

4.3**ERVEN 42, 43, 44 AND 45, CHURCH STREET, HAWSTON, OVERSTRAND MUNICIPAL AREA : CONSOLIDATION, SUBDIVISION, REZONING AND CONSENT USE : MESSRS WRAP ON BEHALF OF ST ANDREWS CHURCH****42 – 45 HHW (3676)****H Olivier****1 August 2018****(028) 313 8900****Hermanus Administration****1. EXECUTIVE SUMMARY**

An application has been received on 11 May 2017 from Messrs WRAP on behalf of St Andrews Church on Erven 42, 43, 44 and 45, Hawston for the following:

- Application in terms of Section 16(2)(c) of the Overstrand Municipality By-Law on Land Use Planning, 2015 for the consolidation of Erven 42, 43, 44 and 45 to create a consolidated erf of approximately 15360m².
- Application in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Land Use Planning, 2015 to subdivide the newly created consolidated erf to create a new Portion A of approximately 5024m² and a Remainder (which will be split into two (2) portions measuring approximately 5264m² and 5072m² each).
- Application in terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Land Use Planning, 2015 to rezone the newly created Portion A from Residential Zone I : Single Residential to Community Zone I : Community Facilities.
- Application in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Land Use Planning, 2015 for a consent use to accommodate an institution (existing safe house) and an existing dwelling house on Portion A.

A Locality Plan of the property concerned is attached as Annexure A. The proposed Site Development Plan is 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 church own all four (4) properties which are zoned Residential Zone I. The properties are however utilized for church purposes, church offices, a safe house, etc.

The church now wants to legalize all uses and therefore want to consolidate the erven, but then subdivide the area that are sensitive for residential purposes. There is also a portion between the residential portion reserved for road purposes that must be considered in this process.

4. SUMMARY OF APPLICANT'S MOTIVATION

- ❖ The proposal is well aligned with the SDF and IDP

- ❖ There is a need for the church in Hawston and will contribute to moral regeneration.
- ❖ The site is serviced.
- ❖ The site's location makes it very accessible and walking distance for patrons.
- ❖ Portion A that will be zoned to Community Zone purposes is not located on an environmentally sensitive area.
- ❖ There are building plans for the existing buildings.
- ❖ Sufficient on-site parking will be provided for the Community Zoned erf.
- ❖ A detailed Site Development Plan (SDP) is provided.
- ❖ The various land uses on the property promote integrated living environments.

Spatial Justice

The proposal will not perpetuate spatial development imbalances caused by apartheid planning.

Spatial Sustainability

No valuable agricultural land, biodiversity rich area will be compromised or urban sprawl created.

Efficiency

Would lead to the optimal capitalization of the land for worship development.

Spatial Resilience

Is in line with provincial and municipal policy, and therefore spatially resilient.

Good Administration

The Municipality follow an efficient public participation process.

5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Press	Yes	1 August 2017	8 September 2017
Notices	Yes	1 August 2017	8 September 2017
Ward councillor	Yes	1 August 2017	8 September 2017
Total comments	NONE		
Was public participation undertaken in accordance with Section 45 – 49 of the Proposed Draft 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
Fire Department	23/06/2017	See Annexure I.	Positive

Building Control	18/08/2017	Heritage 3B. Supported subject to submission to Heritage Western Cape.	Positive
Telkom	9/10/2017	See Annexure F.	Positive
Heritage Western Cape	31/08/2017 23/06/2017	See Annexure K.	Positive
BOCMA	08/08/2017	See Annexure H.	Positive
Engineering Services	22/03/2018	See Annexure D.	Positive
Municipal Electrical Department	23/08/2017	See Annexure E.	Positive
Eskom	14/08/2017	See Annexure G.	Positive
Operational Manager	16/08/2017	See Annexure J.	Positive
Senior Manager: Hermanus Admin	1/08/2017	No objection	Positive
Environmental Department	15/08/2017	No objection.	Positive
Manager: Waste Removal	2/08/2017	No objection.	Positive
Cape Nature	3/07/2018	See Annexure L.	Partially supported

7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION.

No objections were received from the public.

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

Not Applicable.

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

Not Applicable.

Internal and External Departments

The application was supported by all internal municipal departments and external provincial and semi-state institutions.

The only comment that impacts on the proposal is the one from Cape Nature. Cape Nature made an original comment in their letter dated 3 November 2017 that they support the consolidation of the four (4) erven, the rezoning thereof to Community

Zone, but they want the whole consolidated erf to be rezoned, and does not support the subdivision thereof again into two portions, and that the larger portion be zoned Residential Zone I again. The reason for that is due to the fact that the area that would remain Residential Zone I is a Wetland and Wetland buffer area.

There were further correspondence with Cape Nature on the matter, but in the last e-mails dated 2 and 3 July 2018, it was clear that they did not support the application in its existing format.

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

10.1 Background

The properties fall in an area known as the long erven or "Paddavlei". This area was previously planned and in some places road reserves were created, but the development and the provision of services are almost impossible due to there being a wetland over the largest portion of the area. Two thirds of the erven concerned also falls in the wetland area.

Although it falls in a wetland, Council took a decision that they will not provide services in certain areas of "Paddavlei" and should the property owners want to develop they should construct their own services, after the necessary approvals in terms of Environmental Legislation were obtained. The planned road positions on the survey maps should still be secured by way of servitudes, etc.

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 application.

The objectives relating to:

Spatial Justice

The application could contribute positively to provide economic opportunity, reversing some of the negative impact apartheid planning had on Hawston.

Spatial sustainability

The application is within the urban edge and will not impact on agricultural land. Two thirds of the property falls within a wetland as indicated on SANBI cadastral information that must be considered regarding any possible development on such portions.

Efficiency

The church is trying to consolidate the land on which various buildings are situated. This application is to formalize the situation into a more formal development.

Spatial Resilience

This will enable the church to only pay tax on one property for the church helping with property tax, and also makes it easier should they want to utilize the land for other community zone purposes.

Good administration

Good procedure was followed and with a good 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

In line with the provision of community facilities.

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

N/A

10.6 Impact on Municipal engineering services

The properties are already serviced individually so no additional impact will be placed on services.

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

N/A

10.8 Existing and proposed zoning comparisons and considerations

The application is in line with the Overstrand Spatial documents.

11. ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS

N/A

12. THE DESIRABILITY OF THE PROPOSAL

The application is to formalize the existing church development which were developed over four (4) different erven.

This is an existing church development and the application will have no additional impact on services or the character of the area. The application will merely ensure that all buildings of the church group will be on one (1) site, with the correct zoning of Community Zone. Note application is also made for a consent use for the existing institution (safe house) and dwelling house on the land.

The proposal is then to consolidate the erven, and then again subdivide it to create a community zoned erf next to Church Street, and one large residential erf over the "Paddavlei" area.

In the old planning of the "Paddavlei" area two (2) roads were planned parallel with Church Street, to provide access for future possible residential development. There is therefore existing rights on the land, but due to the fact that "Paddavlei" is indicated as a wetland in terms of SANBI mapping, development on some portions are subject to environmental process, and would also be very expensive to provide any services or roads in this area.

Council took a resolution that they would not be providing services in certain areas in "Paddavlei", but indicated that should private land owners want to follow the necessary legal processes to develop some land, and be willing to service the development at own cost, it will be considered.

Cape Nature indicated that they partially support the application, but requires that the consolidated erf not again be further subdivided into a community zone erf and a residential zone erf, and the whole site be for community purposes, or alternatively that the larger portion created (in "Paddavlei" area) be rezoned to Public Open Space. Cape Nature's opinion is that the wetland over "Paddavlei" and the 32m buffer extend up to the church development and no development should be considered in such area.

As previously indicated the four (4) existing properties, which all were planned in terms of the old planned road structure and were to be further developed into three (3) portions each, were the development potential of the erven. The new proposal to only create one (1) property next to Church Street for community purposes and one (1) large residential site over the "Paddavlei" area is a substantial down scaling of existing rights. Although the SANBI wetland indication will fall over most of this residential erf, the wetland has not been ground proofed and a portion is indicated to be wetland buffer.

Should the land owner ever want to try to develop the single residential plot, he will have to follow processes in terms of environment legislation, and it is not impossible to obtain such approval subject to specific conditions.

The other issue is that until the wetland area has not been ground proofed for "Paddavlei", it is not to say the "long erven" has no development potential, and therefore the portion of roads as indicated in the original planning must be secured in some manner, to ensure possible access and for services in future. The recommendation is therefore to still register servitudes for access and services where the former planned road infrastructure were meant to be constructed, to at least make provision for the possibility of further development.

The above-mentioned recommendations will be subject to specific conditions in the approval, that the land owner cannot develop any land in the "Paddavlei" area without the necessary environmental approval being obtained.

Considering the above, the application is desirable.

