594.76 +3 809 340.99
JK	82.65	270 38 20	J	-17 644.43 +3 809 353.10
KL	52.54	249 31 20	K	-17 727.07 +3 809 354.02
LM	94.63	197 10 20	L	-17 776.29 +3 809 335.64
MN	261.27	285 48 10	M	-17 804.23 +3 809 245.23
NP	693.73	49 29 20	N	-18 055.63 +3 809 316.38
PG	494.64	49 28 50	P	-17 528.21 +3 809 767.03
QR	263.94	109 29 48 20	Q	-17 152.19 +3 810 088.39
RA	460.81	184 25 20	R	-16 903.86 +3 809 998.96
		Mudge Point (31)	Δ	-13 686.63 +3 807 840.96
		Onrust (207)	Δ	-17 112.01 +3 807 799.54

Beacon Descriptions
R - 16mm iron peg
All others - 12mm iron peg

The figure **A B C D E F G H J K L M N P Q R**
represents 45.8752 hectares of land being
ERF 2834 A PORTION OF ERF 1291 SANDBAAI

Situate in Overstrand Municipality
Administrative District of Caledon
Province of Western Cape
Surveyed in April 2009 by me

[Signature]
NA Clark
Professional Land Surveyor
Registration Number PLS 1072

This diagram is annexed to	The original diagram is	File : S/10350/5/14 V1
No. T.10624/2011	S.G. No. 3745/1933	S.R. : 858/2009
d.d. :	Transfer 1935.164.8196	Comp.AI-3CB/Y31(445)
i.f.o.	Grant :	AI-3CB/Y32(446)
Registrar of Deeds		AI-3CB/X34(440)
		LP1 C013002U

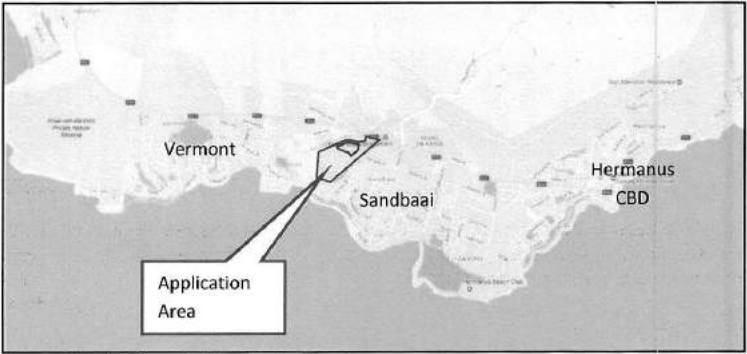

**FOR REFERENTS
SEE BACK OF DIAGRAM** Erf 2834 SANDBAAI

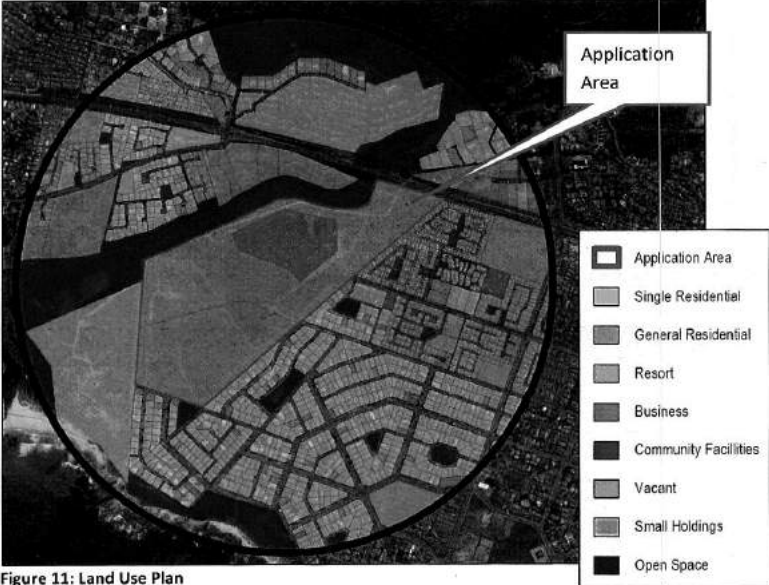
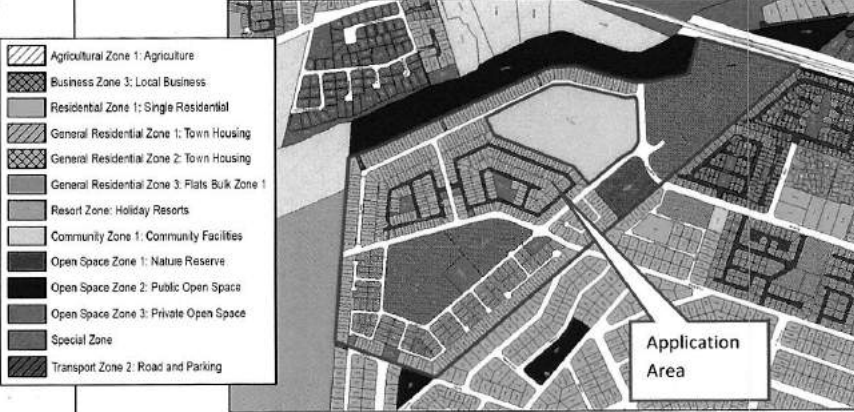
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Figure 8: Extracts of the Surveyor General Plan for the application site

b. Title Deed
The Conveyancer Monica Korf issued a certificate confirming that there are no restrictive title deed conditions against the application proposal.

Refer to Annexure D for the Conveyancer Certificates.

<p>c. Location:</p> <p>Refer to Annexure F for the locality plans.</p>	<p>Regional Context:</p> <p>Within the regional context the application area is located within Sandbaai, a residential suburb between Onrus to the West and Hermanus CBD to the East. Sandbaai is within the Greater Hermanus West area. The R43 is to the north of the application area and the ocean is to the south.</p>  <p>Figure 9: Locality Plan – Regional Context</p> <p>Local Context:</p> <p>Within the local context the application area is located on the western perimeter of the Sandbaai residential suburb and adjacent to the R43 regional road to the north. The application area is bordered by the Onrus River to the west of the application area. The Curro school and sports fields are located within the application area.</p>  <p>Figure 10: Locality Plan – Local Context</p>
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<p>d. Land Use:</p> <p>Refer to Annexure H for the Land Use Plan.</p>	<p>The application area is vacant. A private school is located within and surrounded by the application area. The properties to the south-east and north are residential properties. The properties to the west and north are resort and open space respectively. The application area is earmarked for development as a residential development and community facility in terms of the Overstrand forward planning spatial planning policies. The development proposal is consistent with the land use of the area.</p>  <p>Figure 11: Land Use Plan</p>
<p>e. Zoning:</p> <p>Refer to the Extract of Hermanus Final Zoning 2014 map attached as Annexure G</p>	<p>The application area is currently zoned Residential Zone 1: Single Residential, General Residential Zone 1: Town Housing, Residential Zone 2: Town Housing, Business Zone 3: Local Business and Transport Zone 2: Road and Parking. The erven to the east and south are zoned Residential Zone 1 & General Residential Zone 1&2. The erven to the west and north are zoned Resort Zone, Agricultural Zone and Public Open Space. The proposal is inter alia for the cancellation of the existing zonings and redevelopment of the application site.</p>  <p>Figure 12: Extract from the Overstrand Municipality: Hermanus Final Zoning 2014 map</p>

<p>f. Laws and policies relevant to the consideration of the application and forward planning and land use documents</p>	<p>The following spatial policies are considered applicable to the proposed development:</p> <ul style="list-style-type: none"> • Integrated Development Plan, 2017 • Integrated Development Framework, 2014 • Spatial Development Framework, 2006 • Overstrand Municipality Growth Management Strategy, 2010 <p>I. Integrated Development Plan, 2017 (IDP)</p>  <p>The Integrated Development Plan is the principle strategic planning document in the Municipality. The IDP measures and addresses the development needs of our communities and the organisation within clearly defined strategic objectives and measurable key performance indicators (kpi's) for the next 5 years. The IDP is the investment plan of the whole of government (i.e. all three spheres of government; local, provincial and national).</p> <p>Situational Analysis</p> <p>2.2.1 Demographic profile</p> <table border="1" data-bbox="507 779 997 1048"> <thead> <tr> <th>Amount (2016)</th> <th>Overberg District</th> <th>Overstrand</th> <th></th> </tr> </thead> <tbody> <tr> <td>No income</td> <td>12.6</td> <td>15.9</td> <td rowspan="4">Low income</td> </tr> <tr> <td>R1 – R6 327</td> <td>2.2</td> <td>2.9</td> </tr> <tr> <td>R6 328 – R12 653</td> <td>3.6</td> <td>4.2</td> </tr> <tr> <td>R12 654 – R25 306</td> <td>14.6</td> <td>12.4</td> </tr> <tr> <td>R25 307 – R50 613</td> <td>21.2</td> <td>17.3</td> <td rowspan="3">Middle income</td> </tr> <tr> <td>R50 614 – R101 225</td> <td>18.0</td> <td>15.2</td> </tr> <tr> <td>R101 226 – R202 450</td> <td>12.8</td> <td>13.9</td> </tr> <tr> <td>R202 451 – R404 901</td> <td>8.9</td> <td>10.4</td> <td rowspan="4">High income</td> </tr> <tr> <td>R404 902 – R809 802</td> <td>4.3</td> <td>5.1</td> </tr> <tr> <td>R809 803 – R1 619 604</td> <td>1.3</td> <td>1.8</td> </tr> <tr> <td>R1 619 605 – R3 239 208</td> <td>0.3</td> <td>0.4</td> </tr> <tr> <td>R3 239 209 or more</td> <td>0.2</td> <td>0.3</td> <td></td> </tr> </tbody> </table> <p><small>Table 8: Overstrand household income</small></p> <p>earning between R4,218 - R8,435 per month, 13.9% earning between R8,436 - R16,871 per month and 10.4% earning between R16,871 - R33,742 per month.</p> <p>The Overstrand Population has grown 16.1% or with 12 975 people over the last 5 years, resulting in a growth rate of 3.2% or 2 595 people per year.</p> <p>The Overstrand Middle Income household that earns between R50,614 and R404,901 per year totals to 39.5% of the population. This middle-income group can further be broken down to 15.2% of households</p> <p>The IDP further recognises the need for housing, related community facilities, employment and the need to make suitable land and sufficient services available to accommodate such growth pressures.</p> <p>II. The Integrated Development Framework, 2014</p>  <p>An Integrated Development Framework (IDF) sets the strategic direction for the Overstrand's growth and development for the next 30-40 years by amalgamating the current five-year planning cycle with a long term integrated spatial vision.</p> <p>2.3.2 Demographics</p> <p>The population growth of the Overstrand was 3.8% being more than double the National population growth of 1.4% during the period of 2001-2011.</p> <p>The most prominent characteristic of the Overstrand's age profile is the high proportion of residents aged 65 years and older (12.9% versus 5.3% nationally). This age structure is influenced by the popularity of Overstrand settlements as a retirement destination.</p> <p>2.3.3 Future Housing and Land Needs.</p> <p>The population growth rate for this report was adjusted to 1.5% per annum to account for the expected decrease of growth rate over time. Once the 1.5% growth rate is applied over time, the population size projections for 2050 amounts to roughly 140 000 people, resulting in ±59568 additional people in the Overstrand area from 2011 to 2050. The 2011 Census further estimates the average household size within the municipality as being 2,6 people per home. At the reduced 1.5% growth rate the Overstrand population will grow roughly 1200 additional people or 464</p>	Amount (2016)	Overberg District	Overstrand		No income	12.6	15.9	Low income	R1 – R6 327	2.2	2.9	R6 328 – R12 653	3.6	4.2	R12 654 – R25 306	14.6	12.4	R25 307 – R50 613	21.2	17.3	Middle income	R50 614 – R101 225	18.0	15.2	R101 226 – R202 450	12.8	13.9	R202 451 – R404 901	8.9	10.4	High income	R404 902 – R809 802	4.3	5.1	R809 803 – R1 619 604	1.3	1.8	R1 619 605 – R3 239 208	0.3	0.4	R3 239 209 or more	0.2	0.3	
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additional households per year on average. Should the densification proposals/interventions of the Overstrand Growth Management Strategy be implemented, the long-term housing need could therefore theoretically be accommodated.

Challenges and Impacts

Population projections and trends are important for determining the amount, types, and sizes of housing that will be required in future. The IDF states that emphasis should be put on the higher density developments. Furthermore, National, Provincial and Municipal policy emphasises higher density residential development.

The greatest housing need in the Overstrand area is for young families (between 25 and 36 years of age) as well as the 55 – 69 years age bracket. The trend toward smaller households with two or three occupants is likely to create a demand for smaller dwellings (one or two bedrooms). Providing for a wider choice in housing typology will also improve affordability for middle- to lower income individuals who do not qualify for subsidy housing to choose houses that fit their needs (e.g. GAP Housing).

The SDF encourages developers to build a broader range of housing types, particularly in areas near amenities such as schools, shops, community facilities and transportation options.

3.2 A liveable Overstrand

The quality of life experienced by inhabitants is tied to their ability to access infrastructure (transportation, communication, potable water, and sanitation), affordable housing, employment, public facilities, food, clean air and natural or green environments.

- Liveable Overstrand Objective 7: Encourage integration of natural areas with urban settlements. Encourage the development of natural open space systems within urban settlements.
- Liveable Overstrand Objective 8: The quality and attraction of the built environments are enhanced due to commitment to prioritising aesthetics and preserving its social and cultural attributes. Foreign or unsympathetic styles of site layout and buildings should be discouraged in urban settlements and rural areas as to strengthen the local sense of place and minimise visual impact.

3.3 An environmentally sustainable and resilient Overstrand

To protect the environment growth must be managed based on sustainable densification principles.

New developments are designed and constructed based on low-impact designs, sustainable energy sources and locally sourced materials wherever possible. These buildings are warm in winter and cool in summer, are energy efficient and minimise water consumption and waste production.

3.4 A Memorable and Distinctive Overstrand

It is an objective that the built form of settlements reflects and embodies urban history and the development of its people. It is important to maintain and enhance the individual character and quality of urban and natural places in ensuring its sustainable future and improving the quality of life experienced by its inhabitants.

- Memorable Overstrand Objective 3: Ensure that new development reflects and enhances the distinct built and natural environmental and heritage context in which it is located.
- Memorable Overstrand Objective 4: Encourage the development of strategically located facilities that provide opportunities for recreation activities and access to distinctive natural areas. Ensure that facilities/amenities cater for the need of all the Overstrand's inhabitants including those reliant on public transport, the elderly and physically impaired.

3.5 Vibrant and Exciting Urban Areas

Spatially, the levels of vibrancy in settlement are depended on the levels of pedestrian activity and the number of activities that take place within the settlements. A settlement's vibrancy, as does its level of liveability and sustainability, depends on a spatial form that agglomerates social and economic activities in walkable centres that encourage pedestrian activity. Vibrant centres attract people, are accessible and provide comfortable and safe places to socialise in.

	<ul style="list-style-type: none"> • Vibrant Overstrand Objective 1: Encourage the development and transformation of centres into people orientated as opposed to function and production orientated places. Encourage mixed use and high density residential development within and adjacent to urban centres. Promote centres as the primary commercial areas within settlements and suppress and limit commercial development outside of these centres. Allow only specific types of commercial development outside settlement centres. Manage the location and design of large scale retail facilities to enhance the viability and vibrancy of existing centres, as opposed to creating satellite retail centres that duplicate existing urban and rural centre functions to the detriment of the latter. Encourage through design improved safety and security in and around urban centres. <p>3.6 An Accessible and Connected Overstrand Accessibility levels are determined by the time, level of discomfort, risk and cost of reaching essential destinations such as employment, education, commercial and health care. It is an objective that Bicycle and pedestrian routes are established.</p> <ul style="list-style-type: none"> • Accessible Overstrand Objective 1: The Overstrand municipal area harbours an effective and safe road network. Prioritise road safety improvements targeted at problem areas and vulnerable groups. <p>3.7 An Overstrand That Enables A Prosperous and Diverse Economy In order to be a prosperous area, the Overstrand should value its rural and natural environments, tourist attractions and heritage resources and profit from these economic pillars.</p> <ul style="list-style-type: none"> • Economic Overstrand Objective 3: Encourage decision making regarding the development and location of new business centers based on the principle of strengthening existing centers by means of creating productive co-existence. Discourage the duplication of key business functions that would undoubtedly lead to the detriment of existing business. • Economic Overstrand Objective 7: Ensure that land allocated for business purposes are strategically located and offers what is required to optimise business functions (i.e. visibility, accessibility, extent etc.) Ensure that transportation infrastructure meets the need of business operators and clients. <p>III. Overstrand Municipal Wide Spatial Development Framework, 2006</p> <div data-bbox="507 1115 657 1326" style="float: left; width: 100px;"> </div> <p>In section 5.5.5 (i) it is mentioned that the SDF is inter alia concerned with the optimum use of land. The clause further mentions the need to provide satisfactory residential environments and further that a full range of residential needs must be catered for.</p> <p>6.2.2 Housing Strategy Ensure that the overall provision of land for housing makes provision for a balanced mix and range of housing types for all income groups.</p> <p>7.7 Greater Hermanus: Greater Hermanus is renowned for the quality of its natural environment, including sandy beaches, rocky coastline, fynbos and whales. These attributes, as well as the temperate climate, have made Greater Hermanus a popular retirement, holiday and tourism destination.</p> <p>7.7.1. Local Spatial Development Principles i. Promote:</p> <ul style="list-style-type: none"> • conservation of sensitive natural resources, • the equitable distribution of community facilities, • the provision of a range of residential housing types and appropriate densification strategies in order to retain the character of Greater Hermanus, while ensuring appropriate growth to address the growing population's housing needs. <p>LPL 2 - Balanced Housing Provision: The ongoing provision of land and / or redevelopment opportunities for residential / housing uses, within the urban edge, must be viewed as a priority.</p> <p>LPL 3 - Densification: The strategic need to reduce urban sprawl by increasing residential densities is an accepted urban growth management principle.</p>
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Adequate bulk service capacity exists for the foreseeable developments in Hermanus for the next five years. Eskom's electricity supply is near capacity but can be upgraded as the need arises.

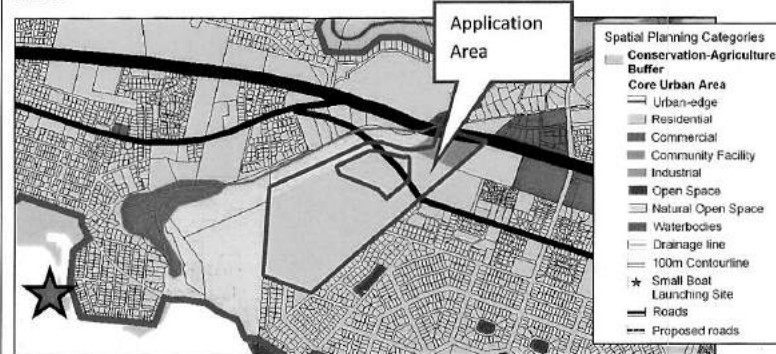


Figure 13: Spatial Development Framework Spatial Proposals Plan

IV. Overstrand Municipality Growth Management Strategy, 2010



A: Contextual Overview

(iii) Population Composition: The Hermanus West area is well represented by residents within the age cohorts of 50 years and older.

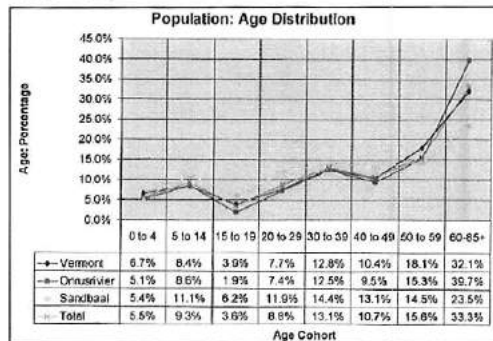
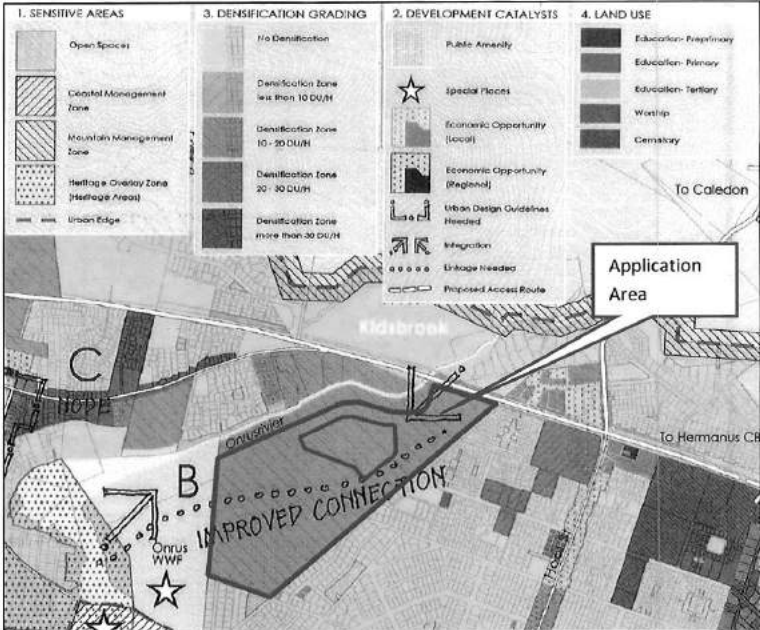


Figure 14: Overstrand Municipality Growth Management Strategy, 2010 extract reflecting age distribution.

An overall increase in the average gross residential density from 7.1 dwelling units per hectare to 10.3 dwelling units per hectare is proposed for the Hermanus West area, which represents an increase of ±3000 additional residential dwelling units.

B: Local Area Character and Density Analysis

- (i) Land use pattern: A salient characteristic of the Hermanus West area is the group housing developments that have taken place along the R43 Provincial Road where several retirement villages are now established. A concern in terms of the existing pattern in this area is the limited number of existing community facilities such as Schools, Worship and local business facilities / sites.

	<p>D: Proposed Densification Interventions</p> <p>(ii) Proposed intervention: A gradation of medium density housing on vacant land between the R43 and the 100m contour line and on the existing Sandbaai commonage on the southern bank of the Onrus River.</p>  <p>Figure 15: Extract from the Overstrand Municipality Growth Management Strategy, 2010 reflecting the envisaged land-uses for the area.</p> <p><u>Residential Densification</u> A wide variety of development forms are proposed for this Planning unit ranging from incremental development, site development and site consolidation (housing typologies B2, B3, C2, C3 and D6 (Duplex free standing, duplex row & affordable housing)) for approximately 60% of the Planning Unit area. This proposal is aligned with the township application submitted for this area however at a higher density as proposed.</p> <p><u>Community Facilities</u> The following community facilities are proposed for this Planning unit: 1 Clinic, 2 Pre-primary Schools, 1 primary School, 1 Secondary School, 1 Library, 3 Worship facilities and 4.8ha public/Private Open Space.</p>
<p>g. Civil Services</p> <p>Refer to Annexure M for the Civil Services Report</p>	<p>DECA Consulting Engineers has compiled in conjunction with GLS Consultants a services report for the application area. All internal and bulk services are available.</p> <p>The following recommendations regarding engineering services are made by DECA Consulting Engineers:</p> <p><u>Water Reticulation</u></p> <p>That the proposed internal water reticulation system will consist of a uPVC water reticulation system to be connected to the existing external water reticulation system. Upgrades will be required as proposed by Messrs GLS Consultants.</p> <p>It is proposed that in order to save water and make the proposed development more sustainable that water for the development should also be supplied by the Hermanus WWTW.</p>

	<p><u>Sewerage Reticulation</u></p> <p>That the proposed internal sewerage reticulation system will consist of a gravity uPVC piped system, which will be connected to the existing external sewerage reticulation system. Upgrades will be required as proposed by Messrs GLS Consultants.</p> <p><u>Stormwater Reticulation</u></p> <p>That the stormwater runoff expected from catchment area A and B be discharged directly into the Onrust River. That the stormwater runoff from catchment area C will require a 1 200mm diameter pipe culvert for the 1:50 RI storm event within the road reserves of Dwars- and Nico van der Merwe Streets to convey stormwater to the existing stormwater outlet at the public open space near the southern end of West End Street;</p> <p><u>Roads</u></p> <p>The site consists of three access points, respectively from Bergsig Street, End Street and the intersection of the R43 Provincial Road and Habonim Campsite road. Both Bergsig and End Street are east of the application site and run in an east-west direction through Sandbaai. The Habonim Campsite road gives access to the site in the north and connects with the R43, which distributes traffic to Onrus and Hermanus. Refer to the Traffic Impact Assessment (TIA) for the proposed development by DECA Consulting Engineers (May 2018).</p> <p>It is proposed that the link road and parking area be constructed according to the specifications provided.</p> <p>That access and intersection control to the development be provided according to the Traffic Impact Assessment compiled by DECA Consulting Engineers.</p>
<p>h. Traffic Impact Assessment</p> <p>Refer to Annexure O for the Traffic Impact Assessment</p>	<p>DECA Traffic Engineers has compiled a Traffic Impact Study for the study area.</p> <p>It can be concluded that the proposed Remainder Erf 2834 Sandbaai (De Zandt) development will have a significant traffic impact. Other important findings are summarised below:</p> <ul style="list-style-type: none"> • The development will consist of 1459 residential units, which includes single residential erven, apartments, townhouses and assisted living suited for the elderly. A commercial component will be located on a 2,472 hectare erf; • The site will obtain access via a proposed new left in / out access from the R43 Provincial Road, via the extension of Bergsig Street and the extension of End Street; • The two-lane section of the R43 Provincial Road west of Sandbaai Main Road currently operates at unacceptable service levels, which means that a parallel road needs to be provided and/or the road needs to be dualled; • There are plans to link Onrus Main Road to Bergsig Street. The existing Onrus Main Road intersection with the R43 Provincial Road will be closed and a new left in/out accesses will be provided east of the Onrus River bridge. This road scheme was commissioned by Overstrand Municipality and is independent of the Erf 2834 and Unregistered Erf 2837 Sandbaai development; • Future traffic from the possible development of Habonim as well as the development or Erf 1447 were included in background traffic against which the Remainder Erf 2834 and Unregistered Erf 2837 development's impact was measured; • The R43/ Sandbaai Main Road intersection needs to be upgraded to accommodate Year 2023 background traffic volumes; • The development has the potential to generate 860 trips (249 in, 611 out) during the morning peak hour and 973 trips (626 in, 327 out) during the afternoon peak hour; • The Sandbaai Main Road/Bergsig Street intersection will have to be upgraded to accommodate the additional traffic generated by Remainder Erf 2834.

RECOMMENDATIONS

The recommendations made in the Remainder Erf 2834 and Unregistered Erf 2837 Sandbaai (De Zandt) transport impact assessment may be summarised as follows:

- The design proposal for the new R43 – Bergsig Street – Onrus Main Road interchanges should be amended as shown in Figure 2 of the subject report;
- The developers should construct the left in / out on the R43 westbound as well as the link road up to the Erf 1 access;
- Sandbaai Main Road north of Bergsig Street should be dualled when the shopping centre on Erf 1447 (opposite the Engen Filling station) is developed;

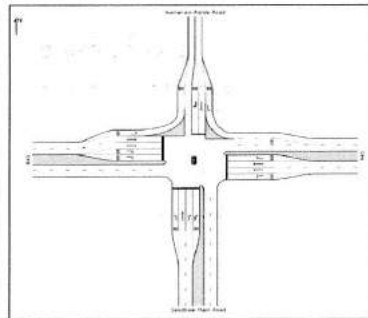


Figure 16 Extract of the Traffic Report showing Diagram 1

- The R43 / Sandbaai Main Road intersection should be upgraded as shown in Diagram 1 of the report to accommodate Year 2023 background traffic volumes;
- Further improvements may be required to accommodate total 2023 traffic volumes if the Bergsig Street link is not in place by that time. It is suggested that the Bergsig Street link should be implemented before further funds are invested in the upgrading of the R43 / Sandbaai Main Road intersection over and above those shown in Diagram 1 of the report;

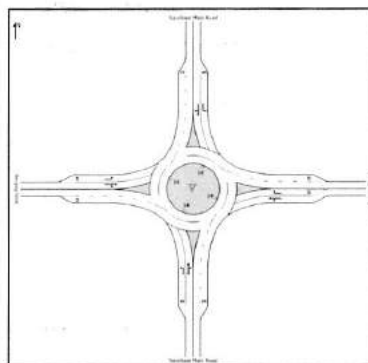


Figure 17: Extract of Diagram 2 showing improvements required at Sandbaai Main Road / Bergsig Street intersections

- The Sandbaai Main Road / Bergsig Street roundabout should be upgraded as shown in Diagram 2 of the report to accommodate background traffic volumes as well as Remainder Erf 2834 traffic;
- Short dedicated right turn lanes should be provided at stop controlled intersections on De Zandt Boulevard;
- It is recommended that sidewalks should be provided on all Class 4 and Class 5a roads in Remainder Erf 2834;

- Cycle paths should be provided on the section of Bergsig Street extension through Remainder Erf 2834;
- Sidewalks should be provided on all roads bordering the school.
- Pedestrian crossings should be provided at all main intersections, and at the access to the school;
- Public transport embayments should be provided on Bergsig Street in the vicinity of the school and business precinct.

ANNEXURE B 20/45

i. Environmental Assessment	<p>A meeting with the relevant officials from the Provincial Department of Environmental Affairs and Development Planning (DEA&DP) were held on 14 May 2018 refers.</p> <p>After the said discussions were concluded, DEA&DP recommended that an application process be followed to formalise the change in ownership and to amend the environmental authorisation.</p> <p>In response to the above Messrs EnviroAfrica submitted an Amendment Application relating to the change in ownership and transfer of rights and obligations and also Amendment Application which included a 30-day public commenting period of the original registered interested and affected parties as well as all adjacent property owners and organs of state.</p> <p>Considerations to the comments need to be considered by the DEA&DP and determine the process to follow.</p>
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4. The application motivation

Motivation for the application:

Refer to Annexure I for the Layout Plan

4.1 Introduction and background

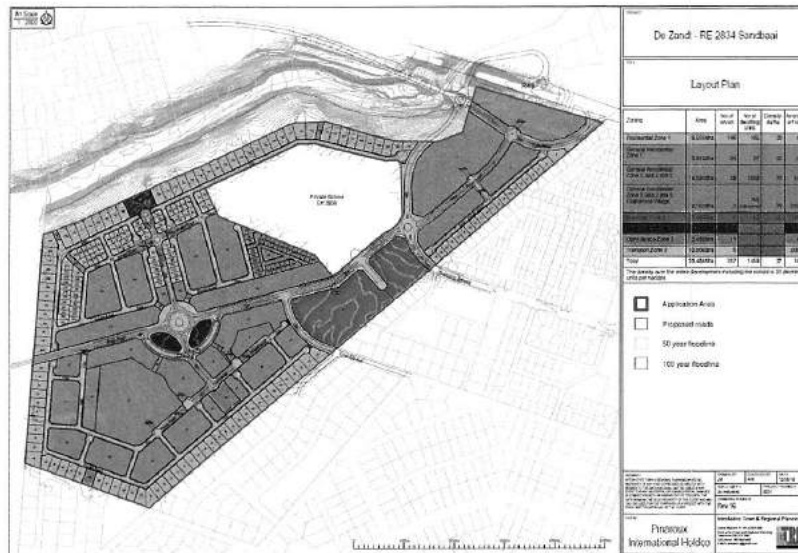
The objective of this application is to establish an exceptional residential development which provides for higher densities and a walkable, accessible and sociable development, catering for a wide variety of housing types. These housing types provides for a variety of income groups of the growing population of the Overstrand.

With the development of new townships in the Overstrand, specifically in Hermanus, the decision-makers consider respecting the existing character, heritage and environment as vitally important.

This proposed township is envisaged to be a sustainable low maintenance residential development with supporting land-uses. This assures independence and convenience for the residents of the township and affected community by providing access to the surrounding focal points such as the school, the Onrusriver, the beach and the surrounding mountains through the Onrusriver open space system.

4.2 Summary of the Development Proposal

This amended layout makes provision for a lifestyle development where all facilities are within walking distances through pedestrian walkways contributing towards augmented social interaction.



The application area can be seen as an area being divided into three primary residential cells. These cells are created by the proposed extension of Bergsig Road towards Onrus linking with the future by-pass route and a proposed boulevard running from the existing traffic circle in a southerly direction creating a northern cell, and south-eastern and south-western cell respectively.

The **northern-eastern residential development cell** is primarily made up with a future access road from the R43 Provincial Road and a link road from the R43 access road leading towards the existing traffic circle at the Curro Private School. Single Residential erven are proposed along the eastern boundary of the application area abutting the existing Sundew Villas town house development with transitional housing between the proposed single residential erven and the proposed north-south link access road leading towards the existing traffic circle and a high density residential development between the north-south link access road and the western boundary abutting the Onrusrivier.

The **north-western development cell** flanks the northern and southern boundaries of the existing Curro Private School. This cell is layered with single residential erven of approximately 600m² along the outside boundary adjacent to the Onrusrivier and the Habonim Camp Site with intermediate density single residential erven sited centrally between the high density residential erven along the western side of the proposed boulevard.

This north-western development cell is further divided by a public access road (secondary boulevard) from the proposed main boulevard providing a link road from the boulevard towards the general access of the Onrusrivier open space and path area. All the residential developments within this development cell will be included in the enclosed access control residential developments.

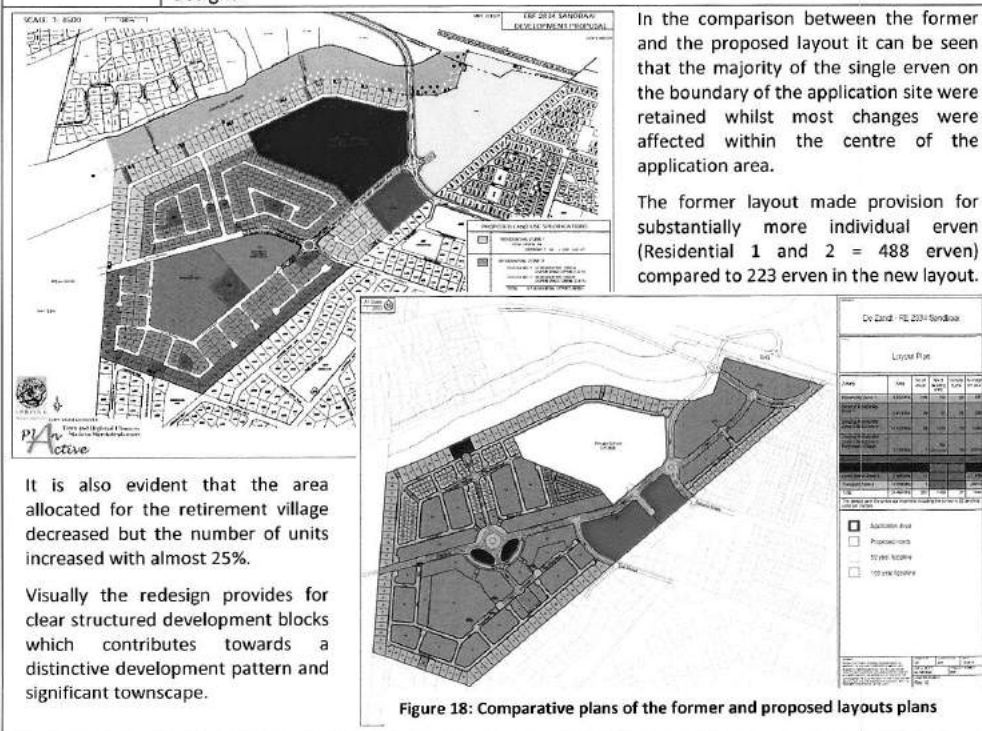
The **southern development cell** consists of the retirement village as well as a local retail development. Similar to the north-western development cell this development cell is layered with low density single residential erven on the south-eastern and eastern boundaries of the application area bordering Sandbaai and the Habonim Camp Site respectively. Intermediate density duplex housing and the retirement apartments (frail care and dementia apartments) are proposed between the high density housing along the proposed main boulevard.

4.1 Comparison between the former application and the proposed layout

The application area, the Remainder of Erf 2834 and Unregistered Erf 2837 Sandbaai formed part of land that was sold on tender by the Overstrand Municipality during 2017.

After various consultation sessions with the local authority a new development proposal was developed. In summary the new development proposal makes provision for 57% (530 units) more residential units resulting in an increase in the density from 20 dwelling units per hectare to 32 dwelling units per hectare.

The following plans and tables provide a comparative summary between the two layout designs:



ANNEXURE B 23/45

Description	Previous										
	Non-Retirement					Retirement					
	Erven	Area m ²	% area	Units	% units	Erven	Area m ²	% area	Units	% units	Total Units
Zoning											
Residential 1	94	60412	15%	94	10%	46	28992	7%	46	5%	140
Residential 2	151	60001	15%	151	16%	83	72666	18%	197	21%	348
Residential 3	322	64461	16%	322	35%	1	16845	4%	118	13%	440
Business	1	12500	3%	0	0%	0	0	0%	0	0%	0
Transport Zone 2	1	49142	12%	0	0%	1	15629	4%	0	0%	
Open Space	6	4442	1%	0	0%	5	9510	2%	0	0%	0
Total	575	250957	64%	567	61%	136	143642	36%	361	39%	928
Description	Proposed										
	Non-Retirement					Retirement					
	Erven	Area m ²	% area	Units	% units	Erven	Area m ²	% area	Units	% units	Total Units
Zoning											
Residential Zone 1	149	57511	15%	149	10%	47	28083	7%	47	3%	196
General Residential Zone 1	29	8123	2%	27	2%	0	0	0%	0	0%	27
General Residential Zone 3 Bulk Zone 2	16	104920	27%	785	54%	13	61301	16%	401	27%	1186
Business Zone 3	2	24952	6%	50	3%	0	0	0%	0	0%	50
Transport Zone 3	4	80263	20%	0	0%	1	19803	5%	0	0%	0
Open Space Zone 2	3	4965	1%	0	0%	0	0	0%	0	0%	0
Open Space Zone 3	7	1958	0%	0	0%	4	2967	1%	0	0%	0
Total	210	282691	72%	1011	69%	65	112154	28%	448	31%	1459

Table 1: Table Comparative table reflecting the difference between the zoning and number of units of the former and the proposed development

From the above comparative plans and tables, it will be noticed that in the redesign the business area is substantially larger. This is the result of a mixed-use (business and residential) proposal in the redesign.

The resilience of the new scheme is further strengthened by a wider range of housing typologies (greater variety of housing types and sizes) based on extensive market research addressing the need for a selection within the price range for different income groups.

In conclusion the higher density redesign results in a more functional layout where a scarce land resource is more optimally developed through progressive urban design.

The Need

4.2 The Need

Information researched from Lightstone Town Reports highlights the following composition of the Hermanus property market from 1 February 2017 to 31 January 2018:

Ownership / Housing type	Traditional Township		Estates		Total
	Freehold	Sectional Title	Freehold	Sectional Title	
Units in Hermanus	13 533	1355	2 428	462	17778
%	76.1	7.6	13.7	2.6	100.0
Homes sold	484	136	328	58*	1006
%	48.2	13.5	32.6	5.7	100.0
Average home selling price	R2 270 000	R1 380 000	R1 700 000	Info not available	
Erven	124		93		217
Average prices	R624 000		R585 000		

Table 2: Lightstone Town Report summary

*calculated

From the above table it can be derived that the relationship of properties (freehold and sectional title) sold in estates are substantially higher compared to the distribution of the properties within traditional townships.

From the Property24 website the following market trends are evident within Hermanus for the period of April 2017 to March 2018:

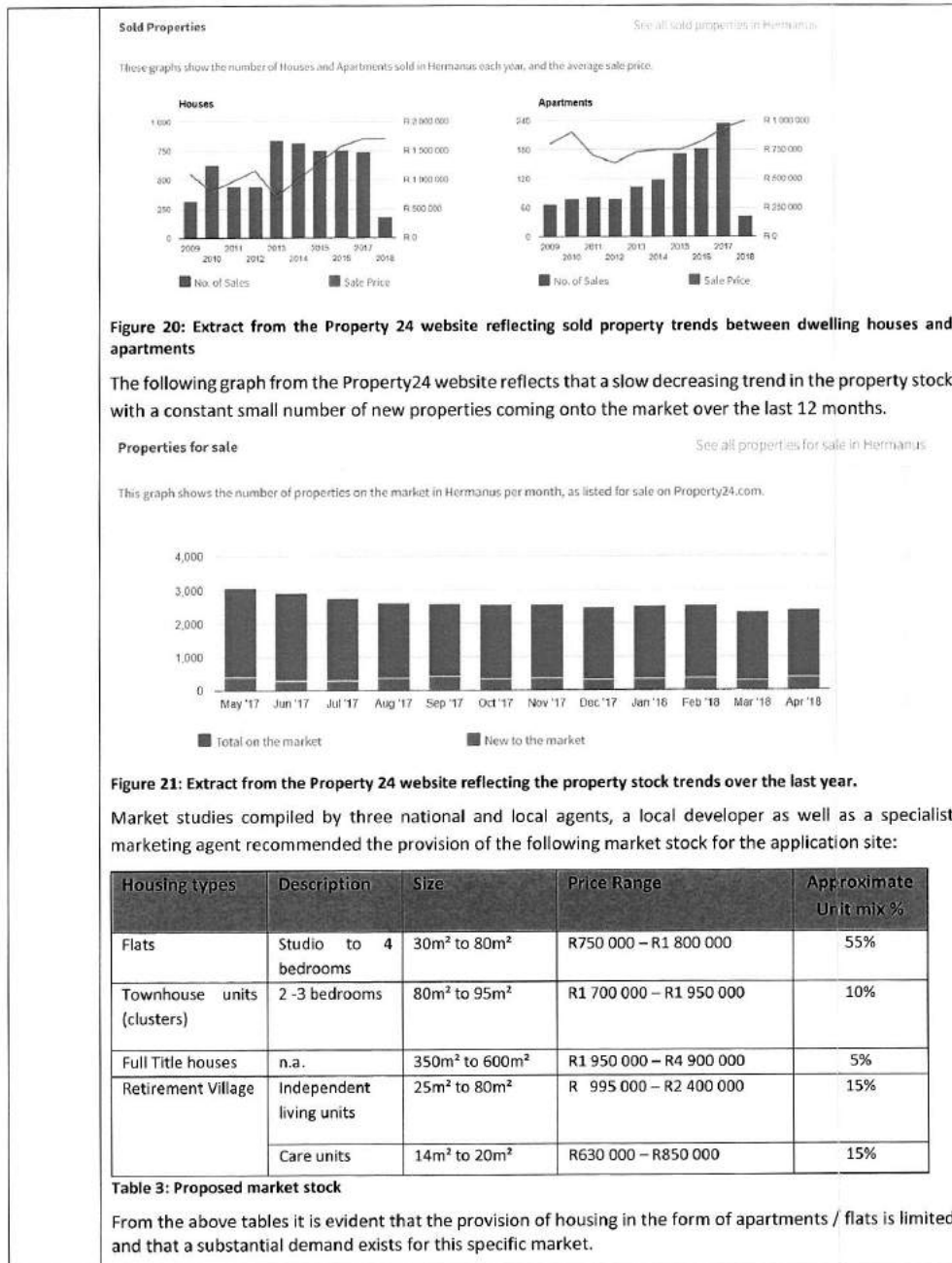
Who Owns Property in Hermanus



- Substantially more buyers than sellers within the age group between 18 and 35
- Substantially more sellers than buyers within the 65+ years age group
- Substantially less buyers than sellers within the 65 years+ age group
- Most buyers fall within the 36 to 64 year age group
- Most sellers fall within the 36 to 65+ years age groups with slightly more in the 50 to 64 age group compared to the 36 to 49 year age group.

Figure 19: Property sales trends from April 2017 to March 2018

In the following graphs obtained from the Property24 website it is evident that the demand for apartments are constantly increasing based on the economic assumption that the increase in demand contributes towards an increase in price. The increase in sales of apartments are also clearly evident from the graphs here-below:




4.3 The Strategic Town Planning Approach towards the proposed development

Careful consideration was taken prior to the decision to amend the layout. The amendment of the layout, which contributed towards the densification of the application area, was specifically made within a land use, urban design, social and economic context.

This development proposal forms part of an integral strategy of the Overstrand Municipality to improve the quality of the urban environment where a specialist planning team contributed towards aspects such as building design, building orientation, scale of the development, urban design, landscape setting, infrastructure provision, community service provision and socio-economic trends.

In terms of land use, a variety of residential types with mixed uses are proposed within a fine grain development creating an ideal environment to apply densification. The different land-uses were specifically located in such a way as to accommodate the community uses centrally and within easy access of existing community facilities; thereby enhancing the existing character of the surrounding environment.

Urban design formed the backbone of this development proposal. The development is done in visual harmony with the built and natural context by limiting the height of the buildings in accordance with the topography and the surrounding built environment.

	<p>As part of the urban design, an own identity is envisaged to foster a "sense of place" where the distinctive development pattern will ensure a most significant townscape. The De Zandt distinctive identity is planned to be created by providing strong linkages and corridors between the settlement and the open space areas flanking the Onrusriver, contributing to mountain views, providing transitional urban context towards the core and central positive public activity spaces and thereby establishing particular positive house-street-open space relationships and inter-actions. From an urban design point of view special attention was also given to the scale, massing, height of buildings, the topography and landform enhancing views, vistas and also landmarks as part of the development.</p> <p>A clear layout pattern with an interconnected road network and open spaces results in a high degree of connectivity and minimising walking distances, which contributes to the accessibility and permeability and the positive application of increased densities.</p> <p>The legibility of the development proposal is enhanced by providing specific landmarks in the open spaces adjacent to the boulevard. The character of the public realm is augmented with proposed hard and soft landscaping in the design of the application area.</p>
	<p>4.4 The Structuring Design Elements</p> <p>The structuring design elements of the application site consists of a main and secondary boulevard, a central park, open space system and links, and community facilities such as the lifestyle centre, the bowling green, a central local retail development. The structuring elements contribute towards the objective of the development site of establishing a compact walkable residential neighbourhood with a wide range of supporting uses enhancing the variety of residential types.</p>
<p>The Village Green</p> <p>A central park, The Village Green, is proposed as a main focal feature to the development.</p> <p>Apart from providing a landmark for the development, this Village Green is envisaged to establish a place of vibrant activity for general use by the public; a significant landmark and place-making element.</p> <p>It is planned as a place where weekend markets can take place, an entertainment area and general recreation area located centrally and in close proximity to the highest density component of the development, the structuring boulevard.</p>  <p>Figure 22: Artist impression of the central park</p>	

The Access Roads to the application area

The points of access to the application area is proposed from Bergsig Street, End Street as well as a new link from the R43 Provincial Road. The Overstrand Transport Plan, outlining the future transport infrastructure for the Overstrand



Figure 23: Road design proposal for the new access via an interchange from the R43 Provincial Road

Municipal area; inter alia includes the closing of Onrus Main Road at the R43 / Chanteclair intersection with the provision of a new access via an interchange east of the R43 Provincial Road bridge over the Onrus River.

This Overstrand Transport Plan proposes that the Onrus Main Road should be "extended eastwards over the Onrus River, to connect with Bergsig Street in the Sandbaai area with the intention that Onrus Main Road become part of the Hermanus Parallel Road".

The proposal (refer to Figure 2 of the attached Traffic Impact Study report and also Figure 23) shows the extension of Onrus Main Road across the Onrus River to a new roundabout where the northern leg will pass underneath the existing R43 Provincial Road bridge over the Onrus River to link up with the R43 eastbound. The eastern leg will link up to the R43 westbound and the southern leg and link up with Bergsig Street at the existing Curro School roundabout.

These changes are the result of existing geometric constraints of the existing Onrus Main Road linking onto the R43 Provincial Road as well as the exceeding and deteriorating Levels of Service of the R43 Provincial.

In conclusion it can be stated that this road does constitute a material change from the previous layout but is a requirement from the Western Cape Department of Transport and Roads to improve the traffic situation holistically for the area. The Traffic Impact Assessment confirmed this resulting to specific proposals to ensure the most efficient layout of the access road to link up with the identified future collector routes and minimize impact on traffic flow.

In addition to the above, access to the application area is provided from Bergsig Road. Bergsig Street forms part of the planned Class 3 road to run parallel to the R43. The extension of Onrus Main Road up to Bergsig Street, is expected to cause considerably traffic increase along this route. The Overstrand Transport Master Plan acknowledges that Bergsig Street will serve as a Class 3 function road. In anticipation of this expected increase in traffic volumes an access management plan was drawn up for Bergsig Street in 2017 (Deca, Access Spacing on Bergsig Street, 22 August 2017). The purpose of the Plan was to show possible interventions for the rationalisation of existing substandard access spacing.

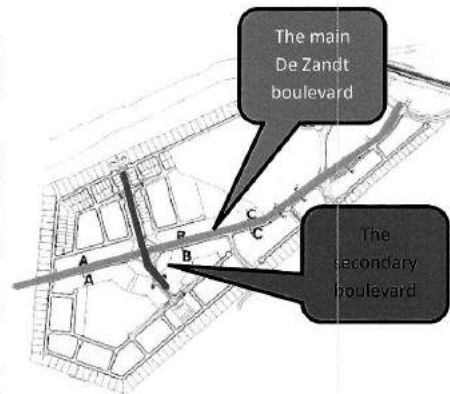
Access to and from the application area is also proposed from End Street. Taking the proposed development into consideration all movements will remain to operate at a Level of Service A based on the traffic analysis.

Two boulevards are proposed within the application area, the main boulevard stretching centrally from the northern side through to south-western side of the application area and providing access to the Habonim area. A secondary boulevard intersecting the boulevard linking the northern side with the southern side.

The main boulevard with varying width is proposed as one of the main structuring elements of the application site.

This main boulevard provides for three varying sections / areas creating green visually pleasing areas and interconnectivity to the residents, pedestrians and road users.

Along the eastern side a 16m road wide single-lane boulevard lined with street parking, trees and flanked with high density flats are proposed, as illustrated in the following sketches of Section A-A:



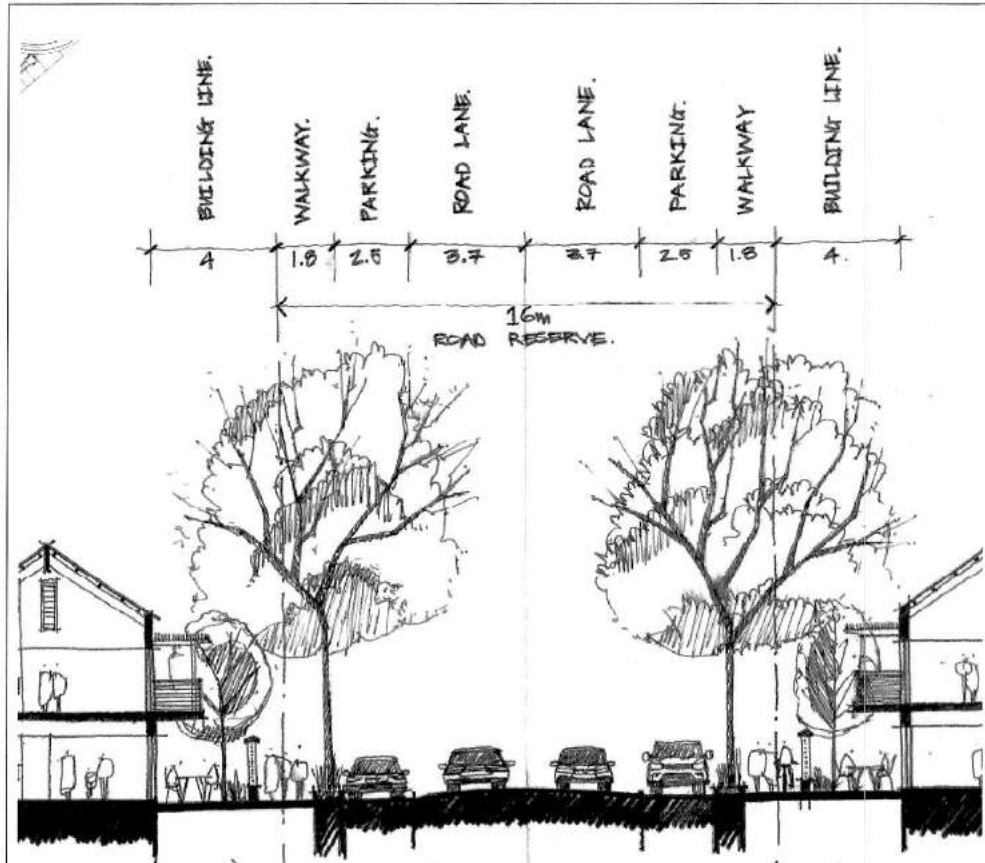


Figure 24: Section A-A illustrating the envisaged inter-connectivity between the residential component and the street activities and facilities.

This design will contribute towards creating inter-connectivity between the residential units and the activity along the walkways within the 16m road reserve.

The second section (Section B-B) of the boulevard where 20 m wide road reserve is proposed, provision is made for a two-directional road with a 4 m wide tree-planted median, also flanked with parking and similar typology flats. This section of the boulevard will enhance the identity of the distinct development townscape pattern.

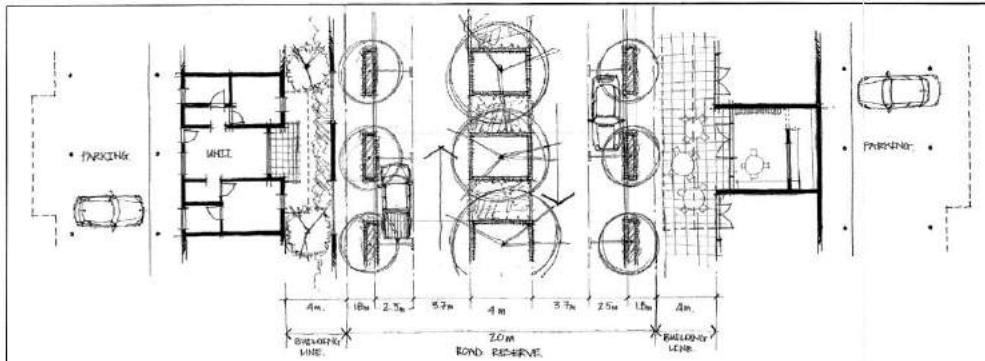


Figure 25: Plan illustrating the boulevard along Section B-B

The third section (Section C-C) along the main boulevard is located at the retail component of the application site. In this section the existing private school and high-density flats are proposed on the one side of the boulevard with mixed-use buildings on the opposite side of the boulevard.

