

SECTION 1**INTRODUCTION AND APPLICATION DETAILS****1.1 BACKGROUND**

Application was made for Departure, Rezoning and Subdivision of Erf 9908, Southern Cross Development Consortium (Mariners Village) in 2005. The application for rezoning and subdivision into 61 Single Residential erven, 104 Intermediate Residential erven (group housing), 5 General Residential erven (180 units) and 5 Open Residential Private Space and Private Road erven, was approved on 25 May 2005 by the Overstrand Municipality (refer attached copy of approval letter, Annexure D). Further to the afore-mentioned approval, a consent use was approved on Erf 10528 in 2013 to accommodate a frail care facility (refer attached copy of approval letter, Annexure E).

Subsequent to the afore-mentioned approvals, Urban Dynamics South Cape has now been appointed (refer power of attorneys attached as Annexure B) to prepare and submit applications for a retirement village development on certain erven (refer Figure 1.1 and 2.2) located within Mariner's Village, namely:

- Erf 10527;
- Erf 10528;
- Erf 10529;
- Erf 10530; and
- Erf 10532.

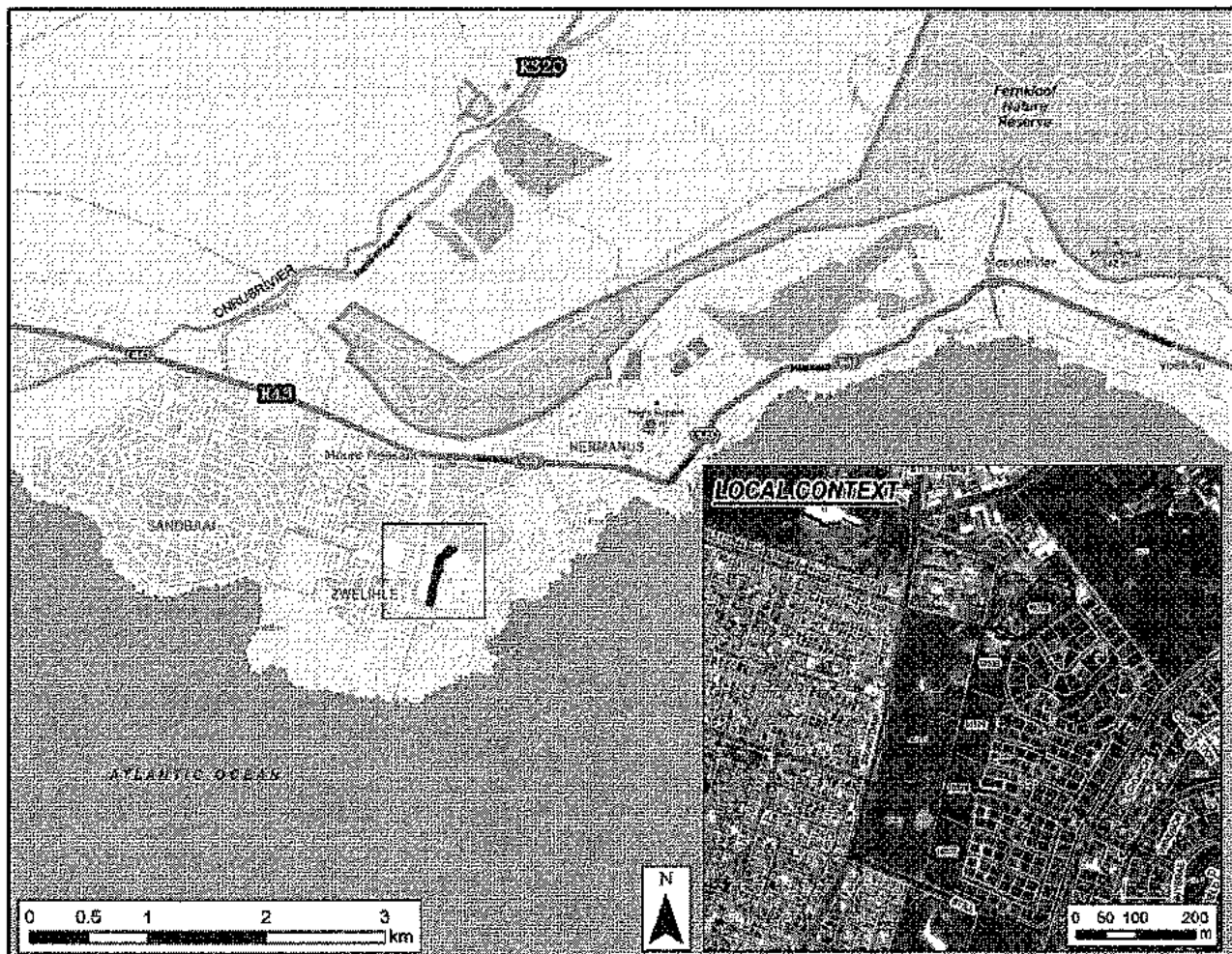


Figure 1.1: Application Area



As indicated in Figure 1.1, the application site is located to the east of the existing Zwelihle residential area in Hermanus and within the existing Mariner's Village residential estate. The Home Owner's Association of Mariner's Village has issued a letter of support for the proposed development (refer Annexure C).