13. RECOMMENDATION

1. that the application in terms of Section 16(2)(c) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) for the consolidation of Erven 42, 43, 44 and 45, Hawston to create a consolidated erf of approximately 15 360m², **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(d) of the said By-Law to subdivide the newly created consolidated erf into a new Portion A of approximately 5 024m² and a Remainder of approximately 1,0336ha, **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 said By-Law to rezone the newly created Portion A to Community Zone I: Community Facilities, **be approved** in terms of the provisions of Section 61 of the By-Law;
4. that the application in terms of Section 16(2)(o) of the said By-Law for a consent use to accommodate an institution (existing safe house) and an existing house on Portion A, **be approved** in terms of the provisions of Section 61 of the By-Law;
5. that the above-mentioned approvals in point 1 to 4 above be subject to the following conditions:
 - (a) that a revised subdivision plan be submitted showing the former road portions included in one (1) larger Remainder portion for residential purposes, with access and service servitudes over the area that were indicated as road portions on the previous road planning;
 - (b) that the access and service servitudes be registered over and against the Title Deed of the Remainder erf, in line with the previous road planning area (as indicated in the subdivision plan mentioned in Condition (a) above), in favour of the general public;
 - (c) that it be registered against the Title Deed of the Remainder that development of the property will only be allowed if approval thereof is granted in terms of all relevant environmental legislation;
 - (d) that the approval does not absolve the owner/applicant from compliance with any other relevant legislation;
 - (e) that all conditions in the Services Report (attached as Annexure D), be complied with;
 - (f) that the three (3) electrical service connections on Portion A must be consolidated into one (1) three (3) phase 60Amp service connection with one (1) metering point, at the cost of the owner/applicant to the satisfaction of the Municipal Electrical Department;
 - (g) that all the conditions of Telkom (attached as Annexure F), be complied with;
 - (h) that all the conditions of BOCMA (attached as Annexure H), be complied with;

- (i) that all the conditions of the Fire Department (attached as Annexure I), be complied with, and
 - (j) that all the conditions of Heritage Western Cape (attached as Annexure K), be complied with.
6. that the applicant and Cape Nature be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

14. REASONS FOR RECOMMENDATION

- ❖ The church development is an existing situation and the application will formalize the activities onto one (1) site and help with the management of the church facilities.
- ❖ Cape Nature's comments are noted, but because the "Paddavlei" wetland and buffer have not been ground proofed it cannot with certainty be said there is no developmental potential for residential purposes.
- ❖ The "Paddavlei" area was planned for the development of residential properties, and the rezoning of existing residential land to other purposes could be considered taking away existing rights.
- ❖ That prior to any development can take place on the proposed portion traversing "Paddavlei" or access roads or services can be developed in the "Paddavlei" area, there will have to be compliance with environmental legislation as will be inserted into such portion's Title Deed.
- ❖ No objections were received from neighbours, municipal or other state departments.
- ❖ The area of "Paddavlei" is still indicated as status quo on the Overstrand Municipality's Growth Management Strategy, 2010 and the residential erven in "Paddavlei" is also not indicated environmental status in terms of the Integrated Development Framework dated June 2013.

15. ANNEXURES

Annexure A:	Locality Plan
Annexure B:	Site Development Plan
Annexure C:	Motivation Report
Annexure D:	Services Report
Annexure E:	Comments: Municipal Electrical Department
Annexure F:	Comments: Telkom
Annexure G:	Comments: Eskom
Annexure H:	Comments: BOCMA
Annexure I:	Comments: Fire Department
Annexure J:	Comments: Operational Manager
Annexure K:	Heritage Western Cape
Annexure L:	Comments: Cape Nature (Partial Approval)
Annexure M:	Extract of SANBI Map

SIGNATURE**AUTHOR:**Name: **HENK OLIVIER**

Signature: _____

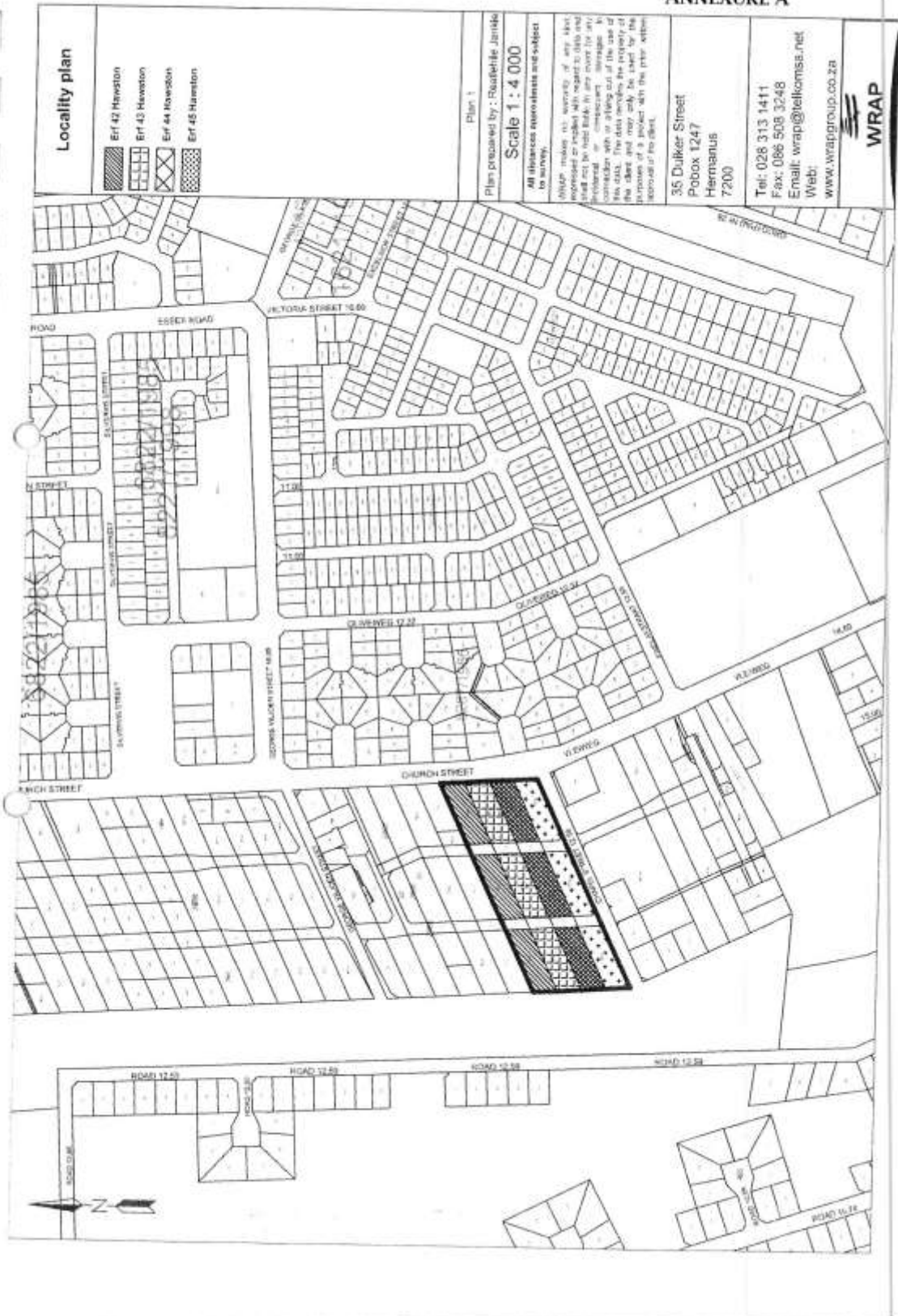
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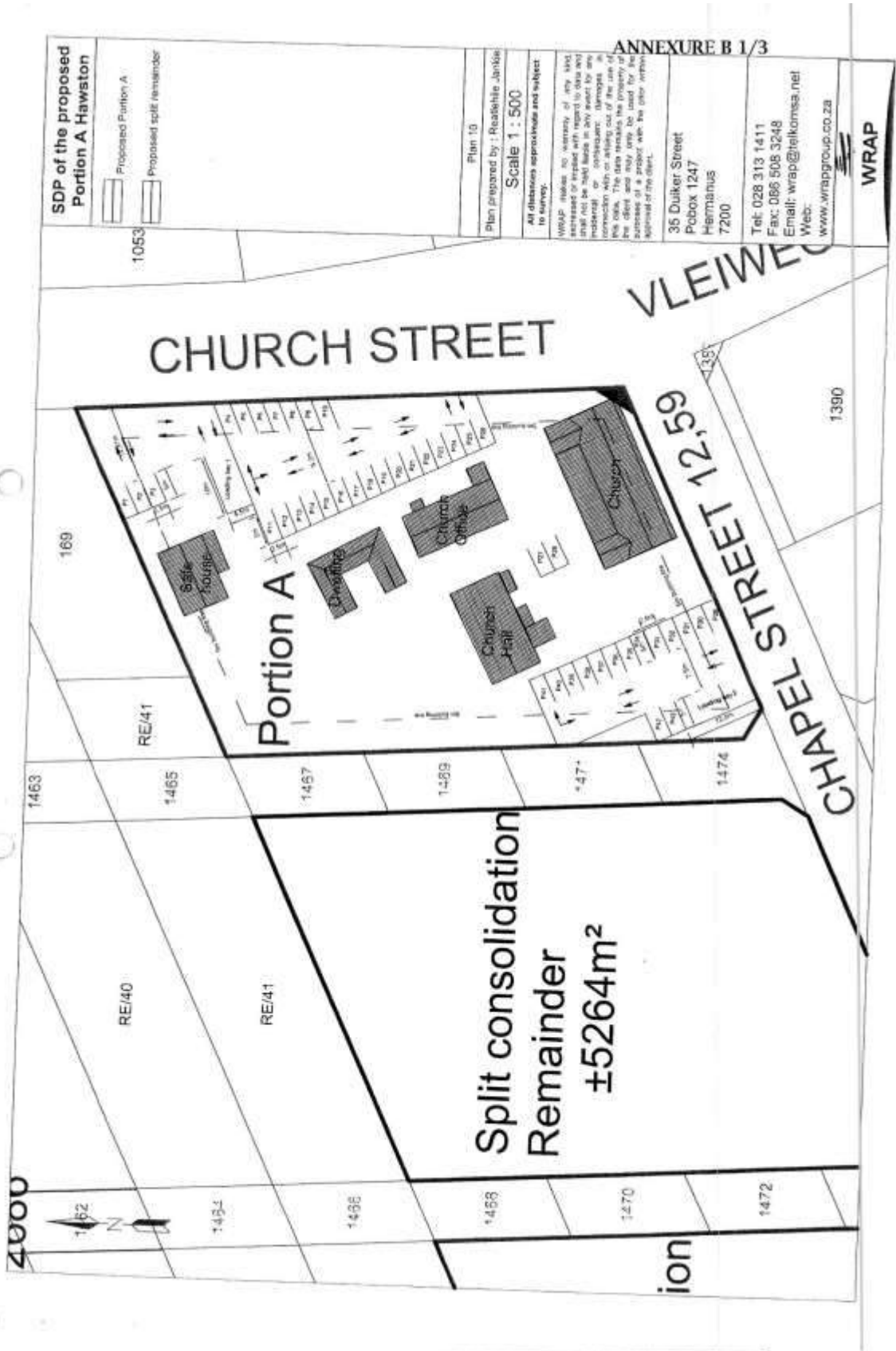
REGISTERED PLANNERName : **H VAN DER STOEP**SACPLAN registration number: **A/1708/2013**