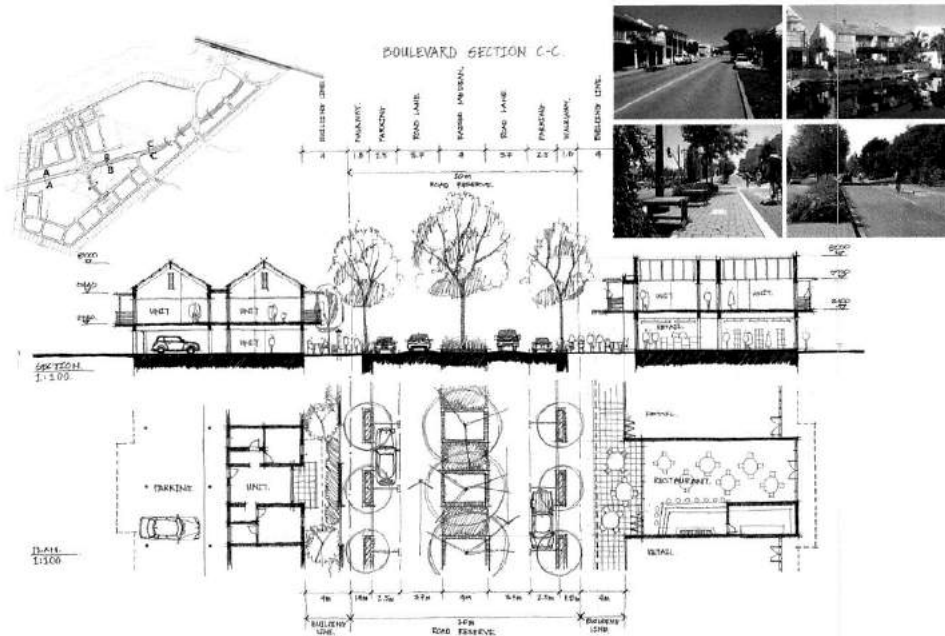
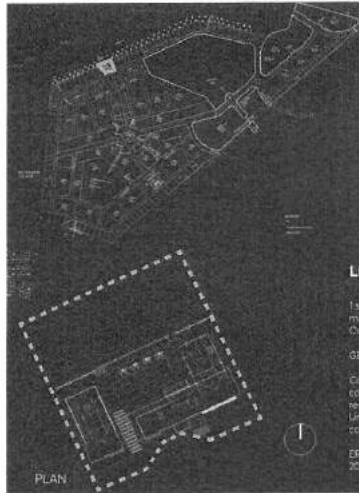


Figure 26: Sketch showing the activities proposed at the proposed shopping centre augmenting the vision for the development.

On the ground floor of this section of the boulevard, shops and restaurants facing the road are proposed, thus creating the opportunity for street cafés encouraging street activity with vibrant streetscapes.

This combination of land-use and activity within this urban design proposal is foreseen as a pristine example where scale, massing and land-use are brought together to create collective conglomeration advantages of residential living and economic opportunity.

The Lifestyle Centre and Bowling Green



A Lifestyle Centre and Bowling Green are further proposed as part of the structuring elements for the proposed redevelopment of the application area.

A lifestyle centre /clubhouse is proposed at the north-western end of the secondary boulevard providing recreational facilities in support of the higher density residential development.

This clubhouse is envisaged to provide facilities such as a library, swimming pool, and gymnasiums under the management of the home owners associations.

Lifestyle Center

1 storey
max ridge heights of 8 meters @
Coverage 46%
GBA 897m²
Community lifestyle centre with
concourse, meeting facilities, gym, rec-
reational facilities, and swimming pool.
Undercover bike area next to pool for
community use.
EST. SIZE
2033m²

A bowling green is proposed at the southern end of the secondary boulevard as part of the structuring elements of the application site.



Figure 27: Lifestyle Centre

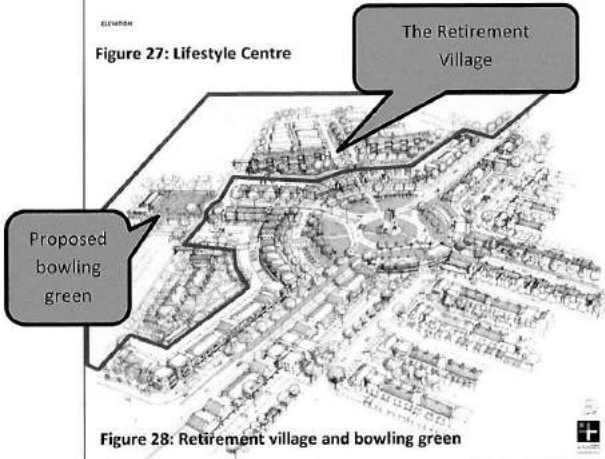


Figure 28: Retirement village and bowling green

The location of the bowling green on the south-eastern side of the application area is within close proximity of the retirement section of the application area.

Evident from the layout plan is that the proposed bowling green is conveniently accessible from the secondary boulevard.

The bowling green is foreseen to be managed and maintained by the home owner's association for the area.

The Open Spaces System

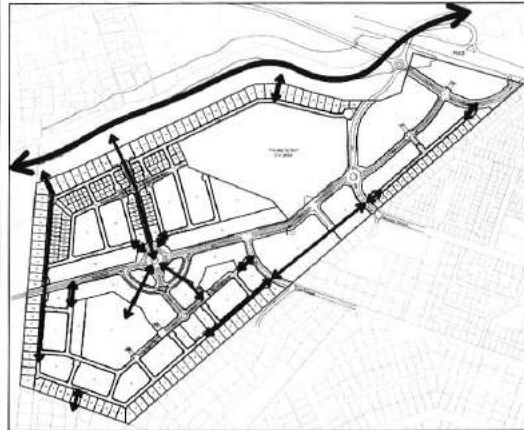


Figure 29: Open Space System

These links contribute to the connectivity and permeability of this application site with the internal open space facilities and external open space system aligned with the objectives set out in the relevant spatial policies of the local authority.

Visibility and connectivity to the natural open space system along the Onrusriver is planned to be provided by transparent fencing as illustrated in the following extract from the architectural guidelines:

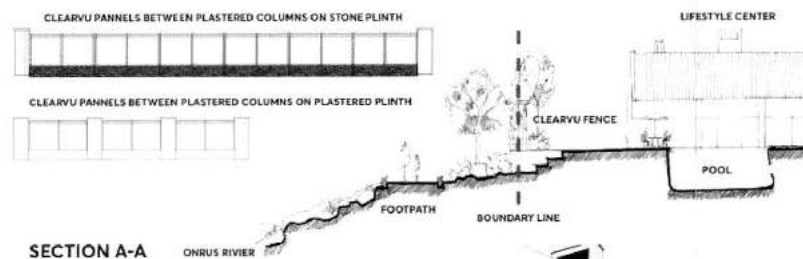


Figure 30: Extract from the Architectural guidelines showing the fencing proposed along the Onrusriver open space system

Retail Development with flats on the first floor (Community Facility)

A retail development, forming part of a community facility, is proposed centrally and south-east of the existing traffic circle and directly opposite and east of the existing Curro Private School. This local shopping centre is envisaged to provide mainly in the needs of the residents within the application area, passing traffic and parents of the school students.

The proposed retail development makes provision for 2 erven, proposed Erven 28 and 29. The total area of these two erven amount to approximately 2,5ha. Access to the erven is proposed via a direct access road opposite the existing private school's access road as well as a proposed "left-in" along the main boulevard to Erf 29.

Erf 28 is envisaged to accommodate a convenience store, a car wash as well as a fast food drive-through facility. The total leasable area, based on the preliminary layout, amounts to approximately 1280m².

Erf 29 is proposed to accommodate 4 050m² business area on the ground floor with 50 residential dwelling units (1-bedroom flats) on the first floor.

Based on the standard parking requirements, 527 parking bays will be required. To accommodate these parking bays basement parking is proposed to be provided.

The positioning of the shops is proposed adjacent to the main boulevard and the two access roads; Bergsig and End Streets designed with parking between the shops and the existing residential area.

Apart from bringing about interaction and connectivity along the main boulevard, the positioning of these shops along the boundary of these collector roads creates a buffer between the activity at the shops and the existing residential dwellings in Sandbaai.

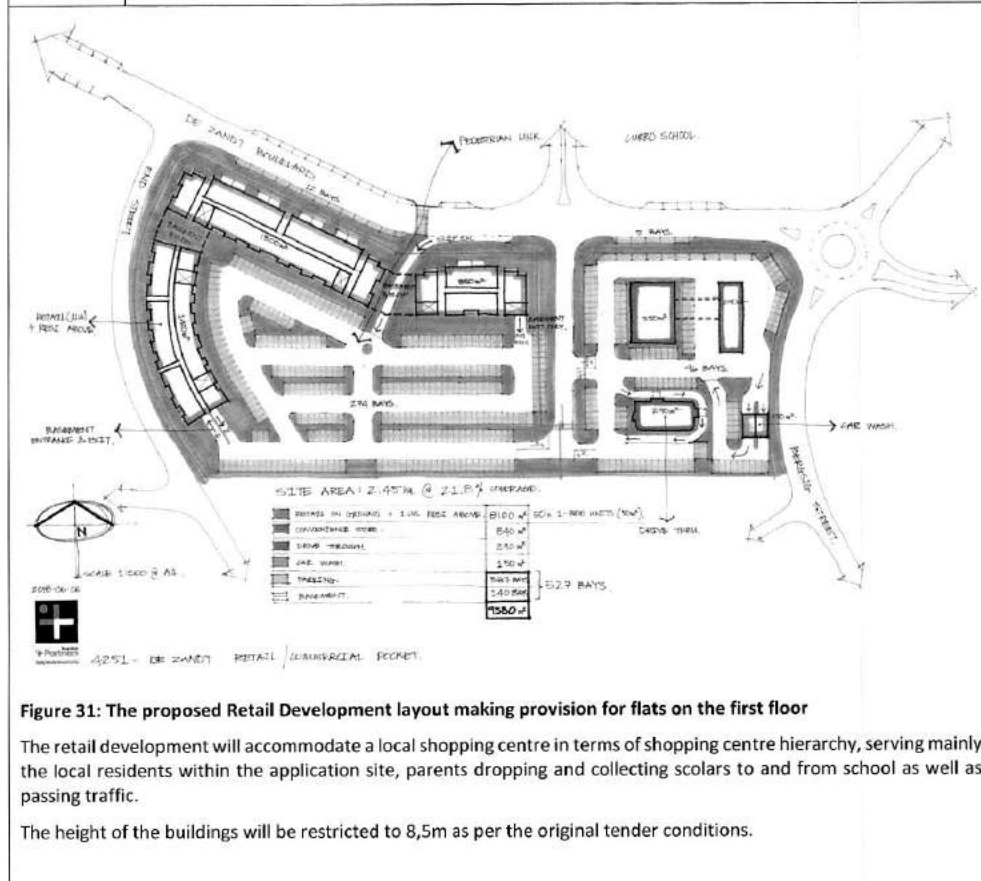


Figure 31: The proposed Retail Development layout making provision for flats on the first floor

The retail development will accommodate a local shopping centre in terms of shopping centre hierarchy, serving mainly the local residents within the application site, parents dropping and collecting scolars to and from school as well as passing traffic.

The height of the buildings will be restricted to 8,5m as per the original tender conditions.

4.5 The Residential component

Land is a scarce resource within the Overstrand Municipality whilst the demand for housing is continuously increasing. Subsequently sensible strategies for addressing this growing housing need are required. Densification, consistent with the approved spatial policies for the area together with the application of new urbanism principles have been applied to achieve the optimal utilisation of the land.

The application area is designed in such a way that the highest residential densities decreases outwards from the centre of the application area towards the periphery where the lowest residential densities are proposed.

The central placed collector roads linked to an interconnected road network, pedestrian friendly sidewalks as well as a range of community facilities within easy reach of residents, contribute towards low impact on the existing surrounding developments.

The design and layout of the application area strives to achieve and promote better quality urban living by providing a more compact, sociable and tranquil living environment, encouraging walking within a safe and aesthetically pleasing environment with short distances to community and recreational facilities.

Subsequently this centrally focussed densification design restricts impact on the existing surrounding developments.

Eight housing typologies in accordance with the scientific determined market need is proposed for this development.

These housing types are the following:

- Typology A: Boulevard Edge-Block Apartments
- Typology B: Frail Care and Dementia / Alzheimer facilities
- Typology C: Transitional Town Blocks
- Typology D: Semi-Detached Duplex Houses
- Typology E: Polo Pad Duplex Town Houses
- Typologies F to H: Single Residential Houses

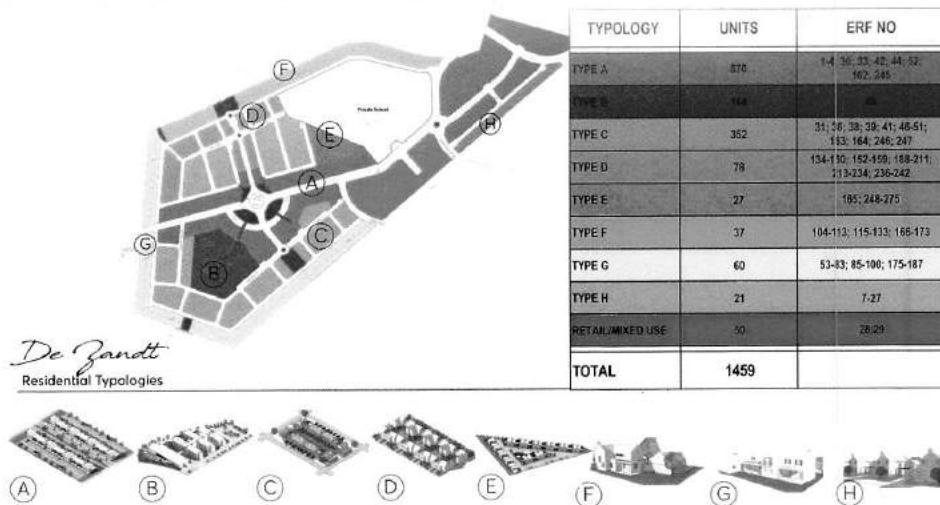


Figure 32: Locational plan of the different proposed typologies.

As previously mentioned the application area consists of a conventional residential area as well as a retirement village area. Within the retirement village area conventional housing typologies are also proposed for the elderly.

The different typologies represent different densities. The lowest density typology housing is proposed mostly on the edges of the application area increasing inwards to the centre of the development area around the Village Green and main boulevard.

Each of the different typologies are contextually discussed in the following section of this report:

a. The Boulevard edge block typologies:

The Boulevard edge block units are proposed mainly to be located adjacent to the Village Green and the Boulevard and also on the north-eastern side between the existing Bergsig Street extension and the R43 Provincial Road.

These Boulevard edge block units are designed to make provision for 50m² one and 75m² two bedroom units with a 40/60% ratio respectively.

The height of these Boulevard edge block units will be limited to 2 storeys of 8m at a density of 80 dwelling units per hectare to complement the general visual character of the area and Hermanus.

Parking for this typology is proposed on site mainly behind the development away from the road edge.

These units will form part of a development block within enclosed access control areas but within easy walkable access of the community facilities such as the Lifestyle centre, the Village Green, school and shops.

The Boulevard Edge-Block Apartments

2 storey;
max ridge heights of 8 meters @ 80 U/ha density.

We will look at stepping these blocks and creating irregular variations in the roof skyline.

Units:		
21 x 2-BED	(60%)	75m ²
14 x 1-BED	(40%)	50m ²
63 PARKING BAYS		

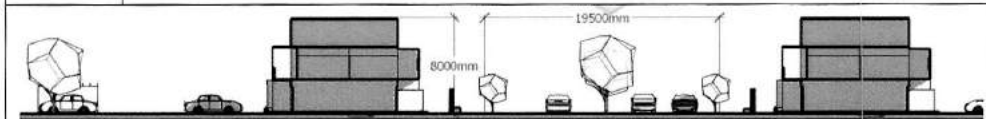
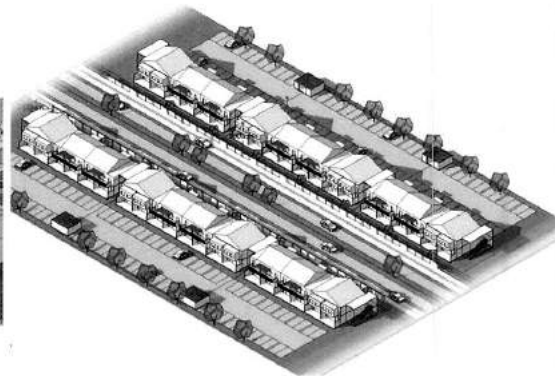


Figure 33: Sketches reflecting the section and arial view of the proposed Boulevard Edge Block units



3D VIEWS



b. Frail Care, Dementia and Alzheimer's Facilities

The Frail Care, Dementia and Alzheimer's facilities form part of the proposed retirement village within the application area.

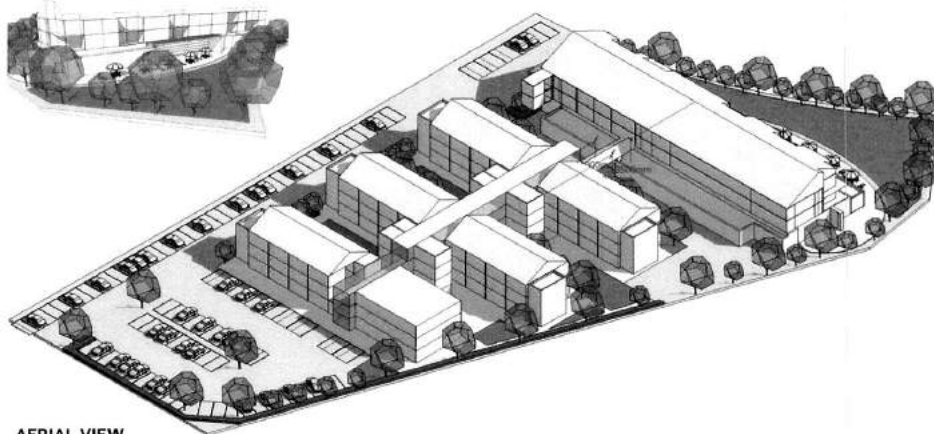
These facilities are proposed centrally on the south-eastern side of the application area. The area allocated for these facilities amount to approximately 2,1ha and is planned to make provision for approximately 164 frail care rooms and 164 dementia and Alzheimer rooms. The rooms are planned to be approximately 20m² each with en-suite bathrooms.

The landscaped Frail Care and the Dementia and Alzheimer's facilities are proposed in separate complex blocks with their own unique required care facilities.

The buildings are proposed as three storey buildings with a maximum height of 13,5m. Being within the retirement village, all community facilities aimed at the elderly will be in close vicinity of the proposed development.

Typologies of the Frail Care, Dementia and Alzheimer's facility is illustrated here-below:

The Frail Care and Dementia/Alzheimer Facilities



AERIAL VIEW

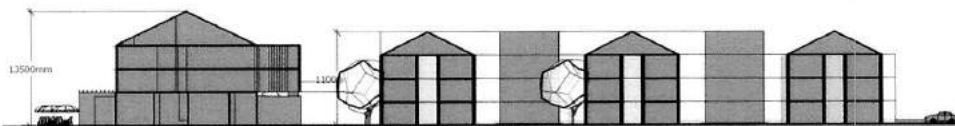


Figure 34: Sketches showing the planned Frail Care and Dementia and Alzheimer facilities proposed for the application site.

c. The transitional town blocks

The Transitional Town Blocks represent Typology C of the various typologies proposed.

These Transitional Town Blocks are proposed for the conventional as well as for retirement sections of the application area as illustrated in Figure 28.

The Transitional Town Blocks are designed to be accommodated as development blocks with a combination of three-bedroom duplex units of approximately 130m² and two and three-bedroom apartments of approximately 65m² and 85m² respectively. All units are proposed as two storey units with a maximum height of 8m. The density of this proposal results in approximately 57 dwelling units per hectare. The total number of units for this typology amounts to 352.

These proposed units make provision for individual gardens for the duplex units as well as communal gardens within each development block. On-site parking will be provided in accordance with the town planning criteria.

These blocks which form part of a transitional density housing types, are mostly bounded by a lower density type of housing on the one side with higher density development on the other side.

It will also be noted that the location of these development typologies is within easy walkable reach of the community facilities within the application area.

The following sketches provide for an overview of the envisaged Transitional Town Blocks:

The Transitional Town Blocks

2 storey;
max ridge heights of 8 meters @
57 U/ha density.

This will be a combination of
duplex town houses and corner apart-
ment blocks.

Units:	
12 x 3-BED DUPLEX	130m ²
4 x 3-BED APARTMENT	85m ²
12 x 2-BED APARTMENT	65m ²

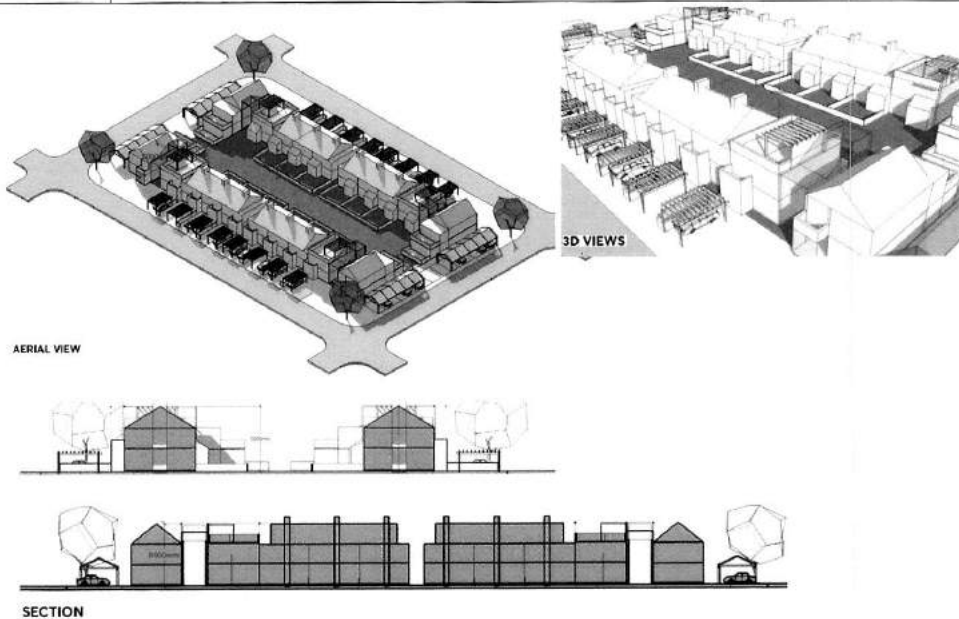
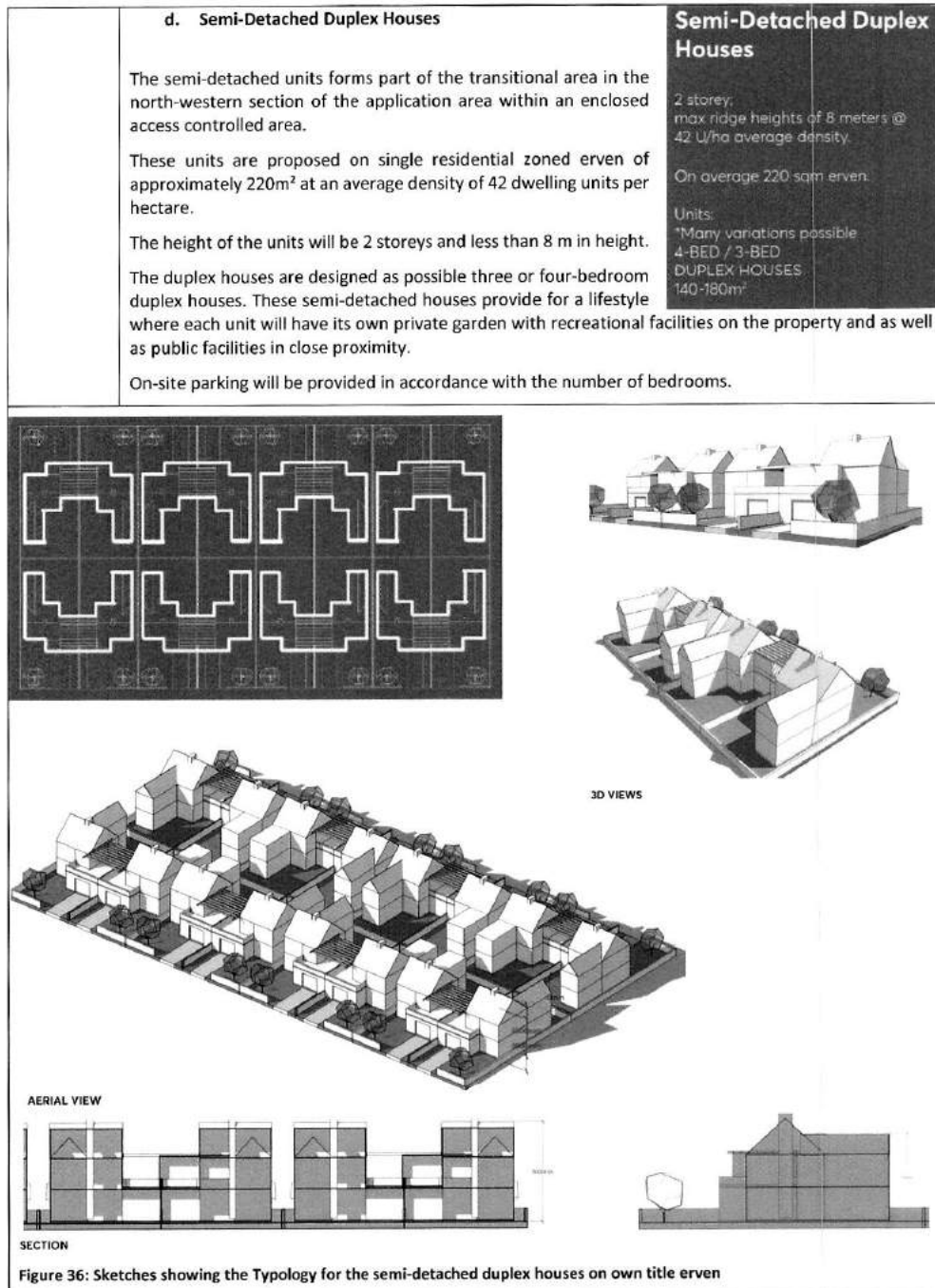


Figure 35: Sketches illustrating the Transitional Town Blocks



e. Polo Pad Duplex Town Houses

The upmarket Polo Pad Duplex Town Houses are proposed directly south of and adjacent to the existing private school as Typology E.

These housing units will also form part of the access controlled enclosed development.

These units are designed to be between 120m² and 180m² floor area on General Residential Zone 1 erven of approximately 200m².

These units will mostly consist of three-bedroom duplex units at a density of 32 dwelling units per hectare.

As part of this polo pad development an exclusive clubhouse will be provided with clubhouse facilities.

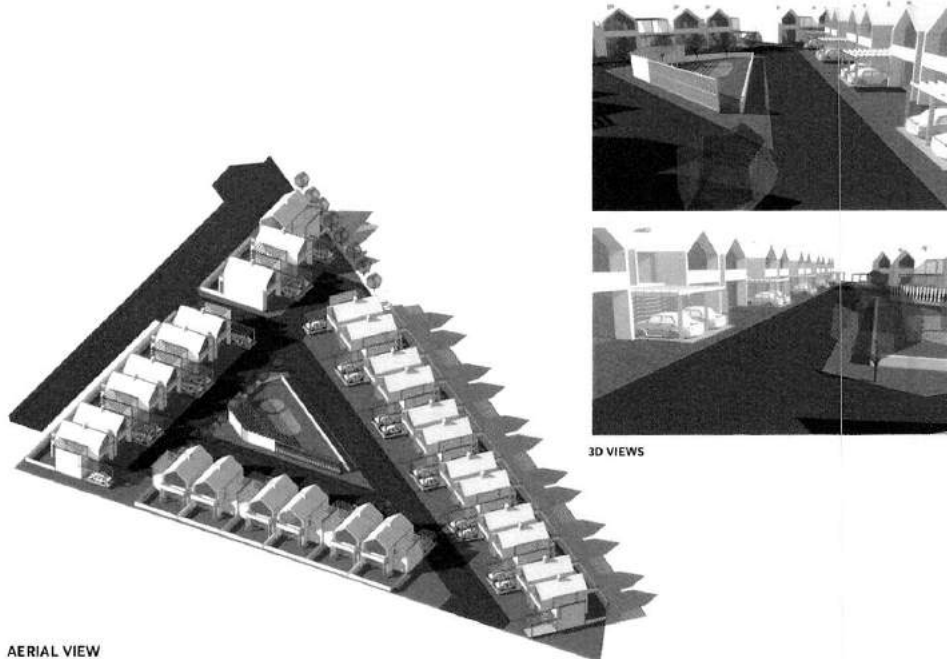
The Polo Pads Duplex Town Houses with Pool

2 storey;
max ridge heights of 8 meters @
32 U/ha density.

On average 185 sqm per erven.

Units:
*Many variations possible

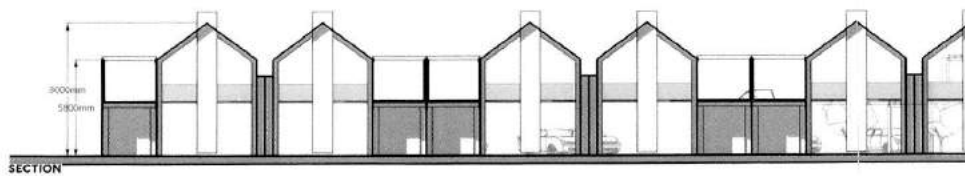
DUPLEX
TOWN HOUSES
120-150m²



AERIAL VIEW

3D VIEWS

Figure 37: Sketches showing the Polo Pad Duplex Town Houses on own title erven



SECTION

f. Single Residential Housing (Typologies F to H)		
<p>Three typologies have been designed for single residential erven.</p> <p>The single erf Typology 1 houses (also Typology F) are proposed for the areas along the boundary adjacent to the Onrusriver open space system.</p> <p>The average size of the erven are approximately 660m² along the Onrusriver open space boundary representing a density of approximately 15 dwelling units per hectare. Two-storey houses with a floor area of approximately 300m² are envisioned for these erven.</p> <p>Typology 2 (also Typology G) single erven housing units form part of the retirement village along the southern boundary of the application area bordering Sandbaai.</p> <p>The average size of these erven is proposed to be almost 600m² in extent with dwelling units of 260m² gross floor area. This area represents a density of approximately 17 dwelling units per hectare.</p> <p>The housing type, Typology 3 (also Typology H) single erven housing, is proposed on the north-eastern side of the application area, bordering the Sundew Village town house development.</p> <p>The average size of the Typology 3 single erven is approximately 330m² where double storey houses of approximately 190m² are proposed at a density of 30 dwelling units per hectare.</p>	<p>Single Erven House Typology 1</p> <p>2 storey; max ridge heights of 8 meters</p> <p>GBA 289m²</p> <p>Units: *Many variations possible</p> <p>SINGLE ERVEN 664m²</p> <p>Single Erven House Typology 2</p> <p>2 storey; max ridge heights of 8 meters</p> <p>GBA 280m²</p> <p>Units: *Many variations possible</p> <p>SINGLE ERVEN 578m²</p> <p>Single Erven House Typology 3</p> <p>2 storey; max ridge heights of 8 meters</p> <p>GBA 198m²</p> <p>Units: *Many variations possible</p> <p>SINGLE ERVEN 337m²</p>	<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 10px auto;">F</div> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 10px auto;">G</div> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 10px auto;">H</div>
Typology 1/F	Typology 2/G	Typology 3/H
Proposed floor plans		
Three dimensional views and sections		

Figure 38: Sketches of the Single Residential Housing

4.6 Architectural Design Guidelines



Figure 39: Extract of the Architectural Guidelines

Architectural Design Guidelines for the development of the different typologies of housing have been compiled by internationally renowned Boogertman Architects and Urban Designers in support of the proposed development.

These design guidelines are anticipated to be implemented and managed through the to be established home-owners associations in collaboration with the local authority. As a result of the number of enclosed development units, a master home association with affiliated home owner associations will be created to manage and control each of these units in accordance with their own requirements.

These Architectural Design Guidelines is meant to ensure good quality development in terms of inter alia gable, balcony and roof proportions as well as landscaping and fencing.

The fencing of the application area is also addressed in the guidelines. As illustrated in the following extract from the architectural guidelines, Clear-Vu fencing (with a base) is proposed along the western boundary and a 2,3m high solid wall along the other boundaries.

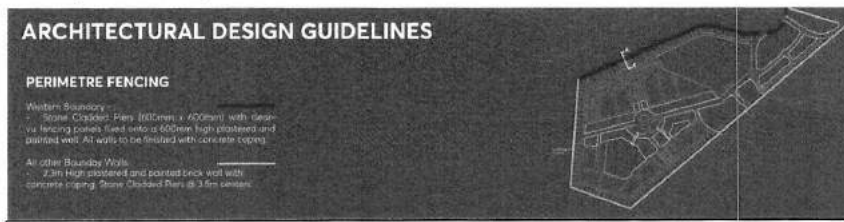


Figure 40: Extract of the fencing guidelines proposed for the development

4.7 Amendment of the Overstrand Municipal Wide Spatial Development Framework, 2006 and the Overstrand Growth Management Strategy, 2010

The amendment of the Overstrand Municipal Wide Spatial Development Framework, 2006 is required to accommodate the proposed community facility in an alternative location (was proposed on the northern section of the application site). This community facility in the form of a commercial centre is now proposed east of the existing private school. This implies that the community is still provided, but in an alternative location. The community facility was approved in the former application in the same location.

The Overstrand Municipality Growth Management Strategy, 2010 identify the application area, as an area with a density of up to 30 dwelling units per hectare. The application proposal makes provision for up to 32 dwelling units per hectare. Given the shortage of housing within the Hermanus area, the optimum usage of land and the urban design proposed, the marginal increase in density is considered justified.

4.8 Phasing of the development

The application site is proposed to be developed over eight phases as reflected in the sketch here-below:

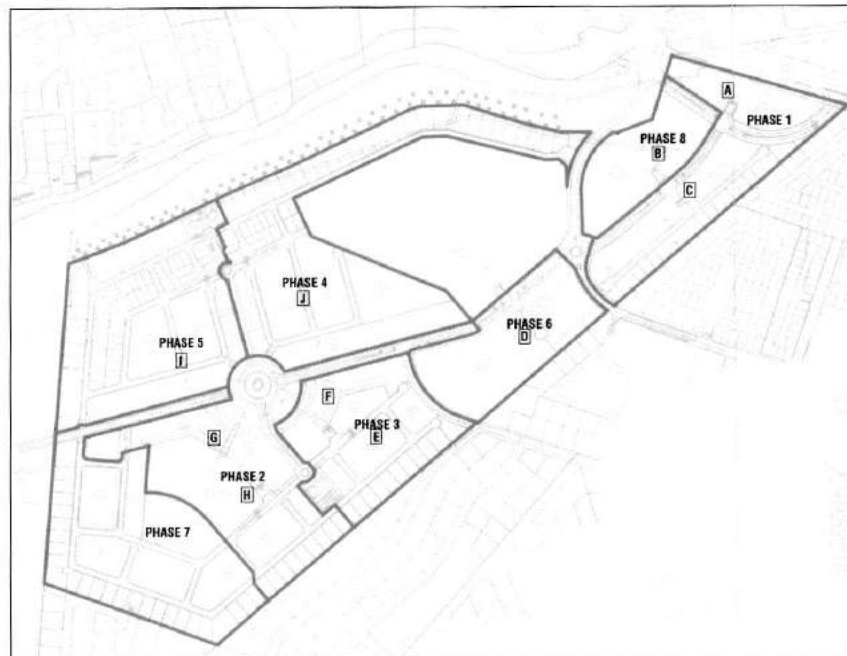


Figure 41: Phasing of the Development

This proposed phasing of the development has been compiled financially scientifically to ensure the economic feasibility of the development based on the market demand, civil services and infrastructure costs.

4.9 Provision of Engineering Services

Studies with regards to engineering services were conducted by specialists resulting in recommendations regarding the reinforcement and upgrading of services to ensure that the service capacity will be sufficient for the proposed development. Recommendations have also been made to save water and make the proposed development more sustainable.

<p style="text-align: center;">4.10 Reduced parking requirements for certain areas of the development</p> <p>Marginally lower parking ratios is being applied for the proposed housing units within the northern eastern development cell as well as the frail care and dementia units. These departures are for a relaxation of the parking ratio of Erven 1 to 4 from 1.5 bays for 1 bedroom per dwelling unit to 1.25 parking bays per dwelling unit and from 2 bays per 2 and more bedroom units to 1.75 parking bays per 2 and more bedroom units.</p> <p>For the frail care and dementia units (Erf 45) the proposed departure is for 0.25 parking bays per room and 2 parking bays per consulting room in lieu of 1 parking bay per room and 4 parking bays per consulting room.</p> <p>These units within the north eastern development cell mostly cater for single persons and young couples starting out in life or families within a starting or middle-income bracket which implies that vehicle ownership in this group is often lower or at most one vehicle per unit, thus reducing the need for parking bays for these units.</p> <p>The elderly in frail care and dementia units are not able to drive anymore thus reducing the need for parking bays for the retirement village.</p> <p>Both these areas are in easy walkable access to community facilities which supports the residents without their own vehicles.</p> <p style="text-align: center;">4.11 Consent use for retirement village</p> <p>According to the Overstrand Municipal Spatial Wide Development Framework, 2006 the needs of the poor, the youth, the single and the elderly are becoming more prevalent and therefore must be addressed in future residential policies. According to the latest information from the Overstrand Website approximately 35% of the residents of Onrus and Vermont are older than 65 years in age which results in the need for housing and facilities which specifically cater for the people dependent on elderly care and medical support.</p> <p>As a result of the need for elderly housing and care facilities, a salient characteristic of the Hermanus West area in which the application area is situated, is group housing developments along the R43 Provincial Road where several retirement villages are now established. Limited community facilities are located within close proximity of these developments. For the proposed development, a wide variety of community and recreational facilities will be in easy reach of the proposed retirement village.</p> <p style="text-align: center;">4.12 Conclusion and desirability</p> <p>The desirability of this application lies within the fact that the proposed redevelopment of the application site is consistent with general spatial policies for the application site based on the new urbanism principle resulting in materially higher densities supported by community facilities contributing towards place-making where residents can feel at home.</p> <p>In addition to the above, given the scarce land resource, the higher density assists in improved land economy.</p> <p>The desirability of the application site is furthermore supported as a result of land suitable for development, availability of services and accessibility and complementary community infrastructure.</p> <p>The land use applications for rezoning and subdivision, consent use for retirement village, departures for parking, phasing as well as establishment of the Home Owner's Association are "vehicles" to achieving higher densities, new urbanism principles and economic feasibility.</p> <p>It is thus concluded that the proposed densification, provision of services and traffic flow have been analysed, evaluated and planned for in such a way as to efficiently address the growing need for housing while minimizing any negative impact on the existing surrounding developments.</p>

	<p>4.13 Planning Principles</p> <p>The application has also been analyzed for consistency with the planning principles prescribed by the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) and also the Western Cape Land Use Planning Act, 2014 (LUPA) and the following conclusions were made:</p> <p>a. Spatial Justice which refers to the need for redressing the past apartheid spatial development imbalances and aim for equity in the provision of access opportunities, facilities, services and land.</p> <p>Possible results of the development The proposed development addresses the increasing need for housing. This proposal caters for a wide range of needs by presenting a variety of housing typologies, including apartments for which a substantial demand exists, as well as housing opportunities across a wide spectrum of income groups. The higher densities of the newly proposed development results in a higher provision of housing needs, which ensures that scarce land is more optimally utilized. The proposed development is consistent with spatial justice.</p> <p>b. 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.</p> <p>Possible results of the development The proposed development is situated within an area earmarked for urban development and therefore will not encroach upon valuable agricultural land or environmentally sensitive and biodiversity rich areas. The proposed development will ensure access to the Onrust River, Fernkloof Nature Reserve and beach for enjoyment and appreciation while protecting these sensitive areas from development encroachment and optimizing mountain views. Furthermore, the proposed development is based on modern urban design principles which ensure a more compact and efficient development with a range of residential densities, thus providing more housing while limiting urban sprawl. Furthermore, the layout and design of this proposal is proposed within a land-use, social and economic context, thereby ensuring economic feasibility and sustainability of the development. The layout and design create mountain vistas and connection to the Onrust river open space system, thereby protecting scenic and cultural landscapes and supporting the character, heritage and environment of Hermanus. The development proposal is consistent with the principle of spatial sustainability.</p> <p>c. 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.</p> <p>Possible results of the development Efficiency of the proposed development is ensured by new urban design principles that are applied to the layout. The structuring elements, variety of housing types, increasing densities towards the center of the development, inter-connected road network and pedestrian and cyclist friendly sidewalks as well as a wide range of community facilities located centrally and in easy reach of the residents ensure an independent, convenient, connected, accessible, walkable, pleasant and sociable environment. Convenient access to the application area is ensured via the R43 Provincial Road as well as via the collector roads Bergsig Street and End Street. Within the proposed development, access to residences is limited for security purposes, by providing access control areas. The proposed development is consistent with the efficiency principle.</p>
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	<p>d. 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 The proposal is planned in phases in order to develop the land based on market needs and market growth. The proposal typologies have been scientifically designed to reflect the market demands and trends as per input from industry experts. Furthermore, the development has been built as a high-density development with efficiency in mind by a comprehensive team of specialist professional disciplines. The proposal also does not include anything that is inconsistent with the character of the surrounding area or Hermanus as a whole. The above-mentioned factors increase the viability of the project and reduces risk to a minimum. The development proposal is therefore consistent with the spatial resilience principle.</p> <p>e. 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 Consultive 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 Government and the general public to participate in the eventual decision-making process. The proposed development is consistent with the good administration principle.</p> <p>f. Conclusion The application is in principle consistent with all relevant policies and strategic plans and will have no negative effect on the character of the area or the abutting properties at all.</p>
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PROJECT
De Zandt - RE 2834 Sandbaai

TITLE
Layout Plan

Zoning	Area	No of erven	No of dwelling units	Density du/ha	Average erf also
Residential Zone 1 - Retirement Village	5,711ha	149	149	26	386m ²
General Residential Zone 1	2,803ha	47	47	17	56m ²
General Residential Zone 2	0,812ha	29	27	33	280m ²
General Residential Zone 3 Bulk Zone 2 - Retirement Village	10,452ha	19	785	75	655m ²
General Residential Zone 3 Bulk Zone 2 - Retirement Village	4,026ha	12	237	56	3357m ²
General Residential Zone 3 Bulk Zone 2 - Retirement Village	2,111ha	1	184	78	2101m ²
Business Zone 3	2,482ha	2	50	20	1241m ²
Open Space Zone 3	0,4925ha	11			44m ²
Transport Zone 2	10,0065ha	5			2013m ²
Total	39,444ha	279	1469	37	143m²

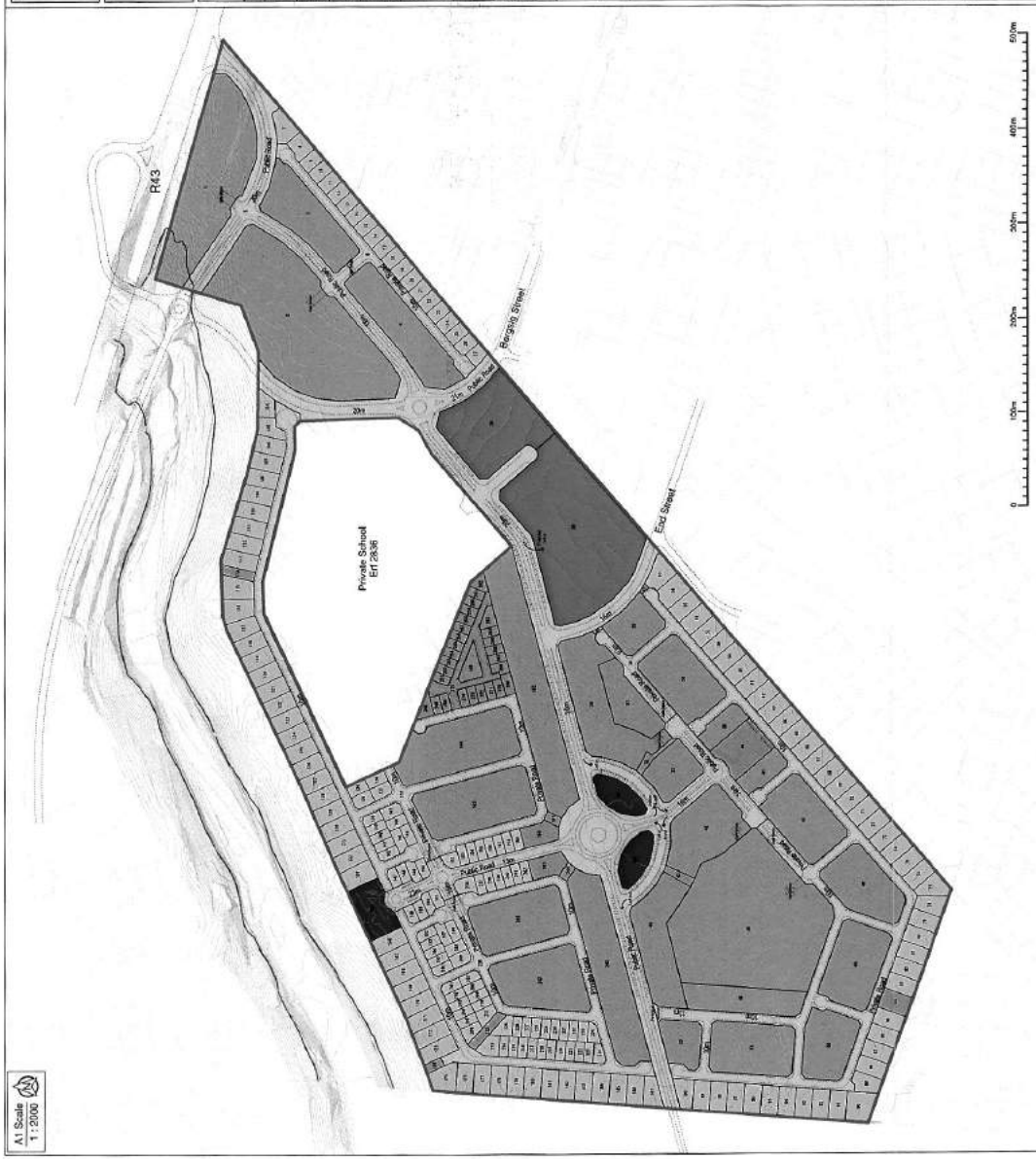
• The density over the entire development including the school is 32 dwelling units per hectare.
 • The retirement village includes Erven 31, 36, 38, 39, 41 & 45 - 52.
 • The first care & dementia facilities are on Erf 45.

Application Area
 Application Area
 Proposed roads
 50 year floodline
 100 year floodline

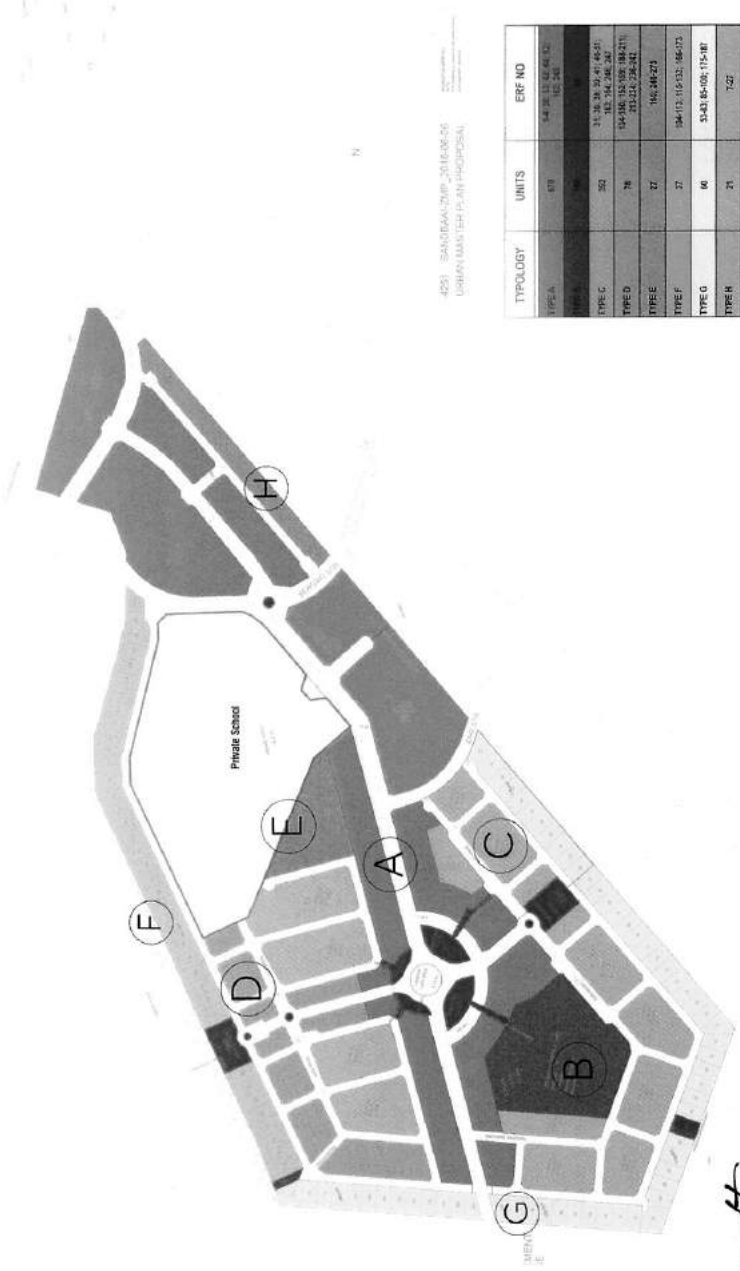
REVISIONS
 NO. | DATE | BY | REASON FOR CHANGE
 001 | 12/08/15 | JH | INITIAL DESIGN
 002 | 03/01/16 | JH | AS PER COMMENTS
 003 | 03/01/16 | JH | AS PER COMMENTS
 004 | 03/01/16 | JH | AS PER COMMENTS
 005 | 03/01/16 | JH | AS PER COMMENTS
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CLIENT
Pinaroux International Holdco

INTERACTIVE TOWN & REGIONAL PLANNING
 111 Main Street, Suite 101
 Sandbaai, 7130
 Tel: 021 950 1111
 Fax: 021 950 1112
 Email: info@interactiveplanning.co.za
 Website: www.interactiveplanning.co.za



At Scale
1:2000



4931 SANDRAALZMP_2016-06-26
 URMAN MASTER PLAN PROPOSAL

TYPOLGY	UNITS	ERC NO
TYPOLGY A	613	54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64
TYPOLGY B	92	71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92
TYPOLGY C	78	134-136, 138-139, 140-141, 142-144, 146-147, 149-151, 153-154, 156-157, 159-161, 163-164, 166-167, 169-171, 173-174, 176-177, 179-181, 183-184, 186-187, 189-191, 193-194, 196-197, 199-201, 203-204, 206-207, 209-211, 213-214, 216-217, 219-221, 223-224, 226-227, 229-231, 233-234, 236-237, 239-241, 243-244, 246-247, 249-251, 253-254, 256-257, 259-261, 263-264, 266-267, 269-271, 273-274, 276-277, 279-281, 283-284, 286-287, 289-291, 293-294, 296-297, 299-301, 303-304, 306-307, 309-311, 313-314, 316-317, 319-321, 323-324, 326-327, 329-331, 333-334, 336-337, 339-341, 343-344, 346-347, 349-351, 353-354, 356-357, 359-361, 363-364, 366-367, 369-371, 373-374, 376-377, 379-381, 383-384, 386-387, 389-391, 393-394, 396-397, 399-401, 403-404, 406-407, 409-411, 413-414, 416-417, 419-421, 423-424, 426-427, 429-431, 433-434, 436-437, 439-441, 443-444, 446-447, 449-451, 453-454, 456-457, 459-461, 463-464, 466-467, 469-471, 473-474, 476-477, 479-481, 483-484, 486-487, 489-491, 493-494, 496-497, 499-501, 503-504, 506-507, 509-511, 513-514, 516-517, 519-521, 523-524, 526-527, 529-531, 533-534, 536-537, 539-541, 543-544, 546-547, 549-551, 553-554, 556-557, 559-561, 563-564, 566-567, 569-571, 573-574, 576-577, 579-581, 583-584, 586-587, 589-591, 593-594, 596-597, 599-601, 603-604, 606-607, 609-611, 613-614, 616-617, 619-621, 623-624, 626-627, 629-631, 633-634, 636-637, 639-641, 643-644, 646-647, 649-651, 653-654, 656-657, 659-661, 663-664, 666-667, 669-671, 673-674, 676-677, 679-681, 683-684, 686-687, 689-691, 693-694, 696-697, 699-701, 703-704, 706-707, 709-711, 713-714, 716-717, 719-721, 723-724, 726-727, 729-731, 733-734, 736-737, 739-741, 743-744, 746-747, 749-751, 753-754, 756-757, 759-761, 763-764, 766-767, 769-771, 773-774, 776-777, 779-781, 783-784, 786-787, 789-791, 793-794, 796-797, 799-801, 803-804, 806-807, 809-811, 813-814, 816-817, 819-821, 823-824, 826-827, 829-831, 833-834, 836-837, 839-841, 843-844, 846-847, 849-851, 853-854, 856-857, 859-861, 863-864, 866-867, 869-871, 873-874, 876-877, 879-881, 883-884, 886-887, 889-891, 893-894, 896-897, 899-901, 903-904, 906-907, 909-911, 913-914, 916-917, 919-921, 923-924, 926-927, 929-931, 933-934, 936-937, 939-941, 943-944, 946-947, 949-951, 953-954, 956-957, 959-961, 963-964, 966-967, 969-971, 973-974, 976-977, 979-981, 983-984, 986-987, 989-991, 993-994, 996-997, 999-1001
TYPOLGY D	27	16; 26-27
TYPOLGY E	27	194-113, 115-131, 186-173
TYPOLGY F	66	31-43, 85-100, 115-137
TYPOLGY G	21	7-27
TYPOLGY H	10	28-39
TOTAL	1459	

De Zandt
 Residential Typologies

2018/06/07

ANNEXURE C 3/24



A

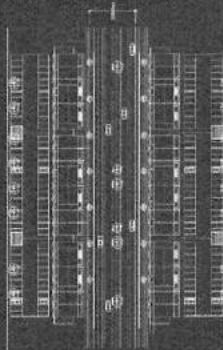
The Boulevard Edge-Block Apartments

2-story, rowy edge heights of 8 meters @ 80 U/ha density

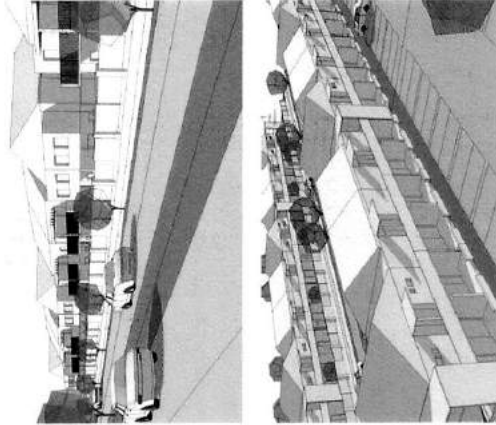
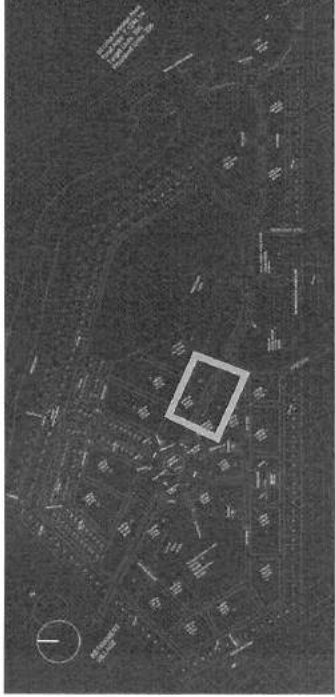
We will look at stepping these blocks and creating irregular variations in the roof skyline

Units: 27 x 2-BED (60%)
74 x 1-BED (40%)
63 PARKING BAYS

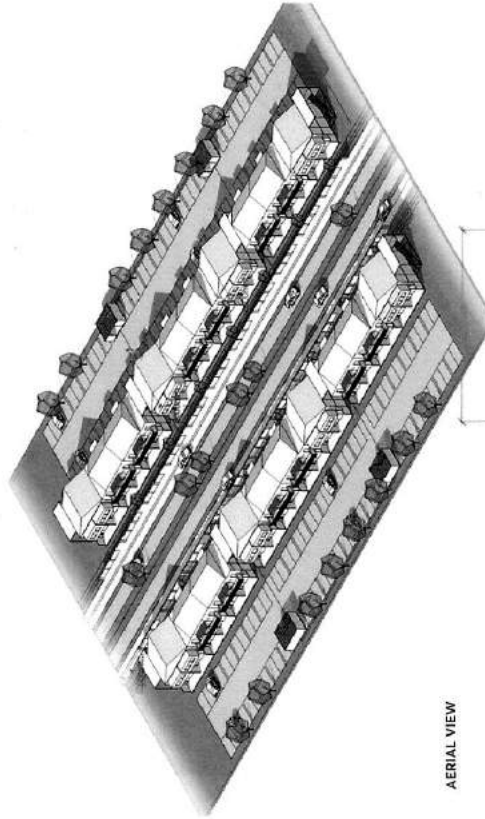
75m²
50m²



PLAN



3D VIEWS

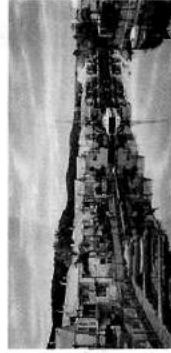


AERIAL VIEW



SECTION

ANNEXURE 24



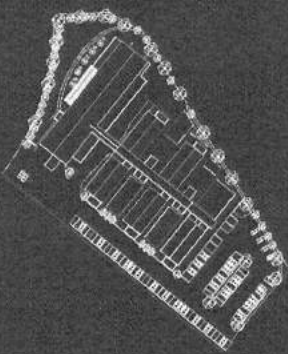
THEMES

B The Frail Care and Dementia/Alzheimer Facilities

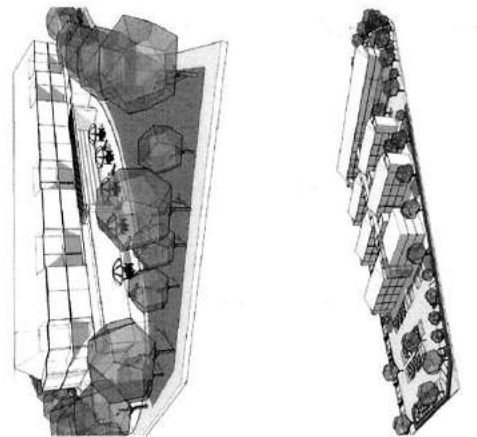
3 story,
max height @
71 U/ha density

Will include 328 bedroom suites + ensuite
bathrooms for each, which will account for
164 Units.