1.2 PROPERTY DESCRIPTION AND OWNERSHIP

The application site includes Erf 10527, Erf 10528, Erf 10529, Erf 10530 and Erf 10532, which can be described as follows (refer title deeds attached as Annexure F):

Property Description	Extent	Title Deed	Registered Owner
Erf 10527	5403 m ²	T73454/2012	Sunset Bay Trading 196 Pty LTD
Erf 10528	4917 m ²	T73455/2012	Sunset Bay Trading 196 Pty LTD
Erf 10529	5701 m ²	T73456/2012	Sunset Bay Trading 196 Pty LTD
Erf 10530	5756 m ²	T73457/2012	Sunset Bay Trading 196 Pty LTD
Erf 10532	6804 m ²	T73459/2012	Sunset Bay Trading 196 Pty LTD

Table 1.1: Property Description

Note: Although the ownership/deeds documentation indicates the ownership in the name of Sunset Bay Trading 196 Pty LTD, the afore-mentioned company name has been successfully changed to **Hermanus Retirement Village (Pty) LTD**. The proof of the afore-mentioned name change is attached to the power of attorney documentation in Annexure B, which contains the relevant CIPC approval of name change.

1.3 APPLICATION DETAILS

The application area falls within the Overstrand Municipality, and is subject to the zoning categories and provisions of the Overstrand Zoning Scheme (2013).

Application is made for the following:

- **Amendment of the Approval Conditions** (refer Approval Letter, dated 25 May 2005) to allow 273 residential units on the above-mentioned 5 General Residential erven, in lieu of 180 units, in terms of Section 42 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985);
- **Amendment of the Approval Condition 4(a)** (refer Approval Letter, dated 25 May 2005) to allow a maximum height for a storey from finished floor level to finished floor of 3.25m in lieu of 2.6m on the above-mentioned 5 General Residential erven, in terms of Section 42 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985);
- **Amendment of Approval Condition 1(d)** (refer Consent Use Approval Letter, dated 13 December 2013), relating to Erf 10528 Hermanus, to allow approval of a new set of Site Development Plans for the Frail Care on Erf 10528, in lieu of the previously approved plans 1A, 1B, 1C, 1D and 1E (2013), in terms of Section 42 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985);
- **Amendment of the Approved Site Development Plans** for Erf 10528 Hermanus in terms of Section 42 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985);
- **Approval of Site Development Plans** for erven 10527, 10529, 10530 and 10532 Hermanus in terms of Section 42 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985);



- **Departure** from the parking requirements specified in Section 17.1 of the Overstrand Zoning Scheme (2013), in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), to provide a parking ratio of **1 bay per bedroom**, in lieu of 1.5 and 2 bays respectively for all the proposed 1 and 2 bedroom units and town houses proposed on erven 10527, 10529, 10530 & 10532 Hermanus;
- **Departure** from Section 6.4.2 (d) of the Overstrand Zoning Scheme (2013), in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), to provide a **0m side building line** on Erf 10529 and 10530 in lieu of 4.5m;
- **Consent Use** application in terms of Section 2.2 of the Overstrand Zoning Scheme (2013) to establish a retirement village development on Erven 10527, 10529, 10530 & 10532 Hermanus, as specified in Section 6.4.1 (b) of the Overstrand Zoning Scheme (2013);
- **Amendment of the Overstrand Growth Management Strategy (2010)** to provide a gross residential density of **96 units per hectare** in lieu of the designated density of '*status quo*', in terms of the applicable sections of the Municipal Systems Act (Act 32 of 2000), ('The **status quo density** on the application sites relate to the existing approved use rights, 180 units, which calculates to a density of **63 units per hectare** on the application site); and
- **Amendment of the Overstrand SDF (2006)** in terms of the relevant sections of the Municipal Systems Act (Act 32 of 2000), to change the incorrect designation of the application area from industrial to residential/urban development.

Note: Although the proposed retirement village is proposed to function as an integrated development on the 5 cadastral properties, it is **not** at this stage the intention to consolidate the 5 properties.