Signature : _____

Date: _____

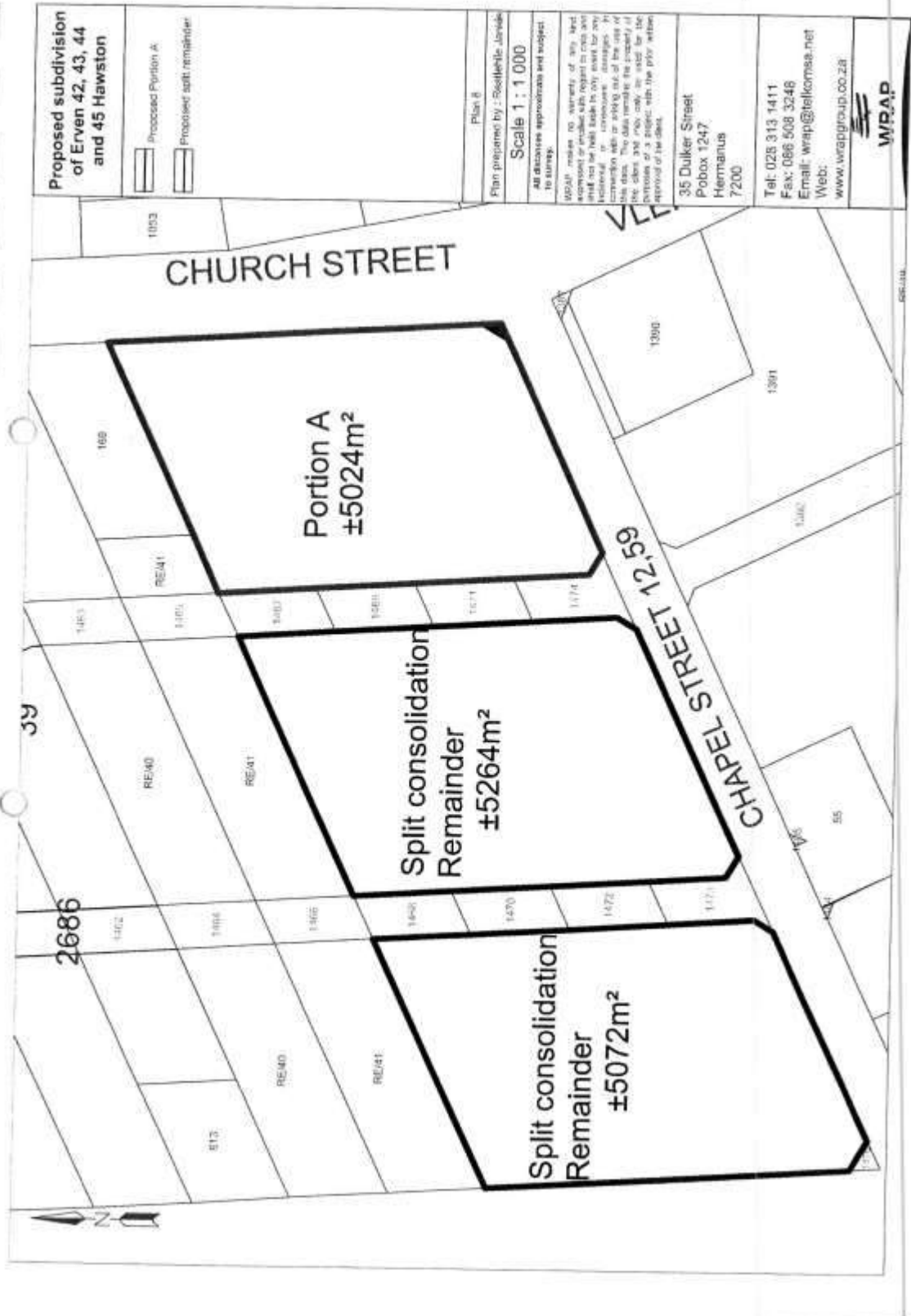
ANNEXURE A





ANNEXURE B 1/3

ANNEXURE B 3/3





EXECUTIVE SUMMARY

2. PROPOSED DEVELOPMENT

Erven 42, 43, 44 and 45, Hawston are located on the corner of Chapel- and Church Street, Hawston. The properties are bounded by Erf 41, Hawston and Erf 169, Hawston to the north, Church Street to the east, Chapel Street to the south and Remainder of Erf 1, Hawston (Commonage) to the west. (Refer **Plan 1**).

St Andrew's Church, Hawston and associated buildings are built on these subject properties and it consists of the following:

Erf 45, Hawston: Church building

- Church
- Vestry
- Cry Room
- Foyer
- Stoep
- Altar

Erf 44, Hawston: Church Hall and Office

- Hall
- Kitchen
- Stoep
- Lobby
- Mens Toilet
- Ladies Toilet
- Church office

Erf 43, Hawston:

- Dwelling

Erf 42, Hawston: Dwelling (which functions as a safe house)

- Kitchen
- Livingroom
- 3 x Bedrooms
- Bathroom

Consolidation

The objective of this application is to consolidate Erf 42 Hawston (4289m²), Erf 43 Hawston (4289m²), Erf 44 Hawston (4289m²) and Erf 45 Hawston (4289m²). Total of extent as per Title Deeds is 17156m². The existing road reserves are registered with the Surveyor General but have not been transferred to the Overstrand Municipality. The road reserve consists of the following;

1467	220
1469	222
1471	222
1474	236
1468	220



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1470	220
1472	220
1475	236
Total	1796

The total extent of the road reserve is 1796m². The total extent of the consolidated erf will be 15360m² when the road reserve is subtracted (Refer **Plan 6**).

The rationale of the application is to achieve the following.

Subdivision

The second objective is to subdivide the consolidated erf into Portion A which is ±5024m² in extent and a split consolidation which is ±5264m² and ±5072m² respectively (refer **Plan 7**).

Rezoning

A Portion of the proposed Portion A is zoned Community Zone 1: Community Facilities and another portion is zoned Residential Zone 1: Single Residential (refer **Plan 2**).

The third objective is to rezone a portion of the proposed subdivided Portion A from Residential Zone 1: Single Residential (SR1) to Community Zone 1: Community Facilities (CO1).

Consent use

A consent use for an institution is also applied for on the proposed Portion A to accommodate an existing safe house which is intended to serve the community.

A consent use for a dwelling house is also applied for to accommodate an existing dwelling house.

Previous building plan approval.

- **Church:** There is an approval of the church building plan dated 22 November 1982 and an amended approval dated 24 April 2013.
- **Church Hall:** There is a building plan approval for the church hall which is dated 27 November 1974, and extensions were approved on 21 October 1981.
- **Dwelling:** There is further building plan approval for the dwelling dated 23 February 1981.
- **Safe House:** There is a building plan approval for the safe house which is dated 7 January 2008.
- **Office:** The building department could not provide approved plans of office.

Considering the above, Wright Approach (WRAP) Consultancy was appointed to prepare and apply to the Overstrand Municipality. (Refer **Annexure A**)

Application is hereby made for the following:

- **Consolidation** of Erf 42, Erf 43, Erf 44 and Erf 45 Hawston in terms of Section 16(2)(e) of the Overstrand Municipality By Law on Municipal Land Use Planning, 2015;
- **Subdivision** of Consolidated erf into Portion A, approximately 5024m² in extent and a split Remainder of ±5264m² and ±5072m² respectively in terms of Section 16 (2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015;



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- **Rezoning of a Portion of Portion A** from Residential Zone 1: Single Residential to Community Zone 1: Community Facilities in terms of Section 16 (2)(a) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015;
- **Consent use on Portion A** for an institution to accommodate a safe house in terms of Section 16(2)(o) of the Overstrand By Law on Municipal Land Use Planning, 2015; and
- **Consent use on Portion A** for a dwelling house in terms of Section 16(2)(o) of the Overstrand By Law on Municipal Land Use Planning, 2015.



3. CHARACTER OF ENVIRONMENT

Erven 42, 43, 44 and 45 Hawston, are located on the corner of Chapel- and Church Street. Erven 42 and 43 Hawston are zoned Residential Zone 1: Single Residential in terms of the Overstrand Municipality Zoning Scheme, 2013 (refer **Plan 2**) and a portion of Erven 44 and 45 are zoned Residential Zone 1: Single Residential and another portion is zoned Community Zone 1: Community Facilities in terms of the Overstrand Municipality Zoning Scheme, 2013 (refer **Plan 2**). Hawston is located approximately 11km west of the Hermanus CBD and predominantly functions as a dormitory town. The town is highly accessible as access is gained from the R43 Provincial Road which is deemed to be the gateway to Hermanus.

4. TITLE DEED AND PROPERTY DETAILS

The detail of the subject properties as contained in the title deeds are as follow:

Property Description	Extent	Ownership	Title Deed Number
Erf 42 Hawston, in Overstrand Municipality, District Caledon, Western Cape Province	4289m ²	Anglican Church of Southern Africa	T5174/1943
Erf 43 Hawston, in Overstrand Municipality, District Caledon, Western Cape Province	4289m ²	Anglican Church of Southern Africa	T5174/1943
Erf 44 Hawston, in Overstrand Municipality, District Caledon, Western Cape Province	4289m ²	Lord Bishop of Cape Town	CAQ1-27/1862
Erf 45 Hawston, in Overstrand Municipality, District Caledon, Western Cape Province	4289m ²	Lord Bishop of Cape Town	CAQ1-27/1862

Copies of the title deeds of the subject properties revealed that there are no title deed restrictions which can potentially prohibit the proposed development.

5. DESIRABILITY

In terms of Section 55 (b) and (c) of the Land Use Planning Act; 2014 an application can be refused based on it being undesirable. The measure to assess the desirability of the application is the consistency of the application with spatial development frameworks, applicable structure plans, the principles referred to in Chapter VI and guidelines issued by the Provincial Minister regarding the desirability of proposed development.

The proposed application needs to be desirable and consistent with the logic character of the town and add value to the owner and the community. The Department of Environmental Affairs and Development Planning (DEADP) published a Guideline on Need and Desirability

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as part of the EIA Guideline and Information Document Series. Although this application does not include an environmental authorization application, the desirability guidelines set out in the document are also applicable in planning.