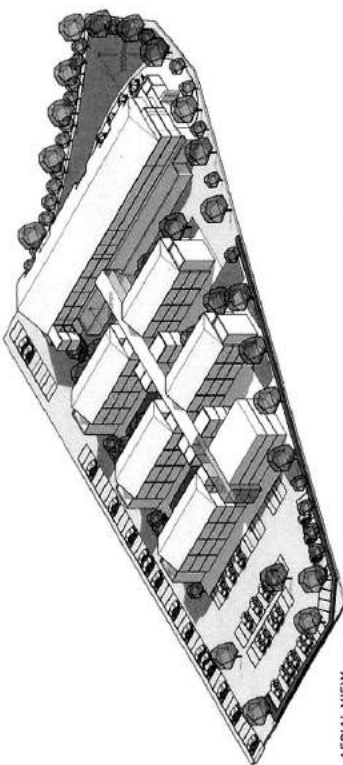
Units:
24m² / suite
2 x suite = 1 unit



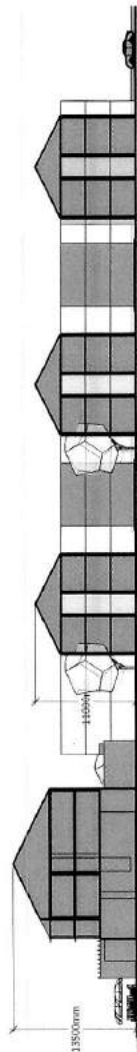
PLAN



3D VIEWS



AERIAL VIEW



SECTION

rPartners

THEMES



PLAN 11/16/24

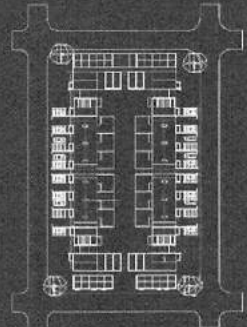


The Transitional Town Blocks

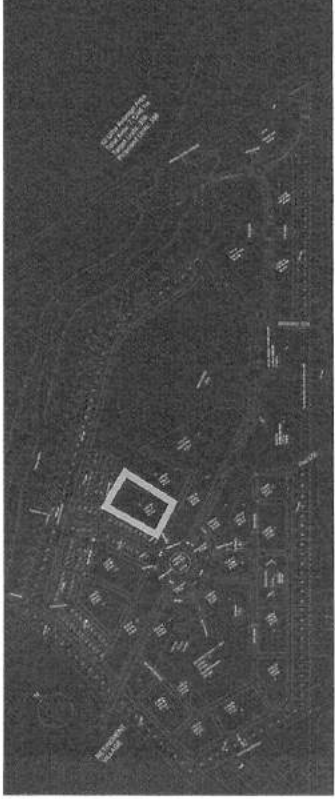
2-storey,
max ridge heights of 8 meters @
57 U/m² density.

This will be a combination of
duplex town houses and corner apart-
ment blocks.

Units:
12 x 3-BED DUPLEX
4 x 3-BED APARTMENT
12 x 2-BED APARTMENT
150m²
85m²
65m²

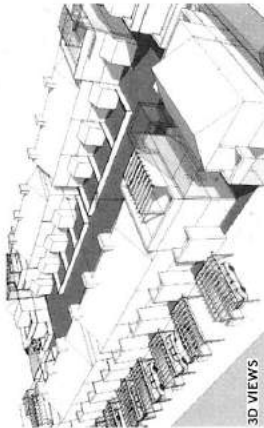
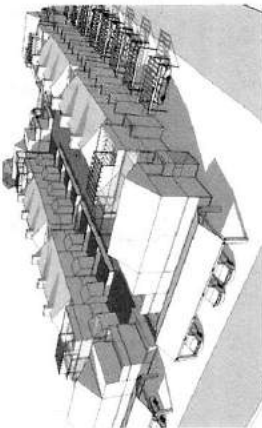


PLAN

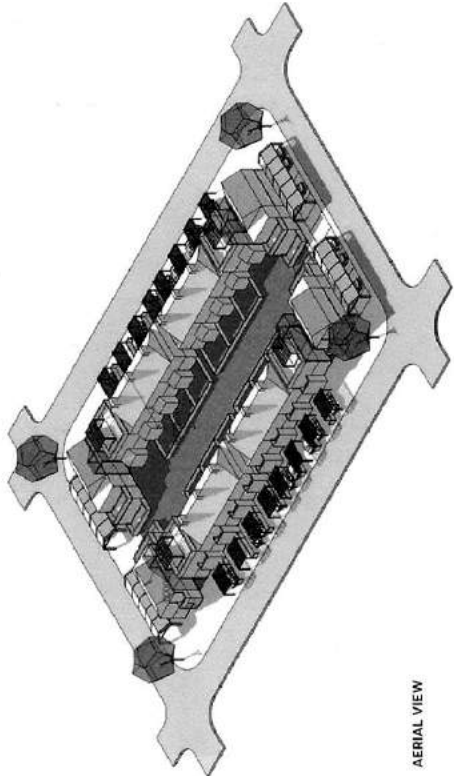


ANNEXURE 6/24

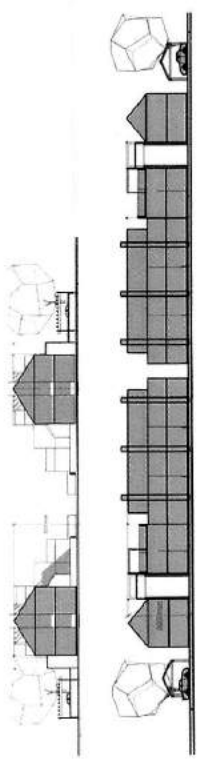
THEMES



3D VIEWS



AERIAL VIEW



SECTION

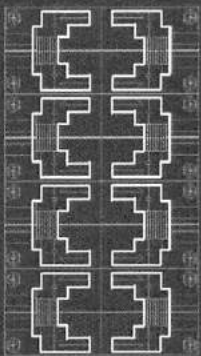


Semi-Detached Duplex Houses

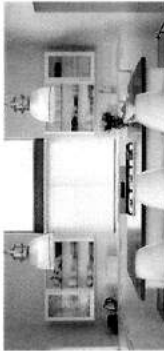
2 storey,
max ridge heights of 8 meters @
42 U/ha coverage density.

On average 220 sqm even.

Units:
*Many variations possible
4-BED / 3-BED
DUPLIX HOUSES
140-180m²



PLAN

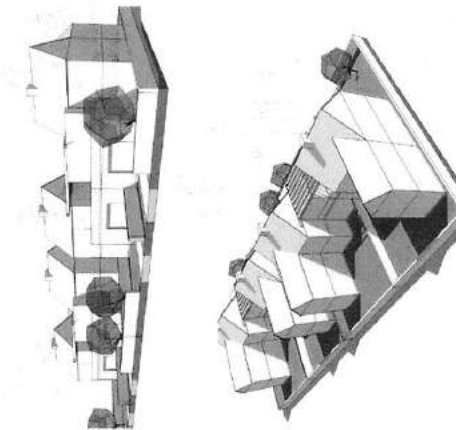


ANNEXURE

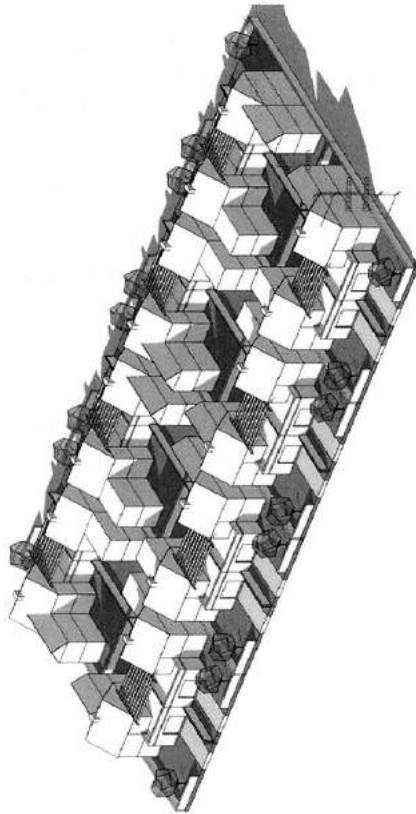
24



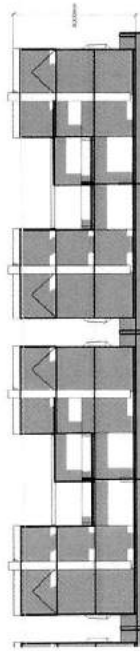
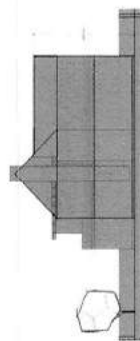
THEMES



3D VIEWS



AERIAL VIEW



SECTION

E

**The Polo Pads Duplex
Town Houses with Pool**

2-storey,
max ridge heights of 8 meters @
32 U/m² density.

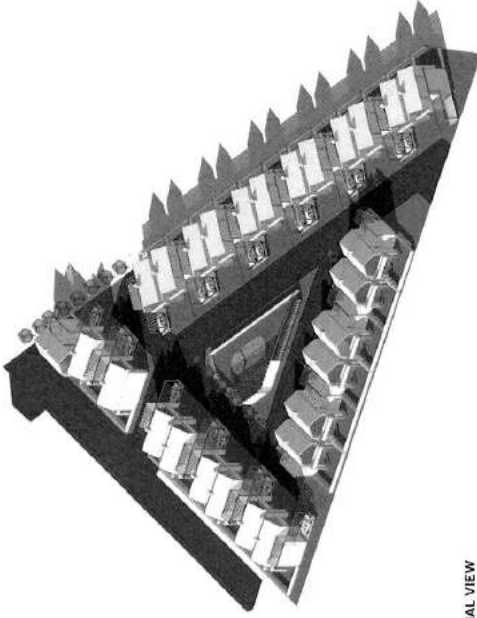
On average 185 sqm per driven.

Units:
Many variations possible

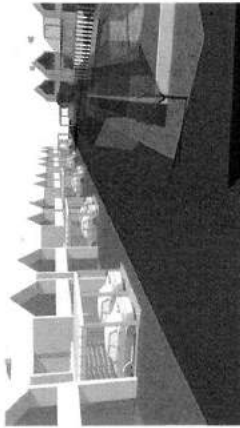
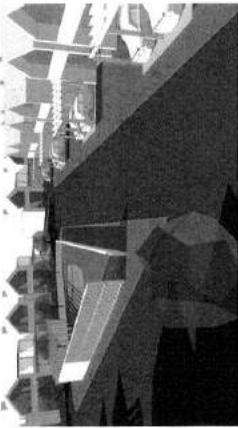
DUPLEX
TOWN HOUSES
120-150m²



PLAN



AERIAL VIEW

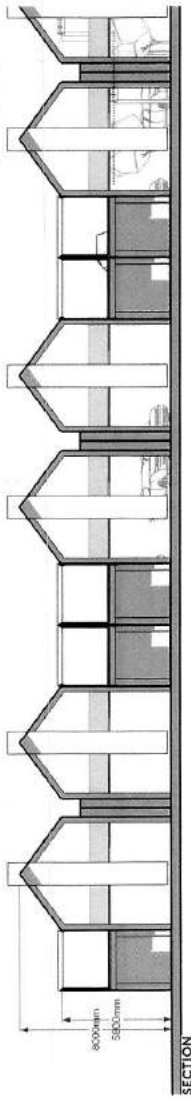


3D VIEWS



ANALYSIS E C 8/24

THEMES



SECTION

rPartners

F

**Single Erven House
Typology 1**

2 storey,
max ridge heights of 8 meters
GBA 289m²

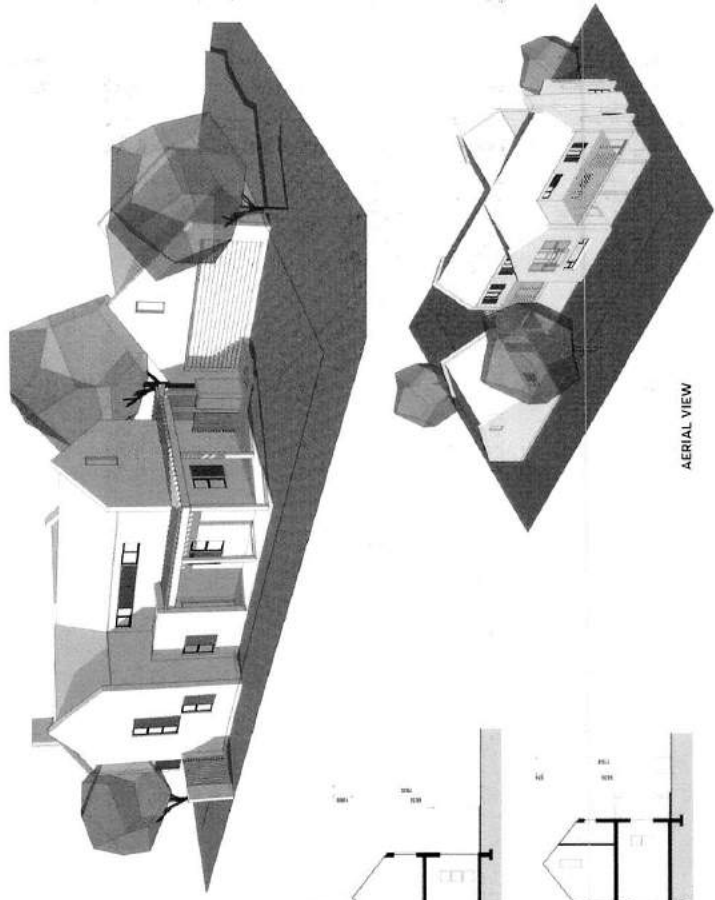
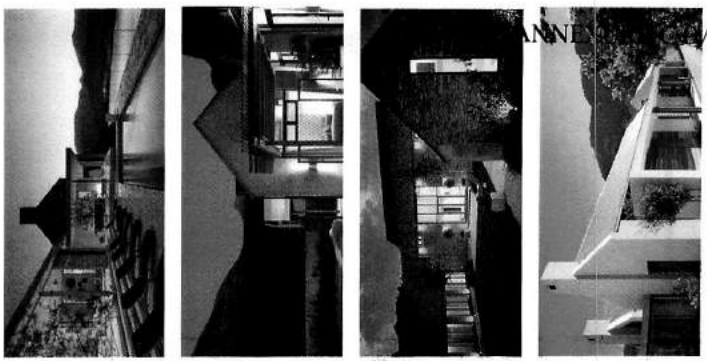
Units:
Many variations possible
SINGLE ERVEN
664m²

Ground Floor Plan

First Floor Plan

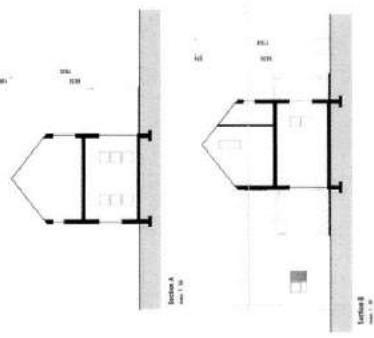
Garage

Garage



3D VIEWS

AERIAL VIEW



SECTION

THEMES

G

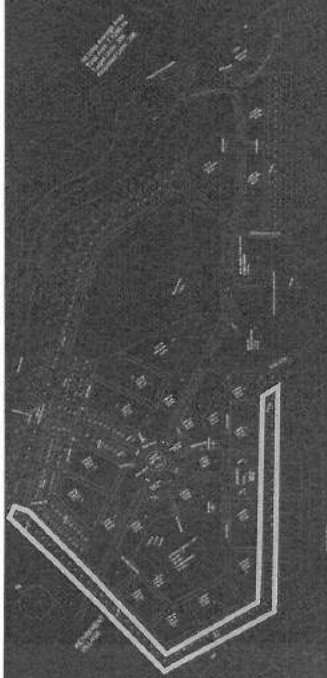
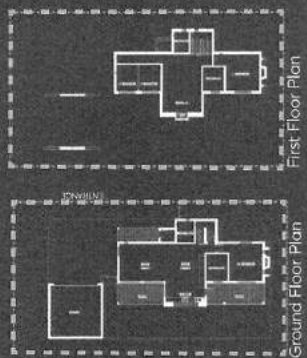
Single Erven House Typology 2

2 storey
max ridge heights of 8 meters

GBA 260m²

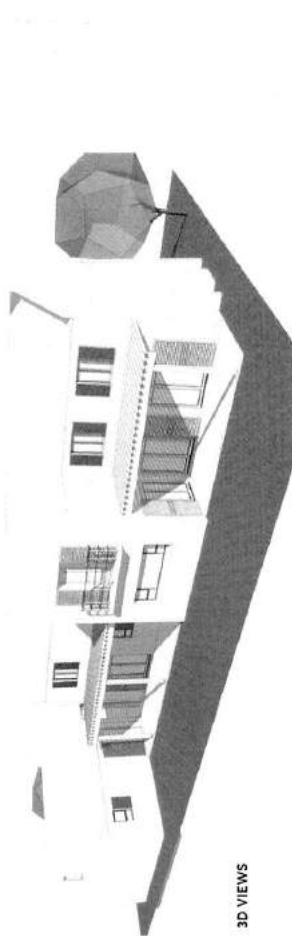
Units:
Many variations possible

SINGLE ERVEN
578m²

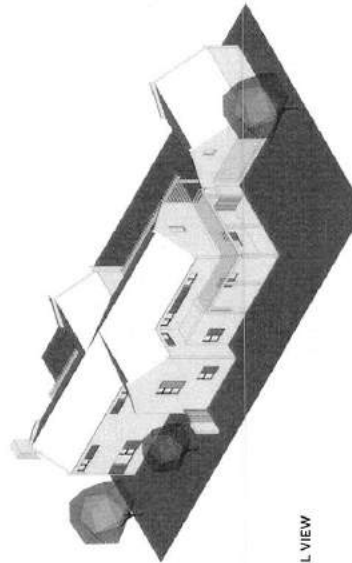


ANNEXURE C 10/24

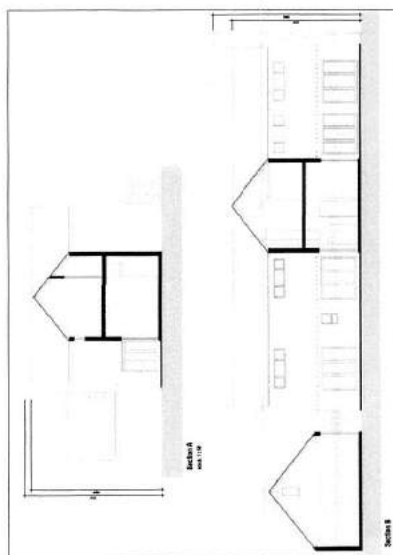
THEMES



3D VIEWS



AERIAL VIEW



rPartners



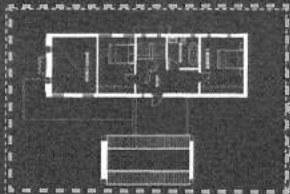
Single Erven House Typology 3

2 storey,
max ridge heights of 8 meters

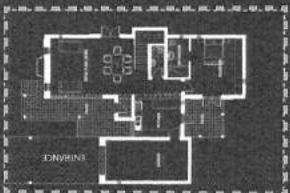
GBA: 18.8m²

Units:
Many variations possible

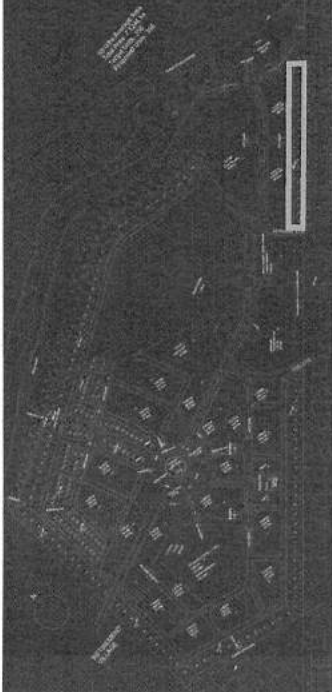
SINGLE ERVEN
337m²



First Floor Plan

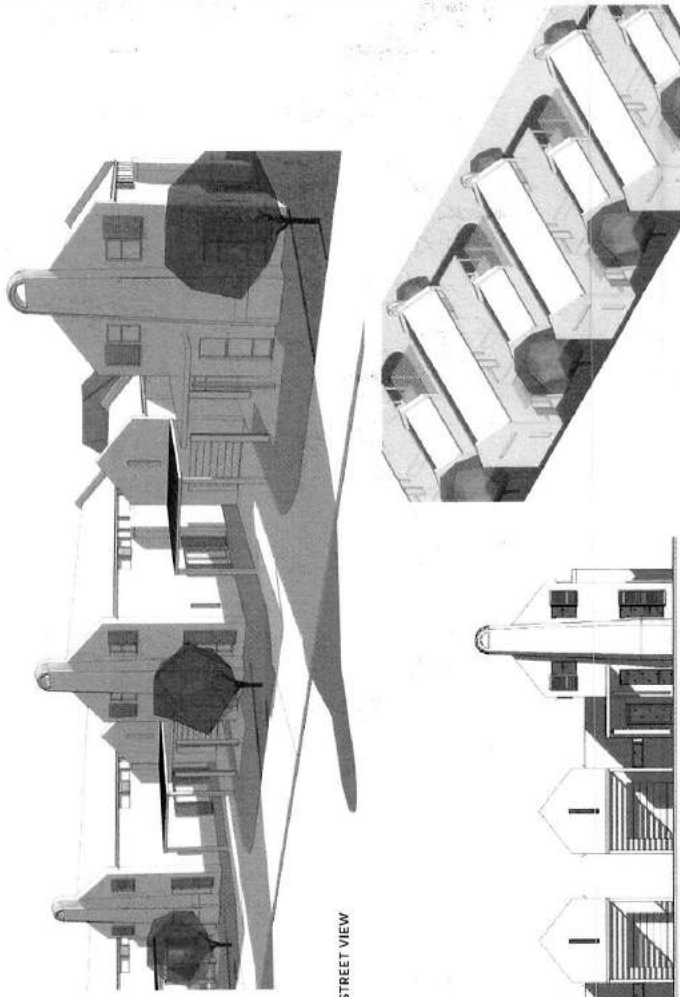


Ground Floor Plan



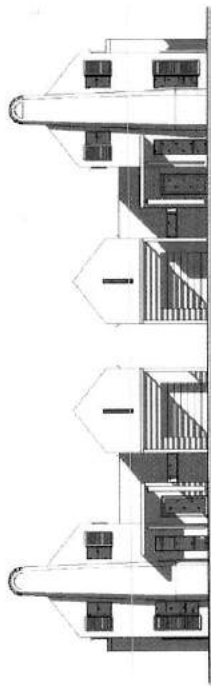
/24

THEMES



STREET VIEW

3D VIEWS



ELEVATION

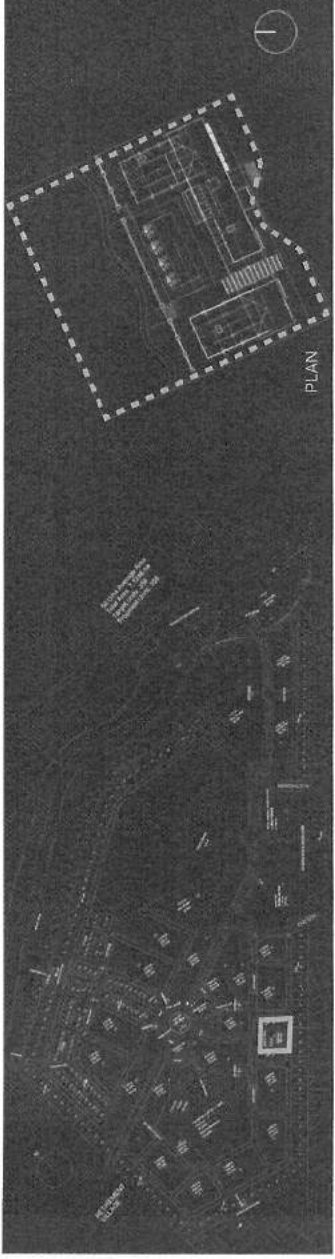
rPartners

Lifestyle Center

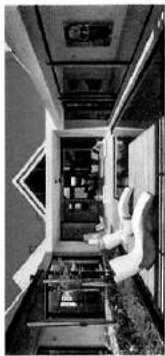
1 story,
max ridge heights of 8 meters @
Coverage 44%
GBA 897m²

Community lifestyle centre with
concrete meeting facilities, gym, rec-
reation facilities, and swimming pool.
Undercover brood area next to pool, for
community use.

ERF SIZE
2037m²

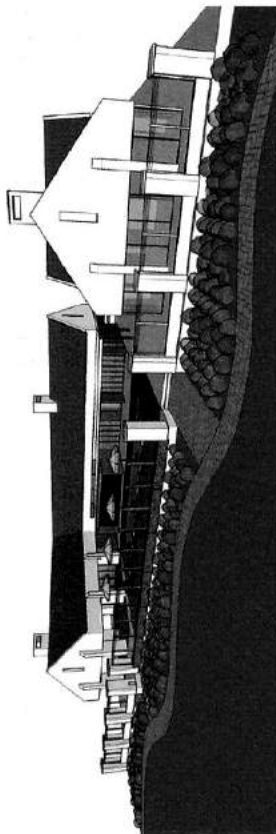


PLAN

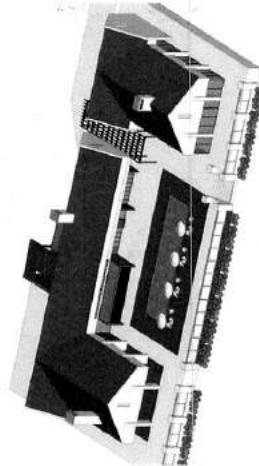


ANNEXURE C 12/24

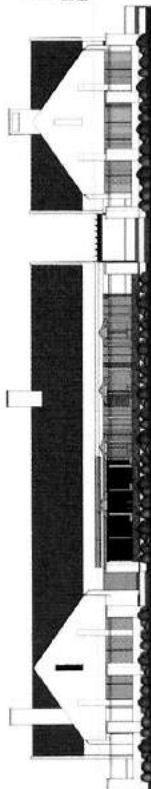
THEMES



STREET VIEW



3D VIEWS



ELEVATION

4251- URBAN & ARCHITECTURAL DESIGN WRITE-UP
 DE ZANDT : Sandbaai, Hermanus.



Hermanuspietersfontein Strand Caledon

BRIEF HISTORICAL CONTEXT:

Hermanus has a long history dating back to the beginning of the 1800's.

Hermanus Pieters is credited with first "finding" Hermanus. He arrived in Cape Town in 1815, as a teacher and trekked eastwards with the first ox-wagons to Caledon, where farming was the major industry. He taught students from the Boontjieskraal farm in Caledon. During the summer months, he started herding his flocks of sheep and cattle from Caledon in the 1820's, down the "Elephant Pass", now known as the Hemel-en-Aarde Valley, down to the coast, where he found good grazing and fresh water. Many others started to follow him down the valley to seek lush pastures for their livestock, as well as fishermen, who found that the sea was teeming with fish and the farming families who wished to come to enjoy this new spot during the school summer holidays.

Hermanuspietersfontein, slowly started to grow into the permanent settlement of Hermanus as we know it today.

The humble beginnings of Hermanus, is still reflected in the urban qualities and preserved architectural heritage of the town and its neighbourhoods. The very narrow setting of the town between the Atlantic Ocean and the dramatic mountain range that encloses Hermanus, allows the inhabitants a unique living experience and special quality of life.



URBAN & ARCHITECTURAL DESIGN PROPOSAL:

The De Zandt development proposal in Sandbaai, must be a distinguishable development that clearly integrates with the unique natural features and built qualities of Hermanus. The development must enhance the qualities of Hermanus while also providing quality of lifestyle to all its future inhabitants.

**ENVIRONMENTAL CONTEXT:**

The Onrusrivier forms the north-western boundary of the site. Pedestrian access to Onrus Beach and the Onrus mountains is provided along this linear green open space.

The visual quality of the open space enhances the user experience. Public amenities such as boardwalks to the beach and informal paths along the riverine to the mountains beyond, will connect the site to the wider ecological context. Several access points were created along the Western boundary to allow physical access to the Onrus River. The urban fabric allows for 'green fingers' within the development, providing easy access for pedestrian and cyclists alike.



CONNECTIVITY:

The R43 connecting Hermanus to the N2 provides direct access to the proposed mixed-use development called De Zandt.

The proposed upgrade of Bergsig Street to a Class 3 road, parallel to the R43, provides alternative access to the site when the R43 is congested by means of seasonal traffic or road works.

The Curro School and the bulk of the development is provided with access via a Class 4 road coming off the Class 3 road. This road runs centrally through the site. The possibility for the site to be connected via the Habonim Resort to a public parking and future access area to Onrus Beach is kept alive by allowing the De Zandt boulevard to run through the heart of the development.

The road grid off the Class 4 road provides easy access to all land parcels on either side, also known as the Central Boulevard Road. While public connectivity is still encouraged, various gated development pockets are proposed to provide secure living for all the inhabitants.

**URBAN VILLAGE CORE:**

The precinct is designed to enhance new urbanism design principles. A more sustainable life style is envisaged where inhabitants can easily walk or cycle to meet their basic needs. The heart of the development and community hub spills around the central boulevard and proposed landmark structure. The boulevard widens at the centre of the site with mixed use land pockets providing on-street parking with village scale retail opportunities along the boulevard and central village green.

Street café's buffered with tree lined streetscapes provide wide sidewalks for pedestrian and cyclists alike, which in-turn enhances the village feel and lifestyle. Thesen Islands local village centre is a good example of this.

A second boulevard is created perpendicular to the main Boulevard with green open spaces serving as book-ends. A community park with sport and recreation facilities on the eastern end and the more natural river system on the other end. This 'green' boulevard provides instant access to green open space for active and passive recreation.



URBAN DESIGN:

The development of the urban design framework was done in close collaboration with the local Council and existing legislative requirements. The goal was to propose a development that adheres to the principles of sustainable urban developments.

Cognisance of the physical context and existing urban fabric depicted the land use and urban densities. High density residential units were placed along the R43 road and northern boundary of the site where easy access allowed for substantial urban massing and low visual sensitivity. Lower densities were proposed along the outer edges of the site along the remaining boundaries of the site. The visual sensitivity towards existing residential developments and unique natural quality of the Onrus River, demanded lower urban massing along these edges.

Densification of the urban fabric were gradual reaching a maximum of 8m building mass towards the centre of the site. The central boulevard forms the hub of the development with a mix of uses within the layering of the buildings. The layering creates a dynamic interactive environment promoting social interaction. The critical mass that you need to sustain retail opportunities and economic consistency demanded higher densities and urban mass along the central boulevard.

Public open spaces within the development should be designed to be not only low maintenance and robust, but most importantly to be resilient.

The resilience of a place is the capacity to transform in respond to new circumstances in order to maintain or improve its integrity.

The public open spaces should address current social and recreational needs within the community but also be designed in such a way to allow for the dynamics of an ever changing social and natural environment.

See attached to this document our boulevard street section sketches (A-A; B-B; C-C) , which outline the street relationship made up of road design, landscape design and architecture. All these elements work together to make for a successful interactive street space which enhances the urban character of the precinct.



MASTER PLANNING:

Boogertman + Partners follows a strategic design process which first investigates the integration of a planned development within its unique macro and micro context. From a high-level perspective to a detailed level of precision we envisage quality solutions and iconic developments. Our broad design processes originate in a synergised process of urban master planning. This process comprises finding the best composition of various components made up from urban design elements like intimate public places and vibrant inter active streets, to intermodal orientated services and links, iconic landscape architecture and last but not least corresponding green building architecture. These components must all be so designed as to harmonise together in a unique campus and precinct identity, which must simultaneously achieve contemporary sustainable design excellence.

**ARCHITECTURE TYPOLOGIES:**

Included in this document are various architectural massing typologies and theme images which have been developed in conjunction with market research to determine appropriate marketable housing needs, sizes and mixes. The variety in house types, from large single dwellings to frail care and dementia suites, are designed to holistically combine to form a quality urban environment.

The following architectural massing proposals are included:

- Single Dwellings
- Semi-Detached Dwellings
- Luxury Town Houses
- Town Houses combined with Corner Apartment Blocks
- Mixed Use Boulevard Apartments over Commercial Opportunities
- Lifestyle Centre

Also included is a brief architectural guideline which will be incorporated in the detail design stages.



LANDSCAPE DESIGN AND SUSTAINABILITY:

Water symbolizes life, without which human life cannot exist. Our dependence on the natural environment and sensitive ecosystems must be incorporated in the development proposal. Our dependence on water will be celebrated throughout the design as a focal element, confronting its' users with the ecological, economic and aesthetic value thereof. The landscape approach will include aspects such as:

Water-wise landscaping: Endemic plant use, existing indigenous vegetation be retained, avoid large lawn areas, use of water-saving irrigation systems.

Rainwater harvesting: Direct storm water into bioswales. Harvested storm water can be stored and used to irrigate the landscape. Grey water harvesting can be used for toilet flushing. Excess storm water could be directed into attenuation pond for purification and slowly release it into natural drainage system.

Greywater management: Harvest greywater, store and reuse as focal element in landscape design.

Topsoil is the most important component of soil, as it is rich in organic materials and seed stock. Good topsoil is a prerequisite for the growth of healthy, strong vegetation.

Aspects to consider:

Conserve topsoil during construction through erosion control plan, balance cut and fill, reuse of topsoil, avoid compaction by heavy machinery.

Rehabilitate and reinstate the landscape to its' original state. Dune-like mounds planted with endemic fynbos plants.

Water sensors that triggers controlled drip irrigation system that will be provided from greywater retention facility.

Allow natural sunlight for opportunities to create contrast between landscape elements.

Contrast between manicured and natural, smooth and rough, light and dark, hard and soft, colourful and bland. These aspects will each complement the other in unity.

Outdoor rooms such as courtyards and earth mounds that frame outdoor spaces where residents experience sheltered, airy passive recreational spaces for social interaction.

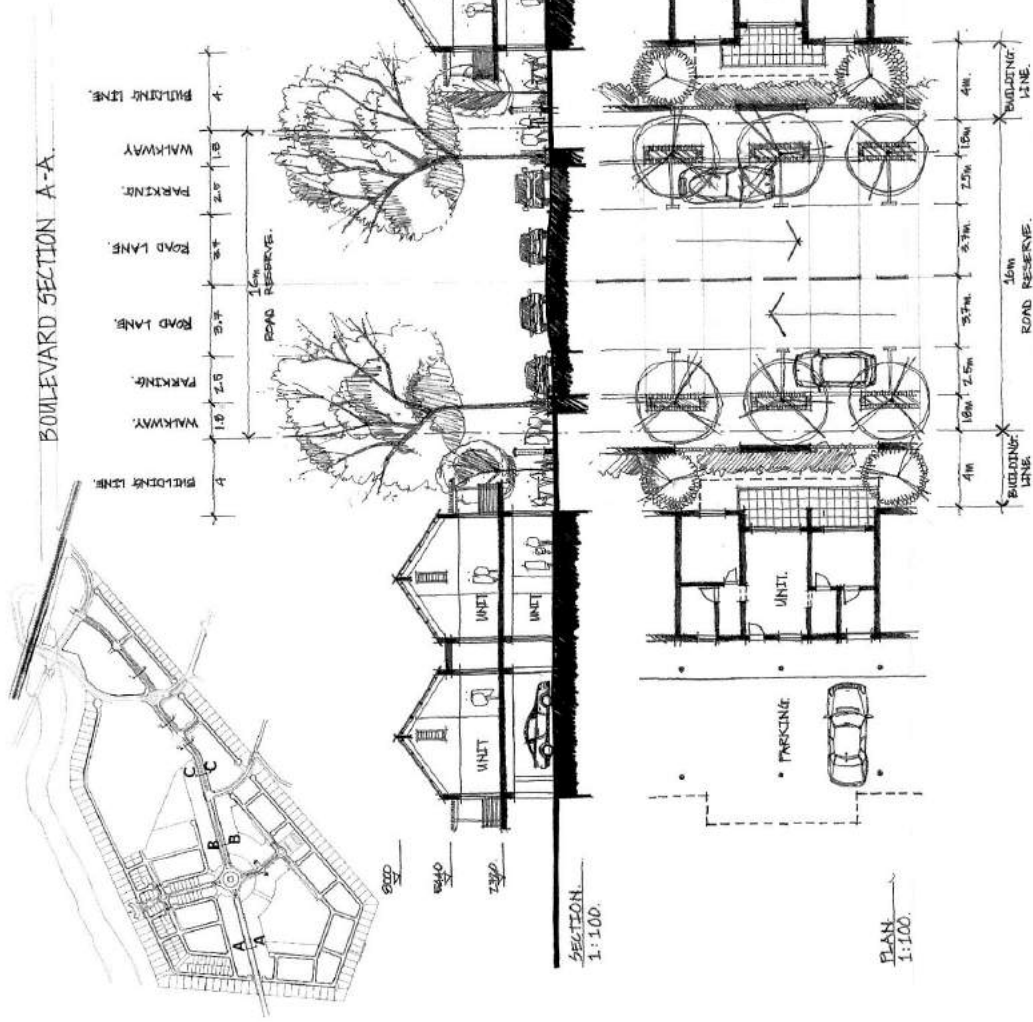
Shade provided with natural elements such as shade trees, steel trellises with climbers, water features with limited open water that provide cooler micro-climate.

**BIODIVERSITY:**

Biodiversity provide us a service for example the absorption of carbon dioxide by plants. A healthy biodiversity improves our natural systems' ability to withstand or recover from the impacts of global climate change. It provides a diverse food bank for wide variety of animals. We need to move away from green sterile environments that has zero ecological value with increasing economic cost to maintain.

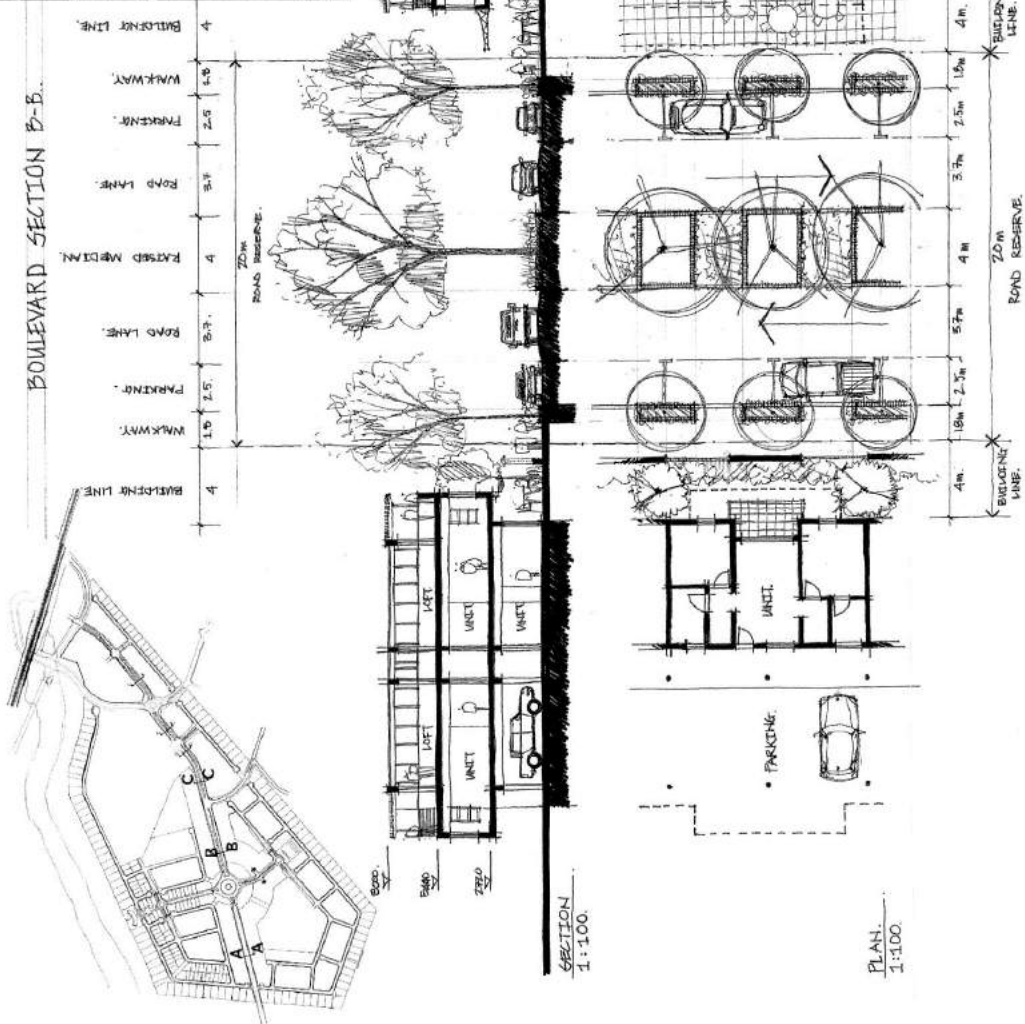
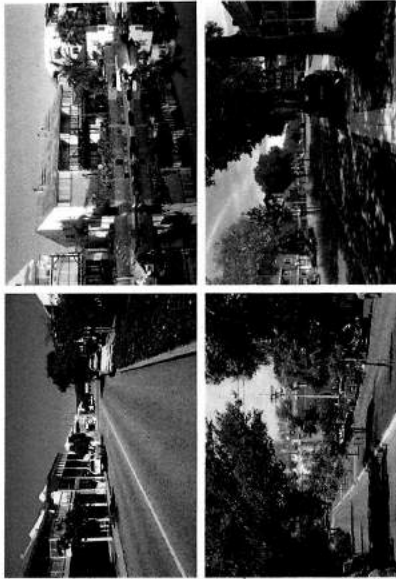


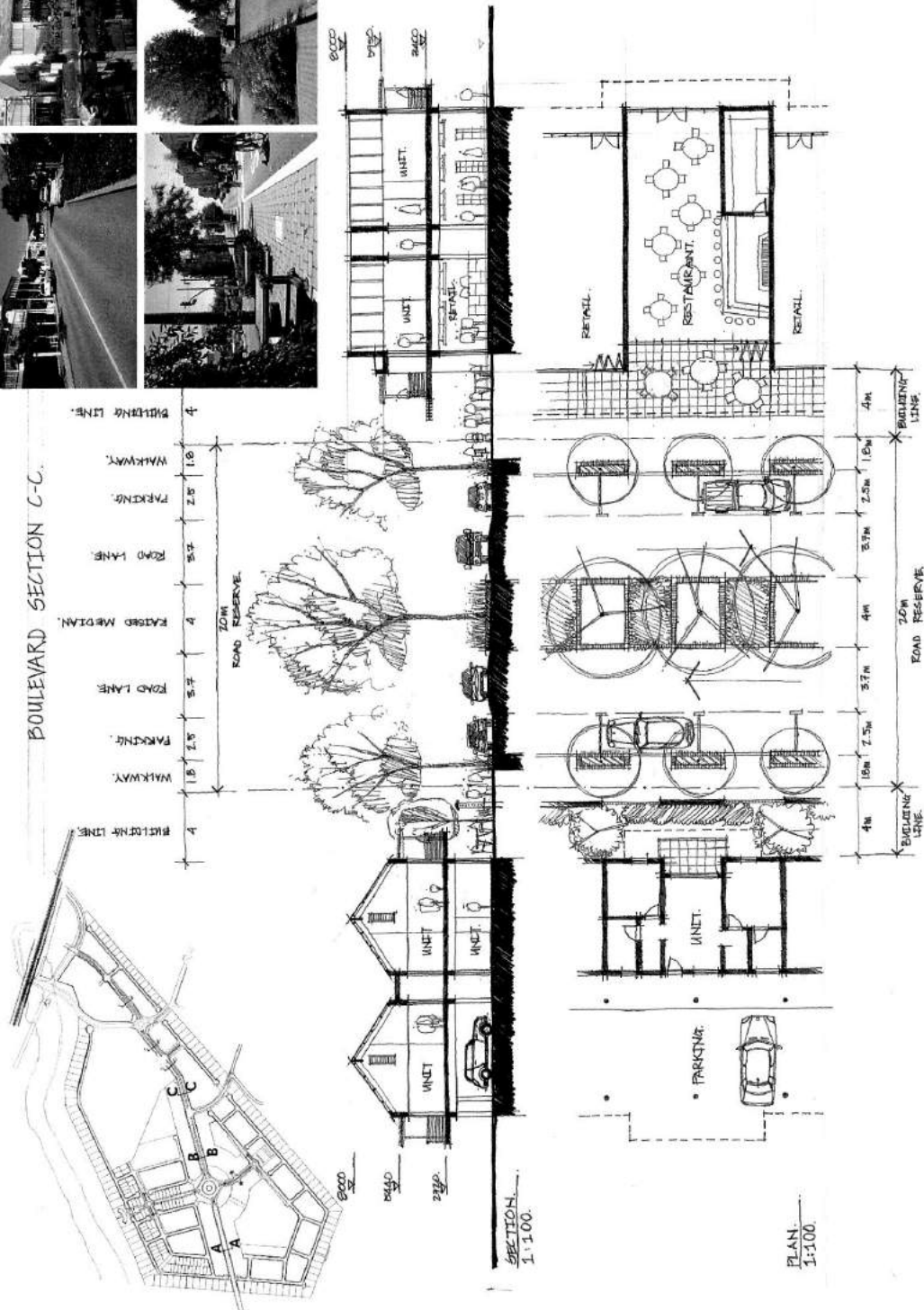
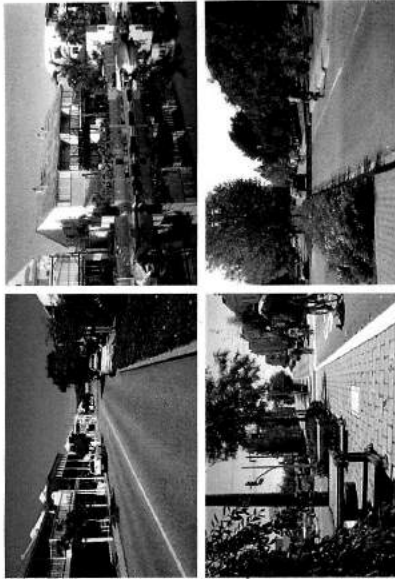
BOULEVARD SECTION A-A



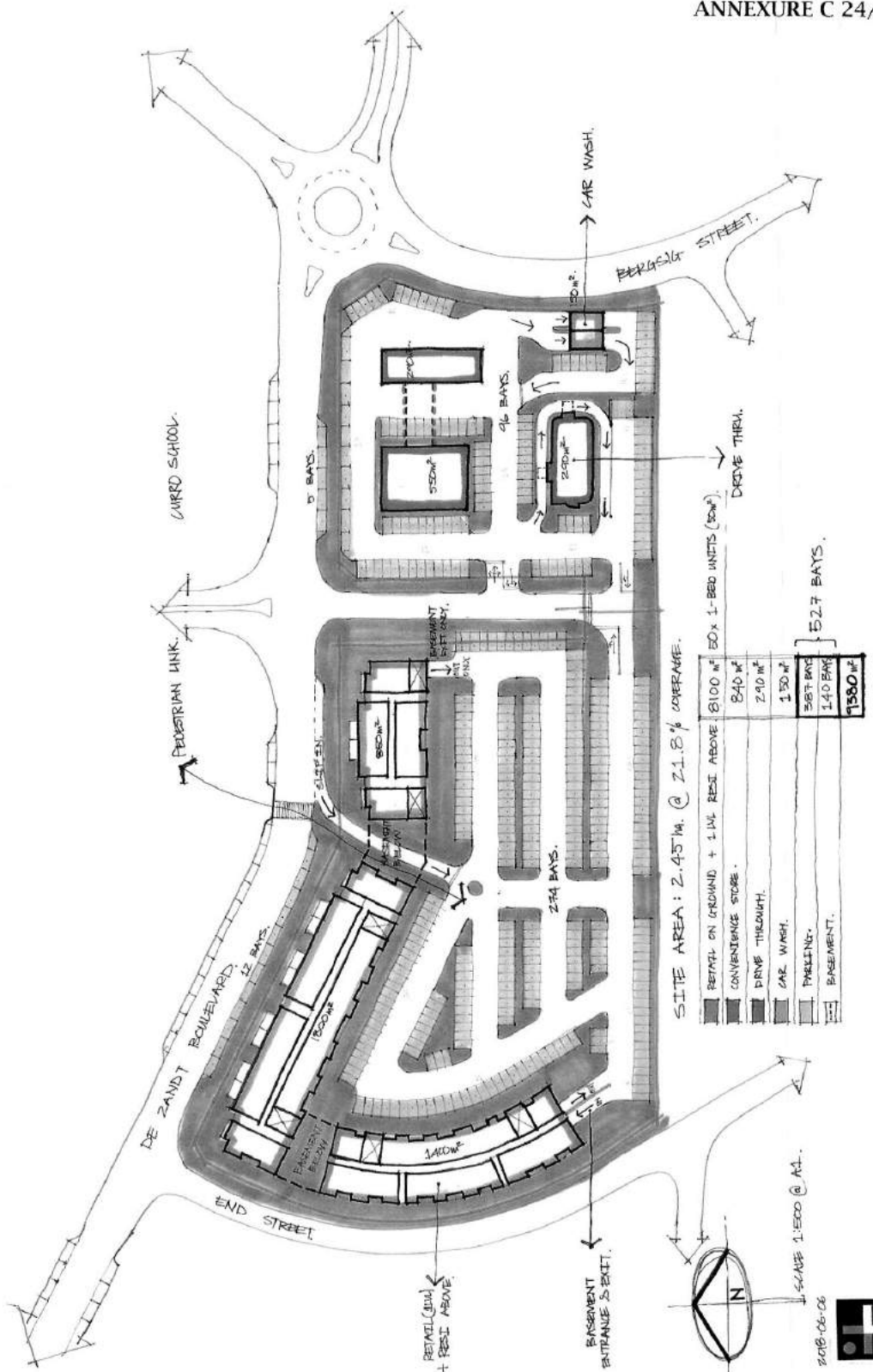
SECTION
1:100

PLAN
1:100





ANNEXURE C 24/24



4251 - DE ZANDT RETAIL / COMMERCIAL POCKET.