SECTION 2

CONTEXTUAL INFORMANTS

2.1 LOCALITY

Hermanus is located along the southern coast of the Western Cape Province, within the jurisdiction of the Overstrand municipal area. Access to Hermanus is primarily obtained from the R43 road via existing access roads. The application area is well-located in terms of accessibility, proximity to economic and job opportunities as well as social and community amenities within Hermanus.

Figure 2.1 indicates the locality of the application area within its regional context.

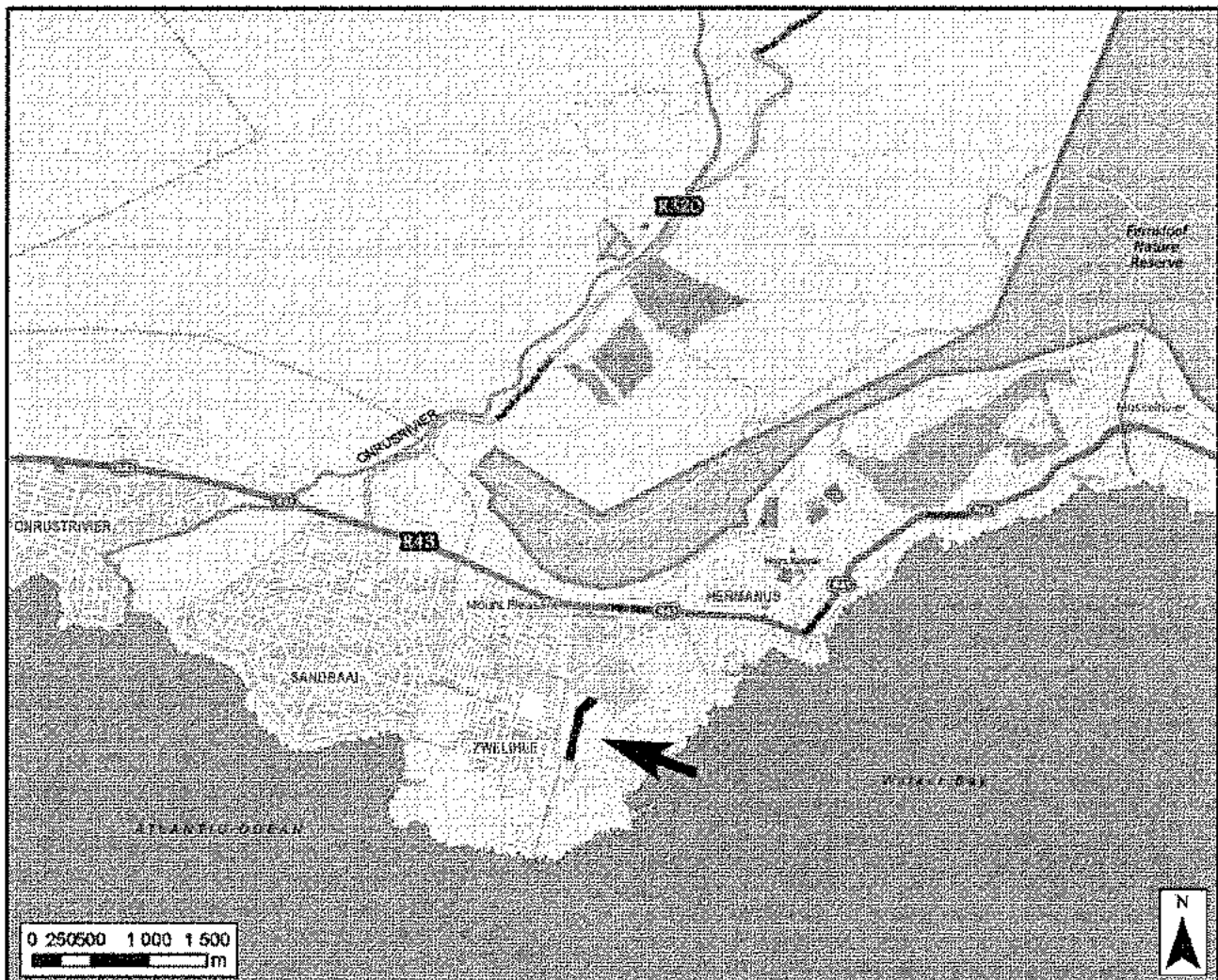


Figure 2.1: Regional Context

The application area is located south of the R43 road, to the east of Zwelihle, and within an existing residential estate, Mariner's Village. *Figure 2.2* indicates the application site within its local context and immediate surroundings.