In terms of the above, several questions need to be asked about the need and desirability of a proposal, which include the following:

Need and desirability measure	Yes/ No	Applicability to the subject farms
Is the land use considered within the timeframe intended by the existing approved SDF agreed to by the relevant environmental authority?	Yes	This application is within the timeframe of the PSDF (Western Cape Provincial Spatial Development Framework), and is consistent with the principles and goals enshrined in the framework. The spatial planning initiatives section of this report will elucidate this.
Does the community/area need the activity and the associated land use concerned?	Yes	There is a definite need in the Hawston community for a church where congregants can perform acts of devotion, veneration and religious study. This will also contribute to moral regeneration in the community. The safe house will also contribute meaningfully to assisting the most vulnerable in society and provide teachings on the scriptures to the individuals who will make use of the safe house.
Are the necessary services with adequate capacity currently available, or must additional capacity be created to cater for the development?	Yes	There are existing services available on the subject property such as a water, sewer, waste collection and access via a tarred road.
Is this development the best practicable environmental option for this land/site?	Yes	The proposed Portion A is not located on environmentally sensitive land and can be deemed to be the best practical environmental option.
Would the approval of this application compromise the integrity of the existing approved and credible municipal IDP and SDF as agreed to by the relevant authorities?	No	As this motivation will prove in the spatial planning initiatives section, this proposal will not in any way compromise the existing IDP and SDF.
Do location factors favour this land use?	Yes	The subject property is ideally located in Hawston and is accessible within walking distance.
How will the activity or the land use associated with the activity applied for, impact on sensitive natural and cultural areas?	No	The proposed Portion A is not located on a sensitive natural and cultural area and will not have any adverse impact.
Will the proposed activity or the land use associated with the activity applied for, result in unacceptable opportunity	No	This proposal will not in any way result in unacceptable opportunity costs.

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costs?		
Will the proposed land use result in unacceptable cumulative impact?	No	The proposal will not have any adverse impact on the society and the environment.

Hawston is a typical coastal town and most of the prominent church denominations have church buildings and facilities built for their respective congregations. The St Andrew's Church of Hawston is no exception and has built a church with various facilities over many years. Hawston is a growing town and with the growth of the population, the churches must make provision for an increase in the number of their members. At this stage, it has become necessary for the church to have all buildings on one (1) erf.

5.1 Services

All the necessary services like electricity, water, sewerage and storm water are already installed and have adequate capacity for the proposed uses.

5.2 Surface water

All surface water is accommodated on the properties.

5.3 Traffic impacts, parking access and other transport related considerations

Access to Portion A is gained from Church Street and access for the proposed parking area will be gained from Chapel Street. There are 38,75 parking bays required and 43 parking bays are provided. There are 2 loading bays required and 2 loading bays are provided. The parking configuration has been designed in compliance with relevant municipal legislation to ensure maximum safety for the pedestrians and drivers.

5.4 Electricity

Electricity to the subject properties is provided by Eskom.

5.5 Sewer

The subject property is connected to a conservancy tank.

6. ZONING OVERLAY

The zoning of the property is Community Zone 1: Community Facilities (CO1) in terms of the Overstrand Municipality Zoning Scheme of November 2013. (See **Plan 2**)

The primary uses, development parameters, development proposal and an indication of whether the proposal complies or deviates, are indicated in the table below:

Community Zone 1: Community Facilities (CO1)			
The following restrictions apply			
Zoning Scheme Parameters		Development proposal	Comply or deviate
(a) Primary uses are	Clinic, crèche, day care centre, multi-purpose centre, place of assembly,	Existing place of worship Existing church hall	Comply

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	place of instruction, place of worship.		
(b) Consent uses are	Dwelling units, cemetery, conference facility, dwelling house, hospital, institution, recreational facilities, residential building, rooftop base station, transmission tower, urban agriculture.	Institution for the safe house Dwelling house	Deviate - Application made
(c) Additional use: A property in this zone may occasionally be used for fundraising or social functions provided that.	(i) Such functions are incidental and subsidiary to the uses permitted in this zone; and (ii) Such functions do not, in the Council's opinion, generate excessive or prolonged disturbance including noise, traffic or other public nuisance.	The additional uses shall be exercised when deemed necessary.	Comply
Development rules	The following development rules apply in this zone, provided that the development rules for a dwelling house are determined by the development rules that apply to the Single Residential Zone (SR1) (a) Floor factor (i) The floor factor on the land unit shall not exceed 1.2; provided that (6028,8m ² permissible on Portion A) (ii) The floor factor for a hospital is 2. (b) Coverage The maximum coverage for all buildings on the land unit shall not exceed	(a) Floor factor (i) Church is 455,5m ² , Church hall is 161,6m ² , Church office is 120,5m ² , Dwelling is 100m ² and the safe house is 97m ² . The total floor factor is 934,6m ² . (ii) NA (b) Coverage 18,6% (c) Height (i) The church is the highest building and is 7,9m high (ii) Comply	

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	<p>60% (Permissible coverage is 3014,4m² on Portion A)</p> <p>(c) Height (i) The maximum height of any building is 10.5m measured from the base level to the top of the roof, provided that there is no height limit for a bell tower, steeple, minaret or similar architectural feature to accentuate the significance of a building; and (ii) The general provisions for retaining structures and earth banks in 16.6 apply.</p>		
Building lines	<p>(i) All building lines shall be 5,0m; and (ii) The general building line exemptions of 16.1 apply.</p>	<p>(i) The buildings were approved by the building department and can be deemed to be compliant. (ii) Comply</p>	Comply
Setback	<p>(i) A setback of 8,0m measured from the centre line of the street applies, and must be provided; and (ii) The provisions of 16.2 apply.</p>	<p>(i) The street is 24m wide so this is not applicable. (ii) Comply</p>	Comply
Parking	<p>Parking and access shall be provided on the land unit in accordance with</p> <p>The church hall and church building plans were approved before LUPO came into operation therefore the LUPO parking requirements will be used to assess compliance.</p>	<p>Church Requirement: Number of fixed seats or 1 person per m² if there are no fixed seats.</p> <p>There is 132m² of seating area in the church (refer Plan 10) therefore 16,5 bays are required.</p> <p>The church hall</p>	Comply


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	<p>In terms of LUPO section 3.8.4 one parking bays should be provided for every 8 seats for a place of assembly.</p>	<p>seating area is 90m² therefore 11.25 parking bays are required.</p> <p>The dwelling house should provide 2 parking bays in terms of the OSMZS.</p> <p>The church office which has a GLA of 100m² where the administration of the church is done requires 6 parking bays in terms of the OSMZS.</p> <p>There are no parking requirements for a safe house in term of the OSMZS therefore the parking requirements of a clinic will be used of 1 bay per bed plus 4 bays per consulting room. There are 3 bedrooms in the safe house and no consulting room therefore 3 parking bays are required.</p> <p>38,75 parking bays are required however 43 parking bays are provided.</p>	
Loading bays	<p>Loading bays shall be provided on the land unit in accordance with 17.2.</p> <p>The minimum off-street loading requirements are 1 bay per 500m² for the first 1 000m² of GLA, thereafter 1 bay per 1 000m².</p>	<p>There are 2 loading bays provided.</p>	
Screening	<p>Screening must be provided</p>	<p>Screening will be required upon</p>	<p>Comply</p>

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	accordance with 16.7	Councils request	
Dwelling units:	The following development rules apply to dwelling units (a) The height of a dwelling unit, which does not form part of a residential building, measured from the base level to the top of the roof is 8,0m (b) Dwelling units shall be for the bona fide accommodation of employees of the community facility concerned. (c) The dwelling units shall remain on the same cadastral units as the community facility concerned; and (d) The additional dwelling units shall be developed as a harmoniously designed entity	(a) 3.5m (b) The dwelling units shall be used for the employees on the property. (c) The dwelling units are on the same cadastral units (d) All the buildings on the subject property are harmoniously designed	
Site development plans	Council may require that a site development plan be submitted for approval in accordance with 16.3.	A site development plan is submitted with this application.	
Landscape master plans	Council may require a landscape master plan to be submitted for approval in accordance with 16.4	N/A	N/A

7. SPATIAL PLANNING INITIATIVES**Spatial planning initiatives**

The development will be assessed for consistency with the existing spatial planning initiatives. This is to ensure that the development does not deviate from the spatial planning initiatives and is in line with the structure form that is envisaged by Local and Provincial Authorities.

Western Cape Provincial Spatial Development Framework 2014 (PSDF)

The aim of the PSDF is to give spatial expression to the national and provincial development agendas and serves as a basis for coordinating, integrating, and aligning ground delivery of

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national and provincial departmental programmes. The framework also aims to communicate the government's spatial development intentions to the private sector and civil society.

The PSDF outlines that to ensure that current and future developments take place in an integrated and sustainable manner, equitable accessible distribution of social services and facilities across the Provincial landscape are required. The transformation of the Province's spatial environment is cited as being highly dependent on the improvement of adequate and appropriate facility provision. The intention of the proposal is to get the appropriate zoning and cadastral boundaries in place for the church, safe house, church hall and office.

The following table outlines how to balance and coordinate the delivery of facilities and social services and how the proposal is aligned with the objectives of the PSDF.

Balanced and coordinated delivery of community facilities	Alignment of the proposal
Apply the principles of space utilization efficiency, multi-functionality and clustering to all facility provision projects.	The subject property promotes the principles of multi functionality as there is a place of assembly, place of worship, dwelling units and a hall which are all clustered on the same property. This in turn will promote the principles of space utilization and efficiency.

The PSDF also outlines that "coordinate and cluster public facilities, services and government offices to increase convenience, accessibility and efficiency regarding operations, maintenance and security as well as optimal use of land."

The Western Cape Department of Environmental Affairs and Development Planning compiled a document with the title of "Development Parameters" which is a quick reference for the provision of facilities within settlements of the Western Cape. The document does not provide guidelines for religious institutions however does provide guidelines for community halls/centres which will be used as a benchmark in this report as it is related to the church and church hall in this application.

Herewith is the criterion in the document and the consistency of this application with the document.