Loretta Gillion - Remainder ERF 2834 and Unregistered Erf 2837;Application for Cancellation of existing Subdivisional approval plans.

From: "Errol Anstey" <errola@jeral.co.za>
To: <loretta@overstrand.gov.za>
Date: 2018/10/05 02:56 PM
Subject: Remainder ERF 2834 and Unregistered Erf 2837;Application for Cancellation of existing Subdivisional approval plans.

The Municipal Manager
 Overstrand Municipality
 P.O.Box 20,
 Hermanus
 7200

Dear Sir

Re; Erf 2834 and Erf 2837. Sandbaai. Application for cancellation of existing sub divisional approval plans and deviation from development framework etc_Pinaroux International Holdco.(Pty) Ltd.

As the Director of Adama (PTY) Ltd , owners of the neighbouring properties known as Habonim Campsite, we wish to make the following comments,

- 1) Concern around legality of issuing a tender for a proposed development and tenders submitted on that basis and then allowing for a substantial increase in building rights to a successful bidder. Does the process not need to go back for retender based on new building rights so that the municipality can get full value and reopen for review. The CoCT has a similar situation which will now possibly be a court case.
- 2) How does the Municipality benefit from allowing substantial new financial capital gain from increased development rights without any benefit from this windfall and considering the financial strain of all municipalities?.
- 3) Habonim remains concerned by the lack of preventative measures to reduce potential noise emanating from our campsite by users, for example substantial planting of trees.
- 4) Habonim is disappointed to the proposed site for a drive through fast food venue especially opposite the school. There is no doubt that there are potential health risks for young people and the general population from over indulgence on fast foods which is an unhealthy lifestyle and which is in contradiction to the kind of lifestyle the developers are claiming to achieve. Fast foods like McDonalds can result in obesity amongst schoolkids, and potential health risks later in life. We suggest an alternative usage is promoted for this area. Perhaps an open gym and a water spray park. There is in fact not enough parks. Placing a fast food outlet opposite a large school is morally irresponsible.
- 5) Habonim notes with concern continuous referral to beach access. Recent rechecking of our land survey documents clearly shows our property extends to the Onrus river. The WWF area does not extend around our erven but ends at the North west point of where our 2 erven meet. We raise this point of information to avoid any uncertainty. We would like to know how beach access is being planned?

Yours sincerely

ClIr Errol Anstey

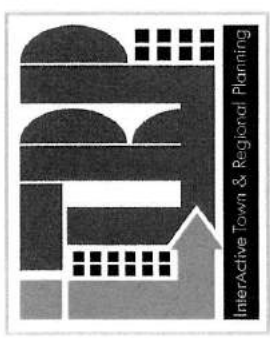
ANNEXURE D 2/2

Director
Adama (Pty) Ltd

C/O
P.O. Box 4176
Cape Town
8000

87 Hatfield Road
Cape Town
8001

TP 1 21 OCT 2018



InterActive Town & Regional Planning
PO Box 980
Hermanus
7200
Date: 24 October 2018

FILE NO:	Erven 2834 G 2837
	Sandbaai
SCAN NO:	HSR 2834
COLLABORATOR NO:	1224404

TP-A Theart (Hollivier)

REMAINDER OF ERF 2834 AND UNREGISTERED ERF 2837 SANDBAAL, HERMANUS: RESPONSE TO OBJECTIONS

A. Introduction

The letter received from Overstrand municipality dated 9 October 2018 requesting written response to the objections received from the following three parties, refers:

1. Mr AE and Mrs A Gilmore
2. Cllr Errol Anstey
3. Overstrand Heritage and Aesthetics Committee

The methodology used to respond to these objections consists of a summary of the application proposal, a summary of the objections followed by a thematic response to the different points of objections and a conclusion.



20 OCT 2018

B. Summary of the application

Application is made for the amendment of a previously approved layout design for the Remainder of Erf 2834 and unregistered Erf 2837, Sandbaai. This previously approved layout design included single residential, general residential, a retirement village, business, open space, recreational facilities and transport zone erven. Similar erven are proposed, but at a higher density resulting in an increase in the total number of units aligned with the general development trend for the Overstrand Area. The development footprint and boundary erven along the Onrus River will remain unchanged. The objective of this amended layout design is to achieve a better quality urban living within a more compact, sociable and tranquil living environment. In the new layout design pedestrian movement is encouraged through a safe and aesthetically pleasing environment with short distances to community and recreational facilities.

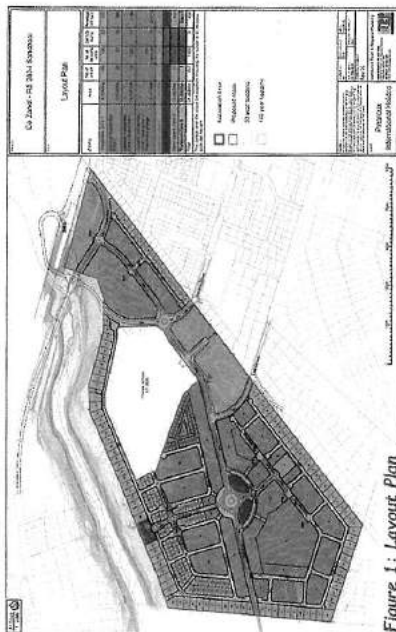


Figure 1: Layout Plan

In order to allow for the proposed urban development, the following is applied for:

- Cancellation of the existing approved layout plan
- Amendment of the Greater Overstrand SDF, 2006
- Consolidation of the Remainder of Erf 2834 and Unregistered Erf 2837 Sandbaai,
- Rezoning and Subdivision
- Consent use for a retirement village
- Departures for reduced parking ratios and building height for the retirement centre on Erf 45
- Phasing of the development
- Establishment of Home Owner's Association

C. Summary of Objections:

In this section a short summary of the objection and comments are provided. The plan below shows the location of the objector's property as well as that of Mr Anstey which commented to the application. The second comment was received from the Overstrand Heritage and Aesthetics Committee.

- a. **Objection of Mr AE and Mrs A Gilmore**
No clear objection is made by Mr and Mrs Gilmore, but merely questions possible noise and traffic impact resulting from parking and deliveries from the proposed larger than before business premises abutting the rear of their property: Erf 1631 Sandbaai.
- b. **Comment from Cllr Errol Anstey**
The comments from Cllr Errol Anstey are diverse and include matters relating to the original tender, impact of his property on the application area (noise), the lifestyle resulting from the proposed drive-through facility as well as beach access through his property.
- c. **Comments from the Overstrand Heritage and Aesthetics Committee (OHAC)**
The comments from the Overstrand Heritage and Aesthetics committee, following a presentation made to them, they recommend one large commonage instead of the currently proposed divided village green park; are of the opinion that the proposed treatment of the architectural style is contextually inappropriate.

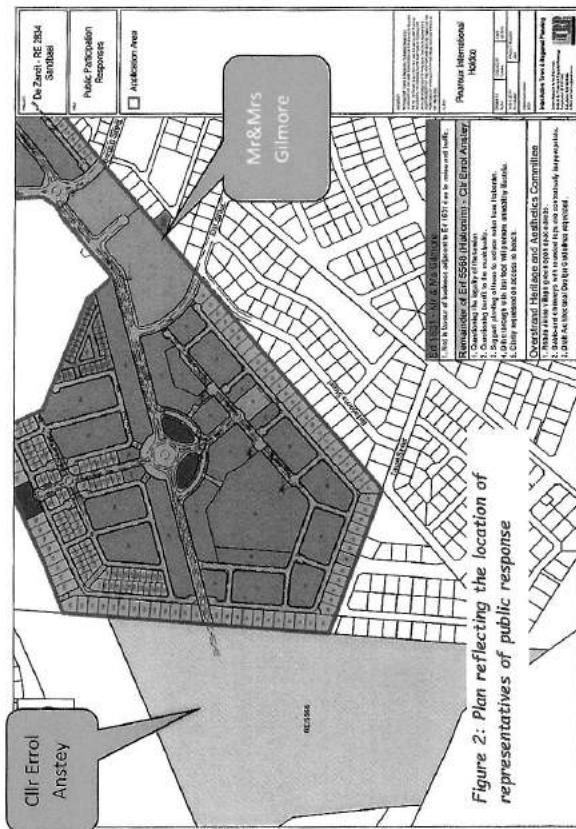



Figure 2: Plan reflecting the location of representatives of public response

Following the objection and comments received, the specific points of objections are converted into themes and responded thereto accordingly. In the following table a summary is provided of the objection themes followed by a reply to the objections. The objections consist of a combination of speculative and valid concerns which are addressed, incorporated and/or mitigated by the development proposal.

Theme of objection	Summary of objections	Response to objections
<p>Impact of business development (concerns from owner of Erf 1631)</p> <ul style="list-style-type: none"> - Size & location of business - Noise & Traffic impact - Vacant vs Developed 	<p>Background</p> <p>Concerns raised are about the location and size of business premises, noise and traffic impact and location of shopping center behind objectors' property.</p> <p>Size and location of business</p> <p>The first plans showed a small business area which has almost doubled in size as indicated on the current plan.</p>	<p>This objection is considered unsubstantiated and lacks motivation. The objector merely questions the location and size of the business premises and whether the impact of noise and traffic on the neighbouring properties have been taken into account. They further also state that they never envisaged a shopping centre to be located behind their property.</p> <p>No material or factual reasons for the objection are provided.</p>
		<p>Although the business premises is larger than in the previous application, the location of the business site was specifically kept in the same location to ensure the least disruption / changes from the previous approved design. Apart from being in the same location as the previously approved business premises, the location of the business premises is justified being located at the most accessible point of the development site (located between three collector roads being the extension of Bergsig and End Roads and the newly proposed Boulevard), ensuring optimal exposure and visibility, accessibility and also restricting conflict between motorized traffic and non-motorised traffic (especially where pedestrian traffic and mobility is encouraged).</p> <p>The size of the premises was scientifically increased to ensure a pragmatic economically feasible site from a business point of view which will ensure that the local and passing community is sufficiently served with their business needs.</p>

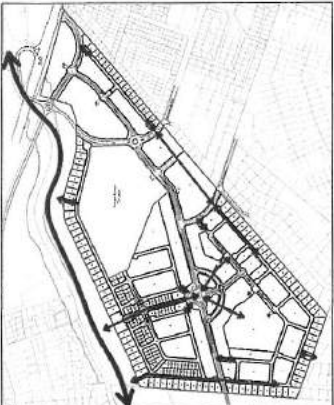
	<p>Noise & Traffic Impact</p> <p>The question is raised as to whether council considered the noise impact and volume of traffic that would be caused by the business area.</p>	<p>Although the design of the proposed shopping centre and buildings on the site have not been finalized the developer is fully aware of the potential nuisances that can stem from such shopping centre.</p> <p>In the preliminary design it is also evident that an area of approximately 16m between the closest buildings and the adjacent residential property boundaries were allowed as a mitigating measure to prevent some nuisance between the two land-uses. Further mitigating measures can include a 2.1m high solid wall with a lane of trees between the two properties.</p> <p>Cognisance must also be taken by the decision-makers that the original approved layout was adjacent to the objector's property and it is unlikely that the noise emanating from the current layout compared to the previous would impact more than the previous smaller premises.</p> <p>The traffic volume as a result of the proposed business premises will not have any effect on the property of the objector given access will be obtained from a completely different road system (i.e. the shopping centre obtains access from the proposed boulevard whilst the property of the objector obtains access via Bergsig Road and Galjoen Street).</p> <p>This point of objection / question is not considered as a valid point of objection and is recommended to be rejected by the decision-making authority.</p>
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<p>Vacant vs Developed</p> <p>The objector remarked that they never anticipated a business development on the vacant land behind their property.</p>	<p>The remark made by the objectors that "When we built our house we knew the land at the back would one day be developed, but not with a business area right at the back of us" they acknowledge the risk of purchasing adjacent vacant land; a general known risk for any buyer of property adjacent to large vacant land.</p> <p>In addition to the above, the objectors do not provide any substantial and clear reasons against the proposed business use and therefore it can be considered merely as a remark.</p> <p>In the light of the above, this remark should be ignored by the subject decision-making authority.</p>
<p>Conclusion</p>	<p>In conclusion, although the objector does not provide any reasons for his objections, the developer is aware of and sensitive to the potential impact of the activities of the shopping centre on the surrounding properties which is evident in the preliminary layout design. The size and location of the proposed shopping centre was amended to ensure a business premises that is economically feasible with maximum exposure and accessibility.</p>
<p>Layout and Design:</p> <ul style="list-style-type: none"> • Village Green • Architecture • Design Guidelines 	<p>Village Green</p> <p>Alignment of roads through the Village Green leads to fragmentation of the area and a unified central park is suggested.</p> <p>It is evident that the function of the Village Green is not correctly interpreted by the OHAC.</p> <p>The function of the Village Green is not only meant to be a functional multi-purpose recreational area, but also meant to be an integrated open space, road and landmark feature.</p> <p>It is furthermore likely that OHAC have probably misinterpreted the scale of the proposed Village green as the size of the different segments are sufficient</p>

<p>to achieve the envisaged use of the village green for weekend markets, an entertainment area and general recreation area.</p> <p>It should be noted that the purpose of the central park layout design is specifically designed in such a way to provide easy and safe access to the highest density component of the development, being the structuring boulevard. The concern about the proposal of OHAC is that a unified central park would require a perimeter circle road which would result in residents having to cross a potentially high volume and dangerous road (restricted sight distances) to access the central park, whereas the existing layout provides direct neighborhood access to the various park segments.</p> <p>A unified central park with a perimeter circle road would also separate the residents from the park whereas the existing layout integrates the park segments and facilities with the surrounding residential uses.</p> <p>It should also be kept in mind that a unified, but isolated park often attracts vagrants resulting in littering and potential health, safety and security risks and subsequent endangerment to the residents.</p> <p>Thus, it is clear that the OHAC misinterpreted the objective and scale of the Village Green . Therefore, it is recommended that the decision-makers omit this point of comment.</p>	 <p>Design Guidelines</p> <p>The comments of OHAC are noted. Preliminary Architectural Guidelines were presented as part of the application. As the design is refined, updated</p>
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	<p>Draft Architectural Guidelines should be presented to OHAC for consideration prior to finalization</p> <p>Architecture</p> <p>The architectural style is more representative of the West Coast than of the local vernacular</p>	<p>Architectural Guidelines will be compiled and provided for OHAC for their input and support.</p> <p>The comments of OHAC are noted.</p> <p>The comments were presented to the appointed architects and the design, in consultation with OHAC, will be adapted accordingly.</p>
<p>Tender</p>	<p>Concern around legality of the tender process</p>	<p>This is not a town planning related issue and has already been dealt with by the local authority. Therefore this comment should be ignored.</p>
<p>Benefit for Municipality</p>	<p>How does the Municipality benefit from allowing substantial new financial capital gain from increased development rights?</p>	<p>As with the previous point of comment, this is also not a land-use town planning matter and should be omitted.</p>

<p>Noise impact from Habonim campsite</p>	<p>Habonim is concerned about lack of preventative measures such as substantial planting of trees to reduce potential noise from the Habonim campers on the development.</p>	<p>This point of comment is considered completely invalid, given that all residents of the town are subject to the same health and safety regulations and laws.</p> <p>Furthermore, the future purchasers / residents of the application site are also most likely or will be made aware of the Habonim campsite and the activities taking place at the Habonim campsite.</p> <p>Therefore, this point of comment should be rejected by the decision-making authority.</p>
<p>Lifestyle</p>	<p>There is disappointment over the proposed drive-through opposite the school, as it promotes an unhealthy lifestyle and an alternative use is suggested such as open gym and water spray park which would be healthier for the community and young people.</p>	<p>The statement made by the Mr Anstey is unsubstantiated, generalized exacerbated and taken out of context.</p> <p>Although a drive-through restaurant is proposed as part of the preliminary layout proposal for the business premises and likely to be part of the business premises, this is a use that forms part of the normal general standard tenant mix of successful modern shopping centres. Such use is generally in demand for local shopping centres.</p> <p>The positioning / location and composition of the tenant-mix for shopping centres are a science on its own; hence an important locational factor is being close to a school. The fact that a potential drive-through is proposed is not only considered as a convenience facility for the school, but also for the residents of the proposed De Zandt township and passing traffic.</p> <p>The use of a drive-through facility is meant predominantly for parents, as the target market of drive-through facilities are mainly aimed at young families and adults. These facilities are commonly found at shopping centres and the argument of Mr Anstey is subsequently considered unsubstantiated that it will</p>

		<p>promote unhealthy lifestyle, given that there are many such facilities. Mr Anstey also provides no facts of his comment in this regard.</p> <p>It is general knowledge that similar products are sold at the shops in such shopping centres. Therefore, the opinion / comment of Mr Anstey that the provision of a drive-through is immorally irresponsible is considered completely unfounded.</p> <p>In the light of the above it is requested that this point of comment be completely ignored.</p>
<p>Beach Access</p>	<p>How is beach access being planned?</p>	<p>The linkages proposed between the beach and the mountain do not specifically form part of the application area.</p>  <p>This open space system proposal forms part of the Overstrand Municipal Growth Management Strategy, 2010 spatial planning policy document to create mountain - sea links.</p> <p>These links are proposed in a threefold manner being along the (1) Onrus River corridor, (2) the future road to the Habonim site as well as (3) through an open space erf within the De Zandt development giving access to Branderdraai Road leading towards the Sandbaai beach area.</p>

		<p>Evidently from the above, regarding the Onrus River corridor it will require negotiations and agreements with the relevant owners (in this case Mr Anstey) to materialize this proposal. Without a doubt will such a path augment the existing coastal path system being one of the largest assets for the Hermanus area from a tourism point of view.</p> <p>The linkage via the future extension of the Boulevard, is a logical proposal for the day when the Habonim site will be developed in future.</p> <p>The Branderdaai Road link road is an existing opportunity which naturally allows for such a link.</p> <p>The proposed sea-mountain link is supported by Town Planning policies and documents.</p> <p>It is thus clear that such linkages are achievable from current and future opportunities which, if it materializes, will benefit the tourism for Hermanus and the Overstrand area.</p>
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Conclusion:

This application for the redesigned of the application site is generally consistent with the approved policy documents of Overstrand, specifically towards densification and the need to address the growing demand for housing. A variety of housing types within a range of income groups is catered for. This development is an example of providing an opportunity for an optimal urban lifestyle where the value of scarce land is acknowledged.

Given the scale of the development, the single objection and comment, is considered a clear indication of the general support by the public of this development following the public participation process.

Even-though each point of comment or objection is taken in a serious light, these comments in general are considered unfounded. None of the objections or comments were motivated and merely questions asked and general statements.

The objections from Mr and Mrs Gilmore, being only questions and a remark, without any motivation at all, it is evident that the points of objection are not material.

The comments of Cllr Anstey are mostly not directly related to the application and also not substantiated by any facts. Therefore, these points of comments should be rejected.

The OHAC makes specific suggestions. The specific suggestion regarding the central park is clearly evident that the purpose of the park is probably misunderstood and that the scale of the development is misinterpreted. The provision of the architectural guidelines and styles is a matter not directly related to the land-use, but is a point that should be dealt with, and communally agreed upon in the next stage of the development. Therefore, for the purposes of this application these points of comments should be omitted.

Lastly, this application will contribute towards a growing need for housing through the optimal development of land which is a scarce resource. Furthermore, the development applicant aims to improve the quality of urban living by providing a legible, walkable, sociable, safe, convenient and aesthetically pleasing environment, offering a wide variety of community facilities within easy reach of residents.

Thus in light of the above, your favorable consideration of this application will be appreciated.

Should you have any questions in this regard please do not hesitate to contact me.

Kind Regards



Andre Wiehahn Pr Pln A/927/1996



Directorate: Development Management
(Region 1)

TP-A Theart
(Hollister)

REFERENCE: 16/3/3/5/E2/35/1040/18
NEAS REFERENCE: WCP/EIA/AMEND/0000287/2018
ENQUIRIES: Arabel McClelland
DATE OF ISSUE: 2019-03-07

The Board of Directors
Pinaroux International Holdco (Pty) Ltd
P.O. Box 14152
BREDELL
1623

Attention: Mr. J. Pienaar

FILE NO:	EL 2834 - HSB
SCAN NO:	HSB 2834
COLLABORATOR NO:	1264697

Tel: (011) 571 3901
Fax: (011) 396 2708

Dear Sir

APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND PART 2 OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 FOR THE AMENDMENT OF THE ENVIRONMENTAL AUTHORISATION ISSUED ON 29 SEPTEMBER 2010: PROPOSED URBAN DEVELOPMENT ON ERF NO. 2834 (PREVIOUSLY DESIGNATED ERF NO. 1291), SANDBAAL

1. With reference to the above application, the Department hereby notifies you of its decision to **grant** Environmental Authorisation, attached herewith, together with the reasons for the decision.
2. In terms of Regulation 4 of the Environmental Impact Assessment Regulations, 2014, you are instructed to ensure, within 14 days of the date of the Environmental Authorisation, that all registered interested and affected parties ("I&APs") are provided with access to, and reasons for, the decision, and that all registered I&APs are notified of their right to appeal.
3. Your attention is drawn to Chapter 2 of the National Appeal Regulations, 2014, which prescribes the appeal procedure to be followed. This procedure is summarised in the attached Environmental Authorisation.

Yours faithfully

[Signature]
DIRECTOR, DEVELOPMENT MANAGEMENT (REGION 1)
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

CC: (1) Mr. C. Bruwer Snr (EnviroAfrica)
(2) Ms. P. Aplon (Overstrand Municipality)
(3) Mr. R. Le Roux (Breede Gouritz Catchment Management Agency)
(4) Ms. W. Dhansay (Heritage Western Cape)
(5) Mr. E. Danzfuss (Mulfri Projects)
(6) Mr. A. Wiehahn (InterActive Town and Regional Planning)

Fax: (086) 513 2141

Fax: (028) 316 4953

Email: rleroux@bgcma.co.za

Email: Waseefa.Dhansay@westerncape.gov.za

Email: erich@kinahu.com

Email: wiehahn.a@gmail.com

6th Floor, 1 Dorp Street, Cape Town, 8001

Tel: +27 21 483 2660 Fax: +27 21 483 3098

E-mail: Arabel.McClelland@westerncape.gov.za

Private Bag X9086, Cape Town, 8000

www.westerncape.gov.za/eadp

TP
08 MAR 2019



Directorate: Development Management
(Region 1)

REFERENCE: 16/3/3/5/E2/35/1040/18
NEAS REFERENCE: WCP/EIA/AMEND/0000287/2018
ENQUIRIES: Arabel McClelland
DATE OF ISSUE: 2019-03-07

ENVIRONMENTAL AUTHORISATION

APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND PART 2 OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED) FOR THE AMENDMENT OF THE ENVIRONMENTAL AUTHORISATION ISSUED ON 29 SEPTEMBER 2010: PROPOSED URBAN DEVELOPMENT ON REMAINDER ERF NO. 2834 (PREVIOUSLY DESIGNATED ERF NO. 1291), SANDBAAI

With reference to your application for the abovementioned, find below the outcome with respect to this application.

A. DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended), the Department herewith **grants** the amendment of the Environmental Authorisation issued on 29 September 2010 (DEA&DP Ref: E12/2/3/2-E2/34-0134/09), in terms of Part 2 of the EIA Regulations, 2014 (as amended).

1) The Environmental Authorisation is amended as set out below:

a) Section A: DESCRIPTION OF ACTIVITY:

The description of the activity, which read as follows:

"The Overstrand Municipality proposes to subdivide and rezone Erf 1291, Sandbaai in order to establish urban development. The proposed development will entail:

- 97 residential zone I erven ~550 – 650m²;
- 160 residential zone II erven distributed in two clusters each consisting of two open space erven;
- 295 residential zone III erven in an area of ~5.9 hectares at a density of ~50 units per hectare;
- A school situated on ~6.38 hectares;
- Business area on ~0.91 hectares consisting of inter alia convenience store and launderette;
- Retirement village which further consists of 46 buffer erven, 82 transition erven, 115 small units, frailcare apartments and service centre;
- Open spaces consisting of walkways, landscaping and community space; and
- Associated roads and infrastructure."

6th Floor, 1 Dorp Street, Cape Town, 8001
 Tel: +27 21 483 2660 Fax: +27 21 483 3098
 E-mail: Arabel.McClelland@westerncape.gov.za

Private Bag X9086, Cape Town, 8000
www.westerncape.gov.za/eadp

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is amended to read:

The development of the De Zandt Village in Sandbaai, which will comprise of the following:

- 196 Residential Zone I erven of approximately 437m² (23 dwelling units/hectare);
- 29 General Residential Zone I erven of approximately 280m² (33 dwelling units/hectare);
- 1022 dwelling units on 28 General Residential Zone 3: Bulk Zone 2 erven (70 dwelling units/hectare);
- 164 dwelling units on one General Residential Zone 3: Bulk Zone 2 Retirement Village erf (78 dwelling units/hectare);
- 50 dwelling units on two Business Zone 3 erven (20 dwelling units/hectare);
- 3 Open Space Zone 2 erven;
- 11 Open Space Zone 3 erven; and
- 5 Transport Zone 3 erven.

b) Section G: CONDITIONS OF AUTHORISATION:

Condition 9:

"The Environmental Management Programme ("EMP") submitted as part of the application for environmental authorisation is accepted and must be implemented."

Is amended to read:

The amended Environmental Management Programme ("EMPr"), dated December 2009 and revised September 2018, submitted as part of the application for the amendment of the authorisation, is herewith accepted and must be implemented.

The following additional conditions of authorisation are included:

Condition 24:

The storm water management plan compiled by Deca Consulting Engineers, dated 13 November 2018, must be implemented.

Condition 25:

Alien vegetation along the Onrus River must be removed in order to promote growth of indigenous vegetation. Cleared areas remaining following construction must be rehabilitated with indigenous vegetation immediately upon completion of the construction phase.

Condition 26:

An archaeologist must be appointed to undertake an archaeological impact assessment for each phase of clearance of the site, with proof of such appointment submitted to Heritage Western Cape prior to construction work commencing on each phase. A full report, including proof of monitoring, must be submitted to Heritage Western Cape and the Department, for record-keeping purposes, at the end of each phase.

c) Section I: REASONS FOR THE DECISION:

The description of the preferred alternative, which read as follows:

"Option 2 (preferred alternative):

In terms of this alternative, the sewage reticulation from the entire development will consist of a small bore gravity uPVC piped system, which will be connected to the existing sewerage reticulation system of Sandbaai. The existing pump station in Sandbaai will be upgraded in order

to ensure supply of 60l/s with a single pump. The stormwater will be discarded into a 4500m³ attenuation facility south of Erf 2834. The outlet of the pond is a 750mm diameter pipe culvert which in turn discharges into a 900mm diameter pipe culvert within the road reserve of Laubie and Nico van der Merwe streets. From this point, stormwater will be discarded via an existing outlet into the ocean."

is amended to read:

Preferred Alternative (herewith authorised)

The internal sewerage reticulation system will consist of a gravity uPVC piped system, which will be connected to the existing external sewerage reticulation system. The existing pump station in Sandbaai will be upgraded in order to ensure capacity of 63l/s. Three of the four storm water drainage areas on the site will drain storm water runoff directly into the Onrus River. Runoff quality control measures include enhanced swales, which incorporate stilling and sedimentation chambers, and permeable paving. The fourth area will require a 1200mm diameter pipe culvert within the road reserves of Dwars- and Nico van der Merwe Streets to convey storm water to the existing storm water outlet at the public open space near the southern end of West End Street.

d) Addition of Annexure 1: De Zandt Layout Plan

The layout plan, titled "De Zandt – RE 2834 Sandbaai", Revision 16, dated 12 June 2018, is herewith attached as Annexure A.

B. REASONS FOR THE DECISION

In reaching its decision, the Department took, *inter alia*, the following into consideration:

1. The nature of the proposed development remains largely unchanged and within the bounds of that previously authorised in terms of the spatial extent and land use types. However, the development will be substantially amended through the change in layout, densification of the residential development and concomitant increase in the total number of units. The proposed amended development proposal will, however, be undertaken on the existing approved footprint.
2. Overstrand Municipality has confirmed sufficient available bulk service capacity to cater for the amended development proposal and increased number of units. Installation of, and upgrades to, service infrastructure remains a component of the development, as previously approved.
3. Heritage Western Cape has indicated support for a phased approach to clearance of the site and construction thereof. The Overstrand Municipality's Heritage and Aesthetics Committee confirmed there are no objections to the amended development in the meeting held on 17 January 2019.
4. CapeNature does not object to the amendment provided storm water management is sufficient, for which specific runoff control measures and management have been prepared by the project engineers for implementation.
5. The Breede Gouritz Catchment Management Agency has confirmed in correspondence dated 25 January 2019 that the water use associated with the proposed development, in terms of Section 21 (c) and (i) of the National Water Act, 1998 (Act No. 36 of 1998), falls within the ambit of General Authorisation.
6. A Transport Impact Assessment ("TIA"), dated June 2018, was compiled by Deca Consulting Engineers to assess the potential transport impacts associated with the amended development proposal. As the proposed De Zandt Village was assessed to have a significant traffic impact, various recommendations have been made in order to mitigate this potential impact and upgrade and improve the surrounding road network, specifically access and intersection control

to the development. Comments obtained from the Department of Transport and Public Works, dated 13 December 2018, and the relevant section of the Overstrand Municipality, dated 23 January 2019, indicate the recommendations made in the TIA will mitigate the potential impact of the amended development proposal and must be undertaken.

7. No-go areas and buffers have been retained within the amended development layout, as per the original environmental authorisation.
8. Construction on site in furtherance of the original environmental authorisation has commenced.
9. As required in terms of Regulation 41 of the NEMA EIA Regulations 2014 (as amended), a public participation process was conducted for the amendment application which comprised of the following:
 - Potential Interested and Affected Parties ("I&APs") identified, including owners and occupiers of land adjacent to the site where the listed activities are to be undertaken, and all previous registered I&APs, including the municipality, ward councillor, local organisations and ratepayers' associations, and Organs of State, which have jurisdiction in respect of any aspect of the relevant activities, were notified of the amendment application on 29 June 2018;
 - A site notice was placed on site on 10 June 2018;
 - An advertisement was placed in the local newspaper, 'Hermanus Times', on 28 June 2018;
 - A 30-day commenting period on the Draft Amendment Report was allowed from 29 June 2018; and
 - A 30-day commenting period on the revised Draft Amendment Report was allowed from 28 August 2018.

The following authorities were consulted:

- Department of Water and Sanitation;
- Breede Gouritz Catchment Management Agency;
- Department of Transport and Public Works;
- Heritage Western Cape;
- CapeNature; and
- Overstrand Municipality.

C. CONDITIONS

1. The holder must in writing, within 14 (fourteen) calendar days of the date of this decision--
 - 1.1 notify all registered I&APs of -
 - 1.1.1 the outcome of the application;
 - 1.1.2 the reasons for the decision as included in Section B;
 - 1.1.3 the date of the decision; and
 - 1.1.4 the date when the decision was issued.
 - 1.2 draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of National Appeals Regulations, 2014 detailed in Section D below;
 - 1.3 draw the attention of all registered I&APs to the manner in which they may access the decision; and
 - 1.4 provide the registered I&APs with:
 - 1.4.1 the name of the holder (entity) of this Environmental Authorisation;
 - 1.4.2 name of the responsible person for this Environmental Authorisation;
 - 1.4.3 postal address of the holder;
 - 1.4.4 telephonic and fax details of the holder;
 - 1.4.5 e-mail address, if any, of the holder; and

ANNEXURE F 6/28

- 1.4.6 the contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the 2014 National Appeals Regulations.
2. One week's notice must be given to the Directorate: Development Management (Region 1) before commencement of construction activities. The said notice must also include proof of compliance with Condition 1 described in Section C of this Environmental Authorisation.
 3. All other conditions contained in the Environmental Authorisation issued on 29 September 2010 (DEA&DP Reference: E12/2/3/2-E2/34-0134/09) (attached as Annexure B) remain unchanged and in force.

D. APPEALS

Appeals must comply with the provisions contained in the National Appeal Regulations 2014 (as amended).

1. An appellant (if the holder of the decision) must, within 20 (twenty) calendar days from the date on which notification of the decision was sent to the holder by the Competent Authority –
 - 1.1 Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 1.2 Submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
2. An appellant (if NOT the holder of the decision) must, within 20 (twenty) calendar days from the date on which the holder of the decision sent notification of the decision to the registered I&APs–
 - 2.1 Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 2.2 Submit a copy of the appeal to the holder of the decision, any registered I&AP, any Organs of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
3. The holder of the decision (if not the appellant), the decision-maker that issued the decision, the registered I&AP and the Organs of State must submit their responding statements, if any, to the appeal authority and the appellant within 20 (twenty) calendar days from the date of receipt of the appeal submission.
4. The appeal and the responding statement must be submitted to the address listed below:

By post: Western Cape Ministry of Local Government, Environmental Affairs and Development
 Planning
 Private Bag X9186
 CAPE TOWN
 8000

By facsimile: (021) 483 4174; or

By hand: Attention: Mr Jaap de Villiers (Tel: 021 483 3721)
 Room 809
 8th Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

Note: For purposes of electronic database management, you are also requested to submit electronic copies (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Authority to the address listed above and/ or via e-mail to Jaap.DeVilliers@westerncape.gov.za.

5. A prescribed appeal form as well as assistance regarding the appeal processes is obtainable from Appeal Authority at: Tel. (021) 483 3721, E-mail Jaap.DeVilliers@westerncape.gov.za or URL <http://www.westerncape.gov.za/eadp>.

E. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Environmental Authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully



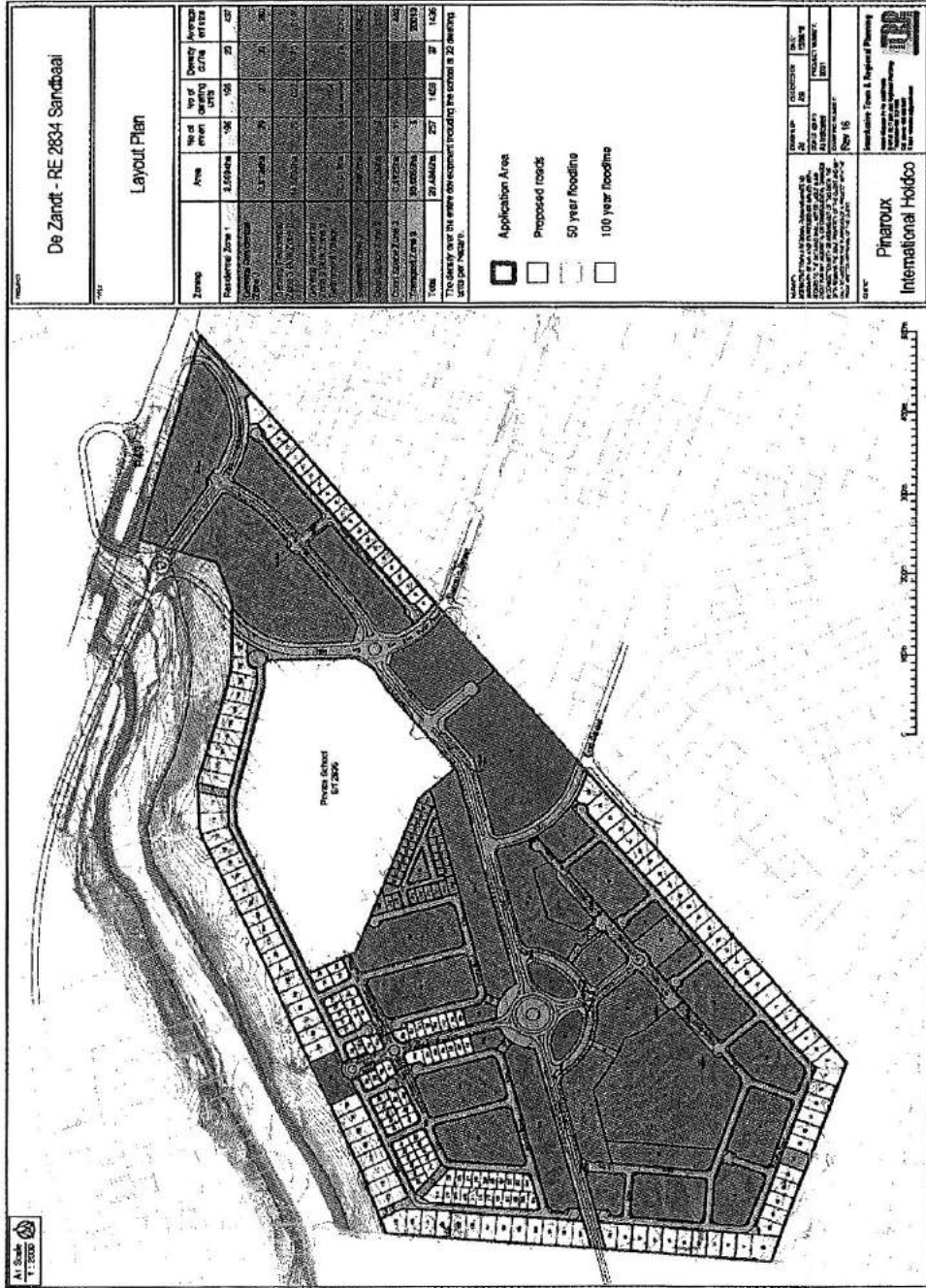
MR. ZAABIR TOEFY
DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)

DATE OF DECISION: 07/03/2019

CC: (1) Mr. C. Bruwer Snr (EnviroAfrica)	Fax: [086] 513 2141
(2) Ms. P. Aplon (Overstrand Municipality)	Fax: [028] 316 4953
(3) Mr. R. Le Roux (Breedee Gouritz Catchment Management Agency)	Email: rleroux@bgcma.co.za
(4) Ms. W. Dhansay (Heritage Western Cape)	Email: Waseefa.Dhansay@westerncape.gov.za
(5) Mr. E. Danzfuss (Mulfri Projects)	Email: erich@kinahu.com
(6) Mr. A. Wiehahn (InterActive Town and Regional Planning)	Email: wiehahn.a@gmail.com

-----END-----

ANNEXURE A
AMENDED SITE LAYOUT PLAN



ANNEXURE B
ENVIRONMENTAL AUTHORISATION ISSUED ON 29 SEPTEMBER 2010



**DEPARTMENT of
ENVIRONMENTAL AFFAIRS
& DEVELOPMENT PLANNING**
Provincial Government of the Western Cape

**DIRECTORATE: LAND MANAGEMENT
Region 2**

nbleding@pgwc.gov.za
tel: +27 21 483 5833/3185; fax: +27 21 483 4372
Ullittas Building, 1 Dorp Street, 8001
Private Bag X9086 Cape Town 8000
www.capegateway.gov.za

REFERENCE: E12/2/3/2-E2/34-0134/09
ENQUIRIES:
DATE OF DECISION: 2010-09-29

**The Municipal Manager
Overstrand Municipality
P O Box 20
HERMANUS
7200**

For attention: R Kuchar

Tel: (028) 313 8000

Fax: (028) 313 1894

**THE PROPOSED URBAN DEVELOPMENT FOR THE PROPOSED URBAN DEVELOPMENT,
ERF 1291, SANDBAAL.**

With reference to your application, find below the environmental authorisation including exemption notice, hereinafter referred to as "the environmental authorisation" in respect of this application.

A. DESCRIPTION OF ACTIVITY:

The Overstrand Municipality proposes to subdivide and rezone Erf 1291, Sandbaal in order to establish urban development. The proposed development will entail:

- 97 residential zone I erven ~550 – 650m²;
- 160 residential zone II erven distributed in two clusters each consisting of two open space erven;
- 295 residential zone III erven in an area of ~5.9 hectares at a density of ~50 units per hectare;
- a school situated on ~6.38 hectares;
- business area on ~ 0.91 hectares consisting of *inter alia* convenience store and launderette;
- retirement village which further consists of 46 buffer erven, 82 transition erven, 115 small units, frailcare apartments and service centre;
- open spaces consisting of walkways, landscaping and community space; and
- associated roads and infrastructure.

Directorate: Land Management (Region 2)

These are activities identified in Government Notice No. R. 386 of 21 April 2006, being:

Item Number 1(e): "The construction of facilities or infrastructure, including associated structures or infrastructure for any purpose where lawns, playing fields or sports tracks covering an area of more than three hectares, but less than ten hectares, will be established".

Item Number 1(k): "The construction of facilities or infrastructure, including associated structures or infrastructure for the bulk transportation of sewage and water, including storm water, in pipelines or channels with -

- (a) An internal diameter of 0,36 metres or more; or
- (b) A peak throughput of 120 litres per second or more".

Item Number 1(m): "The construction of facilities or infrastructure, including associated structures or infrastructure for any purpose in the one in ten year flood line of a river or stream, or within 32 metres from the bank of a river or stream where the flood line is unknown, excluding purposes associated with existing residential use, but including -

- (i) canals;
- (ii) channels;
- (iii) bridges;
- (iv) dams; and
- (v) weirs".

Item Number 1(v): "The construction of facilities or infrastructure, including associated structures or infrastructure, for advertisements as defined in classes 1(a), 1(b), 1(c), 3(a), 3(b), 3(i) of the South African Manual for Outdoor Advertising Control".

Item Number 15: "The construction of a road that is wider than 4 metres or that has a reserve wider than 6 metres, excluding roads that fall within the ambit of another listed activity or which are access roads of less than 30 metres long".

Item Number 3: "The prevention of the free movement of sand, including erosion and accretion, by means of planting vegetation, placing synthetic material on dunes and exposed sand surfaces within a distance of 100 metres inland of the high-water mark of the sea".

Item Number 5: "The removal or damaging of indigenous vegetation of more than 10 square metres within a distance of 100 metres inland of the high-water mark of the sea".

Item Number 12: "The transformation or removal of indigenous vegetation of 3 hectares or more or of any size where the transformation or removal would occur within a critically endangered or an endangered ecosystem listed in terms of section 52 of the National Environmental Management: Biodiversity Act, 2004 [Act No. 10 of 2004]".

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Item Number 16: "The transformation of undeveloped, vacant or derelict land to –
 (a) establish infill development covering an area of 5 hectares or more, but less than 20 hectares; or
 (b) residential, mixed, retail, commercial, industrial or institutional use where such development does not constitute infill and where the total area to be transformed is bigger than 1 hectare".

Item 18: "The subdivision of portions of land 9 hectares or larger into portions of 5 hectares or less".

Government Notice No. R387 of 21 April 2006, being:

Item 2: "Any development activity, including associated structures and infrastructure, where the total area of the developed area is, or is intended to be, 20 hectares or more".

Government Notice No. R544 of 18 June 2010, being:

Item 9: "The construction of facilities or infrastructure exceeding 1000metres in length for the bulk transportation of water, sewage or storm water:

- (i) with an internal diameter of 0,36 metres or more; or
- (ii) with a peak throughput of 120 litres per second or more,

excluding where:

- a) such facilities or infrastructure are for bulk transportation of water, sewage or storm water or storm water drainage inside a road reserve; or
- b) where such construction will occur within urban areas but further than 32 metres from a watercourse, measured from the edge of the watercourse".

Item 11: "The construction of:

- (i) canals;
- (ii) channels;
- (iii) bridges;
- (iv) dams;
- (v) weirs;
- (vi) bulk storm water outlet structures;
- (vii) marinas;
- (viii) jetties exceeding 50 square metres in size;
- (ix) slipways exceeding 50 square metres in size;
- (x) buildings exceeding 50 square metres in size; or
- (xi) infrastructure or structures covering 50 square metres or more

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where such construction occurs within a watercourse or within 32 metres of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line".

Item 16: "Construction or earth moving activities in the sea, an estuary, or within the littoral active zone or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever is the greater, in respect of-

- i) fixed or floating jetties and slipways;
- (ii) tidal pools".

Item 17: "The planting of vegetation or placing of any material on dunes and exposed sand surfaces, within the littoral active zone for the purpose of preventing the free movement of sand, erosion or accretion, excluding where the planting of vegetation or placement of material relates to restoration and maintenance of indigenous coastal vegetation or where such planting of vegetation or placing of material will occur behind a development setback line".

Item 23: "The transformation of undeveloped, vacant or derelict land to

- i) residential, retail, commercial, recreational, industrial or institutional use, inside an urban area, and where the total area to be transformed is 5 hectares or more, but less than 20 hectares, or
- (ii) residential, retail, commercial, recreational, industrial or institutional use, outside an urban area and where the total area to be transformed is bigger than 1 hectare but less than 20 hectares;-

except where such transformation takes place for linear activities".

Government Notice No. R545 of 18 June 2010, being:

Item 15: "Physical alteration of undeveloped, vacant or derelict land for residential, retail, commercial, recreational, industrial use where the total area to be transformed is 20 hectares or more;

except where such physical alteration takes place for:

- (i) linear development activities; or
- (ii) agriculture or afforestation where activity 16 in this Schedule will apply".

Government Notice No. R546 of 18 June 2010, being:

Item 4: "The construction of a road wider than 4 metres with a reserve less than 13,5 metres".

Item 12: "The clearance of an area of 300 square metres or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation".

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Item 13: *"The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetation cover constitutes indigenous vegetation, except where such removal of vegetation is required for:*

(2) the undertaking of a linear activity falling below the thresholds.

Item 24: *"The expansion of*

*(c) buildings where the buildings will be expanded by 10 square metres or more in size; or
(d) infrastructure where the infrastructure will be expanded by 10 square metres or more where such construction occurs within a watercourse or within 32 metres of a watercourse, excluding where such construction will occur behind the development setback line".*

hereinafter referred to as "the activity".

B. LOCATION:

The proposed development will be located on Erf 2834 an unregistered Portion of Erf 1291, Sandbaai. The property is situated ~4 kilometres west of the central business district of Hermanus to the south of the R43.

Co-ordinates:

Latitude: 34° 24' 44" S

Longitude: 19° 11' 44" E

The SG 21 Digit code for the site is C01300200000129100000

hereinafter referred to as "the property".

C. APPLICANT:

% R Kuchar
Overstrand Municipality
P O Box 20
HERMANUS
7200

Tel: (028) 313 8000

Fax: (028) 313 1894

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D. ENVIRONMENTAL ASSESSMENT PRACTITIONER

EnviroAfrica Environmental Planning and Impact Assessment Consultants

Charel Bruwer Jnr.

P O Box 4

ONRUS

7201

Tel: (028) 316 2888

Fax: (086) 513 2717

E. SITE VISIT(S):

On 4 May 2010 officials from this Directorate undertook a site visit.

F. DECISION:

The Department is satisfied, on the basis of information available to it and subject to compliance with the conditions of this environmental authorisation, that the applicant should be authorised to undertake the activities specified above.

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment Regulations, 2006 ("EIA") the competent authority hereby authorises the activities described above.

The granting of this environmental authorisation is subject to the conditions set out below.

G. CONDITIONS OF AUTHORISATION:

1. The activity, including site preparation, may not commence within 20 (twenty) days after receipt of this environmental authorisation. In the event that an appeal notice and subsequent appeal is lodged with the competent authority, the effect of this environmental authorisation will be suspended until such time as the appeal is decided.
2. One week's notice, in writing, must be given to the Directorate: Integrated Environmental Management (Region 2), (hereinafter referred to as "this Directorate"), before commencement of construction activities.
 - 2.1 Such notice shall make clear reference to the site location details and reference number given above.
 - 2.2 The said notice must also include proof of compliance with the following conditions described herein:

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Conditions: 1 and 12.

3. An integrated waste management approach must be used that is based on waste minimisation and must incorporate reduction, recycling, re-use and disposal where appropriate.
4. Any solid waste shall be disposed of at a licensed landfill site.
5. No surface or ground water may be polluted due to any activity on the property/site. The relevant requirements of the National Water Act, 1998 (Act No. 36 of 1998) must be complied with at all times.
6. All landscaping must make use of indigenous plant species, and wherever practically possible, locally occurring indigenous plant species.
7. A buffer strip of 70m/more in width measured from the centre of the Onrus River must be implemented into the overall layout of the proposed development.
8. The license must be obtained from the Department of Agriculture, Forestry and Fisheries for the removal or pruning of milkwood trees.
9. The Environmental Management Programme ("EMP") submitted as part of the application for environmental authorisation is accepted and must be implemented.
10. The development must incorporate water and energy saving technologies. This must include, but not be limited to, the following:
 - 10.1 Low-energy lighting must be installed on the grounds of the proposed development. Replacement bulbs must also be low-energy. Lighting must be carefully done to retain a simple character of the area that supports the fisherman village culture lifestyle.
 - 10.2 External lighting must be kept to a minimum to reduce energy wastage. All external lighting must be switched off during the day.
 - 10.3 Waterwise landscaping must be done. Indigenous plants and plants that require very little water must be used. The use of kikuyu grass must be prohibited. Non-invasive, low-water use grass must be used for lawns.
 - 10.4 All toilets installed on the property must be dual-flush toilets.
 - 10.5 All shower heads must be fitted with water-saving devices, i.e. low-flow showerheads, Tap aerators and/or flow restrictors must also be installed on all taps.

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- 10.6 All installed geysers must be covered with geyser "blankets" to improve the efficiency of the geyser. All electric geyser thermostats must be set at the most optimal temperature.
- 10.7 All fitted appliances must have an energy rating and only the most efficient models must be used.
- 10.8 Energy efficient streetlight technology must be used as far as possible to reduce the energy requirements of the streetlight network.
- 10.9 An automatic drip irrigation system must be installed and must be adjusted to reduce water application during cooler and wetter months.
11. Should any heritage remains be exposed during excavations, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape (in terms of the National Heritage Resources Act, 1999 [Act No. 25 of 1999]). Heritage remains uncovered or disturbed during earthworks must not be disturbed further until the necessary approval has been obtained from Heritage Western Cape:
- 11.1 If any archaeological remains (including but not limited to fossil bones and fossil shells, coins, indigenous and/or colonial ceramics, any articles of value or antiquity, marine shell heaps, stone artefacts and bone remains, structures and other built features, rock art and rock engravings) are discovered during construction they must immediately be reported to Heritage Western Cape and must not be disturbed further until the necessary approval has been obtained from Heritage Western Cape.
- 11.2 If any graves or unmarked human burials are discovered, they must be treated with respect and South African heritage Resource Agency ("SAHRA") must be notified immediately and the burials must not be disturbed further until the necessary approval has been obtained from SAHRA. An archaeologist must be contracted to remove the remains at the expense of the developer.
12. The applicant must, in writing, **within 10 (ten) calendar days** of being notified of the Department's decision to authorise the activity (the date of "being notified" is deemed to be the date the notice of the Department's decision was sent) –
- 12.1 Notify all registered interested and affected parties of the outcome of the application and the reasons for the decision; and –
- 12.2 Specify the date on which the authorisation was issued.
- 12.3 Inform all registered interested and affected parties of the appeal procedure provided for in Chapter 7 of the regulations.

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- 12.4 Advise all registered interested and affected parties that, should they wish to appeal that they must lodge a notice of intention to appeal with the Minister, within 10 days of being notified of the Department's decision (the 10 day period available to registered interested and affected parties is deemed to only start 10 calendar days after the date of issue of the Department's decision) and must submit their appeal within 30 days of the lodging of their notice of intention to appeal.
- 12.5 Inform all registered interested and affected parties that a prescribed Notice of Intention to Appeal form and Appeal form is obtainable from the Minister's office at tel (021) 483 3721/3195, email jedevill@pcwc.gov.za or <http://www.capegateway.gov.za/eadp>.
- 12.6 Inform all registered interested and affected parties that should they wish to appeal, the appellant must serve on the applicant, on the same day that the notice of intent is lodged with the Minister, a copy of the notice of intention to appeal form as well as a notice indicating that the appeal submission will be available for inspection for a period of 30 days, that must either start on or before the date the appeal is submitted to the Minister, and also indicate where the appeal submission will be available for inspection.
- 12.7 If the applicant should decide to appeal, the applicant must –
- 12.7.1 lodge a notice of intention to appeal with the Minister, within 10 days of being notified of this decision (the date of "being notified" deemed to be the date the notice of the Department's decision was sent);
- 12.7.2 submit the appeal within 30 days of the lodging of the notice of intention to appeal; and
- 12.7.3 serve a copy of the notice of intention to appeal, on the same day that the notice of intent is lodged with the Minister, on all registered interested and affected parties as well as a notice indicating that the appeal submission will be available for inspection for a period of 30 days, that must either start on or before the date the appeal is submitted to the Minister, and also indicate where the appeal submission will be available for inspection.

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13. The holder of the authorisation shall be responsible for ensuring compliance with the conditions by any person acting on his behalf, including but not limited to, an agent, sub-contractor, employee or any person rendering a service to the holder of the authorisation.
14. Any changes to, or deviations from, the project description set out in this authorisation must be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether to grant such approval or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of the authorisation to apply for further authorisation in terms of the regulations.
15. The holder of the authorisation must notify this Directorate and any other relevant authority, in writing, within 24 hours thereof if any condition of this authorisation is not adhered to.
16. A copy of this authorisation must be kept at the property where the activity(ies) will be undertaken. The authorisation must be produced to any authorised official of the Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the authorisation who works or undertakes work at the property.
17. Where any of the applicant's contact details change, including the name of the responsible person, the physical or postal address and/or telephonic details, the applicant must notify the Department as soon as the new details become known to the applicant.
18. Non-compliance with a condition of this authorisation may result in the withdrawal of the authorisation and may render the holder liable for criminal prosecution.
19. This Department must be notified, within 30 days thereof, of any change of ownership and/or project developer. A request for the transfer of the rights and obligations contained in this environmental authorisation must be submitted in the following way:
 - (i) The current holder of the environmental authorisation must submit an original signed letter to the Department stating that he/she wish the rights and obligations contained in this environmental authorisation to be transferred, provide the Department with (a) confirmation that the environmental authorisation is still in force (i.e. validity period have not yet expired or the activity(ies) was lawfully commenced with), (b) the contact details of the person to whom the rights and obligations are to be transferred, and (c) the reasons for the requested transfer.
 - (ii) The person to whom the rights and obligations are to be transferred must also submit an original signed letter to the Department (a) accepting the rights and obligations contained in this environmental authorisation and (b) must indicate that he/she has the ability to implement the mitigation measures and to comply with the conditions of authorisation.

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If the transfer is found to be appropriate by the Department, the Department will issue a letter confirming the transfer of the rights and obligations contained in this environmental authorisation.

20. Departmental officials shall be given access to the property referred to in B above for the purpose of assessing and/or monitoring compliance with the conditions contained in this environmental authorisation, at all reasonable times.
21. The activities which are authorised may only be carried out at the property indicated above.
22. Notwithstanding this authorisation, the holder of the authorisation must still comply with any other statutory requirements that may be applicable to the undertaking of the activity.
23. This activities must commence within a period of 3 (three) years from the date of issue. If commencement of the activities does not occur within that period, the authorisation lapses and a new application for environmental authorisation must be made in order for the activity to be undertaken.

H. RECOMMENDATIONS:

This Directorate recommends that the following should be considered in planning the development:

- Local labour especially consisting of previously disadvantaged individuals should be employed during the construction phase and operational phase of the proposed development.
- The stormwater from the proposed development should be treated (e.g. retention dams) before it enters the Onrus River.
- Urban Design concepts such as pedestrian and cycle trails along the corridor(s) should form part of the overall design layout.

I. REASONS FOR THE DECISION:

In reaching its decision, the Department took, *inter alia*, the following into consideration-

- (a) The information contained in the Scoping Report and Plan of Study for EIA which was received on 28 January 2010;
- (b) Illustrative material which included location and site/layout plans;
- (c) Photographs of the site, the proposed layout and its immediate surrounding environment;
- (d) Correspondence from Heritage Western Cape dated 22 October 2009 and 1 December 2009;

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- (e) Correspondence from CapeNature dated 2 December 2009, 12 February 2010 and 17 February 2010;
- (f) Correspondence from the Overstrand Municipality dated 2 December 2009;
- (g) Correspondence from the Department of Agriculture dated 14 December 2009;
- (h) The Archaeological Impact Assessment prepared by Jonathan Kaplan from the Agency for Cultural Resource Management dated November 2009;
- (i) The Botanical Assessment prepared by Dr D J McDonald from the Bergwind Botanical Surveys & Tours dated 9 December 2009.
- (j) The information contained in the EIA Report dated May 2010 which was received on 11 May 2010.
- (k) The additional information submitted by Charel Bruwer Jnr, of EnviroAfrica Environmental Planning and Impact Assessment Consultants on 16 June 2010, 1 September 2010 and 7 September 2010.
- (l) Relevant information contained in the Departmental information base; and
- (m) The objectives and requirements of relevant legislation, policies and guidelines, including Section 2 of the NEMA.

All information presented to the Department was taken into account in the Department's consideration of the application. A summary of the issues which, in the Department's view, were of the most significant is set out below.

Environment

The area earmarked for the proposed development consists of vacant land which is covered in natural and alien vegetation. The area furthermore consists of a relatively flat topography with a shallow gradient sloping in the north east and south west of the site. The natural vegetation found on site is Overstrand dune Strandveld and Overberg Fynbos. Both of these vegetation types have a conservation status of least threatened. The southern as well as northern part of the site has been impacted by alien infestation as well as soil disturbance, with the latter having a certain amount of viable Overberg Sandstone Fynbos remaining. It is projected that the loss of vegetation will have a low impact due to the fact that natural vegetation being widespread and therefore classified as least threatened. Other impacts such as alien infestation, fire over a long period and uncontrolled soil disturbance have degraded the state of the local flora.

Given the extensive scale of the proposed development loss of ecological processes are inevitable during the construction and operational phases of the proposed development. The scale of the proposed development will therefore have a high negative impact on the connectivity and biological processes of the remaining local ecology, most notably flora.

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However, given the prevailing and ongoing negative impacts such as alien infestation the ecology was found to be fragmented.

In terms of the impacts on the Onrus River which borders the north-western side of the proposed site, a buffer of 70m/more must be implemented to serve as a corridor between the proposed development and the aquatic system (please refer to condition 7). This measure is also to ensure that the ecological integrity of the system is maintained and not impacted on by the proposed development.

Heritage

The Archaeological Impact Assessment for the proposed site found minimal archaeological occurrences, which included various chunks of tools of quartzite. These remnants were all found to be in a disturbed/degraded condition and were further rated as having low local significance. The receiving environment is therefore not considered to be archaeological significant.

Visual

The proposed development will have a visual impact with the focal impact on residents north of Erf 2834 and by-passers on the R43. The visual impact of the proposed development will be mitigated by means of adopting sensitive architectural style and maintaining the existing trees which would screen the proposed development (particularly from the residents north of Erf 2834 and by-passers on the R43).

Traffic

The proposed development is expected to generate a total of 2664 trips during the morning peak with a further 1188 trips during the afternoon peak. Several short and medium-term measures are proposed to address the traffic impact which includes: the development of an internal road alignment towards the Onrus River, the upgrade of the Onrus Main Road and an extension across Vermont Avenue at the end of the main road, extending the Bergsig Street through Sandbaai to the West of Zwellhle and general improvements at Sandbaai main road and Bergsig Street intersection. These mitigation measures (which forms part of the transport master plan for the Ovestrand area) will ensure that traffic levels will operate at acceptable levels.

Activity need and desirability

The proposed development is aimed at alleviating the current shortage in housing opportunities experienced in the area while also addressing the issues of spatial integration through the provision of integrated mix-used urban development (including 'GAP' housing and schooling infrastructure).

*Directorate: Land Management (Region 2)***Policy: Regional/planning context**

The proposed site is currently zoned Residential Zone I, II and III. A rezoning application is required in terms of the Land Use Planning Ordinance, 1985 (Ordinance No. 15 of 1985) ("LUPO") to permit certain aspects of the proposed development. The site falls within the local urban edge accepted as part of a Structure Plan adopted under Section 4(6) and is also consistent with the greater Hermanus Spatial Development Framework (2000) which earmarked the land for urban development.

NEMA Principles

The Environmental Management Principles set out in Section 2 of the NEMA which apply to the actions of all organs of state, serve as guidelines by reference to which any organ of state must exercise any function when taking any decision in terms of the said Act. This Department adopted an integrated approach during its decision-making by taking cognisance of the three pillars (biophysical, social and economic) of sustainable development.

Alternatives

Alternatives investigated included the site alternative, design alternatives in respect of sewerage reticulation and stormwater design as well as the no-go option, which are as follows:

Site Alternative:

In terms of the site alternative, only one site alternative was assessed due to the site being owned by the applicant. All impact studies referred to in this authorisation therefore refers to Erf 1291, Sandbaai on which the proposed development will take place.

Design alternatives in respect of sewerage reticulation and stormwater design:

Option 1: (rejected alternative)

In terms of this alternative, the sewage produced by the proposed development would be piped across the Onrus River and fed into the existing sewerage reticulation. Existing sewerage reticulation situated adjacent to the Onrus River would be used to disperse sewage via a pumpstation to the existing sewage works situated in Zwelithe. The accumulated sewage would be drained by gravity via a series of ~150 millimetre pipes across the Onrus River. Pipelines crossing the Onrus River would be located subsurface and will be concrete cased. This alternative would require earthworks and construction activities in areas directly adjacent as well as underneath the bed of the Onrus River. Permanent structures would be positioned in the proposed buffer situated in the southern bank of the Onrus River. This alternative would also increase potential risk for contamination of the said river in the event of leakages. Maintenance would also add to the potential risk of pollution.

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This alternative is motivated from an engineering perspective since no upgrade in terms of the pumpstation infrastructure would be required, thus reducing initial capital cost. The fact that the stormwater would be led along a 1 200mm diameter pipe culvert along the Habonim erf boundary into the ocean is not preferred from an environmental perspective. This is mainly due to the extensive earthworks which will be required, the servitude which will be required on private land and the fact that a new outlet would be required into the ocean.

Option 2: (preferred alternative)

In terms of this alternative, the sewage reticulation from the entire development will consist of a small bore gravity UPVC piped system, which will be connected to the existing sewerage reticulation system of Sandbaai. The existing pump station in Sandbaai will be upgraded in order to ensure supply of 60l/s with a single pump. The stormwater will be discarded into a 4500m³ attenuation facility south of Erf 2834. The outlet of the pond is a 750mm diameter pipe culvert which in turn discharges into a 900mm diameter pipe culvert within the road reserve of Lauble and Nico van der Merwe streets. From this point, stormwater will be discarded via an existing outlet into the ocean.

No-go option

This alternative was assessed in terms of retaining the status quo which was found not feasible due to the following implication:

- all the much needed urban amenities as proposed will not be developed;
- the pressure on the local school and other existing social amenities will persist; and
- goals of urban densification through infilling development within the urban edge, as proposed will not be realised.

Public Participation

The public participation undertaken for the Scoping phase consisted of, *inter alia*, the following:

- the social profiling to determine the potential Interested and Affected Parties and organs of state who may have an interest in the proposed development;
- brainstorming session which was held with authorities to further identify key stakeholders who may have an interest in the proposed development;
- placing of an advertisement in the Hermanus Times publication on 23 October 2009;
- site notices being erected;
- the distribution of a Back Information Document to Interested and Affected Parties and organs of state; and
- the distribution of the Scoping Report and Plan of Study for EIA to registered Interested and Affected Parties and organs of state.

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The public participation undertaken for the EIA phase consisted of, *inter alia*, the following:

- availing a draft and final EIA Report to registered Interested and Affected Parties and organs of state.

At the end of the commenting periods, members of the public as well authorities delivered comment as well one overarching objection. This objection related to the fact that the scale of development should be taken into consideration in view of the other vacanterven in the greater Sandbaai area. The EAP response was that the total site, Erf 1291, Sandbaai is already zoned for residential purposes. In addition, the overall development concept is inclusive of urban facilities such as a school with sporting facilities, which the Overstrand area is in need of.

A register of I&APs was opened and maintained with comments received and responses given thereto. The Directorate is satisfied with the public participation process followed and that it met with the necessary legal requirements.

Authority(s) Consultation

The following authorities commented on the proposed development:

- Heritage Western Cape;
- Department of Agriculture;
- CapeNature; and
- Overstrand Municipality.

In view of the above, this Directorate is satisfied that, subject to compliance with the conditions contained in the environmental authorisation, the proposed activity will not conflict with the general objectives of Integrated environmental management laid down in Chapter 5 of the NEMA and that any potentially detrimental environmental impacts resulting from the proposed activity can be mitigated to acceptable levels. The application is accordingly granted.

J. APPEAL:

Appeals must comply with the provisions as outlined in Chapter 7 of the Regulations.

If the applicant should decide to appeal, the applicant must lodge a Notice of Intention to Appeal with the Minister, within 10 days of being notified of this decision (the date of "being notified" deemed to be the date the notice of the Department's decision was sent, i.e. the date of issue), and serve a copy of the Notice of Intention to Appeal, on the same day that the Notice of Intent is lodged with the Minister, on all registered Interested and affected parties as well as a notice indicating that the appeal submission will be available for inspection for a

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period of 30 days, that must either start on or before the date the appeal is submitted to the Minister, and also indicate where the appeal submission will be available for inspection.

Should any other person decide to appeal, the person must lodge a Notice of Intention to Appeal with the Minister, within 10 days of being notified of the Department's decision (the 10 day period is deemed to only start 10 days after the date of issue of the Department's decision), and serve a copy of the Notice of Intention to Appeal, on the same day that the notice of intent is lodged with the Minister, on the applicant as well as a notice indicating that the appeal submission will be available for inspection for a period of 30 days, that must either start on or before the date the appeal is submitted to the Minister, and also indicate where the appeal submission will be available for inspection.

All appeals must be submitted, within 30 days of the lodging of the Notice of Intention to Appeal, by means of one of the following methods:

By post: The Provincial Minister for Local Government, Environmental Affairs and
Development Planning
Private Bag X9186
Cape Town
8000

By facsimile: (021) 483 4174; or

By hand: 9th floor Utilitas Building
For Attention: Mr Jaap de Villiers
1 Dorp Street
Cape Town
8001

A prescribed Notice of Intent to Appeal form and Appeal form is obtainable from the Minister's office at tel (021) 483 3721, email jedevill@pgwc.gov.za or URL <http://www.capegateway.gov.za/eddp>.

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Provincial Government, Local Authority or committees appointed in terms of the conditions of the application or any other public authority or organisation shall not be held responsible for any damages or losses suffered by the developer or his successor in title in any instance where construction or operation subsequent to construction be temporarily or permanently stopped for reasons of non-compliance by the developer with the conditions of authorisation as set out in this document or any other subsequent document emanating from these conditions of authorisation.

Your interest in the future of our environment is greatly appreciated.

Yours faithfully



ANTHONY BARNES
DIRECTOR: LAND MANAGEMENT REGION 2
DATE: 29/9/2010
CC: C Bruwer (EnviroAfrica)

Fax: (086) 513 2141



**Western Cape
Government**
Environmental Affairs and
Development Planning

**DIRECTORATE: DEVELOPMENT MANAGEMENT
(REGION 2)**

Gerhard.vanLille@westerncape.gov.za
Tel: +27 21 483 4588 Fax: +27 21 483 3633
1 Dorp Street, Cape Town, 8000
www.westerncape.gov.za/eadp



TR-A Theart
(H Olivier)

ENQUIRIES: Mr. G van Lille
REFERENCE: 15/3/2/12/B03

Director: Infrastructure and Planning
Overstrand Municipality
P O Box 20
HERMANUS
7200

E-mail: hboshoff@overstrand.gov.za

FILE NO:	Erven 2834 & 2837 Sandbaai ✓
SCAN NO:	HSB 2834
COLLABORATOR NO:	1212340

COMMENT: REMAINDER ERF 2834 & UNREGISTERED ERF 2837, SANDBAAI: DE ZANDT VILLAGE DEVELOPMENT

1. Your letter 2834 HSB (4021) dated 23 August 2018 refers.
2. The subject property, the Remainder of Erf 2834 and Unregistered Erf 2837, Sandbaai, formed part of land that was sold on tender by the Overstrand Municipality in 2017. The original development, as approved, comprised 810 erven with land uses including Residential I, II and III zones, a retirement village with a variety of land uses, a school, business area and open space.
3. The current proposal involves the redevelopment of the subject property to include the following:
 - 149 Residential Zone I: Single Residential
 - 47 Residential Zone I: Single Residential erven in retirement village
 - 29 General Residential Zone 1: Town Housing
 - 16 General Residential Zone 3: Flats
 - 13 General Residential Zone 3: Flats in retirement village
 - 2 Business Zone 3: Local Business erven
 - 2 Open Space Zone II erven
 - 11 Open Space III: Private open spaces erven
 - Roads and parking
4. The Provincial Spatial Development Framework (PSDF) (2014) sets out broad principles to guide future spatial developments in the Western Cape and to guide

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municipalities towards more efficient and sustainable spatial growth patterns. As per PSDF Policy S3, it is important that settlement planning and infrastructure investment achieves:

- i. higher densities
 - ii. a shift from a suburban to urban development model
 - iii. more compact settlement footprints to minimise environmental impacts, reduce the costs and time impacts of travel and enhance Provincial and Municipal financial sustainability in relation to the provision and maintenance of infrastructure, facilities and services.
 - iv. address apartheid spatial legacies by targeting investment in areas of high population concentration and socio-economic exclusion.
6. The proposed development is aligned to the aforesaid principles, which prioritise a more compact urban form.
 7. The proposal is aligned to the Overstrand Municipal Wide Spatial Development Framework (OSDF), which earmarks the site for natural open space, residential and community facility and encourages developers to build a broader range of housing types, particularly in areas near amenities such as schools, shops, community facilities and transportation options.
 8. Apart from the exact location of the community center, the proposal is considered consistent with the OSDF in the sense that it contributes towards addressing the current housing backlog and future growth needs, applying densification, providing community facilities and promoting the conservation of the biophysical environment. The only discrepancy is the position of the community facility, which was relocated to an alternative position as a result of the proposed road interchange required by the Western Cape Department of Transport and Public Works.
 9. The Overstrand Municipality Growth Management Strategy, 2010, which was approved as part of the OSDF, identifies the application area as an area with a density of up to 30 dwelling units per hectare. Whilst the proposal makes provision for up to 32 dwelling units per hectare, the discrepancy is considered to be minor and the development not regarded to be in conflict with the purpose of the relevant designation in the SDF. As such, it is this Directorate's opinion that the proposal is regarded as being consistent with the SDF, as per section 19(2) of the Land Use Planning Act, 2014 (Act 3 of 2014), and section 22(1) of SPLUMA.
 10. The proposal is deemed consistent with the planning principles prescribed in LUPA and SPLUMA relating to Spatial Justice, Spatial Sustainability, Efficiency, Spatial Resilience and Good Administration.
 11. This development proposal of appropriate and responsible densification is adhered to which in turn will reduce urban sprawl through increased densities and promote densification in a sustainable manner.

12. From a town planning perspective this Directorate has therefore no objection to this application.
13. The above mentioned comment is based on the information received. The Department reserves the right to amend its comment should any additional or new information be obtained.



K. MUNRO
DIRECTOR: DEVELOPMENT MANAGEMENT: REGION 1
DATE: 20.9.2018.

ERF 2834 SANDBAAI

ANNEXURE H 1/3



ROAD NETWORK MANAGEMENT
 Email: G.D.Swanepoel@westerncape.gov.za
 Tel: 427 21 453 4669
 Rm 333, 9 Dorp Street, Cape Town, 8001
 P.O. Box 2603, Cape Town, 8000

*TP A Theart
 CH Boshoff*

REFERENCE: 16/9/6/1-21/158 (Job 17887)

ENQUIRIES: Ms GD Swanepoel

DATE: 20 March 2019

The Municipal Manager
 Overstrand Municipality
 PO Box 20
HERMANUS
 7200

Attention: H. Boshoff

Dear Sir

FILE NO:	EL 2834
	Sandbaai
SCAN NO:	HSB 2834
COLLABORATOR NO:	1270364

REM ERF 2834, SANDBAAI, OVERSTRAND MUNICIPAL AREA: TRUNK ROAD 28: CANCELLATION OF EXISTING SUBDIVISIONAL AREA, DEVIATION FROM SPATIAL DEVELOPMENT FRAMEWORK, CONSOLIDATION, REZONING, SUBDIVISION, CONSENT USE, DEPARTURES AND PHASING

1. The following refer:

- 1.1 Your letter 2834 HSB (4021) dated 23 August 2018;
 - 1.2 This Branch's even numbered letter dated 11 October 2018; and
 - 1.3 Meeting at 9 Dorp Street attended by officials from this Branch and Overstrand Municipality on 16 November 2018;
 - 1.4 This Branch's even numbered letter dated 13 December 2018; and
 - 1.5 Meeting at 9 Dorp Street attended by representatives of EFG (Pty) Ltd and our Mr S Carstens.
2. The Branch has reviewed the following conceptual preliminary design undertaken by EFG (Pty) Ltd as shown on the following plans:
- 2.1 P800 GA-LO 01 – General Layout Plan: Onrusrivier Main Road Link to Bergsig Street, Sandbaai
 - 2.2 P800 RD-LO 01 – Preliminary design: Main Road from Onrus SV 0 to 1030
 - 2.3 P800 RD-LO 02– Preliminary design: Bergsig SV 0 to 585
 - 2.4 P800 RD-LO 03– Preliminary design: Habonim Camp SV 0 to 385

www.westerncape.gov.za

TP 28 MAR 2019

ANNEXURE H 2/3

3. Based on the information received and the design undertaken to date, the Branch is satisfied that a left in-left out off Trunk Road 28/1 (R43) is feasible to Erf 2834 and to link up with Bergsig St extension and later Onrusrivier Main Road extension.
4. Please note that it is not feasible to have both left in-left out accesses for Erf 1447 and for Erf 2834 as previously stated in our letter referred to in paragraph 1.4 and the Branch's letter 16/9/6/1-21/92 (Job 17207) dated 26/02/2019 regarding access of Trunk Road 28/1 to Erf 1447. Official feedback from the municipality was required regarding the preferred access off the R43. Such feedback was given to the developer's consultant in Overstrand Municipality's letter reference Erf 2834, Sandbaai of 23/01/2019 – a copy of which was forwarded to this Department, where preference to the left in/left out access to Erf 2834 was expressed above the previously approved access off Trunk Road 28/1 to Erf 1447.
5. In the Branch's previous objection to the access off Trunk Road 28/1 to Erf 2834 is herewith withdrawn on condition that the developer of Erf 1447 be informed that the Branch's previous comment for access off Trunk Road 28/1 to Erf 1447 became null and void.
6. The approval of the left in-left out to Erf 2834 is subject to the detail design of infrastructure inside the Trunk Road 28/1 road reserve being approved by this Branch's Design Directorate.

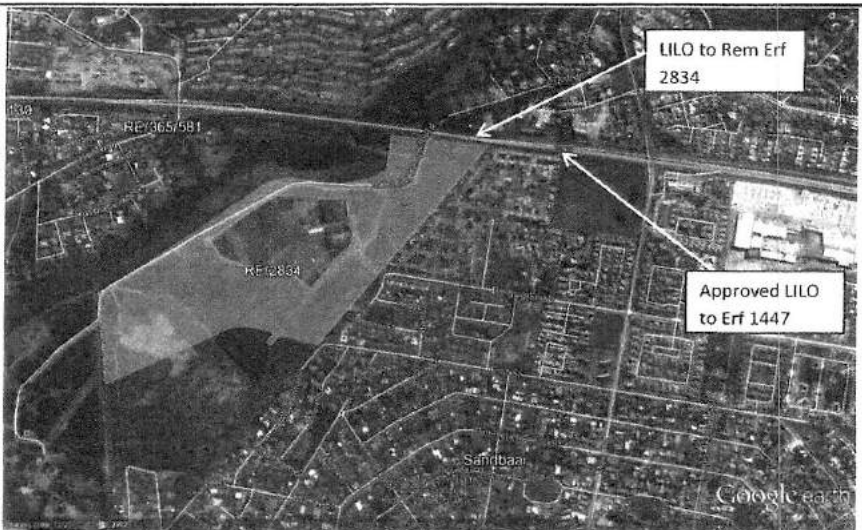
Yours faithfully



SW Carstens
For CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT



Site is in Sandbaai



Application is to develop the 1459 residential units (single townhouse and flats), commercial, and open space. Branch is satisfied that all issues have been addressed. Refer the matter to the municipality to decide which LILo they want.

Job: 17887

Location: Sandbaai

ANNEXURE I 1/2


BREED-OURITZ
WATER MANAGEMENT AGENCY

*TPA Theert
CH Olivier*

51 Baring Street Worcester 6850, Private Bag X3055 Worcester 6850

Enquiries: Rafeeq Le Roux Tel: 023 346 6000

Fax: 023 347 2012

E-mail: rleroux@bgcma.co.za

Reference No: 4/10/1/G40H/ERF2834,SANDBAAI

Date: 27th November 2018

Overstrand Municipality
 P.O.Box 20
 Hermanus
 7200
loriaanisaacs@overstrand.gov.za

Attention: Ms Loriaane Isaacs

FILE NO:	EL 2834 <i>Sandbaai</i>
SCAN NO:	
COLLABORATOR NO:	1236459

COMMENT ON THE APPLICATION FOR CANCELLATION OF EXISTING SUBDIVISIONAL APPROVALS/PLANS. DEVIATION FROM THE OVERSTRAND MUNICIPALITY SPATIAL WIDE DEVELOPMENT FRAMEWORK (2006) AND THE GROWTH MANAGEMENT STRATEGY (2010), CONSOLIDATION, REZONING, SUBDIVISION, CONSENT USE, DEPARTURES AND PHASING.

With reference to the above mentioned application received by this office on 09/10/2018, comment dated 17/10/2018, please be advised as follows:

1. This office hereby confirms that it has received a Risk Matrix as part of initial information to authorise Water Use in terms of Section 21 (c) & (i) of the National Water Act, 1998 (Act 36 of 1998) on 05/11/2018.
2. This office further confirms that it has received a External Engineering Services report on 05/11/2018, the report has a component that refers to stormwater management.
3. Based on the above, a site visit is scheduled to take place on Tuesday 04 December 2018 with the BGCMA Freshwater Ecologist and Professional Engineer, the subject of which is to make a determination on which authorization (General Authorisation) and Water Uses (other than Section 21 (c) and (i)) are applicable in terms of the National Water Act, 1998 (Act 36 of 1998).
4. This office, in principle, therefore does not object to the Land Use Planning process provided the water user makes the necessary Water Use Authorisation application to the BGCMA and adequately addresses all concerns that will be highlighted after the scheduled site inspection.
5. Please note that an application for Water Use Authorisation is not a guarantee that a Water Use Authorisation will be issued. The application will follow the normal

TP 28 NOV 2018

www.bgcma.co.za

ANNEXURE I 2/2

application process culminating in a decision. The activities related to Water Use may only commence once a authorization is issued in terms of the National Water Act, 1998 (Act 36 of 1998).

The onus remains on the registered property owner to confirm adherence to any relevant legislation with regards to the activities which might trigger and/or need authorization for

Please do not hesitate to contact this office if you have any further queries.

Please ensure to quote the above reference in doing so.

Yours Faithfully



MR. JAN VAN STADEN

CHIEF EXECUTIVE OFFICER (ACTING)

CC:

Enviro Africa (Overberg)
P.O. Box 4
Onrus River
7201
charel@enviroafrica.co.za

Attention: C.A. Bruwer Snr

TRATheart ANNEXURE J
(Hollivier)



Our Ref: HM/ OVERBERG/ OVERSTRAND/ SANDBAAI/ ERF 2834 (FORMER 1291)
Case No.:
Enquiries: Waseefa Dhansay
E-mail: waseefa.dhansay@wes'erncape.gov.za
Tel: 021 483 9533
Date: 13 February 2019

Charel Bruwer
Enviro Africa
Po Box 4
Onrus
7201



COMMENT
In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

PROPOSED DEVELOPMENT ON ERF 2834, SANBAAI, SUBMITTED IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

DEADP Reference: 16/3/3/5/E2/35/1040/18

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 24 August 2015. This matter was discussed at the Heritage Officers meeting held on 04 September 2015.

Amongst other things, the following was discussed:

- In 2009, a proposal was approved for archaeological work during and after clearing of vegetation on the development site. This decision is still valid and must be implemented. However DEA&DP cannot approve the proposal until HWC endorses a phased approach as requested by the developer.
- An archaeologist must be appointed for each phase and must report to HWC at the end of each phase.

COMMENT

The phased approach is endorsed with the following conditions:

1. An archaeologist is appointed for each phase, and proof of such appointment must be provided to HWC prior to work being commenced.
2. A full monitoring and finds report to be submitted to HWC at the end of each phase.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.

Dr. Mxolisi Dlamuka
Chief Executive Officer, Heritage Western Cape

FILE NO:	EL 2834
	Sandbaai ✓
SCAN NO:	HSB 2834
COLLABORATOR NO:	1263328

TP 06 MAR 2019

www.westerncape.gov.za

ANNEXURE K 1/2

**SCIENTIFIC SERVICES**

postal Private Bag X5014 Stellenbosch 7599
 physical Assegaibosch Nature Reserve Jonkershoek
 website www.capenature.co.za
 enquiries Chanel Rampartab
 telephone +27 21 866 8017 fax +27 21 866 1523
 email crampartab@capenature.co.za
 reference SSD14/2/5/1/7/2/Erf1291_housing_Sandbaai2
 date 12 November 2018

EnviroAfrica (Overberg)
 P.O. Box 5
 Onrus River
 7201

TP-A Theart
(Holivier)



Attention: Charel Bruwer

Dear Mr Bruwer

Additional information provided for proposed amendment of environmental application for housing development on remainder of Erf 1291, Sandbaai (DEA&DP ref. no.: E12/2/3/2-E2/34-0134/09)

CapeNature would like to thank you for the opportunity to comment on the additional information provided for the application and would like to make the following comments. Please note that our comments only pertain to the biodiversity-related impacts and not to the overall desirability of the application.

The amendment is to increase the number of erven from 810 to 1436 on the same approved footprint. The municipality has indicated that sufficient capacity is available to service the additional proposed erven. CapeNature requested that further information be provided (ref: SSD14/2/5/1/7/2/Erf1291_housing_Sandbaai).

On reviewing the additional information, the only potential biodiversity-related impact will be the increase in stormwater generation, which should be addressed sufficiently in the stormwater management plan.

Therefore, CapeNature does not object to the amendment provided that the stormwater management system is sufficient.

CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.

Yours sincerely

Rampartab

Chanel Rampartab
For: Manager (Scientific Services)

FILE NO:	EL 1291-HSB
SCAN NO:	HSB 1291
COLLABORATOR NO:	1236275

The Western Cape Nature Conservation Board trading as CapeNature
 Board Members: Prof Denver Hendricks (Chairperson), Prof Gavin Maneveldt (Vice Chairperson), Ms Marguerite Bond-Smith, Mr Mervyn Burton, Dr Colin Johnson, Prof Aubrey Redlinghuis, Mr Paul Slack

TP

26 NOV 2018

**SCIENTIFIC SERVICES**

postal Private Bag X5014 Stellenbosch 7599
physical Assegaaibosch Nature Reserve Jonkershoek
website www.capenature.co.za
enquiries Chanel Rampartab
telephone +27 21 866 8017 fax +27 21 866 1523
email crampartab@capenature.co.za
reference SSD14/2/5/1/7/2/Erf1291_housing_Sandbaai
date 3 August 2018

EnviroAfrica (Overberg)
 P.O. Box 5
 Onrus River
 7201

Attention: Charel Bruwer

Dear Mr Bruwer

Proposed amendment of environmental authorisation for housing development on remainder of Erf 1291, Sandbaai
(DEA&DP ref. no.: E12/2/3/2-E2/34-0134/09)

CapeNature would like to thank you for the opportunity to comment on the proposed amendment of the EA for the housing development on Erf 1291, Sandbaai. Please note that our comments only pertain to the biodiversity-related impacts and not to the overall desirability of the application.

The amendment is to increase the number of erven from 810 to 1436 on the same approved footprint. The municipality has indicated that sufficient capacity is available to service the additional proposed erven.

According to the recent Western Cape Biodiversity Spatial Plan (WCBSP 2017), the site contains Other Natural Area, which has changed from its previous classification as Critical Biodiversity Area (CBA) in the Overberg Conservation Plan likely due to its inclusion into the urban edge. The maps provided in the amendment were of low resolution and therefore difficult to decipher. However, it appears that a buffer area around the Onrus River will no longer be developed. If this is the case, CapeNature suggests that this section is zoned as Open Space. CapeNature provided extensive comments in previous public participation processes that remain valid, in particular regarding stormwater management and impacts on the Onrus River. CapeNature requests that the applicant submit a stormwater management plan for comment, as well as the high-resolution layout maps.

There is insufficient information to comment further at this stage. CapeNature requests that the information above is provided for further comment.

CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.

Yours sincerely

Chanel Rampartab
For: Manager (Scientific Services)

cc. Natasha Bieding, Department of Environmental Affairs and Development Planning

The Western Cape Nature Conservation Board trading as **CapeNature**

Board Members: Prof Denver Hendricks (Chairperson), Prof Gavin Maneveldt (Vice Chairperson), Ms Marguerite Bond-Smith, Mr Mervyn Burton, Dr Colin Johnson, Prof Aubrey Redlinghuis, Mr Paul Slack

ANNEXURE L 1/2



**Western Cape
Government**
Agriculture



Cor Van Der Walt
LandUse Management

Email: LandUse.Elsenburg@elsenburg.com
tel: +27 21 808 5099 fax: +27 21 808 5092

*TR A Theart
C Holwier*

OUR REFERENCE : 20/9/2/4/2/598
YOUR REFERENCE : 2834 HSB (4021)
ENQUIRIES : Cor van der Walt

Overstrand Municipality
PO Box 20
HERMANUS
7200

FILE NO:	EL 2834
	Sandbaai
SCAN NO:	
COLLABORATOR NO:	1234547

Att: H Boshoff

**PROPOSED CONSOLIDATION, REZONING, SUBDIVISION, CONSENT USE, DEPARTURES
AND PHASING: DIVISION CALEDON
ERF NO 2834**

Your application of 23 August 2018 has reference.

The Western Cape Department of Agriculture has no objection against the proposed application.

Please note:

- That this is comment to the relevant deciding authorities in terms of the Subdivision of Agricultural Land Act 70 of 1970.
- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.

- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely



Mr. C.J. van der Walt

LANDUSE MANAGER: LANDUSE MANAGEMENT

2018-11-01

Copies:

Department of Environmental Affairs & Development Planning
1 Dorp Street
CAPE TOWN
8001

Directorate Land Use and Sustainable Resource Management
National Department of Agriculture
Private Bag X 120
PRETORIA
0001



TP-A Theart
(Holivier)

The Municipal Manager
OVERSTRAND MUNICIPALITY
P O Box 20
HERMANUS
7200
Per email: bstewart@overstrand.gov.za
Attention: Brendelene Stewart

Date:
14 September 2018

Enquiries:
Shaun Swanepoel
Tel 021 980-3913
Fax 086 660 0941

Dear Madame

ERF 2834 SANDBAAI

OUR REF: 03069/18

This application affects the following Eskom power lines

- HERMANUS FARMERS 11 OVERHEAD POWERLINE

FILE NO:	EL 2834-HSB
SCAN NO:	HSB 2834
COLLABORATOR NO:	1209387

Eskom has no objection to the abovementioned application, provided the following conditions are adhered to:

- a) The following building and tree restriction on **either side of centre line** of overhead power line must be observed:

Voltage	Building restriction either side of centre line
11kV	9.0 m
66 kV	11.0 m
132 kV	15.5 m

- b) No construction work may be executed closer than **6 (SIX) metres** from any Eskom structure or structure-supporting mechanism.
c) No work or no machinery nearer than the following **distances from the conductors**:

Voltage	Not closer than:
11kV	3.0 m
66kV	3.2 m
132kV	3.8 m

- d) Natural ground level must be maintained within Eskom reserve areas and servitudes.
e) That a **minimum ground clearance** of the overhead power line must be maintained to the following clearances:

Voltage	Safety clearance above road:
11kV	6.3 m

Distribution Division - Western Region (Land Development)
Western Region
Eskom Road Brackenfell 7560 PO Box 222 Brackenfell 7561 SA
Tel +27 86 003 7566 www.eskom.co.za

Eskom Holdings SOC Limited Reg No 2002/015527/30



ANNEXURE M 2/3

66kV	6.9 m
132kV	7.5 m

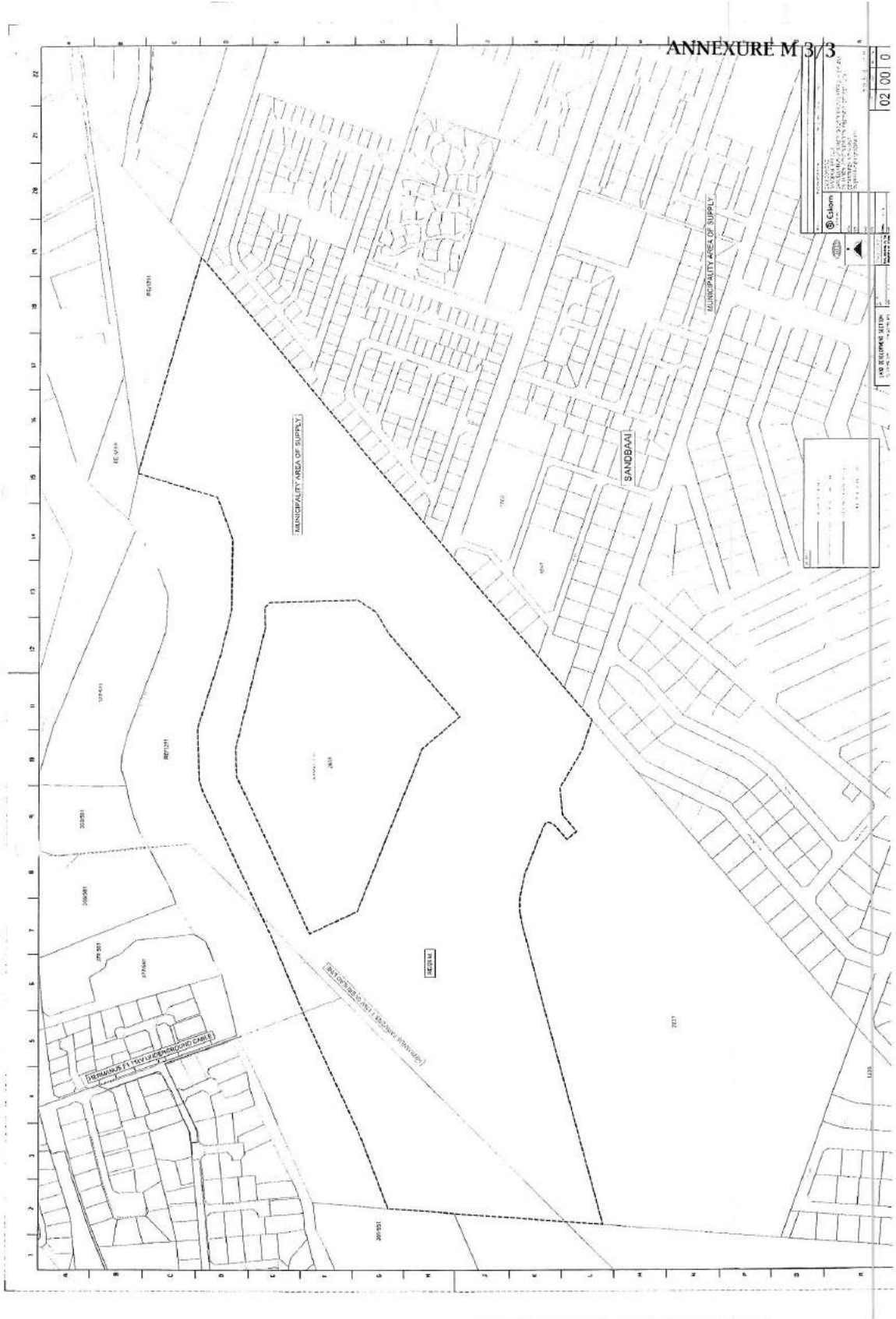
- f) That existing Eskom power lines and infrastructure are acknowledged as established infrastructure on the properties and any rerouting or relocation would be for the cost of the applicant/developer.
- g) That Eskom rights or servitudes, including agreements with any of the landowners, obtained for the operation and maintenance of these existing power lines and infrastructure be acknowledged and honoured throughout its lifecycle which include, but are not limited to:
- i. Having 24 hour access to its infrastructure according to the rights mentioned in (a) above,
 - ii. To perform maintenance (structural as well as servitude – vegetation management) on its infrastructure according to its maintenance programmes and schedules,
 - iii. To upgrade or refurbish its existing power lines and infrastructure as determined by Eskom,
 - iv. To perform any other activity not listed above to ensure the safe operation and maintenance of the Eskom power lines or infrastructure.
- h) Eskom must have at least a 10m obstruction free zone around all pylons (not just a 10m radius from the centre).
- i) Eskom shall not be liable for the death or injury of any person, or for loss of or damage to any property, whether as a result of the encroachment or use of the area where Eskom has its services, by the applicant, his/her agent, contractors, employees, successors in title and assignee.
- j) The applicant indemnifies Eskom against loss, claims or damages, including claims pertaining to interference with Eskom services, apparatus or otherwise.
- k) Eskom shall at all times have unobstructed access to and egress from its services.
- l) Any development which necessitates the relocation of Eskom's services will be to the account of the developer.
- m) **DIRK SWART, CALEDON CNC** must be contacted on **+27 28 214 5710** before working in close proximity to the overhead power lines.

Kindly contact **Shaun Swanepoel** at Tel: 021 980 3913, should you require any further information.

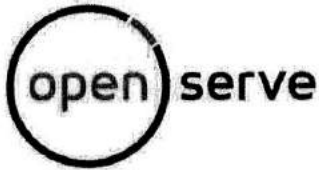
Yours sincerely

Shaun Swanepoel
LAND DEVELOPMENT (BRACKENFELL)
 (Transmitted electronically and thus not signed)

ANNEXURE M 3/3



ANNEXURE N 1/4



Division of Telkom SA SOC Ltd

10 Jan Smuts Drive
Pinelands
7404

21 September 2018

Attention: S Muller

Overstrand Municipality
HERMANUS



TR A Theart
C H Olivier

FILE NO:	EL 2834 Sandbaai
SCAN NO:	HSB 2834
COLLABORATOR NO:	1213864

Candice Spammer
Tel: 021 414 5582
Fax: 086 480 0617
Email: spammec1@telkom.co.za

Our Ref.: WWIP_WONR2971_18
Your Ref.: 2834 HSB 4021

PLANT AFFECTED:

CANCELLATION OF EXISTING SUBDIVISIONAL APPROVALS / PLANS, DEVIATION FROM THE OVERSTRAND MUNICIPALITY SPATIAL WIDE DEVELOPMENT FRAMEWORK AND THE GROWTH MANAGEMENT STRATEGY, CONSOLIDATION, REZONING, SUBDIVISION, CONSENT USE, DEPARTURES AND PHASING: ERF 2834, SANDBAAI

With reference to your application received August 2018.

As important OPTIC FIBRE cables and other infrastructure are affected, please contact our representative Frederik Swart at 028 514 1199 / 081 363 7815 / FrederikS@openserve.co.za and 48 hours prior of commencement on construction work.

I hereby inform you that Open Serve approves the proposed work indicated on your drawing in principle. This approval is valid for 12 months only, after which reapplication must be made if the work has not been completed.

Any changes or deviations from the original planning during or prior to construction must immediately be communicated to this office.

Approval is granted, subject to the following conditions.

61 Oak Avenue, Highveld, Techno Park, Centurion 0157,
Private Bag X881, Pretoria, Gauteng, 0001



As per sketch attached, Open Serve infrastructure will be affected, consequently the conditions below and on the attached legend will apply.

Telecommunication services position is shown as accurately as possible but should be regarded as approximate only.

Should alterations or relocation of existing infrastructure be required, such work will be done at the request and cost of the applicant.

Please notify this office within 21 working days from this letter of acceptance and if any alternative proposal is available or if a recoverable work should commence.

It would be appreciated if this office can be notified within 30 days of completion of the construction work. Confirmation is required on completion of construction as per agreed requirements.

Should Open Serve Infrastructure be damaged while work is undertaken, kindly contact our representative immediately.

All Open Serve rights remain reserved.

Yours faithfully


pp _____
Selwyn Bowers
Operations Manager
Wayleave Management: Western Region

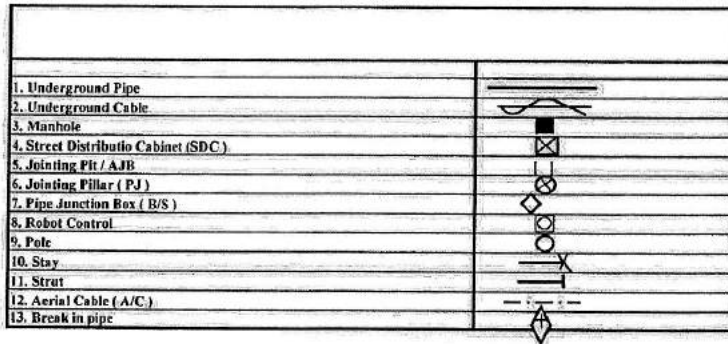
This wayleave, Reference Number **WWIP WONR2971 18** is valid for 12 months from date here of and is subject to the following conditions:

1. No mechanical plant or vibrator type compactors may be used within three metres of any Open Serve plant (I.E. any Telecommunication equipment above or below ground level.)
2. The position of our plant affected by the proposal is indicated as approximate and **Frederik Swart** at telephone number **081 363 7815** must be contacted at least 48 hours prior to commencement of the work, upon which the actual location of Open Serve Plant will be indicated on site.
3. A written request must be submitted to Open Serve for consideration should the applicant require our plant to be relocated. The cost of such a relocation will be recoverable from the applicant.
4. It is the responsibility of the applicant to verify the existence of the indicated plant and to notify Open Serve immediately, should the applicant locate any Open Serve plant indicated on the provided plans.
5. Should the applicant expose any Open Serve plant, the safeguard thereof will be the applicant's full responsibility
6. Failing to comply with the above conditions or any special conditions addendum hereto will be regarded as gross negligence and the applicant will be held responsible for the damage or loss as a result thereof.

Date: 21 September 2018

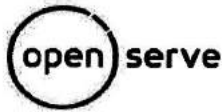
By: C. Spammer

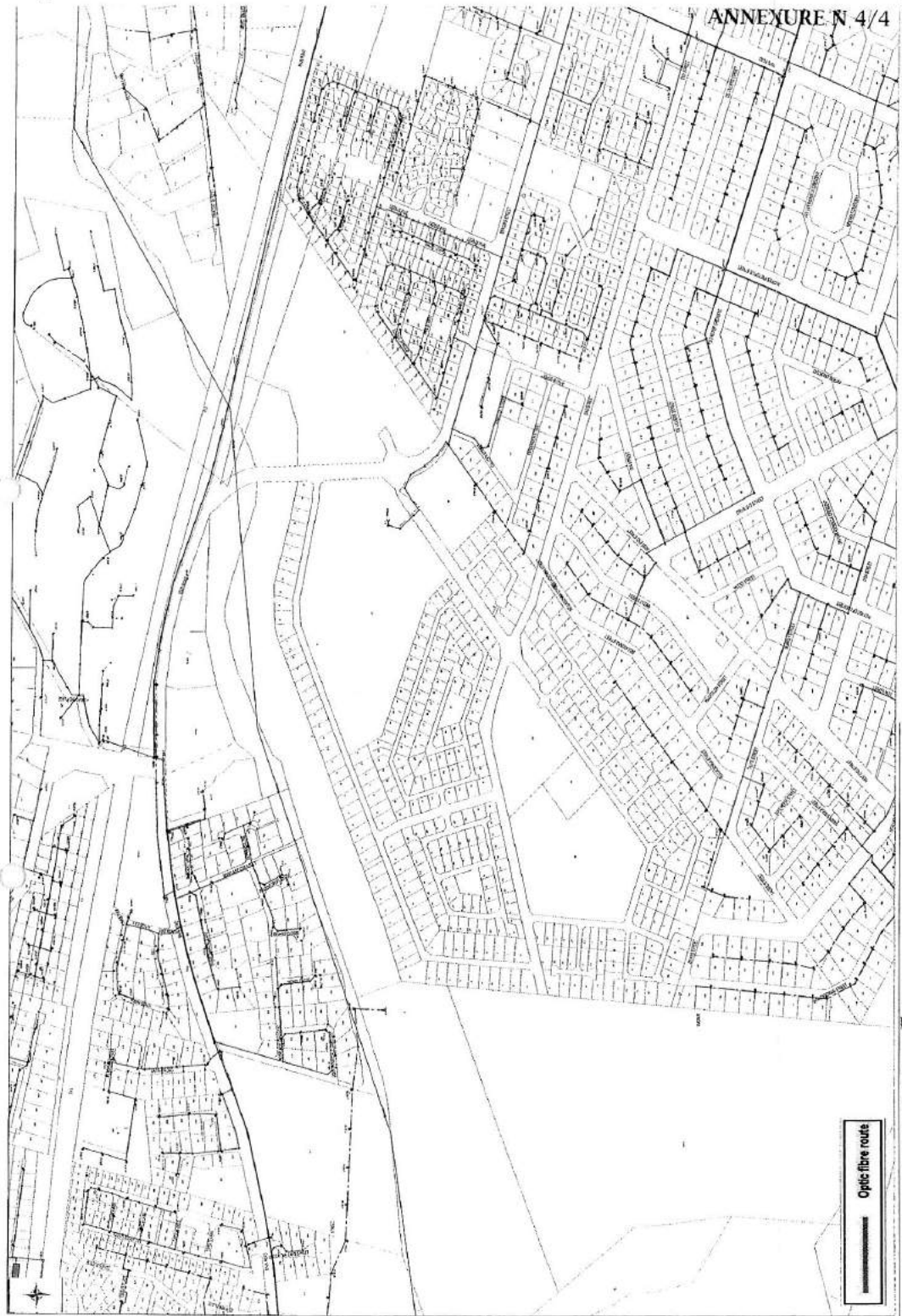
For Regional General Manager
Western Cape (N2W3T1B)



The pipeline indicated contains **OPTIC FIBRE** cables.

F Swart - telephone **028 514 1199** must be contacted at least 48 hours before commencement of work.





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION & REZONING: ERF 2834, SANDBAAI**

Water	:	According to Services/GLS Report
Sewer	:	According to Services/GLS Report
Roads and traffic	:	According to the TIA report
Stormwater (SW)	:	According to the master plan
Electricity	:	See conditions 21, 22 & 23

Conditions:

1. That a Bulk Services Contribution Levy (BICL) be paid by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council. The BICL tariff is adjusted by Council annually. The total BICL payable will be the amount as determined by the BICL Policy and tariff at the date of **actual payment**. BICL amounts quoted in any document will normally be applicable to the particular year in which the document was compiled and Council will not be bound by the quoted amounts.

1.1 Developments containing Sectional Title Units/ Commercial Buildings (non-free standing properties – property is not to be subdivided)

The BICLs are to be paid in full **prior** to submission of the building plans. Building Plans will not be accepted unless the BICL is paid in full.

1.2 Developments with free standing properties (property that is subdivided and plots to be sold individually).

The BICLs are payable **prior** to clearance being issued by the Income Department of the Municipality.

The contribution according to the current policy (2018/2019) is as follows:

Residential Zone 1:

Roads	R 6 557.01 x 196	=	R 1 285 173.96
Water	R 21 688.60 x 196	=	R 4 250 965.60
Sewerage	R 14 623.16 x 196	=	R 2 866 139.36
Stormwater	R 7 565.79 x 142,656667	=	R 1 079 310.38
Solid Waste	R 1 311.40 x 196	=	<u>R 257 034.40</u>
TOTAL (inclusive of VAT)		=	<u>R 9 738 623,70</u>

General Residential Zone 1 & Zone 2:

Roads	R 6 557.01 x 27	=	R 177 039.27
Water	R 21 688.60 x 27x0.8	=	R 468 473.76
Sewerage	R 14 623.16 x 27x0.8	=	R 315 860.26
Stormwater	R 7 565.79 x 18.9536664	=	R 143 399.46
Solid Waste	R 1 311.40 x 27	=	R 35 407.80
TOTAL (inclusive of VAT)		=	<u>R 1 140 180.55</u>

General Residential Zone 3 & 4:

Roads	R 6 557.01 x 1236	=	R 8 104 464.36
Water	R 21 688.60 x 1236x0.6	=	R 16 084 265.76
Sewerage	R 14 623.16 x 1236x0.6	=	R 10 844 535.45
Stormwater	R 7 565.79 x 443.255999	=	R 3 353 581.81
Solid Waste	R 1 311.40 x 1236	=	R 1 620 890.40
TOTAL (inclusive of VAT)		=	<u>R 40 007 737.78</u>

Business Zone 3:

Roads	R 6 557.01 x 150.333333	=	R 985 737.17
Water	R 21 688.60 x 53.3x0.6	=	R 462 400.95
Sewerage	R 14 623.16 x 53.3x0.6	=	R 311 765.77
Stormwater	R 7 565.79 x 74.856000	=	R 566 344.78
Solid Waste	R 1 311.40 x 53.3	=	R 81 805.13
TOTAL (inclusive of VAT)		=	<u>R 2 408 053.80</u>

Note:

- 1.1 The above figures are estimates
2. that the developer at his cost constructs the internal municipal civil and electrical services for the development as well as any link or bulk municipal services that need to be provided;
 - 2.1 the Director: Infrastructure and Planning may require the developer to construct internal, link, and/or bulk municipal services to a higher capacity than warranted by the development for purposes of allowing other existing or future developments to also utilise such services, provided:
 - 2.2 the rates and prices of such work be established in terms of a system which is fair, equitable, transparent and cost effective;
 - 2.3 if link municipal services have already been provided, the developer to contribute towards the cost thereof, the Director:

Infrastructure and Planning to determine the amount of such contribution in terms of a system which is fair and equitable;

3. that servitudes for municipal services be registered in favour of the Council at the developer's cost in respect of all main services to be taken over by the Council and all existing municipal services concerned crossing private property;
4. that the developer indemnifies and keep the Council indemnified against all actions, proceedings, claims and demands, costs, damages and expenses arising out of the establishment of the township, the provision of services to the township or the use of servitude areas or municipal property:
 - 4.1 for a period which shall commence on the date that the installation of the services to the township are commenced with and shall expire after completion of the maintenance period;
 - 4.2 the developer to submit an acceptable public liability insurance policy to the Council and to pay the premium in advance for the period as set out above before any work concerned may commence;
 - 4.3 the insurance to be to an amount which shall not be less than that required by the CESA;
 - 4.4 such indemnification against loss, claims or damages, to include claims pertaining to consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the Council's services or apparatus or otherwise;
5. that a plan of all existing services be submitted to the Director: Infrastructure and Planning, by the developer and that any of the services that need to be relocated, be done by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning:
 - 5.1 way-leaves must be obtained from the Operational Manager;
 - 5.2 such way-leaves to be obtained prior to any excavation on public property or property where existing services are located;
6. that the developer may enter into an agreement with the Council to install or upgrade bulk and/or link municipal services and amenities at an agreed cost, subject to the following:
 - 6.1 such costs to be established in accordance with a system which is fair, equitable, transparent, competitive and cost effective;

- 6.2 such costs shall be set-off against (part or full) development contributions payable in respect of engineering services;
- 6.3 to the extent that such costs exceed the development contributions payable, the Council will refund the developer the difference with interest calculated at the prime rate, when funds are available;
7. that plans of all the internal municipal civil and electrical (high and low voltage supply) services and such link services as required by the Director: Infrastructure and Planning, prepared by an ECSA registered professional engineer/technologist, be submitted to the Director: Infrastructure and Planning for his prior approval;
8. the "Guidelines for the Provision of Engineering Services in Residential Townships" (Blue Book), SANS 1200 specifications and the Design and Construction Standards for civil and electrical services of the Council to be used as the standard design and construction criteria with which such plans must comply;
9. the Director: Infrastructure and Planning to be notified in writing of all deviations from the Standard Design and Construction Criteria when plans are submitted for his approval and such deviations to be separately approved in writing by the Director: Infrastructure and Planning;
10. the successful completion of such works to be supervised and certified by an independent professional civil engineer/technologist i.e. a professional civil engineer/technologist who has no direct financial interest in the development, other than payment as standard professional fees for the work concerned; and
11. such independent professional civil engineer/technologist to furnish the Director: Infrastructure and Planning with satisfactory proof of his professional indemnity insurance to an amount which shall not be less than that required by the CESA and which insurance shall be valid for the relevant contract and maintenance period;
12. that a stormwater management plan, which may include attenuation facilities to ensure that the pre-development run-off is not exceeded and that erosion and pollution is minimised, be submitted to the Director: Infrastructure and Planning for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning;
13. that the above stormwater management plan include the following:
- 13.1 pre-development run-off from the catchment area;

- 13.2 post-development run-off from catchment area;
 - 13.3 existing stormwater reticulation system and the capacity thereof;
 - 13.4 connection of internal stormwater reticulation system;
 - 13.5 overland escape routes
14. that the connection to the stormwater reticulation system be provided according to the stormwater management plan, by the developer at his cost and approved by Overstrand Municipality;
 15. that all municipal civil and electrical services installed or constructed by the developer, be maintained after completion thereof for a maintenance period, as described in the General Condition of Contract for works of Civil Engineering Construction – 2010, of 12 months, and
 16. that a Certificate of Completion together with as-built services plans be provided by the independent professional engineer/technologist to the Overstrand Municipality. As-built plans to be on quality paper, together with a DXF file thereof;
 17. that the Home Owners Association or Body Corporate be responsible for the operational costs and maintenance of street lighting, electrical reticulation and metering and all internal services in all sectional title schemes and/closed-development sections ;
 18. that the developer provide bulk meters for water and electricity at approved positions as well as individual meters at each consumption point;
 19. All sectional title-and/or closed development sections must be provided with central refuse collection facilities, which must comply with the standards of the Department: Operational Services (Hermanus).
 20. The approved refuse collection area/room must sufficiently accommodate the refuse generated by the development and is to be proved with the following:
 - a. properly ventilated;
 - b. a cement floor;
 - c. a tap and running water, as well as a drainage point which is connected to the sewer network;
 - d. is a position nearest to an access road for the development and be accessible for the refuse truck at all times, to the satisfaction of the Director: Infrastructure and Planning;
 21. that the refuse room be completed prior to occupation of the first unit, to the satisfaction of the Director: Infrastructure and Planning;

22. that for all full title or freehold properties, the refuse will be removed from the sidewalks as per municipal arrangement
23. that the electricity reticulation and supply be provided according to the master plan by the developer;
24. that the developer appoint a consulting electrical engineer to determine the electricity demand for the development and pay a fee to Overstrand Municipality to determine the capacity in the existing electricity network;
25. that the developer will be responsible for the payment of electricity bulk contributions and that the bulk contribution be determined during the compilation of the services agreement;
26. that the water distribution system be implemented according to the engineering services report at the developer's cost;
26. that 195m x 250mm diameter parallel reinforcement water pipe be provided to augment bulk water supply at the Sandbaai reservoirs, at the developer's cost;
27. that 750m x 315mm diameter parallel reinforcement water pipe be provided at the R43 crossing, at the developer's cost;
28. that 635m x 200mm diameter parallel reinforcement water pipe be provided in Sandbaai Main Road, at the developer's cost;
29. that the 468m x 200mm diameter water pipe be provided adjacent to the R43 at the developer's cost;
30. that the 270m x 200mm diameter water pipe be provided adjacent to the R43 at the developer's cost;
31. that additional reservoir capacity be provided according to the engineering services report at the developer's cost;
32. That all valves and hydrant markers must be indicated by means of vertical valve-and hydrant markers
33. that the proposed sewerage reticulation system be connected to the existing gravity system in Nico Van Der Merwe Street; and that the relevant sewer outflow components be provided in line with the engineering services report.
34. that the existing Sandbaai pump station, Sandbaai PS, be upgraded to accommodate the additional flow, at the developer's cost;
35. That the existing rising main in Jimmy Smith and Myrtle Streets, be upgraded to a 315mm diameter pipe, to accommodate the additional

flow, at the developer's cost;

36. that the developer apply for a temporary water connection at Overstrand Municipality's Finance Department, before commencement of construction;
37. that the developer apply for a bulk water connection on the prescribed application form, at Overstrand Municipality's Finance Department and that the installation of the bulk water meter, by the developer, be done under the supervision of the Operational Manager, Hermanus;
38. that the connection to the main water line only be done by the Operational Department, after payment of the connection fee, by the developer;
39. That road access to and from the development be obtained from End Street and Bersig Street, Sandbaai
40. Any proposal or plans to access the R43 provincial road will be subject to approval by the Western Cape Department of Transport and Public Works and all other relevant authorities.
41. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer.
42. All other, additional infrastructural operational and planning requirements will be incorporated into the services agreement.