Criteria	Alignment with the criteria
A community hall should ideally be the most centrally located facility in a neighbourhood and be clustered with supporting facilities such as libraries, clinics, shopping centres, primary and secondary educational facilities, sports halls, parks, primary health care facilities. It should be within a 5 min walk of a public transport access point.	The proposed community church and church hall facility are ideally located within a 5min walk from the Hawston Primary School, Hawston High School, Hawston Library and this ensures that the church has a complementary linkage with other public facilities in the township.
The minimum site size required for a community facility should be 0,2 ha but can be as large as 0,5 ha. This size may be proportionately smaller or larger, depending on what other clustered related facilities are provided on site or adjacent to the community hall.	Portion A which has the proposed community facilities on is 0,5ha and is within the prescribed parameters.

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Ideally a community hall or centre will be within 20 minutes or 1,5 km walking distance of its users, but can also be up to as far away as 2,5 km.	The subject property is ideally located and the furthest property in Hawston is less than 1,5km from the subject property.
Universal access and design principles must be employed in the planning and design of such a facility.	Universal access is provided on the property.
A community hall or centre is the ideal clustering opportunity and multi-purpose facility which can have multiple functions by serving educational facilities, communities for meetings, events, and after hour adult education classes, amongst other activities.	Portion A is used for multi-purpose reasons as it has a church, church hall, safe house and dwelling and will provide several activities related to religion on the property.

Overstrand Municipality Spatial Development Framework (OMSDF)

The objective of the OMSDF is to formulate strategic spatially based policy guidelines and proposals where the needs, changes and growth in the area can be managed to benefit the inhabitants and the environment in the Overstrand Municipality. The OMSDF is guided by a set of objectives and the consistency of the proposed land use will be assessed with these core objectives.

According to the OMSDF the future detailed planning for the area must provide a sustainable balanced land use pattern which would provide future residents with a desirable environment in which to "live, work and play".

Local spatial development principles for the Greater Hermanus	Alignment of the proposal with the local spatial development principles
The equitable distribution of community facilities throughout the Greater Hermanus.	The existing buildings on the proposed development seek to contribute meaningfully to the distribution of community facilities provided by religious institutions in Hawston.
The provision of a range of residential housing types and appropriate densification strategies to retain the character of Greater Hermanus, while ensuring appropriate growth to address the growing population's housing needs.	The subject church erf has a safe house on it which acts as a sanctuary and a suitable place to temporarily accommodate individuals who want to hide from hostile elements in society or from perceived danger. The aim is for the safe house to contribute meaningfully to the wellbeing of the most vulnerable individuals in society.
Contain the urban footprint of Greater Hermanus.	The proposal is well within the defined urban edge.

The Spatial Proposal Plan of the OMSDF outlines that the proposed Portion A is earmarked for community facility purposes. This proposal is therefore aligned with the land reservation.

Overstrand Municipal Growth Management Strategy (OMGMS 2010)

The purpose of the Growth Management Strategy is to improve the Overstrand Municipalities' overall environmental sustainability by enhancing the quality and efficiency of the built environment. It will be outlined how the proposed development will contribute towards the aims and objectives of this strategy.

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Objectives	Alignment of the proposal with the objectives
Protect, manage and enhance the natural and built environment and landscapes.	The proposal seeks to contribute to protecting the existing built environment on Portion A by ensuring that the most appropriate zoning and subdivision are in place.
Support the development of mixed land uses, providing for vitality, opportunities and integrated living environments.	The proposed Portion A has a church, church hall, safe house and dwelling unit on it which in turn all promote mixed land uses which contribute to providing vitality, opportunities and integrated living environments.
Contribute to place making and the development of attractive and safe urban environments.	The proposed Portion A will attract congregants to the subject property who in turn will result in increased surveillance which in turn will contribute to safer environments in Hawston.
Ensure optimal land use planning and the efficient use of infrastructure, services, facilities and land.	This proposal seeks to optimally and efficiently utilise the proposed Portion A.

The subject property is in Planning Unit 2 in terms of the OMGMS and the subject property is regarded as having a heritage overlay zone and the buildings on the subject property will not be altered. The land reservation for the proposed Portion A is worship in terms of the OMGMS and the development is well aligned with that. The split remainder will maintain the Residential Zone 1: Single Residential Zoning and will be aligned with the OMGMS which reserves that area for no densification and regards it as a heritage overlay zone.

8. PLANNING PRINCIPLES

The purpose of this section is to analyse the consistency of the application with the planning principles and to provide a recommendation to the Municipality for the development. These spatial planning principles are in terms of Section 42 of the Spatial Planning and Land Use Management Act, 2013 and Chapter VI of the Land Use Planning Act, 2014.

Below are the spatial principles and the consistency of the proposed development with these planning principles:

PLANNING PRINCIPLES	CONSIDERATION AND IMPACT
Spatial Justice It refers to the need to redress the past apartheid spatial development imbalances and aim for equity provision of access to opportunities, facilities, services and land.	<ul style="list-style-type: none"> The proposal will not perpetuate the past spatial imbalances that were caused by apartheid planning.
Spatial Sustainability This essentially refers to a sustainable development that promotes less resource consuming development, promote compaction, pedestrianisation and mixed use urban environments. A spatially sustainable	<ul style="list-style-type: none"> This proposal on Portion A promotes mixed use environments and does not compromise on agricultural land, environmentally sensitive and biodiversity rich areas.

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settlement ensures the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas.	
<p>Efficiency Efficiency refers to the need for settlements that optimise space, energy, infrastructure, resources and land. This also has to do with the manner in which the settlement is designed and functions, which should reduce the need to travel long distances to access services land.</p>	<ul style="list-style-type: none"> • No negative impact on land use rights of the surrounding properties. • Accommodation for the bona-fide employee of the church on the premises which will reduce need to travel.
<p>Spatial resilience Spatial resilience also refers to the requirement for flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.</p>	<p>The Department of Environmental Affairs and Development Planning (DEADP) and the Overstrand Municipality have compiled spatial policies that promote resilience in land use management. As the motivation in the spatial planning initiatives has proven, the proposal is well aligned with the different planning development frameworks as set out by the competent authorities and promotes resilience. The fact that the subject property is spatially resilient will enable it to absorb and accommodate shocks whether they are economic or environmental in a timely and efficient manner.</p>
<p>Good administration 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 a joint planning approach is pursued.</p>	<p>The Overstrand Municipality has an integrated consultative planning process where the application is advertised to the public and comments on the application are made by the public. WRAP will also respond to the comments of the public and this will ensure that a joint planning approach is pursued.</p>

9. EVALUATION AND CONCLUSION

Herewith is a synopsis of the site-specific circumstances on the subject property which justify the proposed development.

Application

- **Consolidation** of Erf 42, Erf 43, Erf 44 and Erf 45 Hawston.
- **Subdivision** of Consolidated erf into Portion A, approximately 5024m² in extent and a Split Remainder of ±5264m² and ±5072m² in extent respectively.
- **Rezoning of a Portion of Portion A** from Residential Zone 1: Single Residential to Community Zone 1: Community Facilities.
- **Consent use on Portion A** for an institution to accommodate a safe house.
- **Consent use on Portion A** for a dwelling house.





MOTIVATION

Character of the environment

Hawston is located approximately 11km west of the Hermanus CBD and predominantly functions as a dormitory town. The town is highly accessible as access is gained from the R43 Provincial Road which is deemed to be the gateway to Hermanus.

Title deed

Copies of the title deeds of the subject properties revealed that there are no title deed restrictions which can potentially prohibit the proposed development.

Desirability

- The proposal is well aligned with the SDF and IDP.
- There is a definite need in Hawston for a church as it will contribute to moral regeneration in the community.
- There are adequate services available on the subject property.
- The subject property is ideally located as it is accessible within walking distance.
- Portion A is not located on an environmentally and sensitive area.
- The proposal will not result in an unacceptable opportunity cost.

Services

All the necessary services like electricity, water, sewerage and storm water are already installed and have adequate capacity for the proposed uses.

Zoning overlay

- The existing place of worship and community hall constitute a primary right.
- The dwelling units are applied for as a consent use.
- Additional use rights will only be exercised when deemed necessary.
- There are building plan approvals for the subject property, therefore not resulting in any illegal encroachments on the building lines.
- There are 38,75 parking bays required however 43 parking bays are provided.
- There are two loading bays required and 2 loading bays are provided.
- The permissible coverage is 60% and the existing coverage is 18,6%.
- A detailed SDP is submitted with this application.

Spatial planning initiatives

PSDF and the Development Parameters by DEADP

- The different land uses on the subject property are clustered together and create a complementary linkage.
- Portion A is within a 5min walk from other community facilities in the township.
- Portion A is 0,5ha as prescribed.
- Portion A is also less than a 20 min walk away from the furthest part of Hawston as prescribed.
- There are provisions made for the disabled on the property as prescribed.

Overstrand Municipality Spatial Development Framework (OMSDF)

- The proposal seeks to contribute to providing equitable facilities in Greater Hermanus.
- The church and all the other associated facilities will contribute meaningfully to the wellbeing of community members in Hermanus.
- The proposal is within the urban edge of Hermanus.
- The proposal is well aligned with the spatial proposal plan which promotes a community facility on the proposed Portion A.

MOTIVATION

Overstrand Municipal Growth Management Strategy (OMGMS 2010)

- The variety of land uses on the proposed Portion A promotes vitality of opportunities and integrated living environments.
- The additional surveillance which the congregants will bring on the subject property will contribute to a safer living environment in Hawston.
- The proposal seeks to optimally and efficiently utilise the proposed Portion A.
- The proposed Portion A is in an area with land reservation of worship and is aligned with the OMGMS.
- The split remainders zoning will remain as Residential Zone 1: Single Residential and will be aligned with the OMGMS which reserves the land for no densification.

Consistency with the planning principles

Spatial justice: the proposal will not perpetuate spatial development imbalances caused by apartheid planning.

Spatial sustainability: the proposal will not compromise on agriculturally viable land, biodiversity rich areas and will not cause urban sprawl.

Efficiency: the proposal seeks to optimally capitalise on the worship development potential that exists on the subject property in an efficient manner.