DENNIS HENDRIKS
SENIOR MANAGER: ENGINEERING
SERVICES


DATE

Munisipaliteit – U-Masipala – Municipality
OVERSTRAND

INTERNAL MEMORANDUM

Aandag / For Attention:	Town Planning department: H. Boshoff	Van / From:	Department: Operational Services
Afskrif / Copy:		Datum / Date:	12 October 2018

Ref: Erf 2834, Sandbaai

RE: APPLICATION FOR PROPOSED CANCELLATION OF EXISTING SUBDIVISIONAL APPROVAL / PLANS, DEVIATION FROM THE OVERSTRAND MUNICIPAL GROWTH MANAGEMENT STRATEGY, 2010 AND THE OVERSTRAND SPATIAL DEVELOPMENT FRAMEWORK OF 2006, CONSOLIDATION, REZONING, SUBDIVISION, CONSENT USE, DEPARTURES AND PHASING – ERF 2834, SANDBAAI

The request for comment from the Department: Operational Services (Hermanus) dated 16 August 2018 with regard to the abovementioned proposal refers.

The proposal entails the following:

- Proposed cancellation of existing subdivisional approval / plans,
- Proposed deviation from the Overstrand Municipal Growth Management Strategy, 2010 and,
- Proposed deviation from the Overstrand Spatial Development Framework of 2006,
- Proposed consolidation,
- Proposed rezoning,
- Proposed subdivision,
- Proposed consent use,
- Proposed departures and,
- Proposed phasing

1. ANALYSIS

1.1. Water

- 1.1.1. The existing municipal water reticulation network is available in the vicinity of the relevant portion of Erf 2834. The proposed development will have a major impact on the water network, and the Directorate: Infrastructure and Planning must therefore give comment with regard to network capacity and the relevant bulk services levies.

- 1.1.2. The relevant portion of Erf 2834 is not currently serviced with any metered water connections to the municipal water network. Should the relevant portion of Erf 2834 be developed, each individual erf must be serviced with individual metered water connections to the municipal system, which must comply with the standards of the Department: Operational Services (Hermanus), with all costs for the owner's account
- 1.1.3. All valves and hydrants markers must be indicated by means of vertical valve- and hydrant markers.
- 1.1.4. Should connection of any new networks to the existing municipal networks be required, such connection must be done under the supervision of the Department: Operational Services, (Hermanus).
- 1.1.5. Application for the connection must be made at least 3 weeks prior to requirement. A job card will be opened and the owner will be responsible for all costs.

1.2. Sewer

- 1.2.1. No municipal sewer network is available in the vicinity of the relevant portion of Erf 2834.
- 1.2.2. Should the relevant Portion of Erf 2834 be developed, the development must be provided with adequate sewer networks that must connect to existing sewer networks and / or pump stations and which must comply with the standards of the Department: Operational Services (Hermanus).
- 1.2.3. The developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 1400 – P: 2010: Drainage*.
- 1.2.4. The proposed development have a significant impact on the existing municipal sewer network. The Directorate: Infrastructure and Planning must however give comment with regard to network capacity and the relevant Bulk Services Levies.

1.3. Streets

- 1.3.1. Access can be obtained via End Street, Bergsig Street of the R43.
- 1.3.2. Any additional and / or extended vehicle entrances will be for the owner's account.
- 1.3.3. Should any upgrading and / or development of the relevant existing sidewalks adjacent to the development be required as part of the development, application for such development must be made to the office of the Senior Manager: Operational Services for written approval.

1.4. Storm water

1.4.1. The "Common Law" shall apply with regards to storm water discharge.

1.5. Parking

1.5.1. "On-site parking" must be provided. The parking areas are to be provided at a ratio as described by the Town Planning Scheme, with permanent surfaces and layout to the satisfaction of the Department: Operational Services.

1.6. Other services

1.6.1. The Department: Operational Services does not have any information regarding any Telkom-, other telecommunications- and / or Electrical services which may be affected by the proposed development. The Electrical- and Traffic departments, as well as Telkom and other relevant service providers, must therefore also give their recommendations regarding the application.

1.7. Refuse removal

1.7.1. All sectional title- and / or closed developments must be provided with a central refuse collection facilities, which must comply with the standards of the Department: Operational Services (Hermanus).

1.7.2. Refuse will be removed from sidewalks as per municipal arrangements.

1.8. Irrigation water

1.8.1. No irrigation water is available in this area.

1.9. Waste Water Treatment Works (WWTW)

1.9.1. The proposed development will have a will have a significant impact on the Waste Water Treatment Works. The Directorate: Infrastructure and Planning must however give comment with regard to the relevant plant capacity and bulk services levies.

1.10. Bulk Water Supply

1.10.1. The proposed development will have a significant impact on the bulk water supply, reservoirs or other bulk water infrastructure. The Directorate: Infrastructure and Planning must however give comment with regard to the relevant Bulk Services Levies.

2. RECOMMENDATION

- 2.1. With regard to the application for comment towards the rezoning, subdivision, phasing of plan of subdivision, deviation from the Overstrand Municipal Growth Management Strategy, 2010 and deviation from the Overstrand Spatial Development Framework of 2006 on Erf 2834, Sandbaai in order for the applicant to possibly acquire the property with a view towards creating residential properties etc. on the property, the **Department: Operational Services has no objection to the application, subject to the following conditions:**
- 2.1.1. That, should Erf 2834 be rezoning and subdivided, the erf must be serviced with an individual metered water connection- as well as a sewer connection to the relevant Municipal systems, which must comply with the standards of the Department: Operational Services (Hermanus).
- 2.1.2. That any commercial food preparation facilities (e.g. restaurant / guest house etc.) must be provided with a grease trap, which must comply with the standards and specification of the Department: Operational Services.
- 2.1.3. That the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*.
- 2.1.4. That on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services.
- 2.1.5. That any additional and / or extended vehicle entrances will be for the owner's account.
- 2.1.6. That, should any upgrading and / or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval.
- 2.1.7. That the proposed development on Erf 2834 be provided with a central refuse collection facility, which must comply with the standards of the Department: Operational Services (Hermanus).
- 2.1.8. That refuse will be removed from sidewalks as per municipal arrangement.
- 2.1.9. That the Electrical- and Traffic Departments, as well as Telkom and any other relevant authorities and service providers not have any objections to the application.

Yours faithfully



T.I. Marx
Principal Technician: Operational Services
Hermanus



J. de Villiers Pr. Eng.
Senior Manager: Operational Services
Hermanus

ANNEXURE Q

Munisipaliteit • U-Masipala • Municipality

OVERSTRAND

File reference:	2834 HSB (4021)
Date:	22 August 2018 (BS)

INTERNAL MEMORANDUM

From	: Town Planning Department
Town Planner	: Helgaardt Boshoff

TO:

<u>Area Manager</u>	<u>Building Department</u>	<u>District Health</u>	<u>Electrical Department</u>
<u>Environmental Officer</u>	<u>Fire Department</u>	<u>Infrastructure and Planning</u>	<u>Local Heritage Committee</u>
<u>Operational Services</u>	<u>Traffic Department</u>	<u>Ward Councillor (Cllr. D Botha)</u>	<u>Waste Management</u>

Applicant	INTERACTIVE TOWN & REGIONAL PLANNING (obo PINAROUX INTERNATIONAL HOLDCO (PTY) LTD)
Property Details	ERF 2834 SANDBAAI
Application Description	CANCELLATION OF EXISTING SUBDIVISIONAL APPROVALS/PLANS, DEVIATION FROM THE OVERSTRAND MUNICIPALITY SPATIAL WIDE DEVELOPMENT FRAMEWORK (2006) AND THE GROWTH MANAGEMENT STRATEGY (2010), CONSOLIDATION, REZONING, SUBDIVISION, CONSENT USE, DEPARTURES AND PHASING

ATTACHMENTS:

1. Notices	Should the information be insufficient for you to make an informative comment, please list any additional documentation that you would require to make informed comments.
2. Locality Plan	
3. Site Development Plan	
4. Motivation	

YOUR DEPARTMENT'S COMMENTS:

THE DEVELOPER MUST PROVIDE A RATIONAL FIRE SAFETY DESIGN FOR THE PROPOSED DEVELOPMENTS REGARDING WATER SUPPLY AND FIRE HYDRANTS TO COMPLY WITH THE REQUIREMENTS OF SECTION 4.35.4 OF NATIONAL FIRE PROTECTION REGULATIONS SANS10400T:2011 AND SANS10400W:2011.

ALL STRUCTURES INTENDED FOR PUBLIC USE, CARE FACILITIES AND ENTERTAINMENT ARE SUBJECT TO RATIONAL FIRE DESIGN APPROVALS WHICH MUST BE SUBMITTED BEFORE COMMENCEMENT OF CONSTRUCTION.

Signature: _____	Date: _____ 2018
------------------	------------------

Please provide your comments (with specific reference to any conditions of approval that should be imposed) in the space provided above or in a separate Memo by not later than the date stipulated below. If you require an extension of time for submission of comments, kindly request this in writing. Should no comments be received, it will be assumed that you have no objection to the proposal and where appropriate, the Mayoral Committee will be informed accordingly.

- Building Control Department to confirm that all structures on the property/ies are in accordance with the approved building plans.

COMMENTS REQUIRED BY: 28 September 2018
--

Office of the Director:
Infrastructure & Planning
Environmental Management

MEMORANDUM

Kantoor van die Direkteur:
Infrastruktuur & Beplanning
Omgewingsbestuur

Date : 9 October 2018
To: Helgard Boshoff (Town Planning)
From: Penelope Aplon (Environmental Management)
RE: **De Zandt development**

Please receive the following comments regarding the proposed removal of restrictive title deed conditions, subdivision, rezoning, deviation from the Overstrand Growth Management Strategy (2010) and Overstrand Spatial Development Framework (2006) and phasing of a plan. Please be advised that documents submitted for the EIA amendment application were also reviewed in order to submit comments on this application.

Services:

Stormwater management:

Deca consulting engineers indicated that stormwater will discharge directly into the Onrus River from two points and proposes "grass block trapezoidal channels" to achieve this. However this proposal is not supported by the Environmental Section. Prior to discharging into the river the water should undergo some filtering or polishing; this could be achieved through a vegetated swale or a reed bed. The fertilisation of the bowling green should not cause nutrification in the Onrus river/estuary. Water discharging from here, should also undergo filtration.

A detailed stormwater management plan must be submitted which must also be reviewed by the Breede Gouritz Catchment Management Agency (BGCMA)

Overlay Zones:

The Environmental Management Overlay Zones (EMOZ) are still in draft format but the developer must be given the following information regarding development on this property. Zones A and F falls within the Riverine EMOZ, linked to this EMOZ are specific regulations which the developer must familiarize themselves with. This draft document is available on request.



Architectural design/guidelines:

When the final design of the development is being considered green infrastructure is strongly recommended. These could include the following measures:

- rainwater harvesting
- permeable paving

Landscaping:

When it comes to planning the landscaping of the 70 m corridor, indigenous, non-invasive plants must be part of the species/planting list.

This office reserves the right to revise these comments based on additional information.



Penelope Aplon
Environmental Officer

OVERBERG

**DISTRIKSMUNISIPALITEIT
DISTRICT MUNICIPALITY
UMASIPALA WESITHILI**



MELD ASB/PLEASE QUOTE

Ons Verw./Our Ref.:

Navrae/Enquiries: R. Erasmus

Bylyn/Ext.:

Privaatsak: X22

Private Bag:
BREDASDORP
7280

Tel: (028) 4251157

Faks/Fax: (028) 4251014

Health Department

Hermanus Office

Flower Street 15

Hermanus

7202

Tel: 028 – 3131243

Faks: 028 - 3131263

10 September 2018

COMMENTS ON THE PROPOSAL: ERF 2834 SANDBAAI

Water

The Local municipality must give a written undertaking that the water source is sufficient to supply this new development.

Sewerage

The Local municipality must give a written undertaking that the sewerage plant will be able to handle the extra load.

Waste

Written agreement must be entered into with local municipality for the removal of waste if the municipality will remove the waste.

Refuse areas and refuse bins to comply with municipal solid waste management by-law.

Certificates

Alle korrespondensie moet aan die Direkteur: Tegniese en Beplanningsdienste gerig word.
All correspondence must be addressed to the Director: Technical and Planning Services.

ANNEXURE S 2/2

- All shops and restaurants that prepare and sell foods must apply for a R638 Certificate of Acceptability at the Overberg District Municipality.
- The day care / crèches must apply for a Health certificate at Overberg District Municipality.
- The Clinic / frail care unit must apply for a Medical Waste Certificate at the Overberg District Municipality.

R. Erasmus

A handwritten signature in black ink, appearing to read 'R. Erasmus', is written over a horizontal dotted line.

3/4/2019

ANNEXURE T 1/2

Munisipaliteit • U-Masipala • Municipality

OVERSTRAND



File reference:	2834 HSB (4021)
Date:	22 August 2018 (BS)

INTERNAL MEMORANDUM

From	: Town Planning Department
Town Planner	: Helgaardt Boshoff

TO:

<u>Area Manager</u>	<u>Building Department</u>	<u>District Health</u>	<u>Electrical Department</u>
<u>Environmental Officer</u>	<u>Fire Department</u>	<u>Infrastructure and Planning</u>	<u>Local Heritage Committee</u>
<u>Operational Services</u>	<u>Traffic Department</u>	<u>Ward Councillor (Cllr. D Botha)</u>	<u>Waste Management</u>

Applicant	INTERACTIVE TOWN & REGIONAL PLANNING (obo PINAROUX INTERNATIONAL HOLDCO (PTY) LTD)
Property Details	ERF 2834 SANDBAAI
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ATTACHMENTS:

1. Notice	Should the information be insufficient for you to make an informative comment, please list any additional documentation that you would require to make informed comments.
2. Locality Plan	
3. Site Development Plan	
4. Motivation	

YOUR DEPARTMENT'S COMMENTS:

supported subject to point (2) and (3) of the heritage minutes being attached to the architectural design guidelines to be presented to Building Services for consideration and any building plans to be submitted to be in compliance with SANSDAOD

Signature: _____	Date: <u>3/4/2019</u>
------------------	-----------------------

Please provide your comments (with specific reference to any conditions of approval that should be imposed) in the space provided above or in a separate Memo **by not later than the date stipulated below**. If you require an extension of time for submission of comments, kindly request this in writing. Should no comments be received, it will be assumed that you have no objection to the proposal and where appropriate, the Mayoral Committee will be informed accordingly.

- Building Control Department to confirm that all structures on the property/ies are in accordance with the approved building plans.

COMMENTS REQUIRED BY:	5 October 2018
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See over Page.

- ANNEXURE T 2/2
- especially part 5 of the building regulations when laying out pavements and kerbs
 - Street Furniture or impediment on the sidewalk.
 - Guide lines to shown be compatible with the Town Planning scheme -



OVERSTRAND

HERITAGE AND AESTHETICS COMMITTEE

MINUTES OF MEETING

Date: Thursday - 20 SEPTEMBER 2018

Time: 14h00 – 17h00

Members present

Mr C. Roux

Mrs L. Neethling

Mrs N. Lloyd

Mr B. Brink

Mr S. February

In Attendance:

Mr J Simson (Manager Building Services), Mr Helgaardt Boshoff (Town Planner).

1.0 APOLOGIES

Mr A. Finlayson, Mr E. Grobler, Mr N. Saayman, Mr N. Clark (Chairman), Mr A. Greeff, Mr L. Smith

6.4 SANDBAAI : ERF 2834 : SANDBAAI COMMONAGE : PINAROUX INTERNATIONAL HOLDCO (PTY) LTD : (T/P APPLICATION)

On 20 September 2018 a town planner presented a layout (De Zandt) to five committee members of OHAC and one town planner in the Town Planning department of the Overstrand Municipality.

The layout proposes housing at various densities; a retirement area with private roads; a neighbourhood shopping centre and a village green. Preliminary designs of housing typologies and streetscapes designed by Boogertman Krige Architects were also shown.

Comment:

The committee recommends that:

1. The alignment of roads through the village green such that they divide what could be one large commonage into four smaller areas should be reconsidered.
2. Certain dwellings have large gable-end chimneys with rounded tops, as do vernacular buildings along the West Coast. The committee felt that this treatment is contextually inappropriate and should be reconsidered.
3. Draft Architectural Design Guidelines should be presented to OHAC for consideration prior to finalisation.

Action:

A follow-up presentation to be arranged when the above comments have been attended to.

NEXT HERITAGE MEETINGS:

11 OCTOBER, 15TH NOVEMBER & 13TH DECEMBER 2018

**PHASE I
GEOTECHNICAL SITE INVESTIGATION**

FOR

**SANDBAAI
DE ZANDT DEVELOPMENT**

FOR

**PINAROUX INTERNATIONAL HOLDCO
(PTY) LTD**



**CORE GEOTECHNICAL
CONSULTANTS**

Engineering Geology and Geohydrology

CONTACT DETAILS

Tel: +27 21 671 4274/80 **Fax:** +27 21 671 4277 **email:** admin@coregeotech.co.za

Postal address: Postnet Suite 177, Private Bag X3, Pimstead, 7801, Cape Town

Physical address: Unit b02, Clareview Business Park, 236 Lansdowne Road, Claremont, 7708, Cape Town, South Africa

**PHASE I GEOTECHNICAL SITE INVESTIGATION FOR
SANDBAAI DE ZANDT DEVELOPMENT**

MARCH 2018

Project no: 023-18

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**CORE GEOTECHNICAL
CONSULTANTS**

Engineering Geology and Geohydrology

**PHASE I GEOTECHNICAL SITE INVESTIGATION FOR
SANDBAAI DE ZANDT DEVELOPMENT**

for

PINAROUX INTERNATIONAL HOLDCO (PTY) LTD

MARCH 2018

Project no: 023-18

EXECUTIVE SUMMARY

At the request of Pinaroux International Holco (PTY) Ltd, we have carried out a Phase 1 Geotechnical Site Investigation for the proposed residential development in Sandbaai, west of Hermanus.

The site is located on a large portion of undeveloped land that lies west of Sandbaai, east of the Onrus River and south of the R43 Main Road. The area also surrounds the Curo Private school of Sandbaai.

In terms of topography, the site is mostly flat-lying and covered in short grasses, some Fynbos and Port Jackson bushes. There are no man-made drainage lines traversing the site.

Regionally the area is underlain from surface by Quaternary aged silty sands of Transported (colluvial) origin. Sandstone rock of the Table Mountain Group underlie the Transported soils at surface, and vary in degree of weathering and hardness.

The entire site is underlain by Transported soils of colluvial origin. The transported soils comprise silty sands and clayey silty sands and are encountered to a depth of approximately 0.2 m – 0.9 m below ground level (bgl). Densely packed and cemented angular to sub-rounded cobbles are also encountered within the transported profile in some test pits.

Soft rock sandstone to hard rock sandstone (residual) underlie the transported profile in all of the test pits. The sandstone rock is characterised as being fine to medium grained, thinly bedded and moderately to highly fractured. The sandstone rock was encountered to a depth in excess of 2.60 m bgl.

No groundwater was encountered in any of the tests pits. This investigation was however conducted during a very dry summer month. Previous investigations in this area encountered groundwater of a perched and seasonal nature. The groundwater in this area can be expected within 2.0-3.0 m bgl.

Impacts of the geotechnical character of the site are summarized in Table 6.3 and as follows:-

- a) Hard to very hard rock sandstone can be expected within 1.5 – 2.0 m bgl across the majority of the site. This may require heavy plant and possibly rock breaking techniques to excavate these materials to the desired depth.

The site is classified as S/R in terms of the NHRBC site class designation classification.

Recommendations for foundation design and drainage are given in Sections 8 and 9 respectively. Shallow strip or spread foundations are recommended with minor design precautions to cater for some expected settlements and variability within the profile.

1. Introduction

At the request of Pinaroux International Holco (PTY) Ltd, we have carried out a Phase 1 Geotechnical Site Investigation for the proposed residential development in Sandbaai.

The objectives of this investigation may be summarized as follows:-

- a) Identify any potential hazards.
- b) Define the ground conditions and provide site classifications including detailed soil profile and groundwater occurrences within the zone of influence of foundations and roads.
- c) Provide the geotechnical basis for safe and appropriate land use planning, infrastructure design, housing unit design and the formulation of precautionary measures and risk management procedures.
- d) Broadly classify the land that is to be developed for subsidy housing in terms of the Housing Code's Residential Site Class Designations.
- e) Gather factual data that has a bearing on the determination of housing subsidy variations and the installation of services.

This investigation report has been prepared in accordance with the standard specifications of the National Housing Code for Project Linked Greenfield Subsidy Housing Projects (Standard Specification GFSH-2).

2. Information used in the study

The following information sources were used in the investigation:

- a) 1:250 000 Geological series map, Worcester.
- b) Remote imagery (1:5000 scale) – Google Earth.
- c) Site Plans provided by d-e-c-a Consulting.
- d) Various reports done by Core Geotechnical Consultants in the surrounding area.

3. Site description

The site is located on a large portion of undeveloped land that lies west of Sandbaai, east of the Onrus River and south of the R43 Main Road. The area also surrounds the Curro Private school of Sandbaai.

In terms of topography, the site is mostly flat lying and covered in short grasses, some Fynbos and Port Jackson bushes. There are no man-made drainage lines traversing the site.

Neighbouring developments in the surrounding area generally appear to be in fairly sound condition from a structural point of view.

The site locality is indicated in Figure 3.1, while the site features are illustrated in the remote image in Figure 3.2.

There is no evidence of past mining activity and the area is not undermined.

4. Nature of investigation

4.1 Test pits

Twenty-six test pits were excavated with a 22 ton tracked excavator at selected locations across the site, where access would allow. These test pits were visually profiled and representative soil samples were also taken from selected horizons in test pits for laboratory testing. No DPL (Dynamic Probe Light) testing was carried out due to site ground conditions.

Test pit positions are shown on the site plan Figure 1 (see Appendix A). Copies of the recorded test pit soil profiles are included in Appendix B.

4.2 Laboratory tests

The following laboratory tests were carried out on selected soil samples:

- Indicator tests in the form of moisture content, grading and Atterberg Limits analyses, to determine basic soils engineering properties.
- Moisture-density (Mod AASHTO) and CBR testing on selected soil samples to assess basic soil compaction characteristics.
- Geochemical testing (pH and conductivity) to indicate possible deleterious effects of soils on concrete and steel.

The results of the laboratory tests are summarized in Table 6.1. Copies of the full laboratory test results are included in Appendix C.

5. Site geology and groundwater conditions

5.1 General

Regionally the area is underlain from surface by Quaternary aged silty sands of Transported (colluvial) origin. Sandstone rock of the Table Mountain Group underlie the Transported soils at surface, and vary in degree of weathering and hardness.

5.2 Soil profile

The entire site is underlain by Transported soils of colluvial origin. The transported soils comprises silty sands and clayey silty sands and are encountered to a depth of approximately 0.2 m – 0.9 m below ground level (bgl). Densely packed and cemented angular to sub-rounded cobbles are also encountered within the transported profile in some test pits.

Soft rock sandstone to hard rock sandstone (residual) underlie the transported profile in all of the test pits. The sandstone rock is characterised as being fine to medium grained, thinly bedded and moderately to highly fractured. The sandstone rock was encountered to a depth in excess of 2.60 m bgl.

5.3 Water table

No groundwater was encountered in any of the tests pits. This investigation was however conducted during a very dry summer month. Previous investigations in this area encountered groundwater of a perched and seasonal nature. The groundwater in this area can be expected within 2.0-3.0 m bgl.

The perched water table relies mainly on recharge from direct infiltration of rainfall in upslope areas, as well as from surrounding recharge of the broader groundwater regime. As such, the water table will be at its highest level at the end of winter, with water table elevations dropping over the dry summer season.

6. Geotechnical evaluation

6.1 Engineering and material characteristics

Relevant engineering properties of the soils are summarized in Table 6.1 and Table 6.2.

On the basis of the field investigation and soils engineering data, the following points relating to geotechnical engineering conditions on the site may be made: -

- a) Transported soils at surface are generally medium dense, slightly variable and moderately compressible. The transported soils on site will form a suitable founding horizon provided provision is made for possible loose or denser zones associated with cobbles.

- b) The underlying sandstone rock is somewhat variable, ranging from soft rock sandstone to hard (and in some places very hard) rock sandstone. The rock will generally be of low compressibility and will form a suitable founding horizon.
- c) In terms of material properties, the near-surface gravelly clayey sandy soils are non-plastic to moderately plastic. Post compaction strength is moderate and they will thus form a good quality construction material of general fill and selected layer quality (see Tables 6.1 and 6.2).

Table 6.1 Engineering Properties of Compacted Materials

Material	Potential usage	Shear strength when compacted	Drainage characteristics	Workability as a construction material	TRH 14 classification
Transported clayey sands	General fill, poor quality subgrade	Moderate	Good	Good	G9
Soft to medium hard rock sandstone and transported cobbles	General fill, selected layer	Moderate	Good	Good	G6

Table 6.2 Summary of Soils Engineering Properties

Test Pit	Depth (m)	Description	LL	PI	LS	MC	GM	pH	Conductivity (mS/m)	CBR @95%
TP1	0.2-1.0	Transported gravelly sands	-	NP	-	-	2.25	-	-	45
TP2	0.2	Transported gravelly sands	-	SP	-	6.3	2.2	5.2	208.00	-
TP4	1.0	Residual gravelly sands	25	10	5.0	-	0.9	-	-	-
TP10	1.0	Transported gravelly sands	-	NP	-	2.8	2.63	4.2	160.00	-
TP11	0.5	Residual gravelly sands	-	NP	-	-	2.09	-	-	38
TP16	0.4	Transported gravelly sands	-	NP	-	-	2.02	-	-	-
TP17	1.0	Residual gravelly sands	19	8	4.0	8.1	1.20	-	-	-
TP21	0.3	Residual gravelly sands	-	NP	-	-	2.15	-	-	45
TP23	0.5	Residual gravelly sands	-	NP	-	-	1.94	-	-	-
TP25	1.5	Residual gravelly sands	26	11	5.0	-	0.23	3.8	55.00	-

Key: LL - liquid limit. PI - plasticity index. LS - Linear shrinkage. MC - in-situ moisture content. GM - grading modulus. N-P - non-plastic. S-P - slightly-plastic.

- d) With regards to chemical testing, electrical conductivity is moderate, ranging from 55 - 208 mS/m. The pH of the soils found across the site is slightly to moderately acidic, ranging from a pH of 3.8 - 5.2. Soils that are highly acidic could cause deleterious effects on buried services. Material resistance to these acidic soils should thus be confirmed.
- e) Excavation on site was carried out by a JCB-22 ton tracked excavator with a suitable bucket and teeth configuration. The excavator refused on medium hard to hard rock sandstone in most of the test pits. Excavation classifications are further summarised in section 6.3.
- f) The transported soils found at surface are relatively free draining and the perched water table generally tends to develop close to the less permeable residual horizons. Special precautions regarding drainage for foundations, as well as dewatering of service trenches might thus be required.

6.2 Slope stability and erosion

Due to the generally flat-lying topography it is unlikely that slope stability will be of concern, unless deep cuts and fills are envisaged.

6.3 Excavation classification with respect to services

Excavation within the transported soils classifies as "soft excavation" in terms of the SABS 1200 D Earthworks Specification.

Excavation within the residual rock profile classifies as "intermediate excavation". Deeper excavations (deeper than the conducted test pits) will most probably classify as "intermediate excavation" to "hard rock excavation".

Conventional earth-moving equipment such as tracked excavators should provide the most economic method of excavation. Larger excavators (30 ton) or rock-breaking techniques may well be needed if deeper excavations are foreseen.

There is the possibility of inflow of groundwater into open excavations deeper than 1.5 - 2.0 m, especially during wet winter periods. Previous experience indicates that it should be possible to control any potential inflows with either bailing or conventional pumping from sumps.

6.4 Impact of the Geotechnical Character of the Site on Subsidy Housing Developments

Impacts of the geotechnical character of the site are summarized in Table 6.3 and as follows:-

- a) Hard to very hard rock sandstone can be expected within 1.5 – 2.0 m bgl across the majority of the site. This may require heavy plant and possibly rock-breaking techniques to excavate these materials to the desired depth.

Table 6.3 Factors to Consider in Subsidy Variations

Category of Subsidy Variations	Verification Criteria	Factors Affecting Amount of Subsidy Variation
Difficulty of excavation Type 1 Condition	Average slope measured across the erf in any direction is flatter than or equal to 1:10 and between 10 and 40% of material to a depth of 1.5 m below pre-development level is classified as hard rock excavation.	Additional cost of trench excavation

7. Site classification

The Residential Site Class Designation (after Watermeyer & Tromp and the Joint Structural Division) is set out in Table 7.1. The areal extent of classified areas is shown in Figure 1 in Appendix A.

The transported sandy soils at surface across the site have a moderate compressibility and are thus classified as S. With depth, residual sandstone rock of low compressibility is encountered and classifies as R. The site is thus classified as S/R.

Table 7.1 Site classification according to the NHBRC Site Class Designation

Site Classification	Character of Founding materials	Expected Range of Total Soil Movements (mm)	Assumed Differential Movement (% of Total)
S/R	Moderately compressible transported soils overlying residual sandstone rock of low compressibility	<10	50%

8. Recommendations for design and construction

8.1 Foundation recommendations

Recommendations for foundation design are summarised in Table 8.1.

Structures will require modified normal construction techniques to be applied, thus catering for possible variability regarding depth of compressible soils and associated settlement.

For surface beds, compact in-situ soil to at least 93% Mod. AASHTO maximum dry density and replace any poor quality fill, if encountered, with a suitable quality and compacted granular material.

Excavations may have to be dewatered if the water table lies within 1.5 m of surface.

Soil variability is expected across the site and a geotechnical engineer should inspect earthworks and foundation excavations during construction.

Table 8.1 Summary of founding conditions across the site

Founding option	Founding material	Founding depth (m)	Allowable bearing capacity (kPa)	Founding option	Predicted settlement (mm)	Predicted differential settlement
1	Medium dense gravelly transported material	0.3 – 0.5	150	Spread or strip foundations	<10	50%
2	Soft rock sandstone	0.5 – 1.0	250		<5	
3	Medium hard to hard rock sandstone	0.5 – 1.0	500			

8.2 Subgrade Conditions, Roadbed Design and Road Drainage

Factors on site which affect roadbed design include:-

- The thickness of the surface sandy soils: These soils are moderately compressible. They are however free draining and will form a suitable subgrade material once compacted. The thickness of this horizon varies across the site.

9. Drainage

Drainage should not be a problem during rainy winter periods. As a result of good infiltration rates, it is unlikely that water would collect on or near surface in these soils. The perched water table can develop within 2.0 m of ground level where clayey silty sandy soils and pedogenic soils are close to surface. Drainage and stormwater services should thus be designed in accordance with sound engineering practices. The following recommendations for site drainage should be considered:-

- During construction, excavations deeper than 2.0 m, may require dewatering measures. Seepage rates should generally be low and it should be possible to control any potential inflows with either bailing or pumping from sumps.
- Subsurface drainage could be installed to lower phreatic surface below the level of foundations in areas that are known to become wet and marshy.
- Interceptor or cutoff drains and channels could be installed around the outer site perimeter. These can intercept shallow groundwater and surface runoff and channel this water to storm water retention areas. Drains and channels could become part of the permanent site drainage once the construction is complete.
- Damp-proofing measures for residential structures in areas of shallow groundwater (within 1.5 m of surface)

10. Special precautionary measures

Apart from those discussed above, no additional special precautionary measures are considered to be required.

11. Conclusions

The Phase 1 geotechnical site investigation indicates that the site is generally suitable for project linked subsidy housing development, provided that the aspects of concern relating to the geotechnical character of the site are addressed.

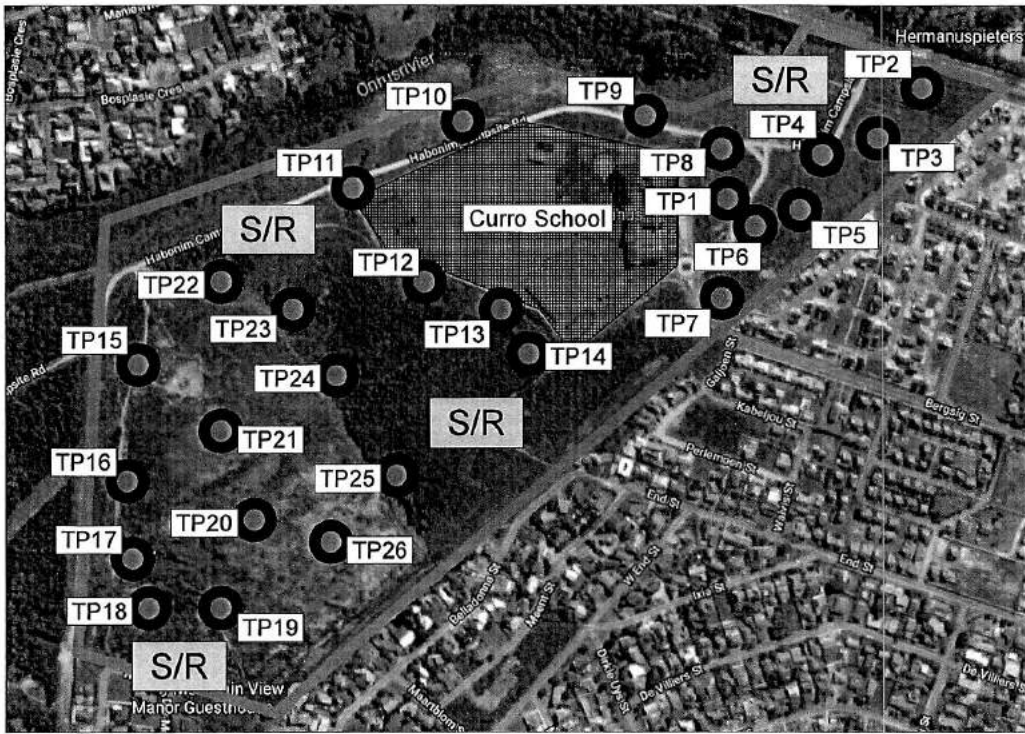


JOHN YATES



JURGENS SCHOEMAN

APPENDIX A
SITE PLAN AND CLASSIFICATION



KEY

● Test Pit Location

N

Site Class Designation

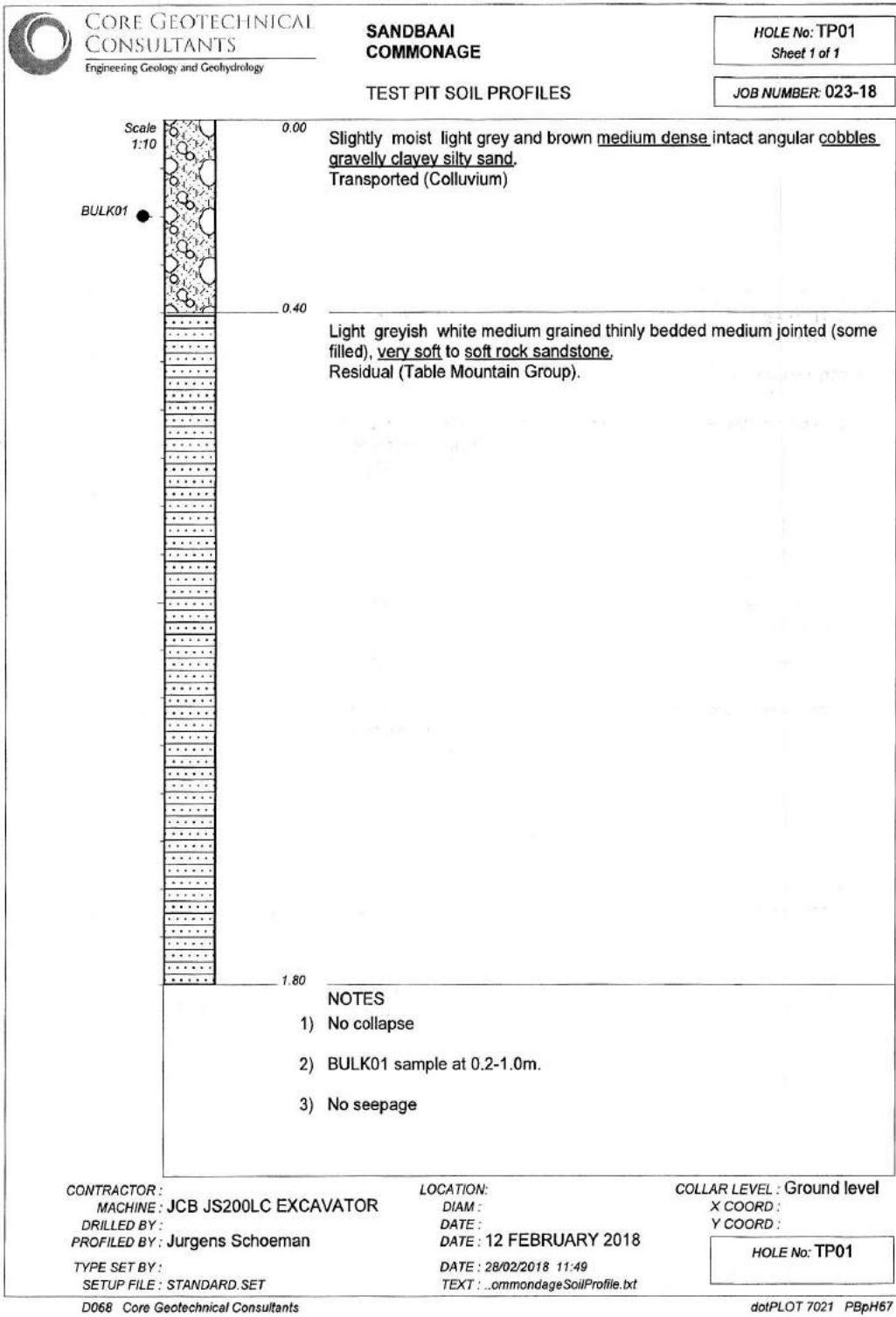
S/R Moderately compressible soils overlying rock of low compressibility

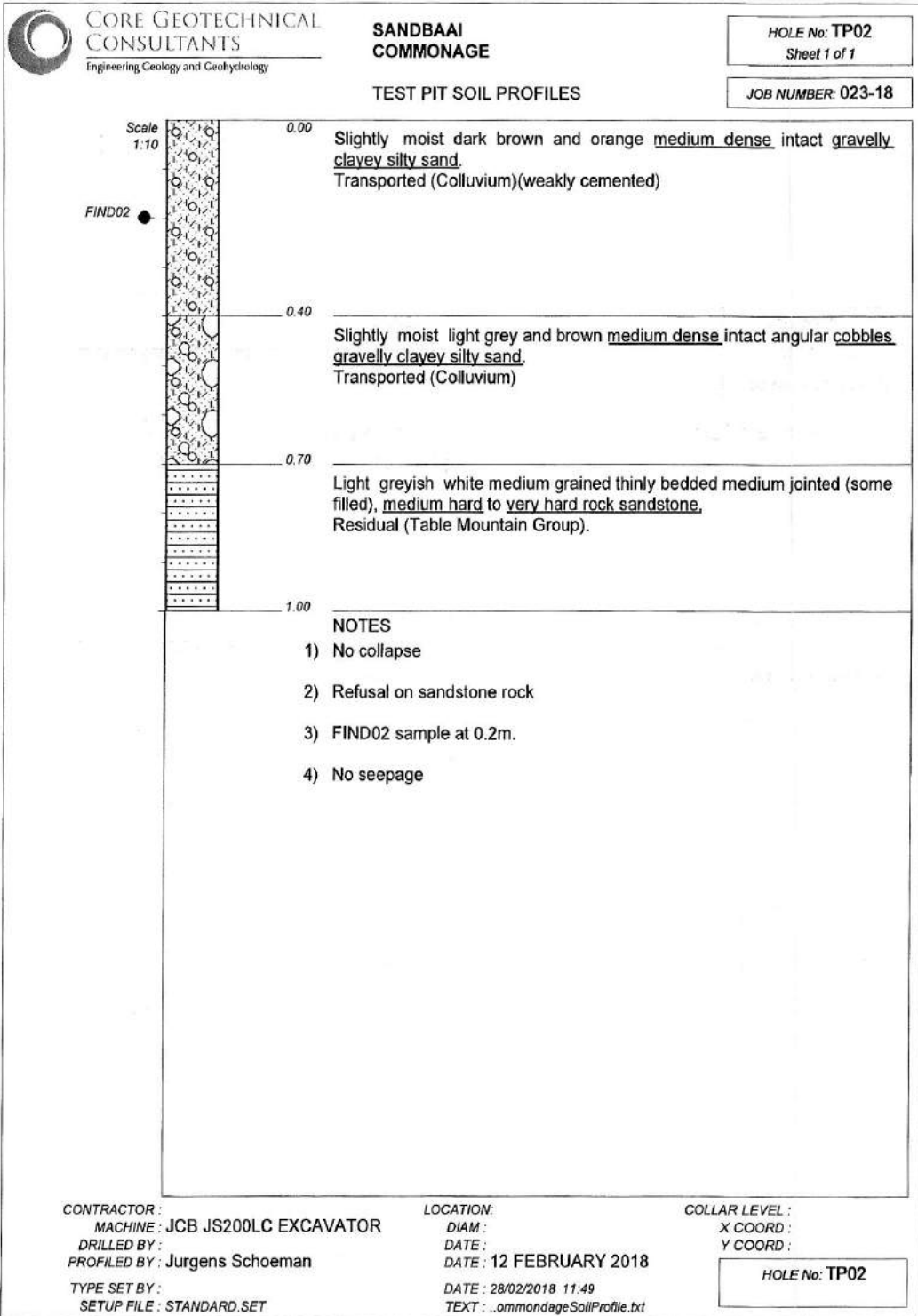
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PROJECT: Sandbaai De Zandt Development					
TITLE: Site Plan indicating test pit locations and NHRBC classification					
DATE: 02-2018	SCALE: NTS	TRACED BY: JS	FIG.NO. 1	JOB NO. 023-18	

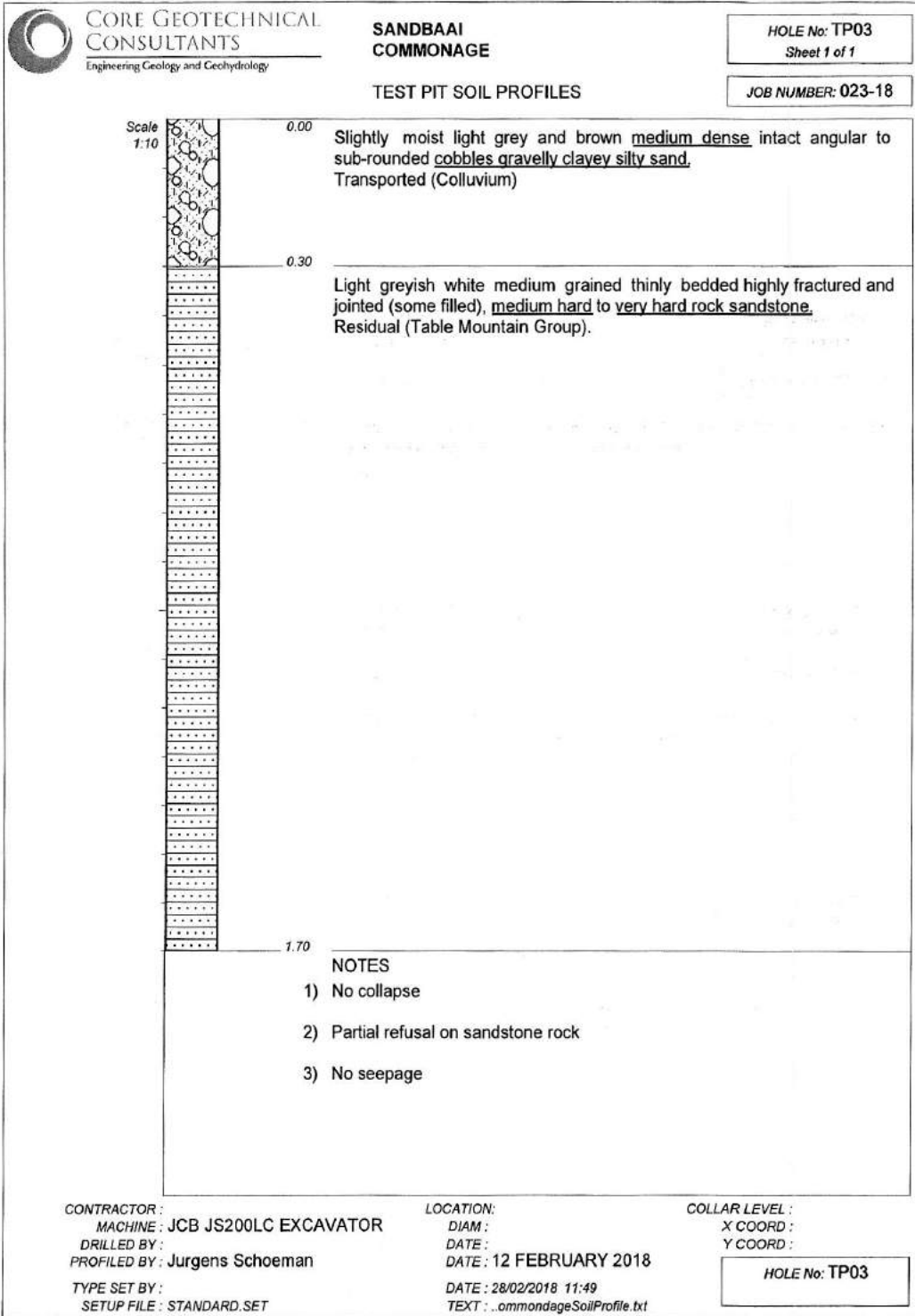
CORE GEOTECHNICAL CONSULTANTS
 Engineering Geology and Geochemistry

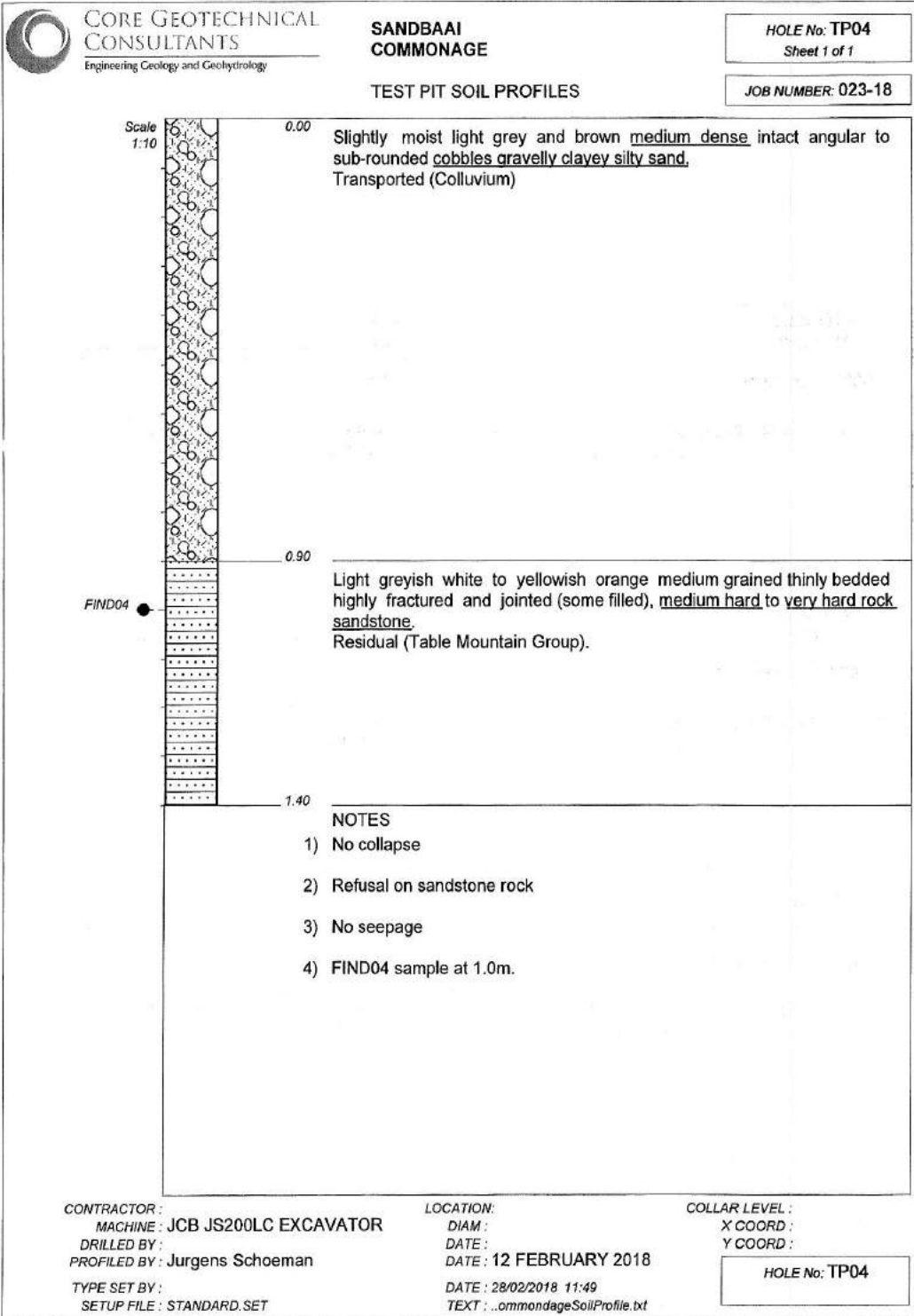
Tel: +27 21 671 4274 /4280 Fax: +27 21 671 4277 Cell: +27 82 442 6231
 Email: admin@coregeotech.co.za
 Postal address: Postnet Suite 32, Private Bag X3, 7702, Glosderry
 Physical address: Unitb02, Clareview Business Park, 236 Lansdowne Road, Claremont

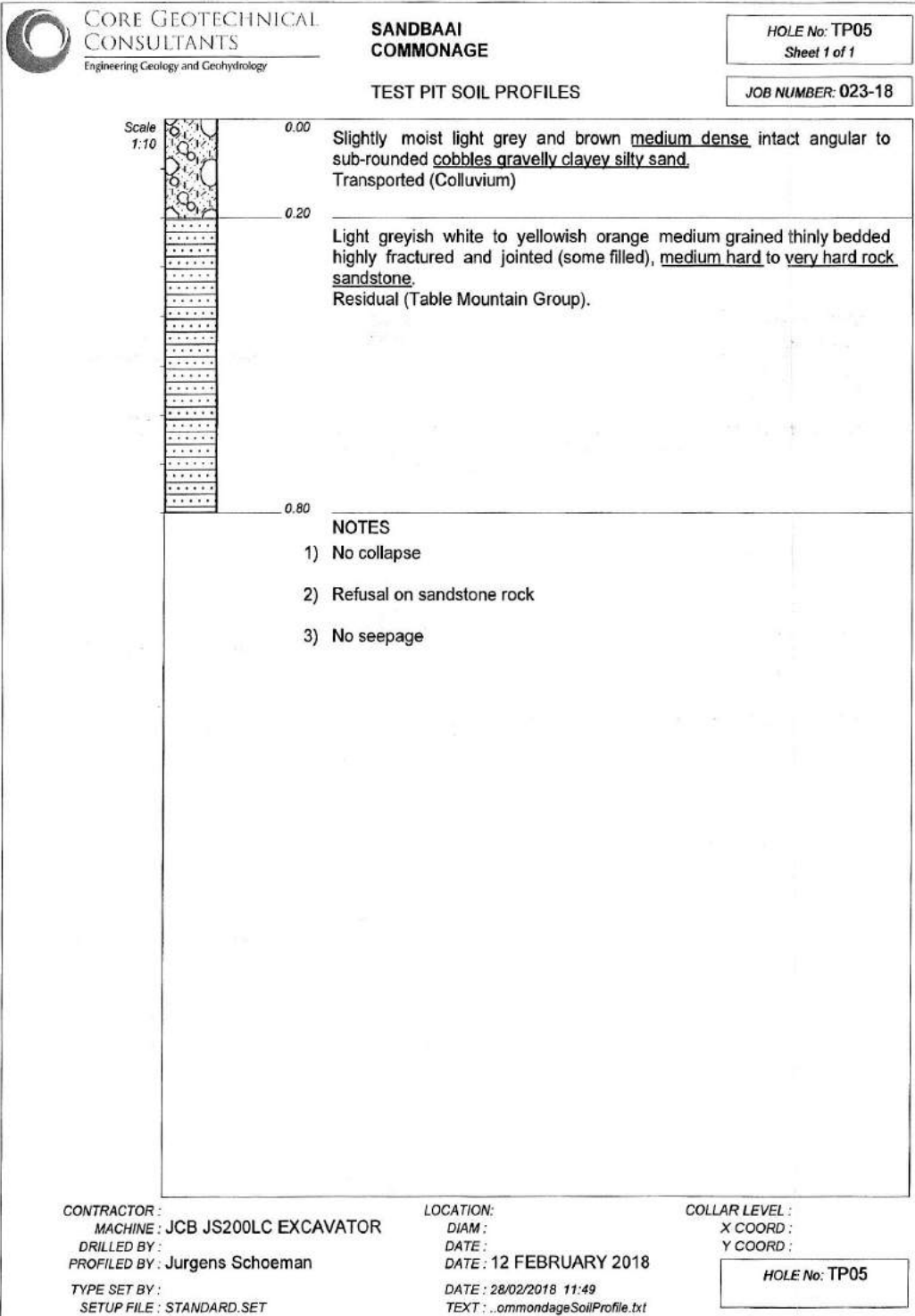
APPENDIX B - SOIL PROFILES

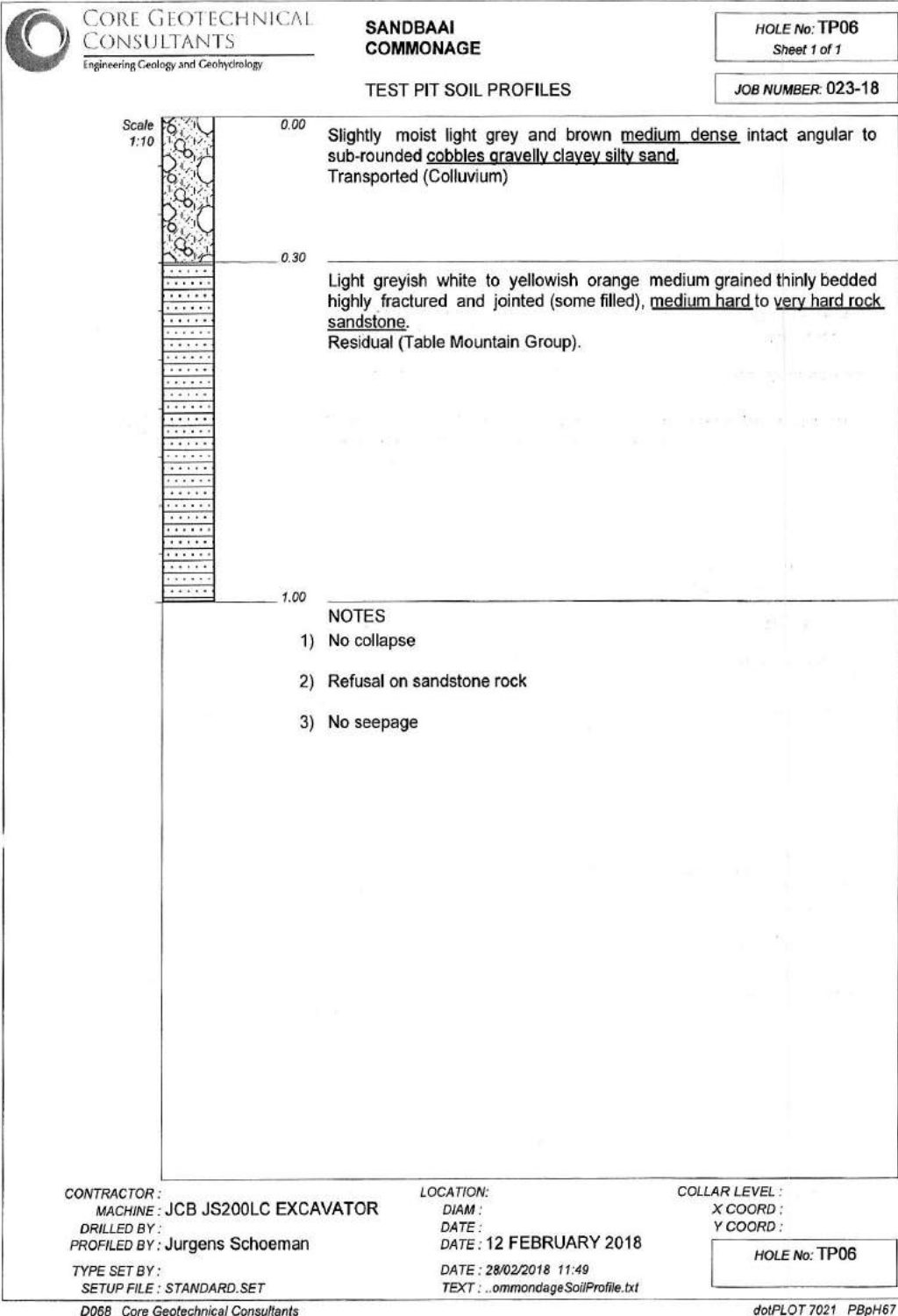


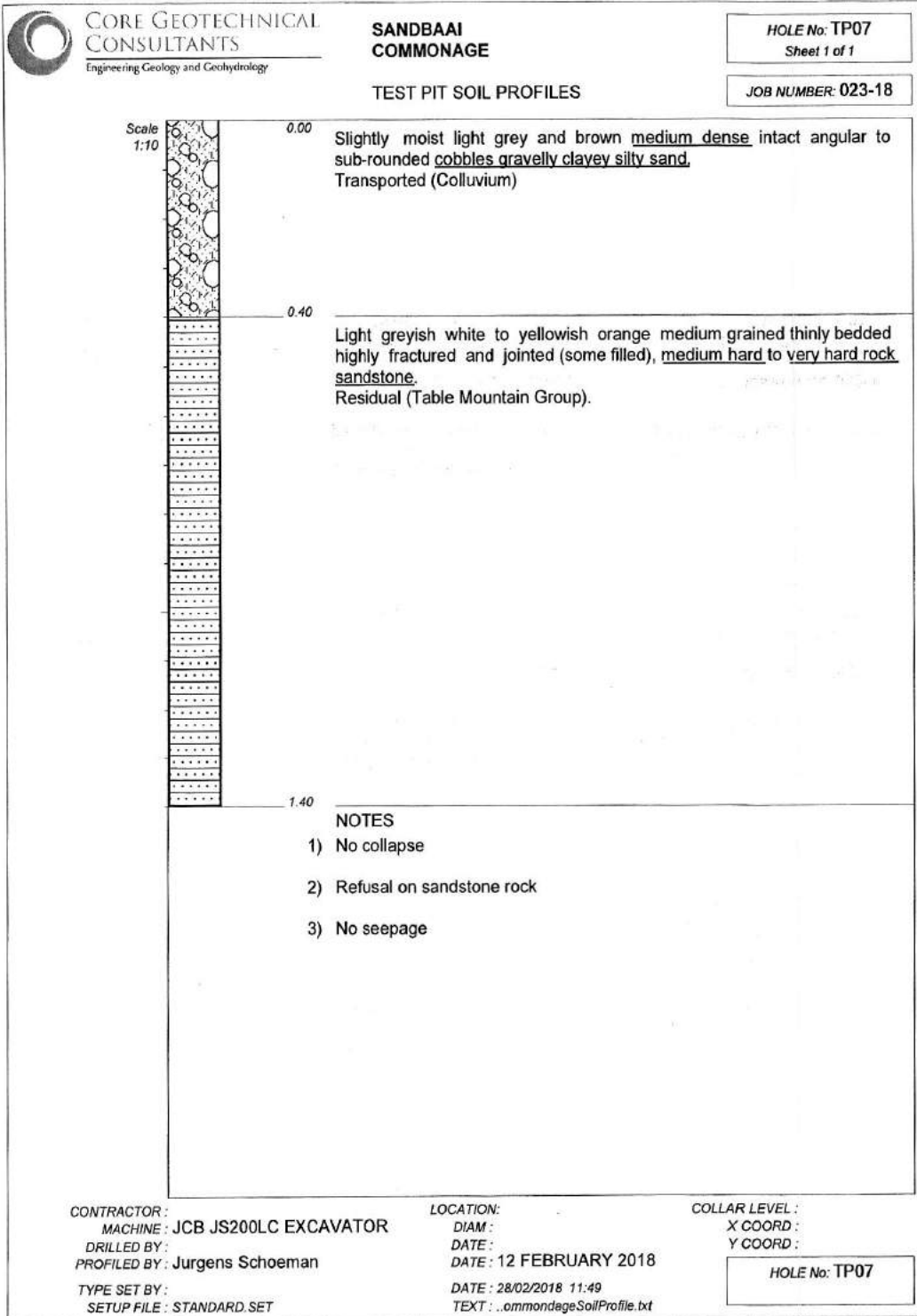


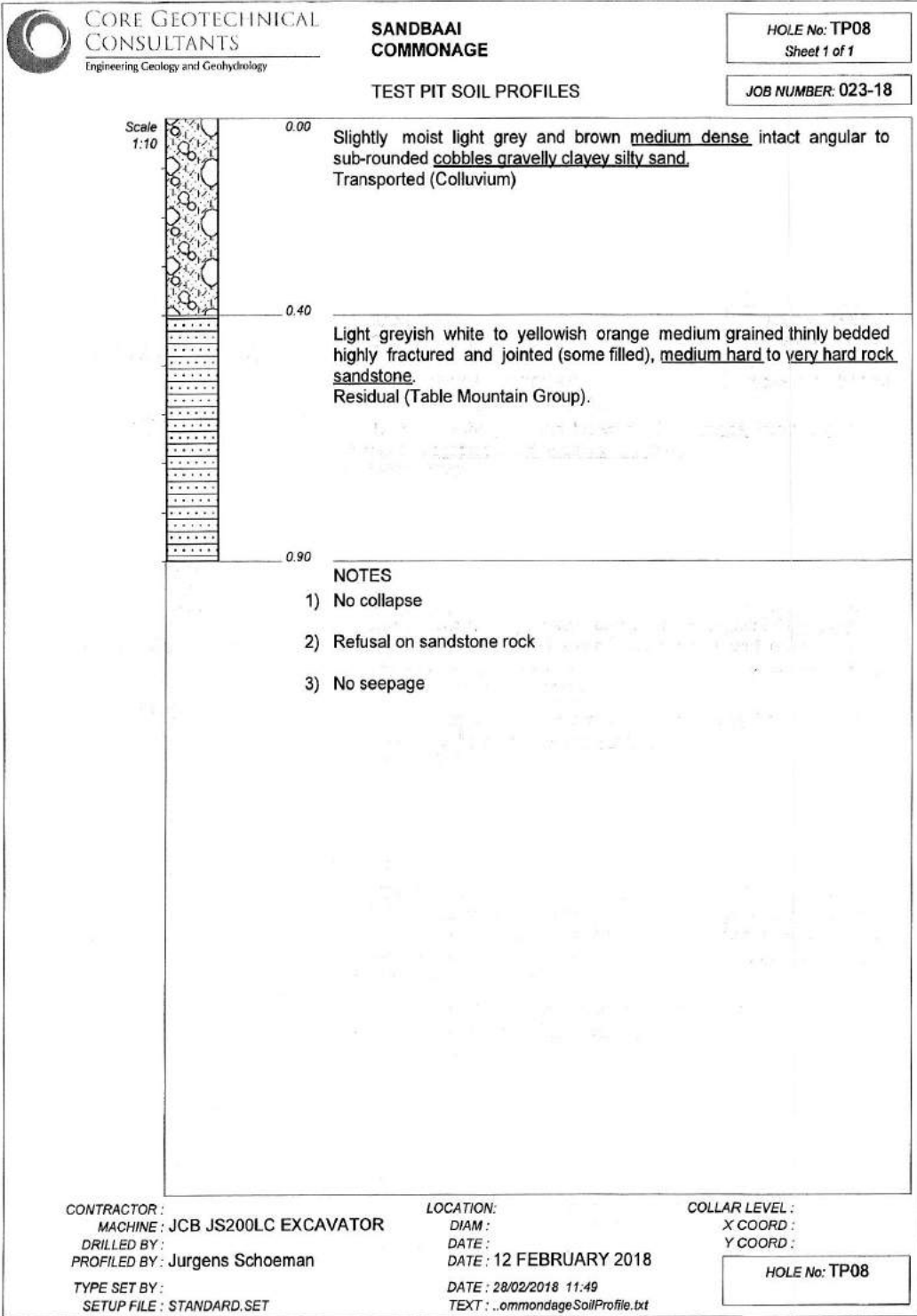


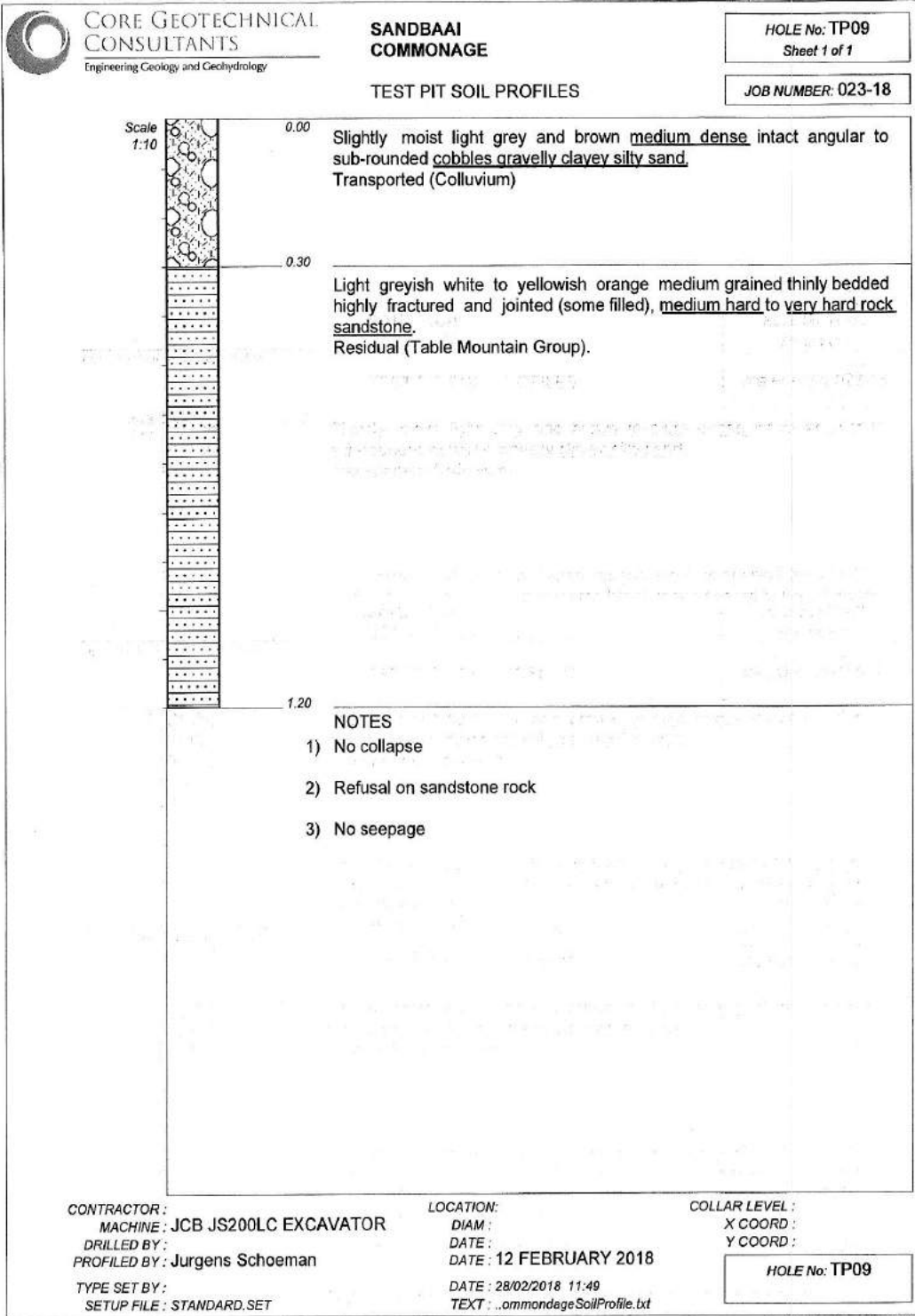


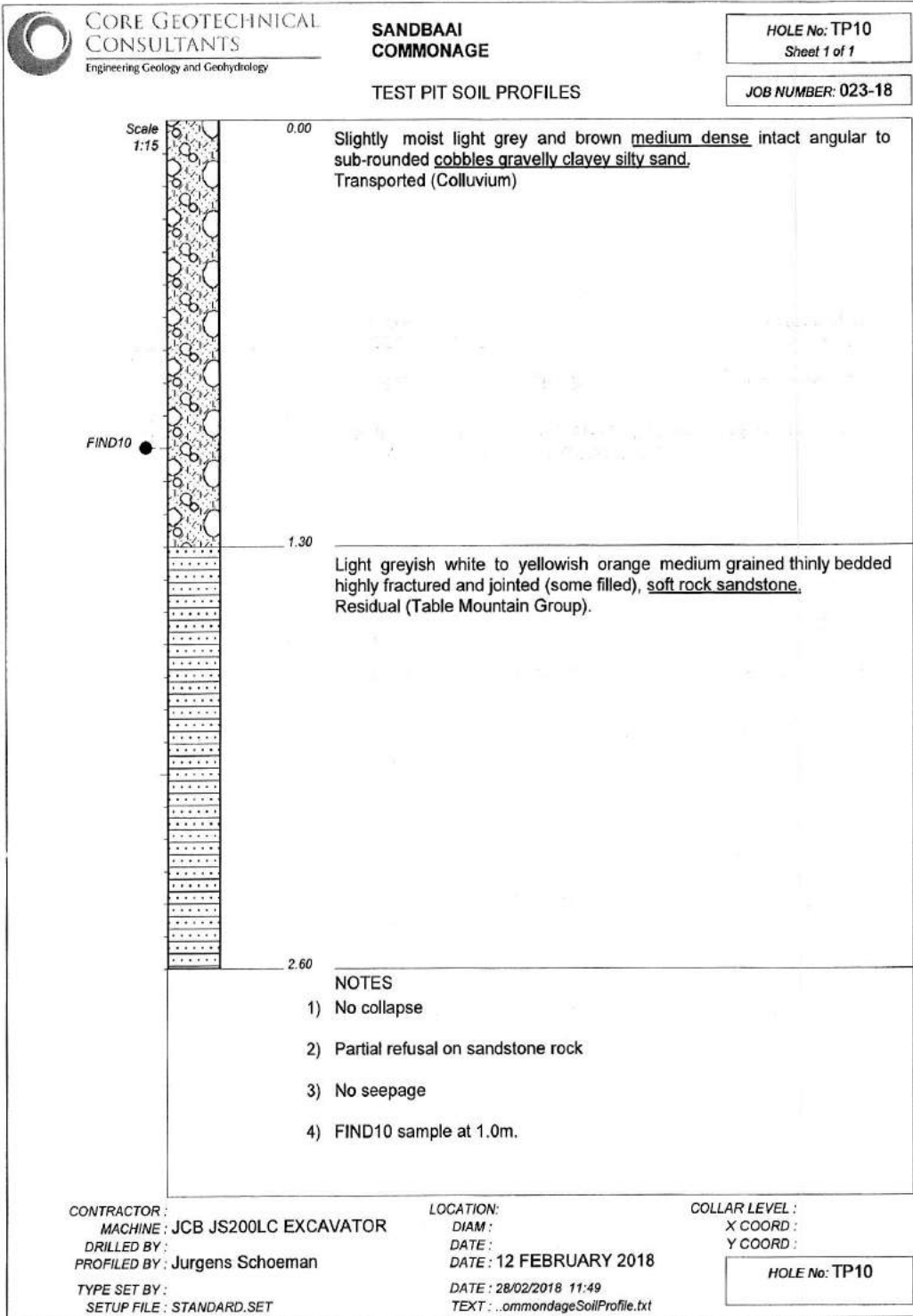


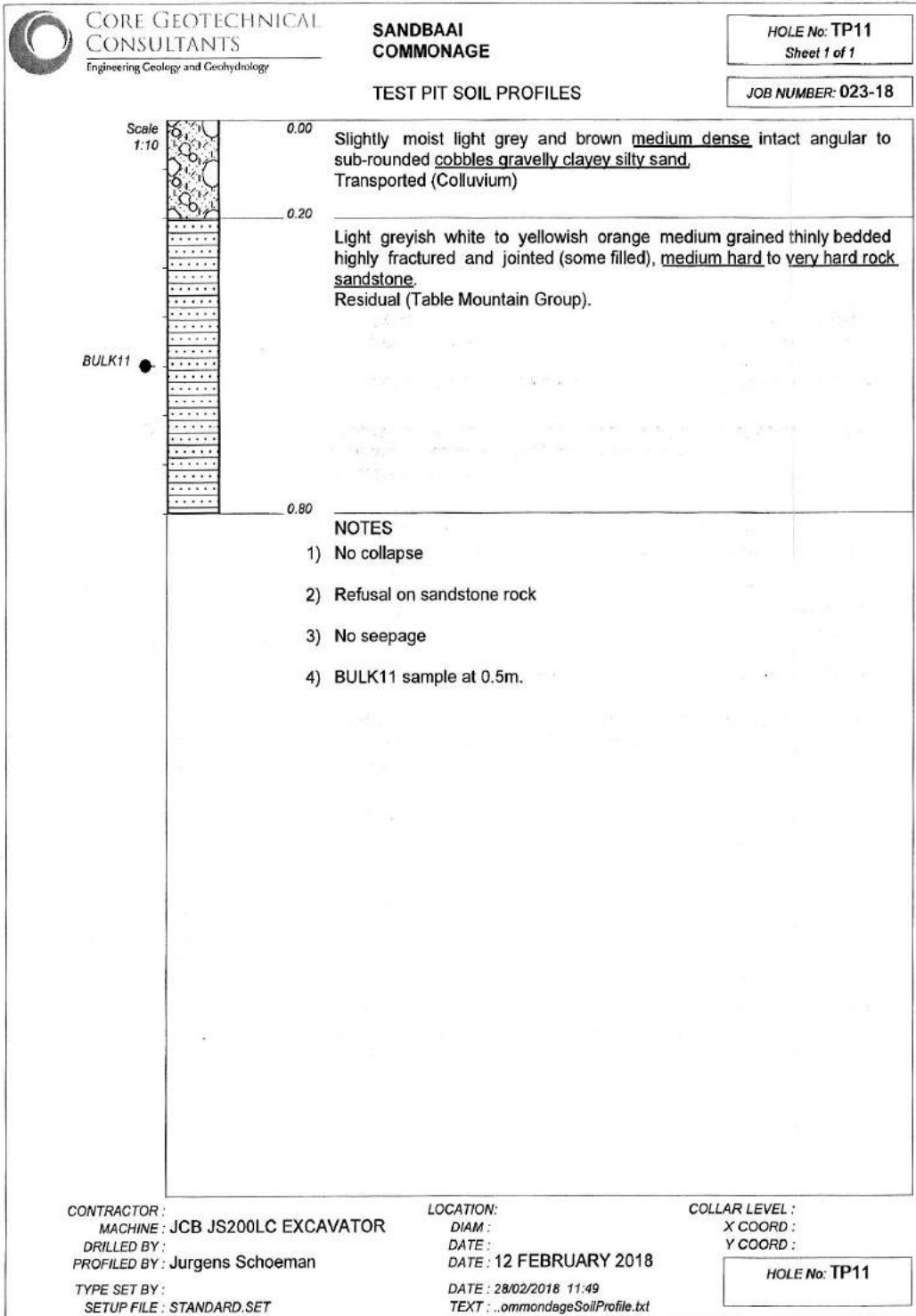


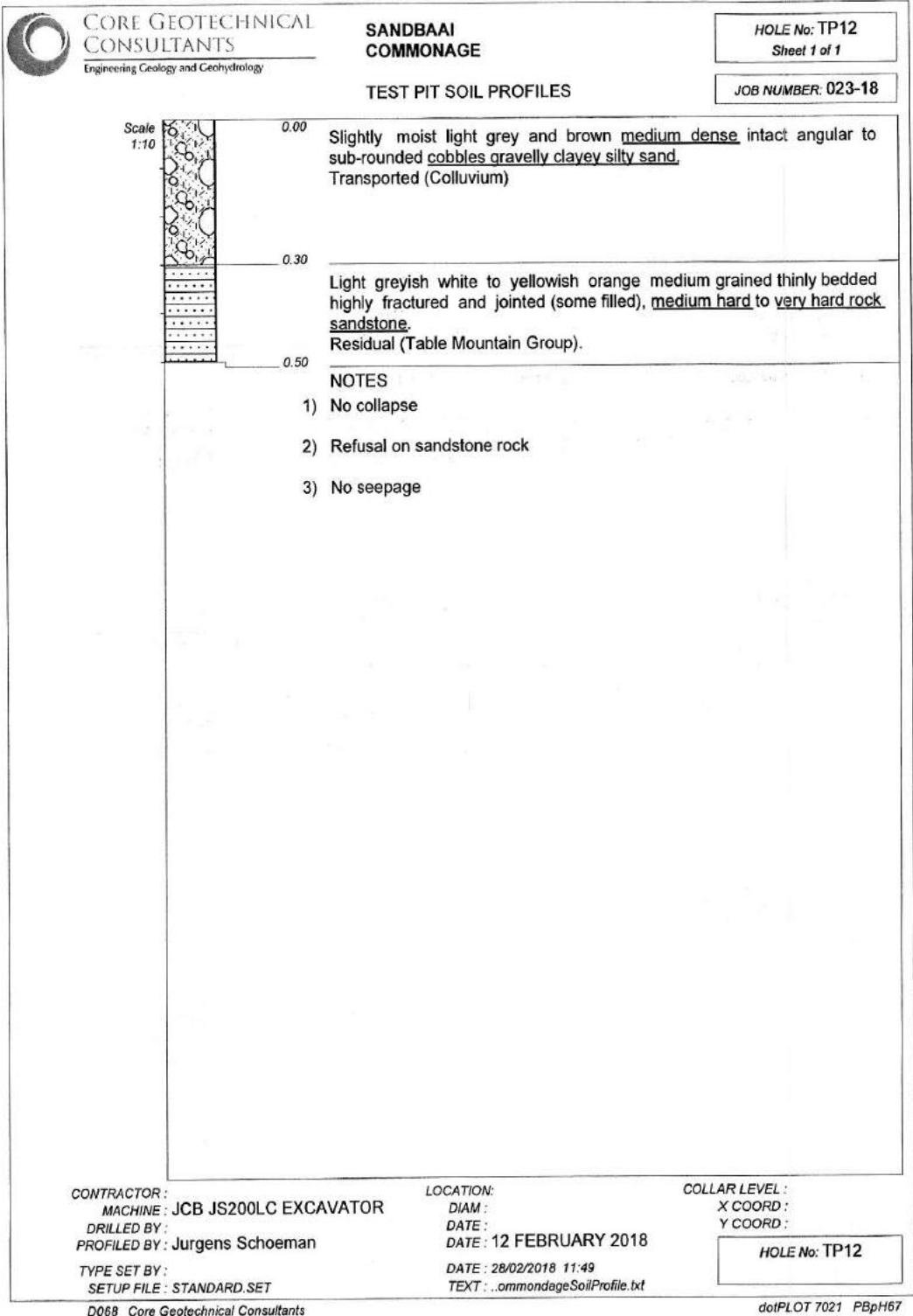


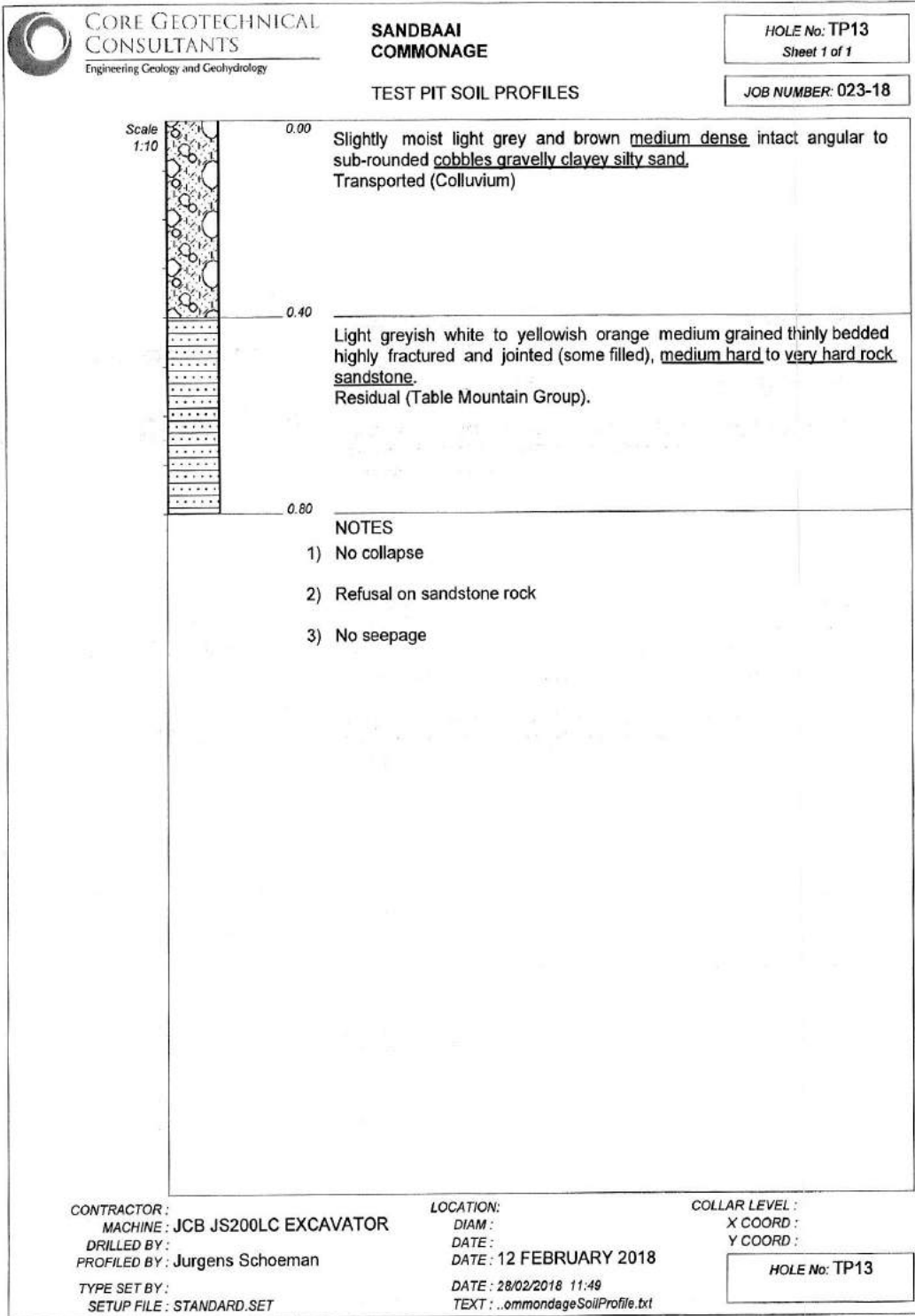


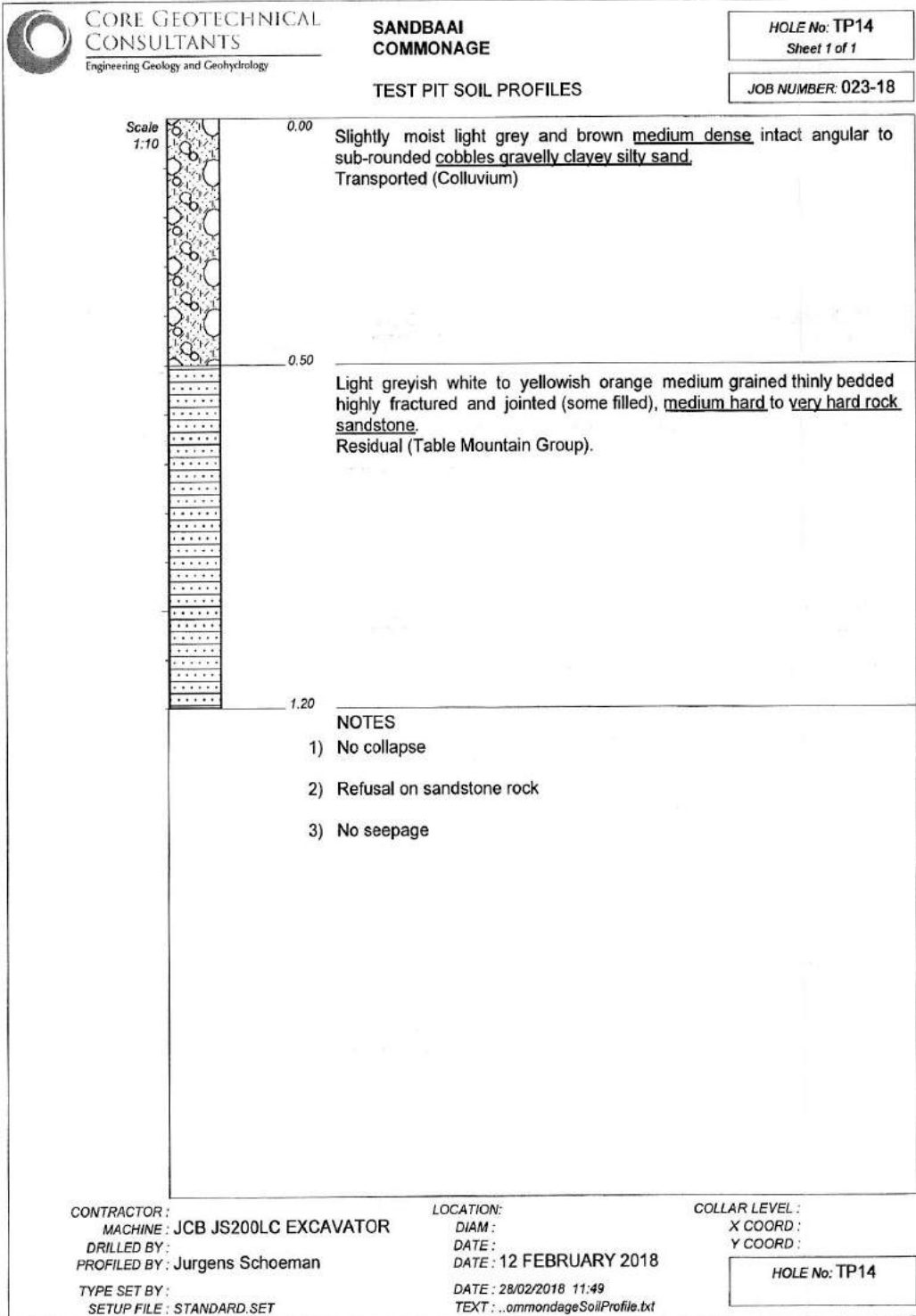


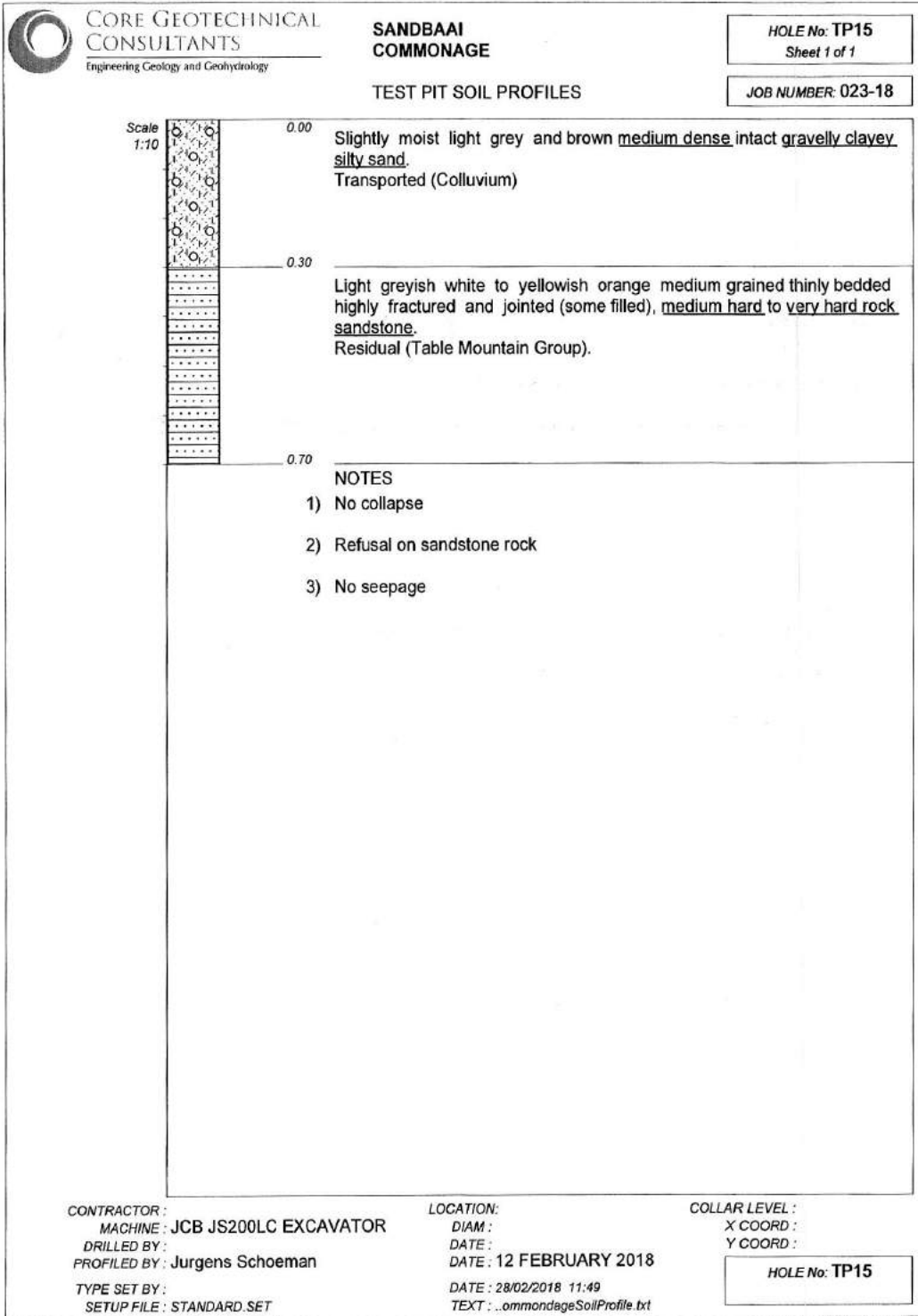


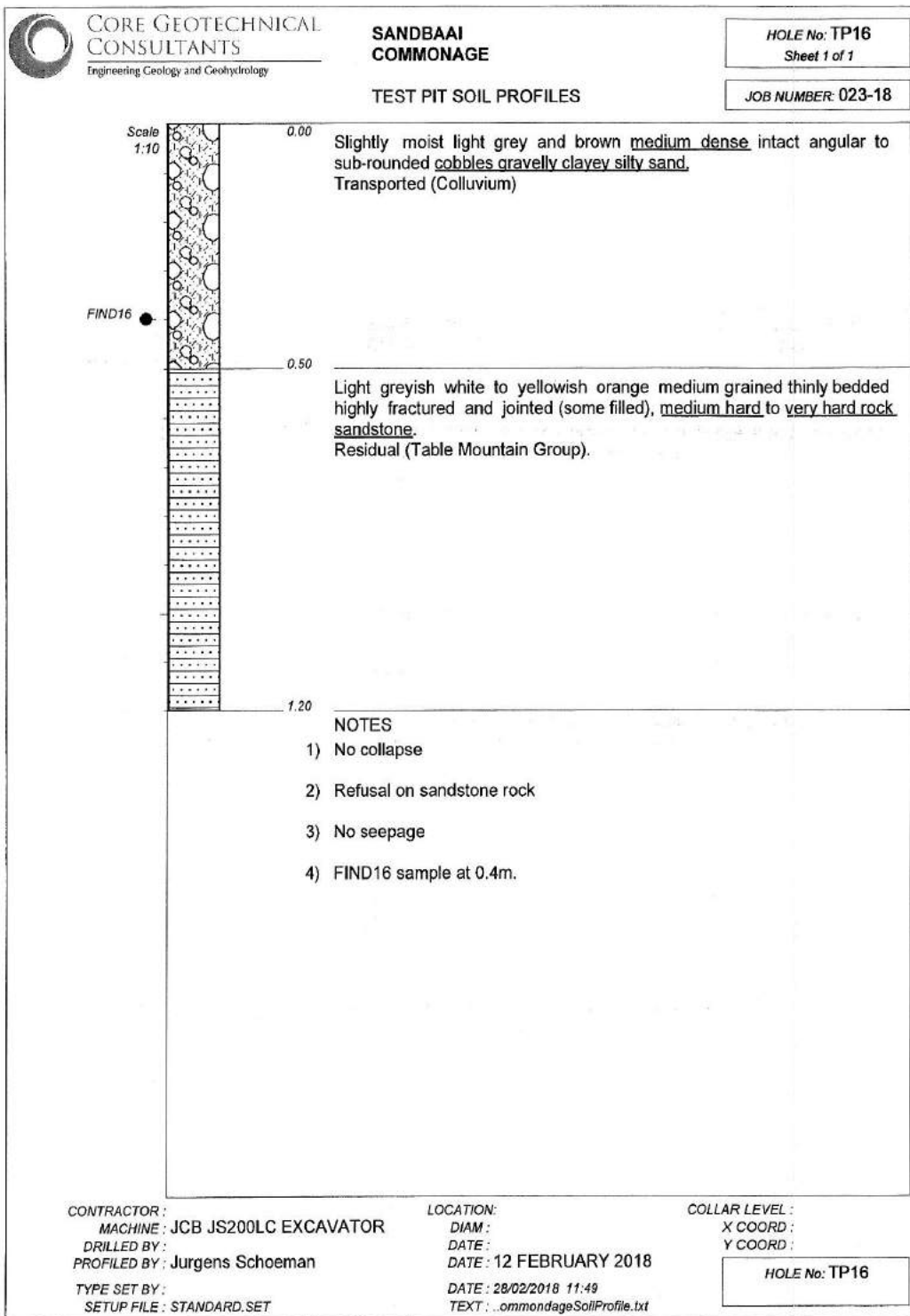


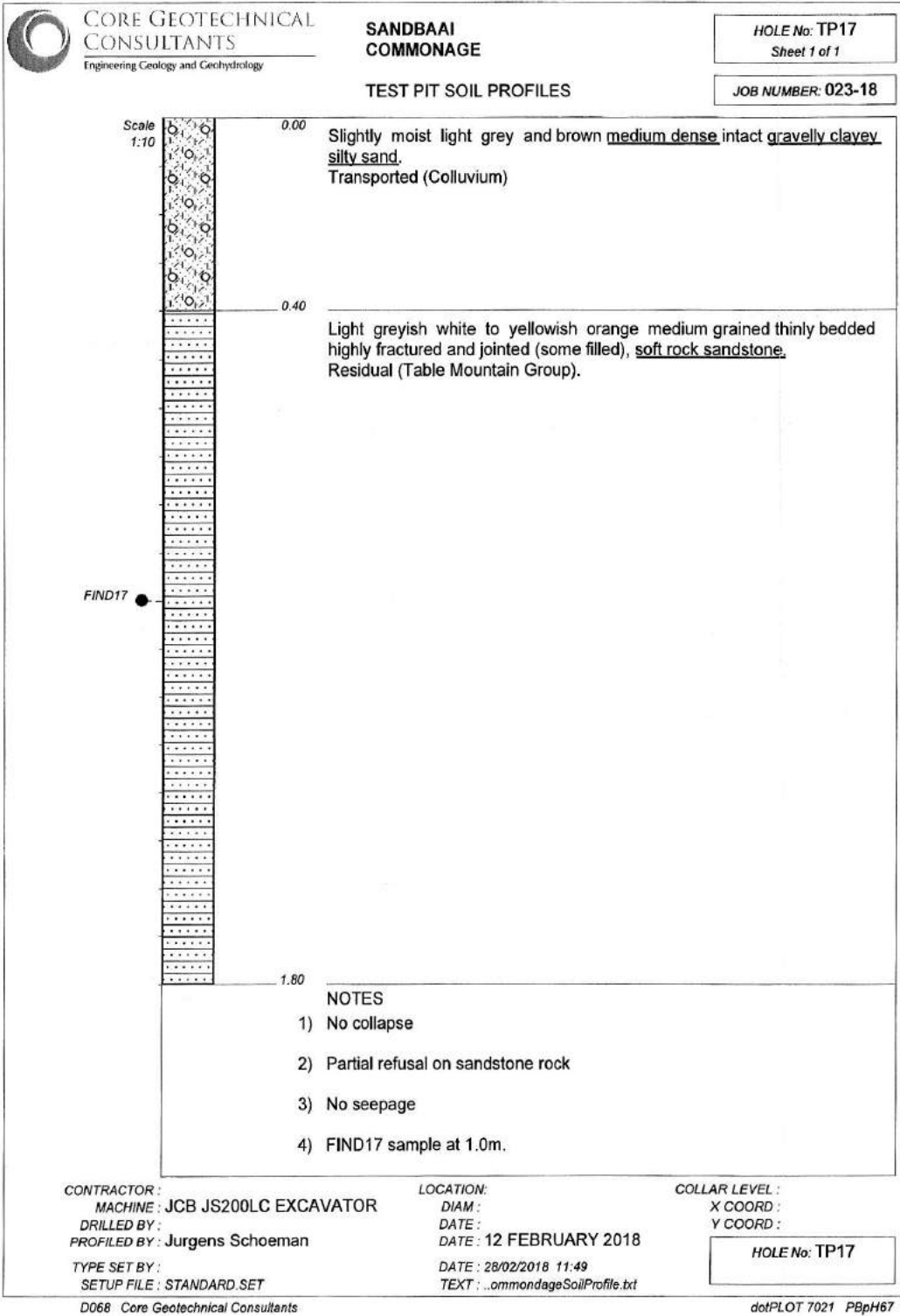


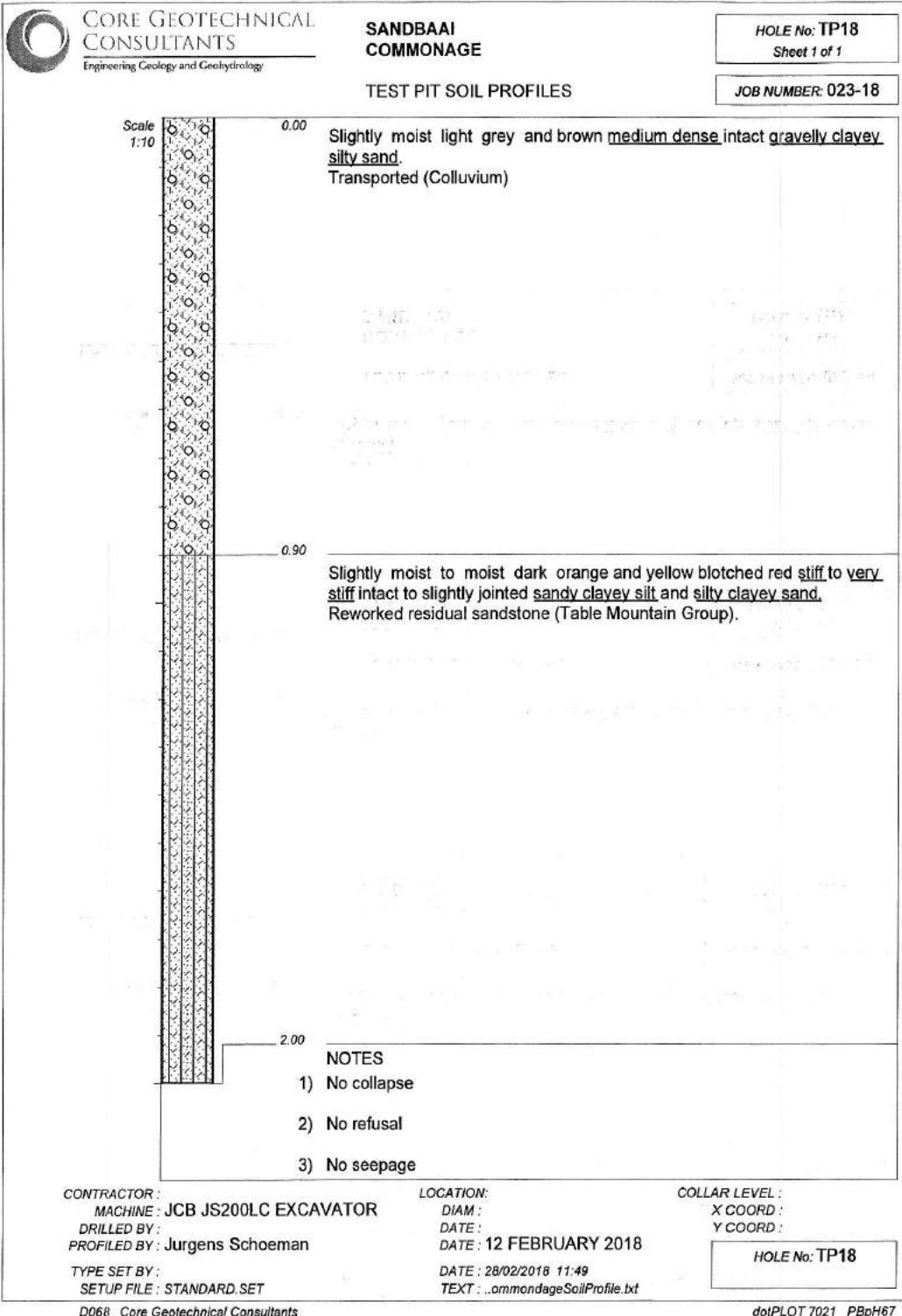


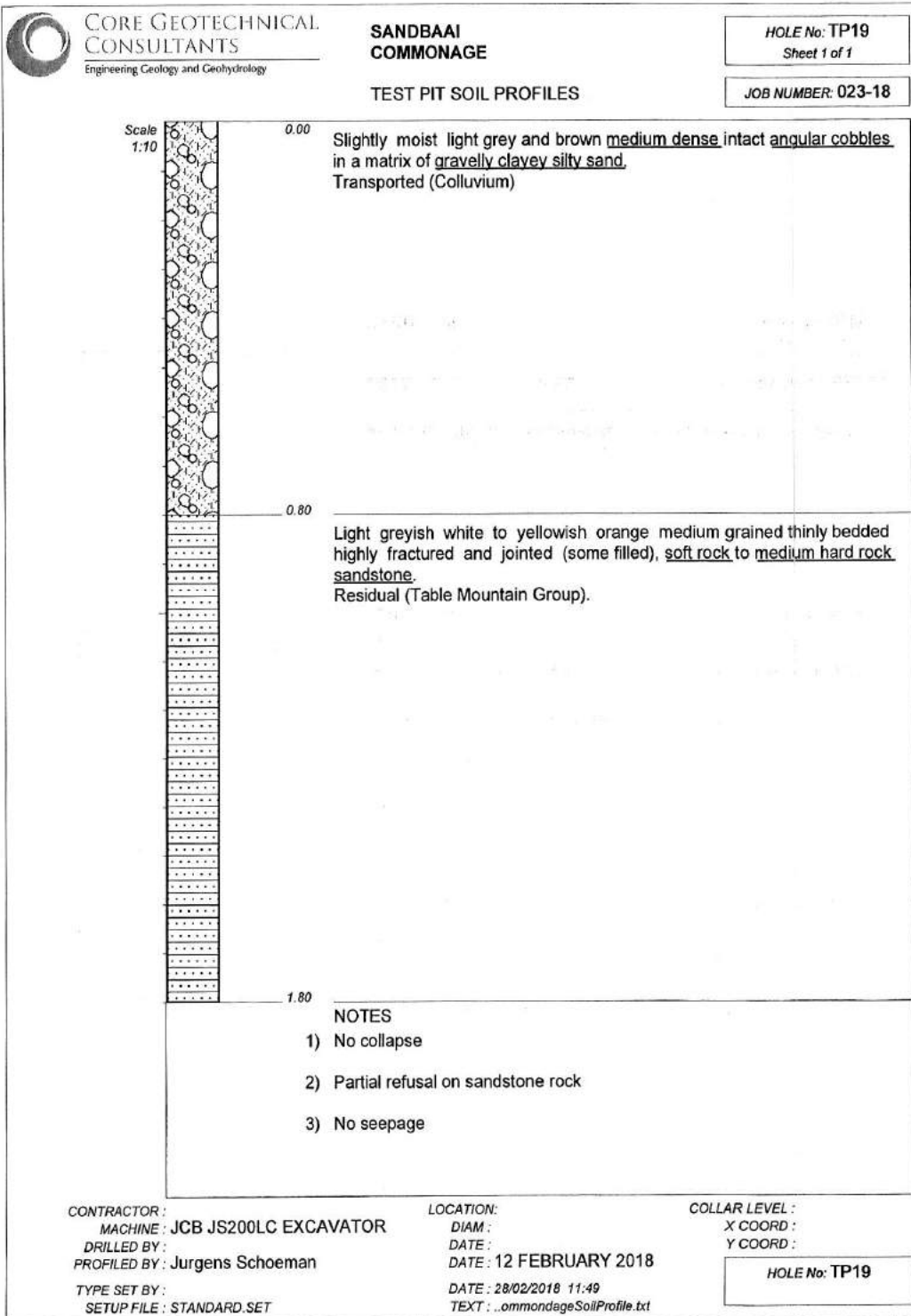


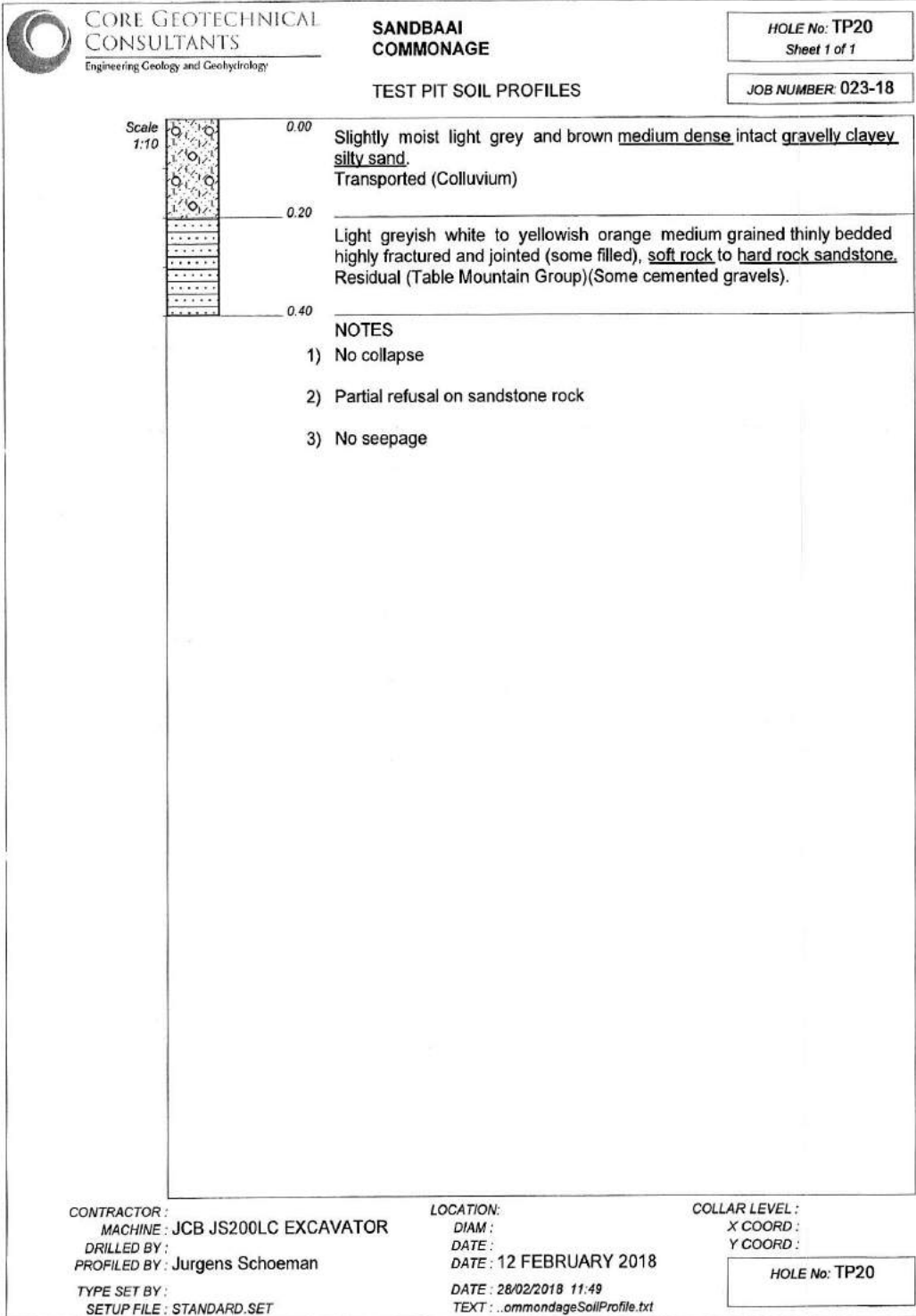


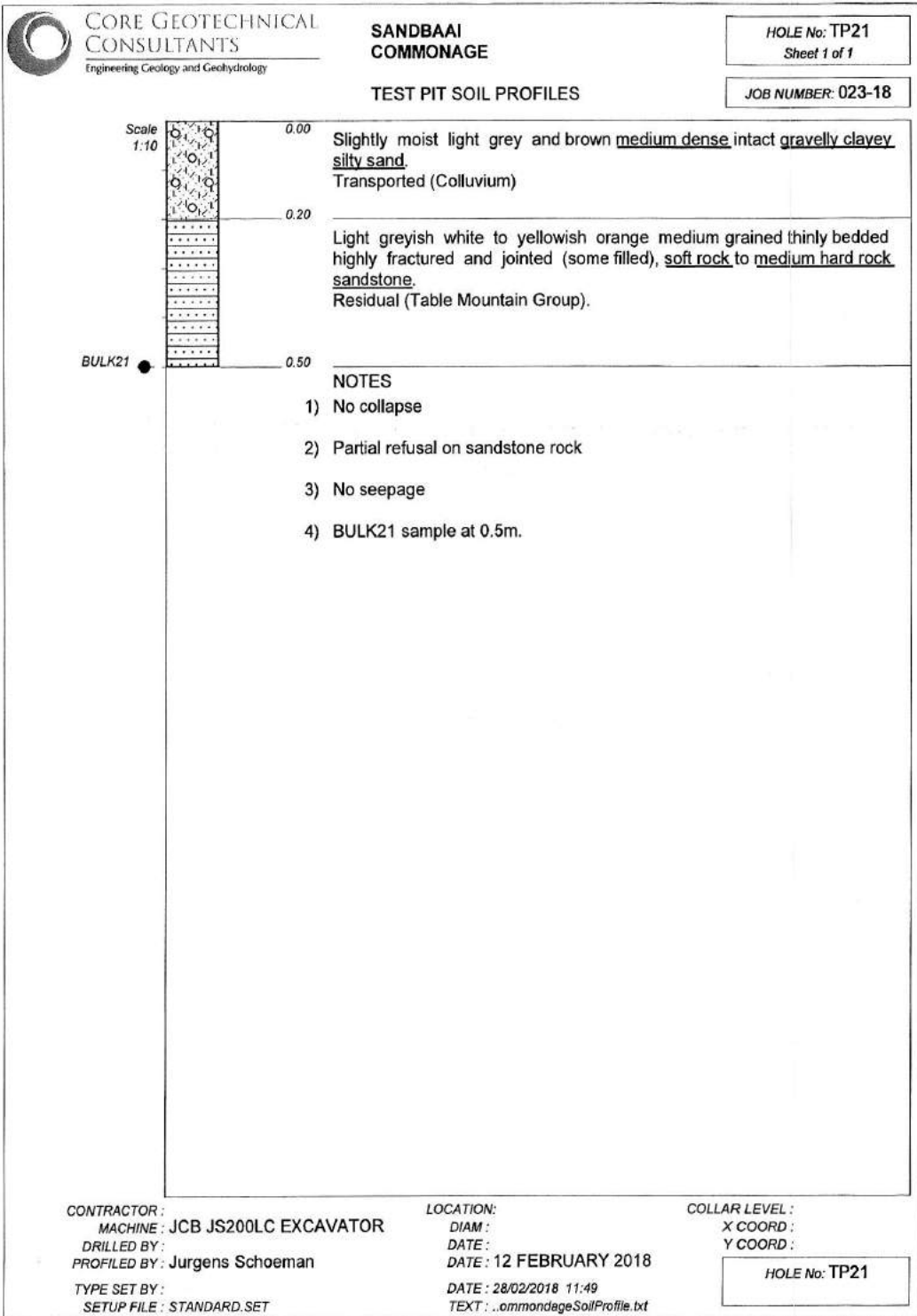


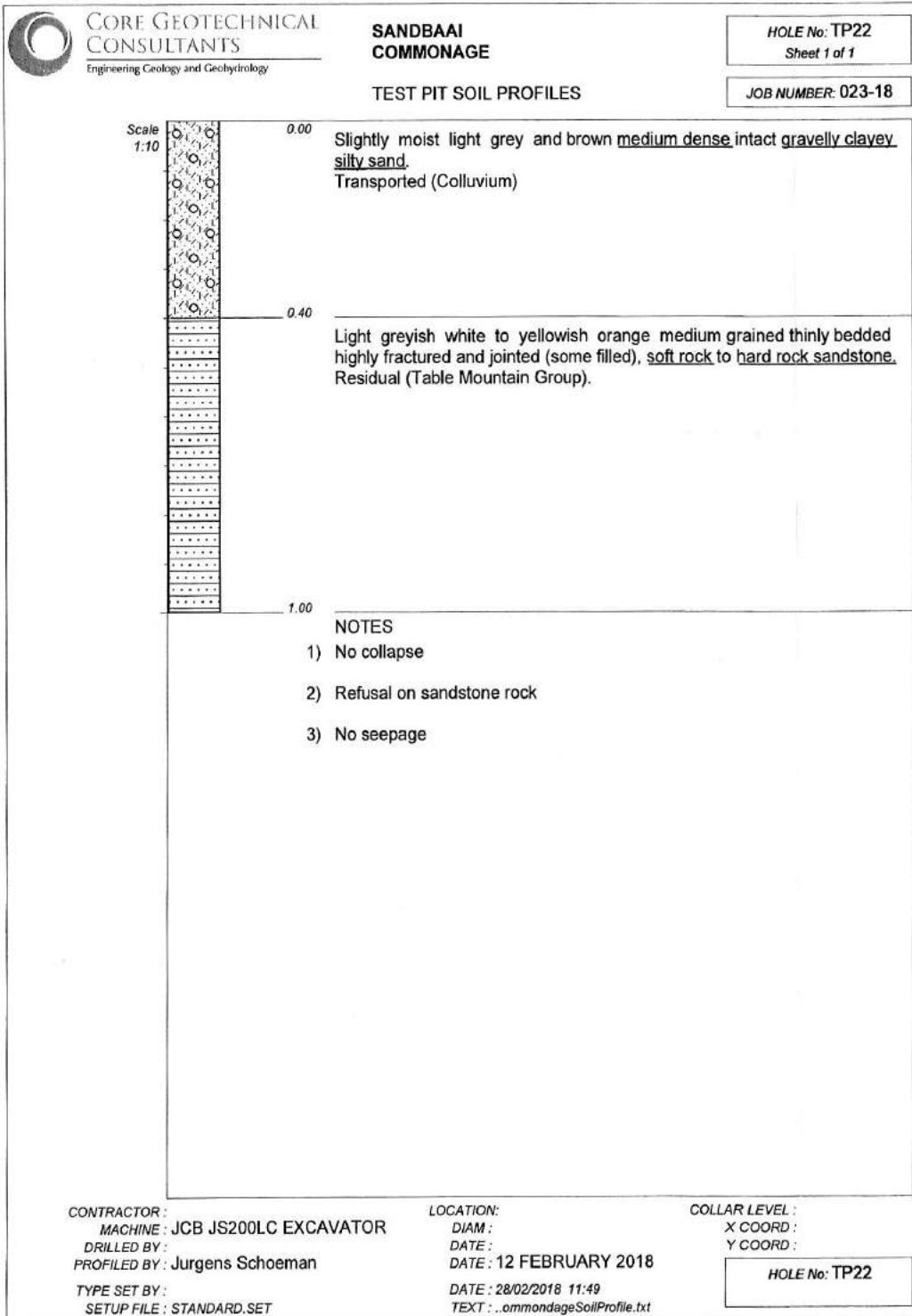


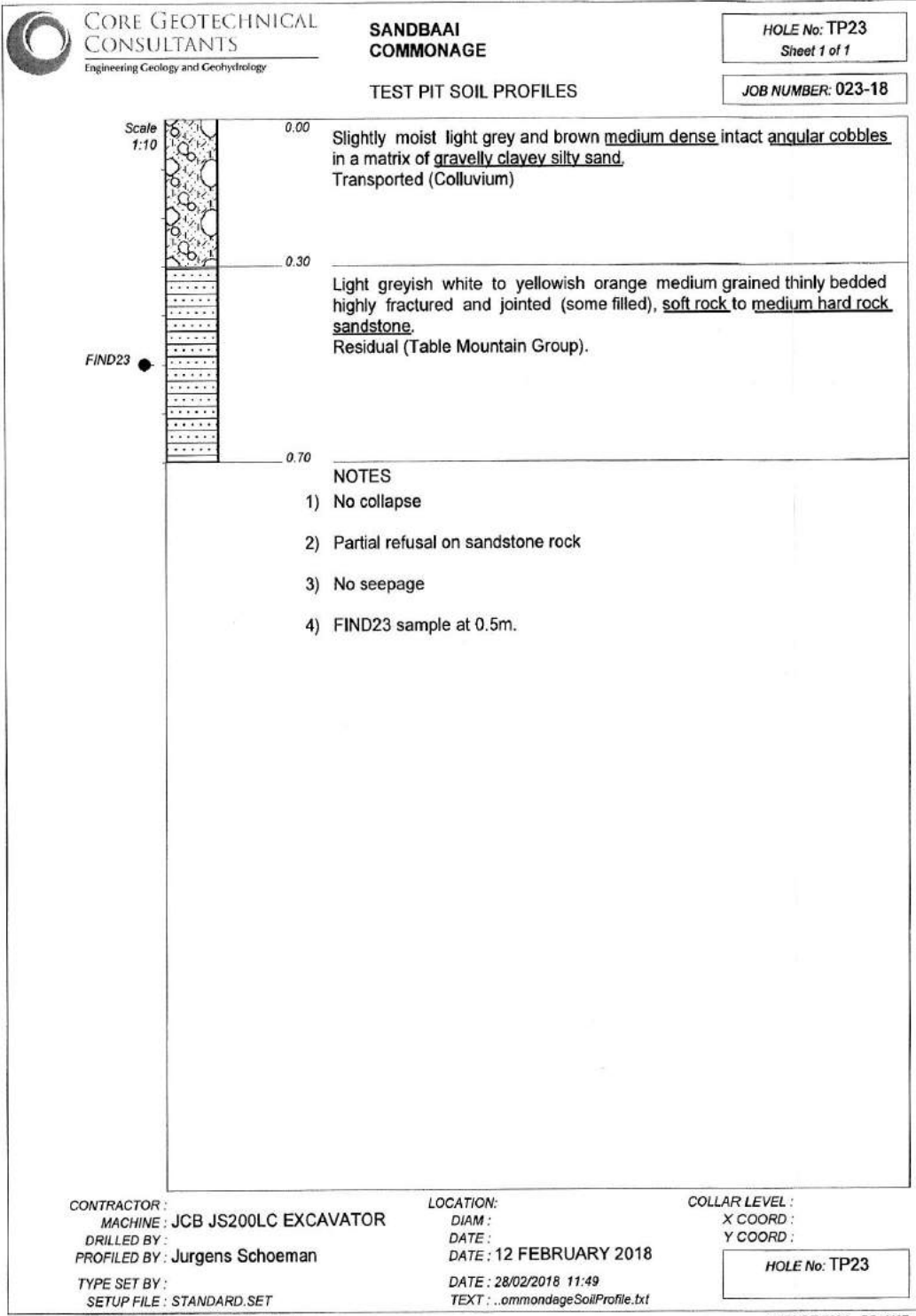


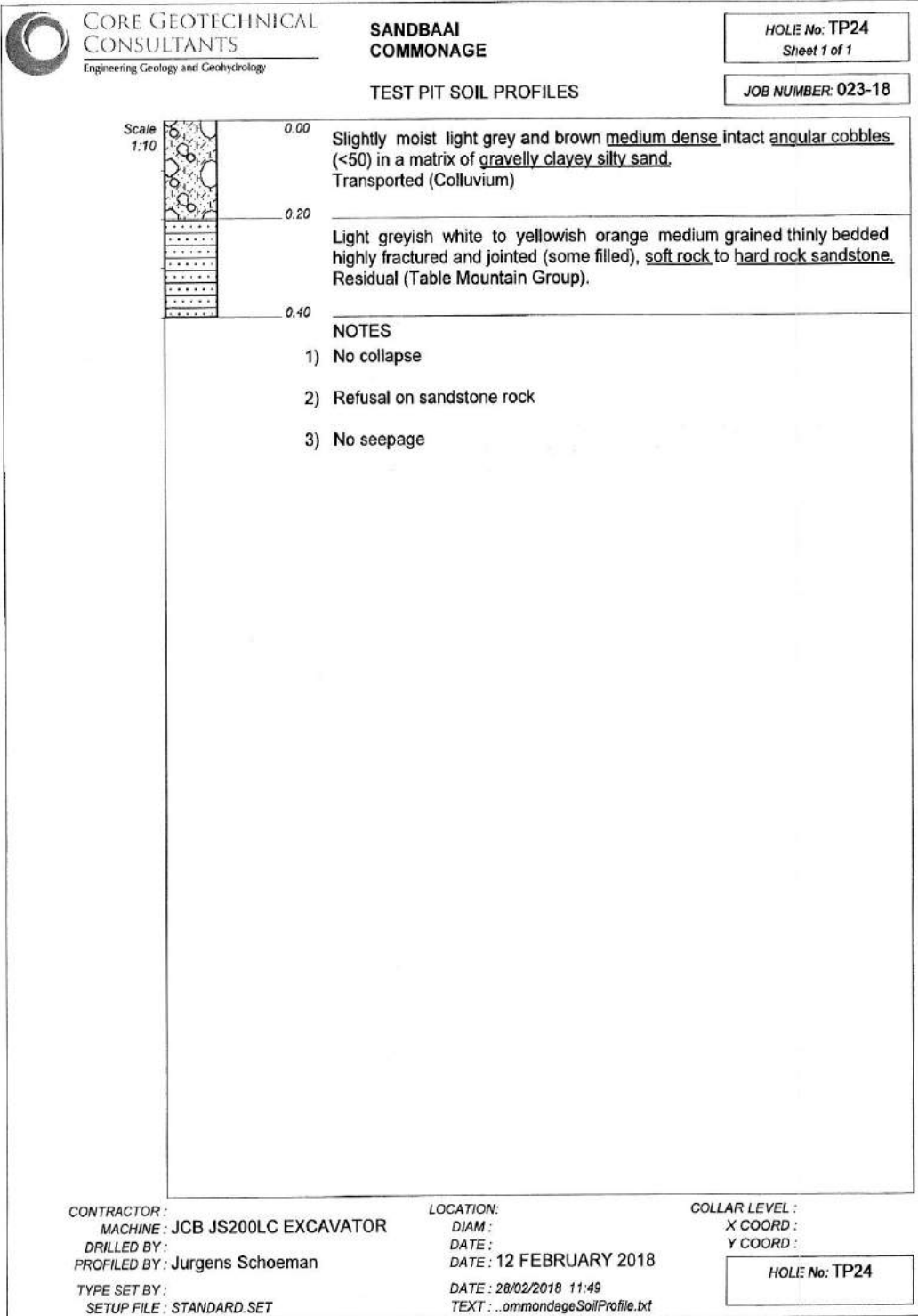


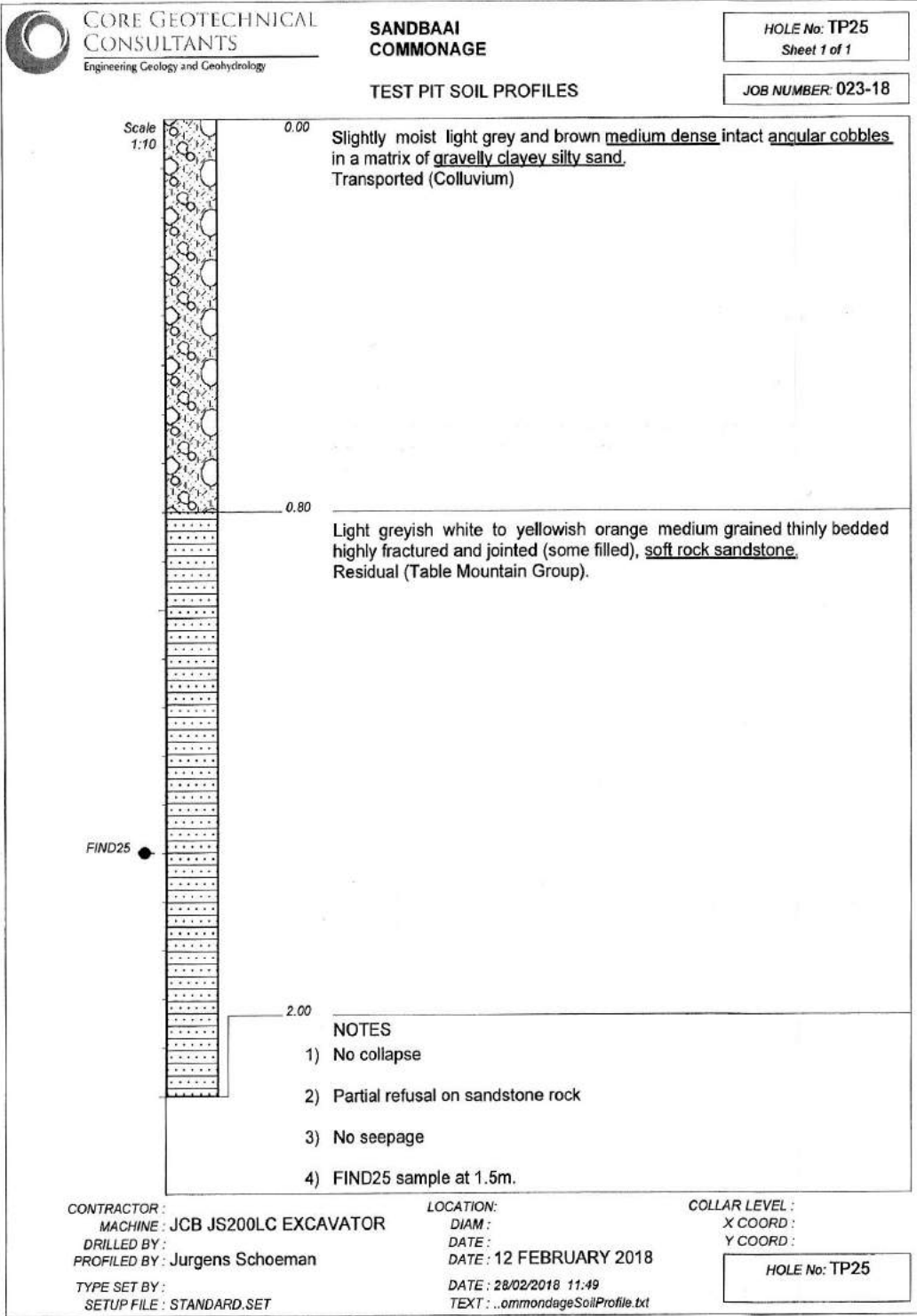


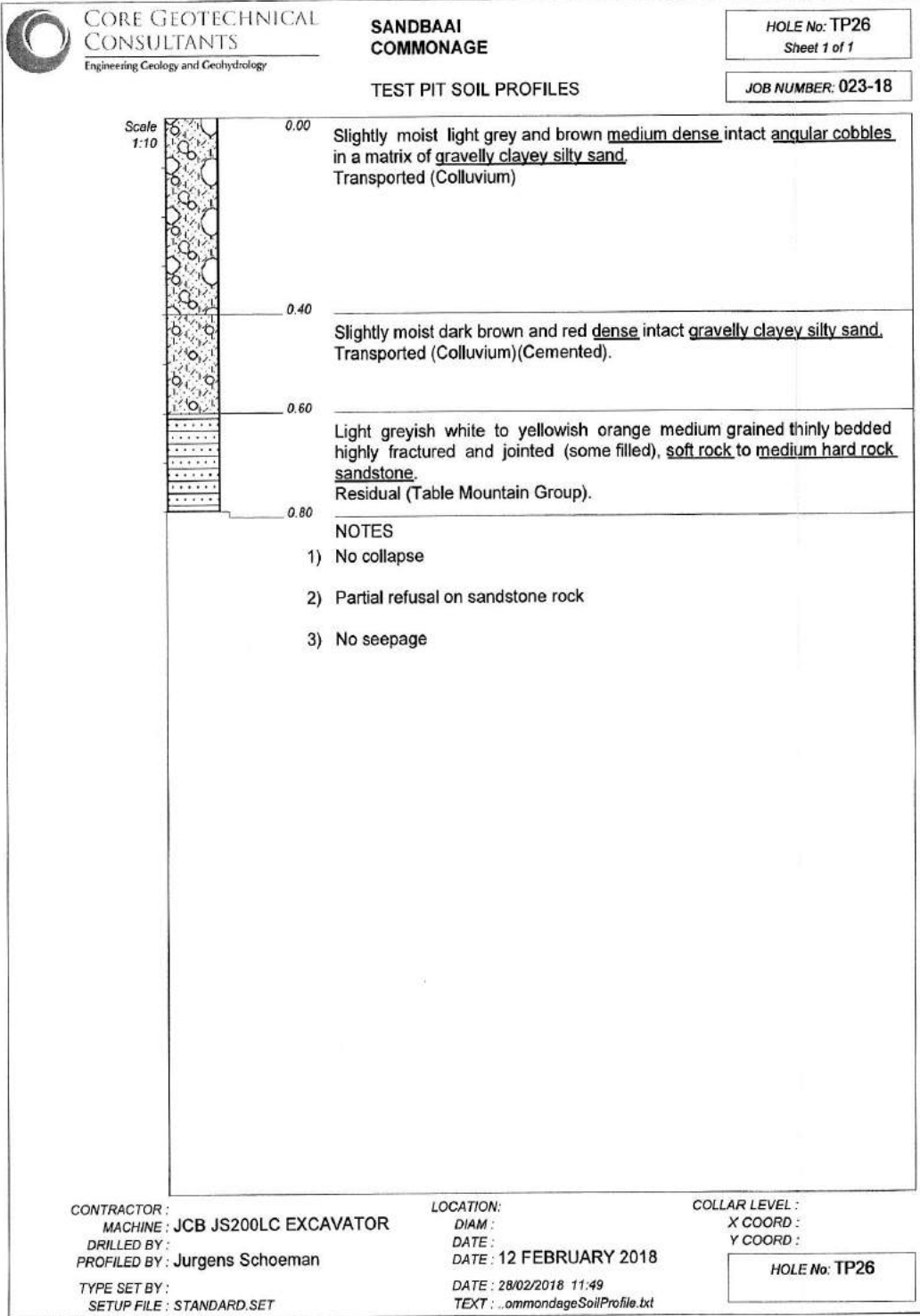






















 <p>CORE GEOTECHNICAL CONSULTANTS Engineering Geology and Geohydrology</p>	<p>SANDBAAI COMMONAGE</p>	<p>LEGEND Sheet 1 of 1</p>
	<p>TEST PIT SOIL PROFILES</p>	<p>JOB NUMBER: 023-18</p>

		GRAVELLY	{SA03}
		SAND	{SA04}
		SANDY	{SA05}
		SILT	{SA06}
		SILTY	{SA07}
		CLAYEY	{SA09}
		SANDSTONE	{SA11}
Name ●		DISTURBED SAMPLE	{SA38}
		COBBLES	{SA58}

<p>CONTRACTOR :</p> <p>MACHINE :</p> <p>DRILLED BY :</p> <p>PROFILED BY :</p> <p>TYPE SET BY :</p> <p>SETUP FILE : STANDARD.SET</p>	<p>LOCATION:</p> <p>DIAM :</p> <p>DATE :</p> <p>DATE :</p> <p>DATE : 28/02/2018 11:49</p> <p>TEXT : ..ommondageSoilProfile.txt</p>	<p>COLLAR LEVEL :</p> <p>X COORD :</p> <p>Y COORD :</p>
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<p>LEGEND SUMMARY OF SYMBOLS</p>	<p>dotPLOT 7021 PBpH67</p>
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D068 Core Geotechnical Consultants

APPENDIX C - LABORATORY TEST RESULTS

GEO SCIENCE

LABORATORIES (PTY) LTD

CLIENT: Core Geotechnical
Postnet Suite 177
Privater Bag X3
Plumstead 7801

PROJECT: Sandbaai Commanage Development

ATT: John Yates

DATE: 02-03-20182
REF: L180226

ASTM D422 SIEVE ANALYSIS

DESCRIPTION: off-white calcareous gvl sand
POSITION: TP 1 @ 0.2-1.0m

SAMPLE NO.: 30145
CLIENT SAMPLE NO.:

Sieve Analysis	Percent Passing
75,00	95
63,00	88
53,00	88
37,50	81
26,50	72
19,00	66
13,20	50
9,50	46
6,70	43
4,75	41
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1,18	36
0,600	33
0,425	31
0,300	28
0,150	13
0,0750	7

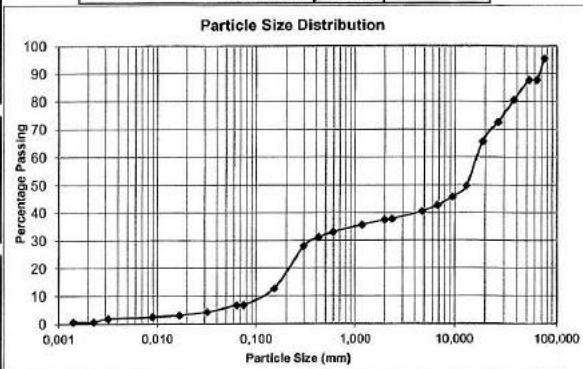
Hydrometer Analysis	
Diameter of particle (mm)	Percentage of soil suspension (%)
0,0748	7
0,0380	4
0,0192	3
0,0099	2
0,0034	2
0,0024	1
0,0015	1

SCS Dispersion Test	
Diameter of particle (mm)	Percentage of soil suspension (%)

% SCS :	
Initial Moisture Content (%) :	
pH :	
Conductivity mS/m :	

Atterberg Limits :	
Liquid Limit	
Plastic Index	N-P
Linear Shrinkage	

MOD AASHTO ; C.B.R. : A7 & A8	TMH1
MOD AASHTO (Kg/m ³)	1918
O.M.C. (%)	9,7
C.B.R. @ 100% Comp.	91
C.B.R. @ 98 % Comp.	70
C.B.R. @ 95 % Comp.	45
C.B.R. @ 93 % Comp.	33
C.B.R. @ 90 % Comp.	21
Swell (max) %	0,00



Tabulated Summary	Percentage
Gravel : Percentage - 4.75 mm	59
Sand : Percentage - 4.75mm and + 0.075mm	34
Silt : Percentage - 0.075mm and + 0.002mm	6
Clay : Percentage - 0.002mm	1

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CLIENT: Core Geotechnical
Postnet Suite 177
Privater Bag X3
Plumstead 7801

PROJECT: Sandbaai Commanage Development

ATT: John Yates

DATE: 02-03-20182
REF: L180226

ASTM D422 SIEVE ANALYSIS

DESCRIPTION: dark red brown gvl silty sand
POSITION: TP 2 @ 0.2m

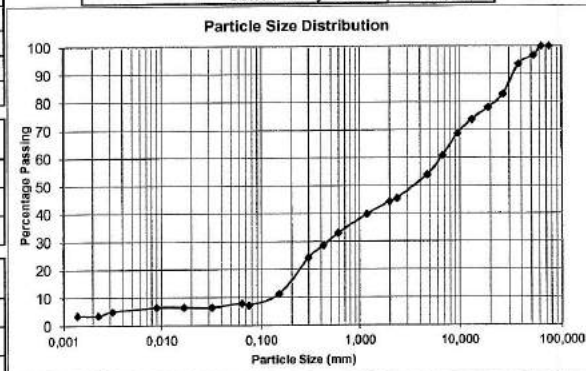
SAMPLE NO.: 30146
CLIENT SAMPLE NO.:

Sieve Analysis	Percent Passing
75,00	
63,00	100
53,00	97
37,50	94
26,50	83
19,00	78
13,20	74
9,50	69
6,70	61
4,75	54
2,36	45
2,00	44
1,18	40
0,600	33
0,425	29
0,300	24
0,150	11
0,0750	7

Hydrometer Analysis	
Diameter of particle (mm)	Percentage of soil suspension (%)
0,0748	8
0,0376	6
0,0188	6
0,0097	6
0,0034	5
0,0024	4
0,0014	4

SCS Dispersion Test	
Diameter of particle (mm)	Percentage of soil suspension (%)

% SCS :	
Initial Moisture Content (%) :	6,3
pH :	5,20
Conductivity mS/m :	208,00



Atterberg Limits :	
Liquid Limit	
Plastic Index	S-P
Linear Shrinkage	

MOD AASHTO ; C.B.R. : A7 & A8	TMH1
MOD AASHTO (Kg/m³)	
O.M.C. (%)	
C.B.R. @ 100% Comp.	
C.B.R. @ 98 % Comp.	
C.B.R. @ 95 % Comp.	
C.B.R. @ 93 % Comp.	
C.B.R. @ 90 % Comp.	
Swell (max) %	

Tabulated Summary	Percentage
Gravel : Percentage - 4.75 mm	46
Sand : Percentage - 4.75mm and + 0.075mm	47
Silt : Percentage - 0.075mm and + 0.002mm	2
Clay : Percentage - 0.002mm	5

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GEO SCIENCE

LABORATORIES (PTY) LTD

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Plumstead 7801

PROJECT: Sandbaai Commange Development

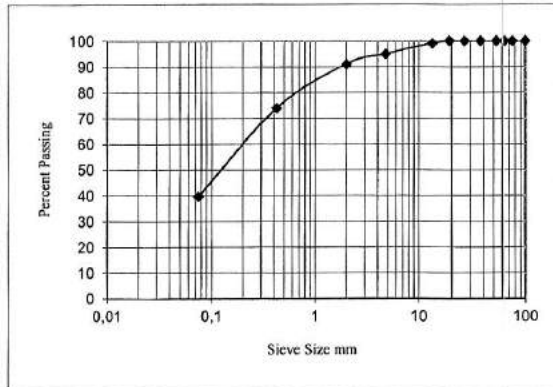
ATT: John Yates

DATE: 02-03-2018
REF: L180226

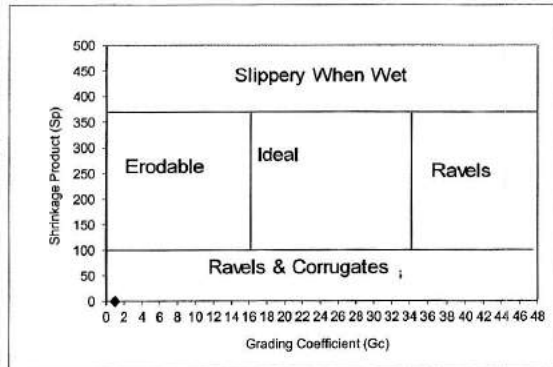
ROAD INDICATOR TEST SUMMARY

Client Ref. No.:		Sample Number:	30147
Client Sample Ref.:		Sample Position:	TP 4
Client Sample Ref.:		Depth:	1.0m
Client Sample Ref.:		Sample Description:	yellow sandy silty clay

TMH 1 Method A1 Sieve Analysis	
Sieve Size (mm)	% Passing
75	
63	
53	
37,5	
26,5	
19	100
13,2	99
4,75	95
2,00	91
0,425	74
0,075	39,7



TMH 1 Methods A2, A3 & A4 Atterberg limits	
Liquid Limit	25
Plastic Index	10
Linear Shrinkage	5,0



Gravel coefficient determined on the (-37,5mm) grading	
Grading Modulus (GM)	
Oversized Index (Io)	
Shrinkage Product (Sp)	
Plastic Product (Pp)	
Grading Coefficient (Gc)	
Maximum size (mm)	

Maximum Dry Den.	OMC	Percentage Compaction.	100%	98%	95%	93%	90%
		CBR Values					
						Max. %Swell	

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ConSR01



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Postnet Suite 177
Privater Bag X3
Plumstead 7801
ATT: John Yates

PROJECT: Sandbaai Commanage Development

DATE: 02-03-20182
REF: L180226

ASTM D422 SIEVE ANALYSIS

DESCRIPTION: grey gvl silty sand
POSITION: TP 10 @ 1.0m

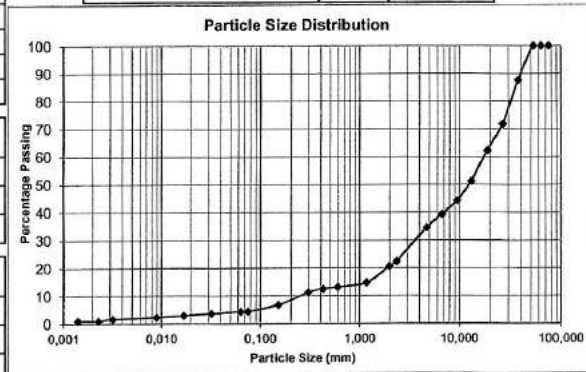
SAMPLE NO.: 30148
CLIENT SAMPLE NO.:

Sieve Analysis	Percent Passing
75,00	
63,00	
53,00	100
37,50	88
26,50	72
19,00	62
13,20	51
9,50	44
6,70	39
4,75	35
2,36	22
2,00	21
1,18	15
0,600	13
0,425	12
0,300	11
0,150	7
0,0750	4

Hydrometer Analysis	
Diameter of particle (mm)	Percentage of soil suspension (%)
0,0740	4
0,0374	4
0,0188	3
0,0098	2
0,0034	2
0,0024	1
0,0014	1

SCS Dispersion Test	
Diameter of particle (mm)	Percentage of soil suspension (%)

% SCS :	
Initial Moisture Content (%) :	2,8
pH :	4,20
Conductivity mS/m :	160,00



Atterberg Limits :	
Liquid Limit	
Plastic Index	N-P
Linear Shrinkage	

MOD AASHTO ; C.B.R. :	TMH1
A7 & A8	
MOD AASHTO (Kg/m ²)	
O.M.C. (%)	
C.B.R. @ 100% Comp.	
C.B.R. @ 98 % Comp.	
C.B.R. @ 95 % Comp.	
C.B.R. @ 93 % Comp.	
C.B.R. @ 90 % Comp.	
Swell (max) %	

Tabulated Summary	Percentage
Gravel : Percentage - 4.75 mm	65
Sand : Percentage - 4.75mm and + 0.075mm	30
Silt : Percentage - 0.075mm and + 0.002mm	3
Clay : Percentage - 0.002mm	1

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Privater Bag X3
Plumstead 7801
ATT: John Yates

PROJECT: Sandbaai Commanage Development

DATE: 02-03-20182
REF: L180226

ASTM D422 SIEVE ANALYSIS

DESCRIPTION: lt grey gvl silty sand
POSITION: TP 11 @ 05m

SAMPLE NO.: 30149
CLIENT SAMPLE NO.:

Sieve Analysis	Percent Passing	
SIEVE SIZE (mm)	75,00	100
	63,00	98
	53,00	96
	37,50	92
	26,50	87
	19,00	83
	13,20	72
	9,50	65
	6,70	59
	4,75	53
	2,36	46
	2,00	46
	1,18	43
	0,600	40
	0,425	38
	0,300	34
	0,150	13
0,0750	7	