Spatial resilience: the proposed church is well aligned with all the relevant spatial planning policies that have been created by DEADP as well as the Overstrand Municipality, is therefore spatially resilient and will absorb economic and environmental shock.

Good administration: the Overstrand Municipality has an inclusive and efficient public participation process where the comments from the public will be taken into consideration and ensure a joint planning approach between WRAP, Municipal Officials and the public.

ANNEXURE D 1/2

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSOLIDATION, SUBDIVISION, REZONING & CONSENT
USE: ERVEN 42, 43, 44 & 45, HAWSTON (3676)**

Stormwater (SW)	:	In Order
Electricity	:	In Order
Water	:	In Order
Sewer	:	See Conditions 3 & 4
Roads and traffic	:	In Order

Conditions:

1. that the existing water connection to Erf 45 shall be used to service the proposed consolidated erf indicated as Portion A;
2. that in order to provide water services to the split consolidation (+/- 5246m² and +/- 5072m²) the municipal water network must be extended to service the proposed split consolidation. Services plan w.r.t extension of the municipal water network must be submitted for municipal approval prior to development. All costs will be for the owners account;
3. that the existing sewer conservancy tank on Erf 45 shall be used to service the proposed consolidated erf, and all existing sewer services on the proposed consolidated erf must be connected to the tank on Erf 45;
4. that as there is currently no municipal sewer network in the vicinity, the split consolidation (+/- 5246m² and +/- 5072m²) must each be provided with individual sewer conservancy tanks, which must comply with the standards of the Department: Operational Services (Hermanus), and to which the sewer services on the split consolidation must connect to;
5. that, the three service connections on Portion A have to be consolidated into one 3 phase 60 Amp service connection with one metering point. The distribution of electricity and the sub metering to the existing building on Portion A must be done by the new owner of Portion A. The two remaining portions say B and C will each then be entitled to its own single phase 60 Amp service connection;
6. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 10400 – P: 2010: Drainage;
7. that access to the proposed consolidated erf consisting of Erven 42, 43, 44 & 45 can be obtained via the existing access from Church Street;
8. 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;

9. that the proposed development on Portion A must be provided with a central refuse collection facility, which must comply with the standards of the Department: Operations (Hermanus);
10. that stormwater be allowed to discharge through the proposed erven, Hawston, unobstructed;
11. that no on-street parking be allowed.



DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

20/3/2018
DATE

Loretta Gillion - Re: Erven 42,43,44,45, Hawston (consolidation, subdivision, rezoning, consent use)

From: Jamie Klem
To: Loriaan Isaacs; Loretta Gillion
Date: 23/08/2017 11:34 AM
Subject: Re: Erven 42,43,44,45, Hawston (consolidation, subdivision, rezoning, consent use)

Sir / Madam.

The available capacity on the four existing erven 42, 43, 44 and 45 is 60 Amp single phase per erf.

Three of the existing capacities are now moved to the new portion A which is not allowed in the existing form of connection. Each erf is only allowed one service connection and one metering point, therefore to allow it the three service connections on portion A have to be consolidated into one 3 phase 60 Amp service connection with one metering point. The distribution of electricity and the sub metering to the existing buildings on portion A must be done by the new owner of portion A.

The two remaining portions say B and C will each then be entitled to its own single phase 60 Amp service connection.

Regards

Jamie Klem

Snr Superintendent Projekte
 Elektrotegniese Dienste
 Overstrand Munisipaliteit
 Email: jklem@overstrand.gov.za
 Tel: 028-316 2630
 Faks: 028-316 2632

>>> Loriaan Isaacs 2017/08/01 09:56 AM >>>

Sir / Madam

Attached please find an Internal Memo for your attention. Kindly provide your department's comments directly to Loretta Gillion (loretta@overstrand.gov.za) on or before **Friday, 8 September 2017**.

NB: Kindly provide all comments in English. Your comments, as received, are copied straight into the Council & Delegated Reports.

Regards

Loriaan Isaacs
 Senior Clerk: Town & Spatial Planning
 Overstrand Municipality
A: 16 Paterson Street, Hermanus, 7200 **P:** P O Box 20
T: 028 313 8900 | **F:** 028 313 2093 | **E:** loriaanisaacs@overstrand.gov.za

ANNEXURE F 1/4



FILE NO: Erven 42-45
Hawston
SCAN NO:
09
APPLICATOR NO: 1090263

TR ATheart
(Hollivies)

Division of Telkom SA SOC Ltd

10 Jan Smuts Drive
Pinelands
7404Candice Spammer
Tel: 021 414 5582
Fax: 086 480 0617
Email: spammec1@telkom.co.zaOur Ref.: WWIP_WHWS3268_17
Your Ref.: 42,43,44 & 45 HHW 3676

09 October 2017

Attention: S Muller

Overstrand Municipality
HERMANUS**WAYLEAVE: PROPOSED CONSOLIDATION, SUBDIVISION, REZONING AND CONSENT USE: ERVEN 42, 43, 44 AND 45, CHURCH STREET, HAWSTON**With reference to your application received September 2017.

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.

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.

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

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.

As important cables are affected, please contact our representative Frederik Swart at telephone number 028 514 1199 / 081363 7815 / FrederikS@openserve.co.za at least 48 hours prior of commencement on construction work.

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



Selwyn Bowers
Operations Manager
Wayleave Management: Western Region

ANNEXURE F 3/4



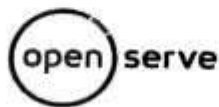
This wayleave, Reference Number **WWIP WHWS3268 17** is valid for 12 months from date hereof and is subject to the following conditions:

1. No mechanical plant or vibrator type compactors may be used within three meters 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 No **081 363 7815** must be contacted at least 48 hours prior to commencement of the work, upon which the actual location of the Open Serve Plant will be indicated on site.
3. A written request must be submitted to Open Serve for consideration, should the of the work, upon which the actual location of Open Serve Plant will be 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 existance of the indicated plant and to notify Open Serve immediately, should the applicant locate any Open Serve Plant which is not indicated on the 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 any damage or loss as a result thereof.

Date: 2017/10/09

By: C Spammer
For Regional General Manager
Western Cape

Legend	Green
1. Underground Pipe	— — — — —
2. Underground Cable	— — — — —
3. Manhole	
4. Street Distributio Cabinet (SDC)	
5. Jointing Pit / AJB	
6. Jointing Pillar (PJ)	
7. Pipe Junction Box (B/S)	
8. Robot Control	
9. Pole	
10. Stay	
11. Strut	
12. Acrial Cable (A/C)	- - - - -



ANNEXURE G



TPA Theart
(Hollivier)

OVERSTRAND MUNICIPALITY
P.O. Box 20
HERMANUS
7200

Date:
14.08.2017

Enquiries:
Lianne Muller
Tel: 021 980 3023
Fax: 086 663 6896

Attention: Loriaan Isaacs

WAYLEAVE APPLICATION: ERVEN 42, 43, 44 & 45, CHURCH STREET, HAWSTON;
PROPOSED CONSOLIDATION, SUBDIVISION, REZONING AND CONSENT USE: WRAP
YOUR REF: 42, 43, 44 & 45 HHW (3676)
OUR REF: 02498/17

Your request received 01 August 2017 refers.

1. Eskom Distribution has no objection to the proposal and would like to comment as follows:
 - (i) The proposed construction, is not affected by Eskom services and should be referred to the Local Authority
2. **NOTE:** (i) Not in Eskom area of supply as confirmed by our Geographic mapping office.

Yours faithfully

pp.

Lianne Muller
LAND DEVELOPMENT - BRACKENFELL



FILE NO:	erven 42-45
	Hawston
SCAN NO:	23
COLLABORATOR NO:	1064870

Western Region
Eskom Road Brackenfell 7560 - PO Box 222 Brackenfell 7561 SA

Eskom Holdings SOC Limited Reg No 2002/015527/30



FILE NO:	
SCAN NO:	
COLLABORATOR NO:	1058791

BREDE-GOURITZ



Catchment Management Agency
Opvanggebied Bestuursagentskap
I-Arhente yoLawulo lomMandla nokungqongileyo
51 Baring Street Worcester 6850, Private Bag X3055 Worcester 6850

Enquiries: Freeq Le Roux
Date: 20 August 2017

Tel: 023-346 8000

Fax: 023-347 2012

E-mail: rleroux@bgcma.co.za

Reference No: 4/10/1/G40H/ERVEN/42, 43, 44 & 45

Overstrand Municipality
P.O. Box 20
Hermanus
7200

Attention: Loriaan Isaacs

COMMENT ON THE APPLICATION FOR PROPOSED SUBDIVISION, CONSOLIDATION, REZONING AND CONSENT USE – ERVEN 42, 43, 44 & 45, HAWSTON (CALEDON DISTRICT).

With reference to the above mentioned application received by this office on 27/07/2017.

This office, in principle, has no objection to the proposed subdivision, consolidation, rezoning and consent use, subject to the following conditions:

- All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered to.
- No use of surface water and/or storage of water is permitted, unless the applicant has formally obtained a license in terms of Section 41 of the National Water Act (Act 36 of 1998) and/or formal authorisation in terms of General Authorisations issued under Section 39 (Government Notice 399 dated 26 March 2004), and/or if it is authorised under Schedule 1 of the National Water Act, 1998 (Act 36 of 1998) and/or if it is an Existing Lawful Water Use in terms of the National Water Act, 1998 (Act 36 of 1998).
- The registration of all water uses as defined in Section 21 of the National Water Act 36 of 1998 that need to be registered. The relevant registration forms may be accessed on the www.breedegouritzcma.co.za website or alternatively this office may be approached for assistance.
- If there is a current water use registration for the water uses contemplated in Section 21 and registered in terms of Section 39 of the National Water Act, 36 of 1998 pertaining to the undivided/non-consolidated properties must be amended with this Office within 30 days upon obtaining new title deed descriptions, extent of the property and registered property owner(s) to reflect the registered water uses applicable to the new sub-divisions and/or consolidations.
- If the property falls within a Water User Association and/or Irrigation Board district, then the water management institution must be supplied with the final approval and/or refusal

TP

7 SEP 2017

ANNEXURE H 2/3

on the application for subdivision and consolidation to enable them to amend their List of First Members and/or their Schedule of Rateable Areas to reflect the subdivided /consolidated properties, their extents, new owners and the scheduled hectares. This must take place within 30 days upon obtaining new title deed descriptions, extent of the property and registered property owner(s).

- Where the applicant has an existing lawful registered water use, used for agricultural purposes thus far, application should be made to this office to amend such use proportionally per annual volume for domestic and/or agricultural, if this is applicable.
- No pollution of surface water or ground water resources may occur due to any activity.
- The disposal of sewage must at all times comply with Sections 22 & 40 of the National Water Act, 1998 (Act 36 of 1998).
- No stormwater runoff from any premises containing waste, or water containing waste emanating from industrial activities and premises may be discharged into a water resource. Polluted storm water must be contained.
- All relevant sections and regulations of the National Environmental Management: Waste Act 2008 (Act 59 of 2008) regarding the disposal of solid waste must be adhered to. Solid waste may only be disposed of onto an authorized solid waste facility in terms of abovementioned legislation.
- No permanent structures maybe constructed within the 100 year flood line or within 100 meters of any watercourse (seasonal or permanent river, stream etc.), whichever is furthest.
- The water provided for domestic use must comply with the SANS 241: 2011 guidelines for drinking water (edition 1). Regular monitoring must be done to ensure compliance. If the quality of the water is of such a nature that it is a threat to human health, then this office and the Provincial Department of Health must be informed of the procedures to rectify the problem.
- It is the duty of the applicant(s) to ensure that all servitudes of aqueduct, access and storage to give effect to the apportionment of water uses has been agreed upon prior amongst the property owners and formally registered with the Deeds of Office to give affect thereto upon approval of the application.

Please be advised that all relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered to. The use of water without the required authorization in terms of the National Water Act, 1998 (Act 36 of 1998) may be regarded as unlawful and a criminal offence.

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

ANNEXURE H 3/3

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



PHAKAMANI BUTHELEZI

CHIEF EXECUTIVE OFFICER

ANNEXURE I

	<p style="text-align: center;">OFFICE of THE CHIEF FIRE OFFICER PO BOX 20 HERMANUS 7200 Tel: 028 313 8980 Fax: 028 313 1493</p>	
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REQUIREMENTS FOR CONSENT USE APPLICATION FOR A SAFE HOUSE ACCOMMODATION IN AN H4 CATEGORY BUILDING AND ALL OTHER BUILDINGS OF THE CHURCH PRECINCT IN TERMS OF THE NATIONAL FIRE PROTECTION REGULATION SANS10400T:2011

ANNEXURE A – ERF 42 HHW, HAWSTON, HERMANUS
TOWN PLANNING APPLICATION No: 42, 43,44, 45 HHW (3676)

The operation of the proposed safe house accommodation is subject to compliance with following requirements together with any other building compliance requirements as prescribed:

Fire Extinguishers:
SANS10400T:2011 – 4.37:

Safe House
2 x 4,5kg Dry Chemical Powder in living areas and 1 x 2kg CO₂ fire extinguisher for the kitchen.

Church Building
1 x 4,5kg Dry Chemical Powder fire extinguisher per 200m²

Church Hall & Office
Hall - 1 x 4,5kg Dry Chemical Powder fire extinguisher per 200m²
Kitchen – 1 x 2kg CO₂ fire extinguisher
Office – 1 x 2kg CO₂ fire extinguisher

Fire Safety Signs – Must be (Photoluminescent) SANS1186 – 5 approved:

- Escape route signs –in all passages and corridors and also above all exit doors for all premises.
- Self-contained luminaires (automatic actuating battery operated lights) in all passages and corridors for all premises (church included)

Smoke Alarms

- Safe House - Stand-alone smoke alarms compliant with the requirements of European Standard EN14604 in each:
 - > Sleeping room
 - > Communal area
 - > Passage or corridor leading to rooms

Fire Hose Reels

- Fire Hose Reels for premises larger than 250m² at a ratio of 1 per 500m² of the establishment. (This may be compensated with the provision of an addition of 2 x 4.5kg Dry Chemical Powder Fire extinguishers for each hose reel that is required)

Fire & Emergency Exit Doors

- The church and Hall must have a minimum of 1 emergency EXIT door for a population of 100 persons with provision of additional doors for a population exceeding 100 persons respectively.
- Disabled – Emergency escape routes must be in compliance with SANS10400T:2010 in accordance with the requirements of Part 5 of the regulations i.e. A width of 1.5m for up to 160 persons and 1.8m up to 190 persons. These must also be provided with wheelchair ramps of 1:12 ratio.
- EXIT doors must be provided with emergency panic bar locking devices in the main church and church hall. The EXIT doors for the safe house must be provided with at least single turn locks or any other lock device approved by the Controlling Fire Authority.
- All emergency EXIT doors must open to the outside of the premises in the direction of escape travel.

A suitable approved emergency & evacuation plan for the safe house informing of action that must be taken in the event of an emergency must be provided for the safe house.

Chief Fire Officer

Munisipaliteit – U-Masipala – Municipality
OVERSTRAND

INTERNAL MEMORANDUM

Aandag / For Attention:	Town Planning department: H. Olivier	Van / From:	Department: Operational Services
Afskrif / Copy:		Datum / Date:	16 August 2017

Ref: Erven 42, 43, 44 & 45 Church Street, Hawston, Hermanus.

**RE: PROPOSED CONSOLIDATION, SUBDIVISION, REZONING AND CONSENT USE OF
 ERVEN 42, 43, 44 & 45, HAWSTON, HERMANUS**

The request for comment from the Department: Operational Services (Hermanus) dated 1 August 2017 with regard to the abovementioned proposal refers.

The proposal entails the following:

- Proposed consolidation of Erf 42 ($\pm 4289\text{m}^2$), Erf 43 ($\pm 4289\text{m}^2$), Erf 44 ($\pm 4289\text{m}^2$), and Erf 45 ($\pm 4289\text{m}^2$).
- Proposed subdivision of the consolidated erf into Portion A ($\pm 5024\text{m}^2$) and a split consolidation which is $\pm 5264\text{m}^2$ and $\pm 5072\text{m}^2$ respectively.
- Rezoning of the proposed subdivided Portion A from "Residential Zone 1: Single Residential" to "Community Zone 1: Community Facilities".

1. ANALYSIS

1.1. Water

- 1.1.1. The existing water connection to Erf 45 shall be used to service the proposed consolidated erf indicated as Portion A.
- 1.1.2. The water connections to Erven 42, 43 and 44 must be blanked off and the water reticulation systems on the erven connected to the water connection to Erf 45.
- 1.1.3. There is currently no municipal water network in the vicinity of the split consolidation ($\pm 5264\text{m}^2$ and $\pm 5072\text{m}^2$).
- 1.1.4. In order to provide water services to the split consolidation ($\pm 5264\text{m}^2$ and $\pm 5072\text{m}^2$) the municipal water network must be extended to service the proposed split consolidation. Services plans w.r.t. extension of the municipal water network must be submitted for municipal approval prior to development. All costs will be for the owners account.

C:\Users\ajesson\Desktop\Erven 42,43,44 & 45 Hawston 2017-08-16.docx

- 1.1.5. The split consolidation (+/- 5264m² and +/- 5072m²) are not currently serviced with metered water connections to the municipal water network. The split consolidation (+/- 5264m² and +/- 5072m²) must be serviced with individual metered water connections to the Municipal system, which must comply with the standards of the Department: Operational Services (Hermanus).
- 1.1.6. The proposed consolidation, subdivision, rezoning and consent use will not have a significant impact on the existing water supply network. The Directorate: Infrastructure and Planning must however give comment with regard to network capacities and -extensions as well as the relevant Bulk Services Levies.
- 1.2. Sewer**
- 1.2.1. The existing sewer conservancy tank on Erf 45 shall be used to service the proposed consolidated erf indicated as Portion A, and all existing sewer services on the proposed consolidated erf must be connected to the tank on Erf 45.
- 1.2.2. As there is currently no municipal sewer network in the vicinity, the split consolidations (+/- 5264m² and +/- 5072m²) must each be provided with individual sewer conservancy tanks, which must comply with the standards of the Department: Operational Services (Hermanus), and to which the sewer services on the split consolidations must connect to.
- 1.2.3. The sewer tanks on all erven must be accessible to municipal sewer tankers from public roads. No access to the split consolidations (+/- 5264m² and +/- 5072m²) is currently available from public roads. For development of the relevant road section, see Paragraph 1.3.4.
- 1.2.4. The developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 10400 – P: 2010: Drainage.
- 1.2.5. The proposed consolidation, subdivision, rezoning and consent use will not have a significant impact on the existing sewer removal service. The Directorate: Infrastructure and Planning must however give comment with regard to the relevant Bulk Services Levies.
- 1.3. Streets**
- 1.3.1. Access to the proposed consolidated erf consisting of Erven 42, 43, 44 and 45 and indicated as Portion A can be obtained via the existing access from Church Street.
- 1.3.2. There is currently no road network in the vicinity of the split consolidation (+/- 5264m² and +/- 5072m²).
- 1.3.3. The extension of Chapel Street (currently unmade) is intended to give public access to the properties in the vicinity of the split consolidation (+/- 5264m² and +/- 5072m²). As such, in order to provide access to the split consolidation, the relevant portion of road must be

developed to the standards for public roads as set out in the Guidelines for Development in Residential Townships (Red Book). All costs will be for the owner's account.

- 1.3.4. All development of new municipal infrastructure is the responsibility of the Directorate: Infrastructure and Planning. As the development of the currently unmade section of Chapel Street will entail the construction and creation of new infrastructure / assets, application must be made to the Manager: Engineering Services for his written approval. In light of the above, the Department Operational Services recommends that the application for consolidation and subdivision be approved subject to development of the relevant section of Chapel Street and approval from the Manager: Engineering Services.
- 1.3.4. Any additional and / or extended vehicle entrances will be for the owner's account.
- 1.3.5. 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 must be made to the office of the Area Manager: Hermanus 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. Refuse removal**
- 1.6.1. The proposed development on Portion A must be provided with a central refuse collection facility, which must comply with the standards of the Department: Operations (Hermanus).
- 1.6.2. Refuse will be removed from sidewalks as per municipal arrangement.
- 1.7. Irrigation water**
- 1.7.1. No irrigation water is available in this area.
- 1.8. Waste Water Treatment Works (WwTW)**
- 1.8.1. The proposed consolidation, subdivision, rezoning and consent use will not have a significant impact on the Waste Water Treatment Works. The Directorate: Infrastructure and Planning must however give comment with regard to plant capacities and the relevant Bulk Services Levies.