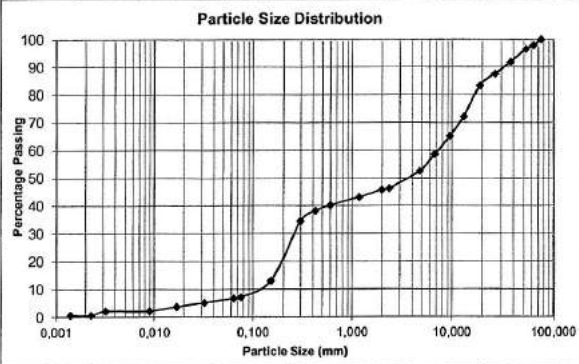
Hydrometer Analysis	
Diameter of particle (mm)	Percentage of soil suspension (%)
0,0753	7
0,0380	5
0,0192	4
0,0100	2
0,0034	2
0,0024	1
0,0015	1

SCS Dispersion Test	
Diameter of particle (mm)	Percentage of soil suspension (%)

% SCS : _____
Initial Moisture Content (%) : _____
pH : _____
Conductivity mS/m : _____

Atterberg Limits :	
Liquid Limit	
Plastic Index	N-P
Linear Shrinkage	

MOD AASHTO ; C.B.R. ; A7 & A8	TMH1
MOD AASHTO (Kg/m ²)	1900
O.M.C. (%)	12,6
C.B.R. @ 100% Comp.	120
C.B.R. @ 98 % Comp.	80
C.B.R. @ 95 % Comp.	38
C.B.R. @ 93 % Comp.	22
C.B.R. @ 90 % Comp.	11
Swell (max) %	0,50



Tabulated Summary	Percentage
Gravel : Percentage - 4.75 mm	47
Sand : Percentage - 4.75mm and + 0.075mm	45
Silt : Percentage - 0.075mm and + 0.002mm	6
Clay : Percentage - 0.002mm	1

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PROJECT: Sandbaai Commange Development

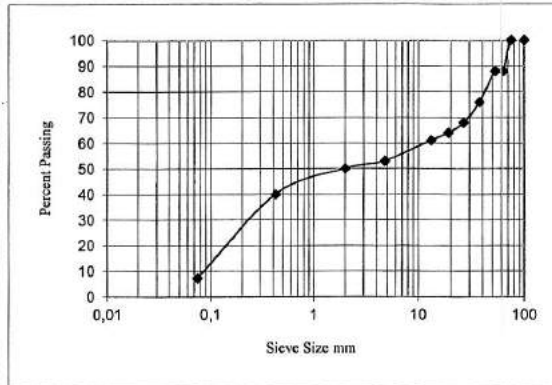
ATT: John Yates

DATE: 02-03-2018
REF: L180226

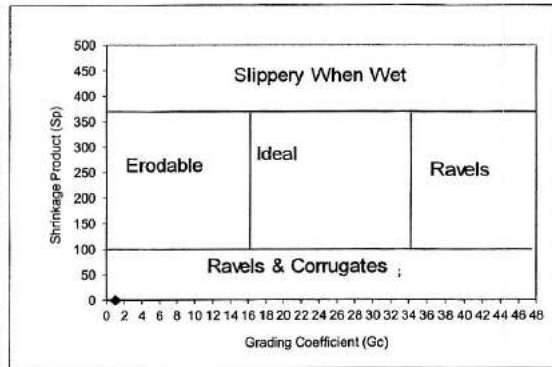
ROAD INDICATOR TEST SUMMARY

<i>Client Ref. No.:</i>		<i>Sample Number:</i>	30150
<i>Client Sample Ref.:</i>		<i>Sample Position:</i>	TP 16
<i>Client Sample Ref.:</i>		<i>Depth:</i>	0.4m
<i>Client Sample Ref.:</i>		<i>Sample Description:</i>	dark grey gvl sand

TMH 1 Method A1 Sieve Analysis	
Sieve Size (mm)	% Passing
75	100
63	88
53	88
37,5	76
26,5	68
19	64
13,2	61
4,75	53
2,00	50
0,425	40
0,075	7,2



TMH 1 Methods A2, A3 & A4 Atterberg limits	
Liquid Limit	
Plastic Index	N-P
Linear Shrinkage	



Gravel coefficient determined on the (-37.5mm) grading	
Grading Modulus (GM)	
Oversized Index (Io)	
Shrinkage Product (Sp)	
Plastic Product (Pp)	
Grading Coefficient (Gc)	
Maximum size (mm)	

Maximum Dry Den.	OMC	Percentage Compaction.	100%	98%	95%	93%	90%
		CBR Values					
						Max. %Swell	

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For Geoscience

ConSR01



CLIENT: Core Geotechnical
Postnet Suite 177
Privater Bag X3
Plumstead 7801
ATT: John Yates

PROJECT: Sandbaai Commanage Development

DATE: 02-03-20182
REF: L180226

ASTM D422 SIEVE ANALYSIS

DESCRIPTION: brown gvl sandy clayey silt
POSITION: TP 17 @ 1.0m

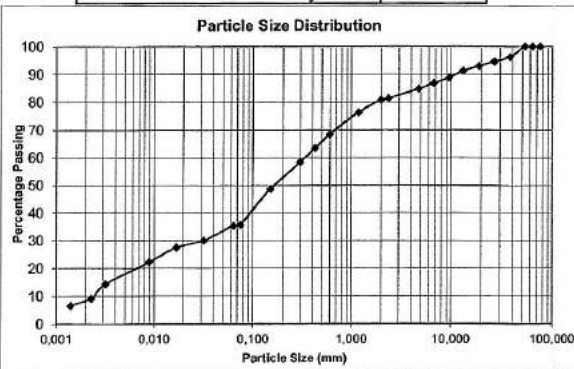
SAMPLE NO.: 30151
CLIENT SAMPLE NO.:

Sieve Analysis	Percent Passing
75,00	
63,00	
53,00	100
37,50	96
26,50	95
19,00	93
13,20	91
9,50	89
6,70	87
4,75	85
2,36	81
2,00	81
1,18	76
0,600	68
0,425	63
0,300	58
0,150	49
0,0750	36

Hydrometer Analysis	
Diameter of particle (mm)	Percentage of soil suspension (%)
0,0693	35
0,0353	30
0,0179	27
0,0094	22
0,0033	14
0,0024	9
0,0014	7

SCS Dispersion Test	
Diameter of particle (mm)	Percentage of soil suspension (%)

% SCS :	
Initial Moisture Content (%) :	8,1
pH :	
Conductivity mS/m :	



Atterberg Limits :	
Liquid Limit	19
Plastic Index	8
Linear Shrinkage	4,0

MOD AASHTO ; C.B.R. : A7 & A8	TMH1
MOD AASHTO (Kg/m ²)	
O.M.C. (%)	
C.B.R. @ 100% Comp.	
C.B.R. @ 98 % Comp.	
C.B.R. @ 95 % Comp.	
C.B.R. @ 93 % Comp.	
C.B.R. @ 90 % Comp.	
Swell (max) %	

Tabulated Summary	Percentage
Gravel : Percentage - 4.75 mm	15
Sand : Percentage - 4.75mm and + 0.075mm	49
Silt : Percentage - 0.075mm and + 0.002mm	24
Clay : Percentage - 0.002mm	12

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CLIENT: Core Geotechnical
Postnet Suite 177
Privater Bag X3
Plumstead 7801

PROJECT: Sandbaai Commanage Development

ATT: John Yates

DATE: 02-03-20182
REF: L180226

ASTM D422 SIEVE ANALYSIS

DESCRIPTION : lt grey gvl sand
POSITION : TP 21 @ 0.3m

SAMPLE NO. : 30152
CLIENT SAMPLE NO. :

Sieve Analysis	Percent Passing
75,00	89
63,00	84
53,00	76
37,50	67
26,50	58
19,00	53
13,20	50
9,50	50
6,70	50
4,75	50
2,36	48
2,00	48
1,18	41
0,600	35
0,425	32
0,300	27
0,150	11
0,0750	5

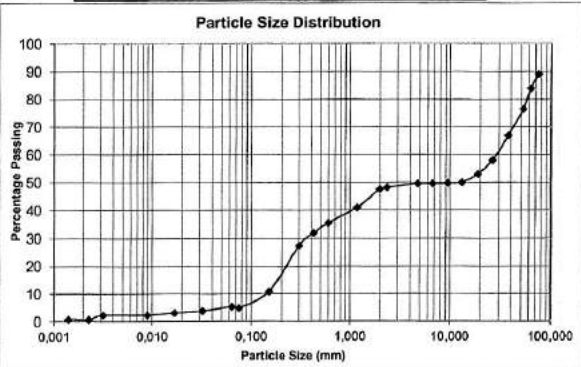
Hydrometer Analysis	
Diameter of particle (mm)	Percentage of soil suspension (%)
0,0760	5
0,0384	4
0,0192	3
0,0100	2
0,0034	2
0,0024	1
0,0015	1

SCS Dispersion Test	
Diameter of particle (mm)	Percentage of soil suspension (%)

% SCS :
Initial Moisture Content (%) :
pH :
Conductivity mS/m :

Atterberg Limits :	
Liquid Limit	
Plastic Index	N-P
Linear Shrinkage	

MOD AASHTO ; C.B.R. : A7 & A8	TMH1
MOD AASHTO (Kg/m³)	1880
O.M.C. (%)	7,0
C.B.R. @ 100% Comp.	80
C.B.R. @ 98 % Comp.	64
C.B.R. @ 95 % Comp.	45
C.B.R. @ 93 % Comp.	35
C.B.R. @ 90 % Comp.	25
Swell (max) %	0,10



Tabulated Summary	Percentage
Gravel : Percentage - 4.75 mm	50
Sand : Percentage - 4.75mm and + 0.075mm	45
Silt : Percentage - 0.075mm and + 0.002mm	4
Clay : Percentage - 0.002mm	1

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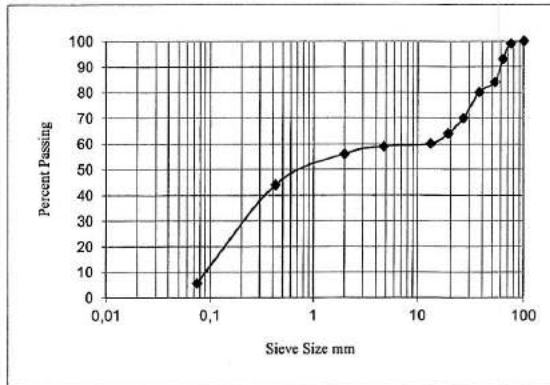
ATT: John Yates

DATE: 02-03-2018
REF: L180226

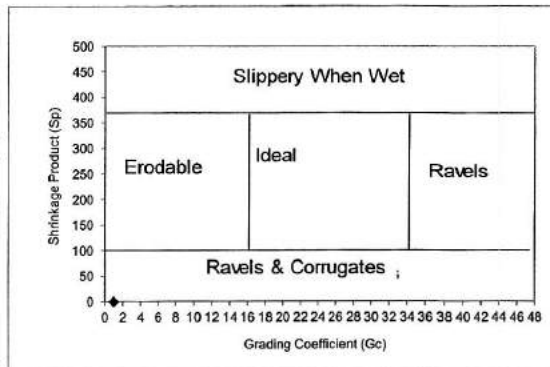
ROAD INDICATOR TEST SUMMARY

<i>Client Ref. No.:</i>		<i>Sample Number:</i>	30153
<i>Client Sample Ref.:</i>		<i>Sample Position:</i>	TP 23
<i>Client Sample Ref.:</i>		<i>Depth:</i>	0.5m
<i>Client Sample Ref.:</i>		<i>Sample Description:</i>	lt grey gvl sand

TMH 1 Method A1 Sieve Analysis	
Sieve Size (mm)	% Passing
75	99
63	93
53	84
37,5	80
26,5	70
19	64
13,2	60
4,75	59
2,00	56
0,425	44
0,075	5,6



TMH 1 Methods A2, A3 & A4 Atterberg limits	
Liquid Limit	
Plastic Index	N-P
Linear Shrinkage	



Gravel coefficient determined on the (-37,5mm) grading	
Grading Modulus (GM)	
Oversized Index (Io)	
Shrinkage Product (Sp)	
Plastic Product (Pp)	
Grading Coefficient (Gc)	
Maximum size (mm)	

Maximum Dry Den.	OMC	Percentage Compaction.	100%	98%	95%	93%	90%
		CBR Values					
						Max. %Swell	

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For Geoscience

ConSR01



CLIENT: Core Geotechnical
Postnet Suite 177
Privater Bag X3
Plumstead 7801

PROJECT: Sandbaai Commanage Development

ATT: John Yates

DATE: 02-03-20182
REF: L180226

ASTM D422 SIEVE ANALYSIS

DESCRIPTION: yellow olive silty clay
POSITION: TP 25 @ 1.5m

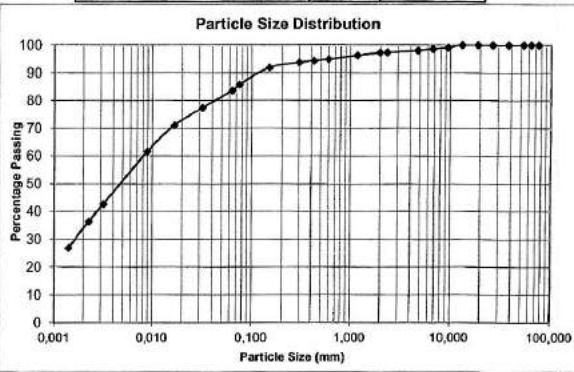
SAMPLE NO.: 30154
CLIENT SAMPLE NO.:

Sieve Analysis	Percent Passing
75,00	
63,00	
53,00	
37,50	
26,50	
19,00	
13,20	100
9,50	99
6,70	99
4,75	98
2,36	97
2,00	97
1,18	96
0,600	95
0,425	94
0,300	94
0,150	92
0,0750	86

Hydrometer Analysis	
Diameter of particle (mm)	Percentage of soil suspension (%)
0,0592	84
0,0305	77
0,0160	71
0,0084	62
0,0031	43
0,0022	36
0,0014	27

SCS Dispersion Test	
Diameter of particle (mm)	Percentage of soil suspension (%)

% SCS :	
Initial Moisture Content (%) :	29,2
pH :	3,80
Conductivity mS/m :	55,00



Atterberg Limits :	
Liquid Limit	26
Plastic Index	11
Linear Shrinkage	5,0

MOD AASHTO ; C.B.R. :	TMH1
A7 & A8	
MOD AASHTO (Kg/m ³)	
O.M.C. (%)	
C.B.R. @ 100% Comp.	
C.B.R. @ 98 % Comp.	
C.B.R. @ 95 % Comp.	
C.B.R. @ 93 % Comp.	
C.B.R. @ 90 % Comp.	
Swell (max) %	

Tabulated Summary	Percentage
Gravel : Percentage - 4.75 mm	2
Sand : Percentage - 4.75mm and + 0.075mm	12
Silt : Percentage - 0.075mm and + 0.002mm	47
Clay : Percentage - 0.002mm	39

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**SPECIAL MUNICIPAL PLANNING TRIBUNAL
(MPT)**

12 April 2019

I N D E X

ITEM

**PAGE
NUMBER**

APPLICATIONS FOR LEAVE OF ABSENCE

- | | | |
|------------|---|----------|
| 3.1 | REMAINDER ERF 2834 AND UNREGISTERED ERF 2837, SANDBAAI (“SANDBAAI COMMONAGE”): APPLICATION FOR CANCELLATION OF EXISTING SUBDIVISIONAL APPROVALS/PLANS, DEVIATION FROM THE OVERSTRAND MUNICIPALITY SPATIAL WIDE DEVELOPMENT FRAMEWORK (2006) AND THE GROWTH MANAGEMENT STRATEGY (2010), CONSOLIDATION, REZONING, SUBDIVISION, CONSENT USE, DEPARTURES AND PHASING: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF PINAROUX INTERNATIONAL HOLDCO (PTY) LTD | 1 |
|------------|---|----------|