1.9. Bulk Water Supply

- 1.9.1. The proposed consolidation, subdivision, rezoning and consent use will not 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 consolidation, subdivision, rezoning and consent use to the proposed consolidation, subdivision, rezoning and consent use of Erven 42, 43, 44 & 45, Hawston, the Department: Operational Services (Hermanus) **has no objection to the application, subject to the following conditions:**
- 2.1.1. That the existing water connection to Erf 45 shall be used to service the proposed consolidated erf indicated as Portion A..
- 2.1.2. That in order to provide water services to the split consolidation (+/- 5264m² and +/- 5072m²) the municipal water network must be extended to service the proposed split consolidation. Services plans w.r.t. extension of the municipal water network must be submitted for municipal approval prior to development. All costs will be for the owners account.
- 2.1.3. That the existing sewer conservancy tank on Erf 45 shall be used to service the proposed consolidated erf, and all existing sewer services on the proposed consolidated erf must be connected to the tank on Erf 45.
- 2.1.4. That as there is currently no municipal sewer network in the vicinity, the split consolidation (+/- 5264m² and +/- 5072m²) must each be provided with individual sewer conservancy tanks, which must comply with the standards of the Department: Operational Services (Hermanus), and to which the sewer services on the split consolidation must connect to.
- 2.1.5. That access to the proposed consolidated erf consisting of Erven 42, 43, 44 and 45 can be obtained via the existing access from Church Street.
- 2.1.6. That, in order to provide access to the split consolidation (+/- 5264m² and +/- 5072m²), the application for consolidation and subdivision be approved subject to development of the relevant section of Chapel Street and approval from the Manager: Engineering Services. All costs will be for the owners account.
- 2.1.7. 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.
- 2.1.8. That on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services.
- 2.1.9. That any additional and / or extended vehicle entrances will be for the owner's account.
- 2.1.10. 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.
- 2.1.11. That the proposed development on Portion A must be provided with a central refuse collection facility, which must comply with the standards of the Department: Operations (Hermanus).

2.1.12. That refuse will be removed from sidewalks as per municipal arrangement.

2.1.13. 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



P.P.
T. I. Marx
Principal Technician: Operational Services
Hermanus



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

ANNEXURE K



Our Ref: HM/OVERSTRAND/HAWSTON/ERVEN 42, 43, 44 & 45
 Case No.: 17080313AS0808E
 Enquiries: Andrew September
 E-mail: andrew.september@westerncape.gov.za
 Tel: 021 483 9543
 Date: 31 August 2017

Franklin Davids
 PO Box 1247
 Hermanus
 7200
wrap@telkomsa.net

RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: FINAL
 In terms of Section 38(2) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape
 Provincial Gazette 6061, Notice 298 of 2003

NOTIFICATION OF INTENT TO DEVELOP: PROPOSED REZONING AND CONSENT-USE OF EXISTING STRUCTURES (CHURCH AND ASSOCIATED BUILDINGS) ON ERVEN 42, 43, 44 AND 45, CORNER CHAPEL AND CHURCH STREET, HAWSTON, SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 17080313AS0808E

The matter above has reference,

Heritage Western Cape is in receipt of your application for the above matter received on 08 August 2017. This matter was discussed at the Heritage Officers meeting held on 25 August 2017.

You are hereby notified that, since there is no reason to believe that the proposed rezoning and consent-use will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.


However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately and Heritage Western Cape must be notified without delay.

This letter does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

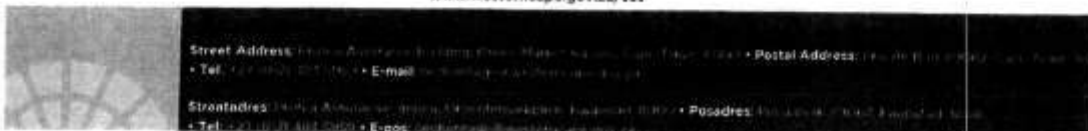
HWC reserves the right to request additional information as required.

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

Yours faithfully


 Mr. Axolisi Dlamuka
 Chief Executive Officer, Heritage Western Cape

www.westerncape.gov.za/cas



ANNEXURE L 1/3



SCIENTIFIC SERVICES

postal Private Bag X5014 Stellenbosch 7599
 physical Assegaaibosch Nature Reserve Jonkershoek
 website www.capenature.co.za
 enquiries Rhett Smart
 telephone +27 21 866 8017 fax +27 21 866 1523
 email rsmart@capenature.co.za
 reference SSD14/2/6/1/7/2/42-45_cons,subdiv,rezone_Hawston
 date 3 November 2017

Overstrand Municipality: Hermanus Administration
 P.O. Box 20
 Hermanus
 7200

Attention: Henk Olivier
 By email: loretta@overstrand.gov.za

Dear Loretta

Application for Consolidation, Subdivision, Rezoning and Consent Use for a Safe House on Erven 42, 43, 44 and 45, Hawston
 (Overstrand Municipality ref: 42, 43, 44 & 45 HHW (3676))

CapeNature would like to thank you for the opportunity to comment on 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 application is for consolidation of the erven and subdivision into an erf to accommodate the safe house and the other erf to remain residential. The western two thirds of the three erven are classified as Ecological Support Area 2 according to the Western Cape Biodiversity Spatial Plan which also correlates with the mapping of a National Freshwater Ecosystem Priority Area (NFEPA) wetland. The wetland is linked to the greater Bot River Estuary system.

CapeNature does not object to the component of the application related to the safe house which is already in existence. However CapeNature does object to the subdivision, as the proposed residential erf will consist entirely of wetland and will not be suitable for the construction of any buildings. CapeNature therefore recommends that the application should be amended to keep the initial consolidation without further subdivision and rezone the entire erf to community facility. There appears to be recent dumping of waste on the site, which although not relevant to this application, should be addressed.

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

Yours sincerely

Rhett Smart
 For: Manager (Scientific Services)

cc. WRAP Consulting

The Western Cape Nature Conservation Board trading as CapeNature

Board Members: Ms Merle McOmring-Hodges (Chairperson), Dr Colin Johnson (Vice Chairperson), Mr Mervyn Burton, Prof Denver Hendriks,
 Dr Bruce McKenzie, Adv Manda Mluduku, Mr Denise Nel, Prof Aubrey Reddinghuis, Mr Paul Slack, Prof Kamilla Swart-Amies

6 NOV 2017

FILE NO:	Erven 42-45 Hawston
SCAN NO:	
COLLABORATOR NO:	1098527

TR A Theart
(C Olivier)

TP

Loriaan Isaacs - RE: Wetland, Hawston 2_1.pdf

From: Chanel Rampartab <crampartab@capenature.co.za>
To: Henk Olivier <holivier@overstrand.gov.za>
Date: 02 July 2018 02:54 PM
Subject: RE: Wetland, Hawston 2_1.pdf

Good afternoon Henk

I trust you are well.

Your query is two-fold: (i) which zonation is the most suitable for the property in question; and (ii) is it possible to sub-divide and rezone the proposed remainder (two western portions) to Single Residential?

Presently, I can provide an answer on the latter, and will get back to you on the former.

Specifically, you asked if there is sufficient area (400 m²) to develop a primary dwelling on the proposed remainder. While there is a small triangular piece of land on the north-eastern section of the proposed remainder (approximately 750 m²) that falls outside of the NFEPA wetland, there is no room on the proposed remainder to observe the 32 m buffer around watercourses, and as a result, the primary dwelling will have to occur within this buffer. This can have detrimental effects on wetlands, including soil erosion, sedimentation, water pollution, alteration of hydrology etc. as well as be prone to flood risk. For this reason, we do not support the sub-division.

I hope this helps.

Kind regards
 Chanel

From: Henk Olivier <holivier@overstrand.gov.za>
Sent: 14 June 2018 10:29
To: crampartab@capenature.co.za
Subject: Wetland, Hawston 2_1.pdf

Chanel

Out telephone conversation yesterday has reference.

Attached please find an SANBI areal photo of a portion of Hawston with the wetland area indicated in green.

The erven concerned is the three portions indicated as Erf 1506. The application is to rezone the portion next to the tar road to accommodate the existing church and associated buildings. They want to keep the other two portions as one remainder with a single residential zoning. Please see that there is still a portion of approximately 400 square meter where a dwelling can be constructed on the remainder.

To keep the remainder for Single residential purposes would provide it with less development potential than changing it to Community Zone purposes. If the whole consolidated property is zoned Community Zone it will also have major implications for the Church with regards to property tax.

Loriaan Isaacs - RE: Wetland, Hawston 2_1.pdf

From: Chanel Rampartab <crampartab@capenature.co.za>
To: Henk Olivier <holivier@overstrand.gov.za>
Date: 03 July 2018 11:27 AM
Subject: RE: Wetland, Hawston 2_1.pdf

Hello again Henk

I would like to come back to the initial question regarding the zoning of the property.

Since CapeNature does not support developments within wetlands and its buffer zones, Residential zoning would be inappropriate. Given the constraints you mentioned for Community zoning, perhaps rather consider Open Space instead. Another option, although not typically favoured, would be spot zoning, whereby small sections are zoned differently from the rest of the property.

Please let me know if I have addressed your concerns and if you would like a formal letter from CapeNature reiterating these points.

Kind regards
 Chanel

From: Chanel Rampartab <crampartab@capenature.co.za>
Sent: 02 July 2018 14:54
To: 'Henk Olivier' <holivier@overstrand.gov.za>
Subject: RE: Wetland, Hawston 2_1.pdf

Good afternoon Henk

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Kind regards
 Chanel

ANNEXURE M

