

2.2 ZONING & LAND USE CONTEXT

The application site is zoned as General Residential Zone 3 (GR4), as indicated on the attached Zoning Certificates (refer Annexure I), in terms of the Overstrand Zoning Scheme (2013). The surrounding properties to the east are zoned as Residential Zone 1 (Single Residential) and General Residential Zone 1 (Town Housing). There are Industrial Zoned properties located to the north of the application site with Authority Zone to the south. The majority of land to the west is zoned as Residential Zone 1. See Figure 2.3 for the Zoning Map.

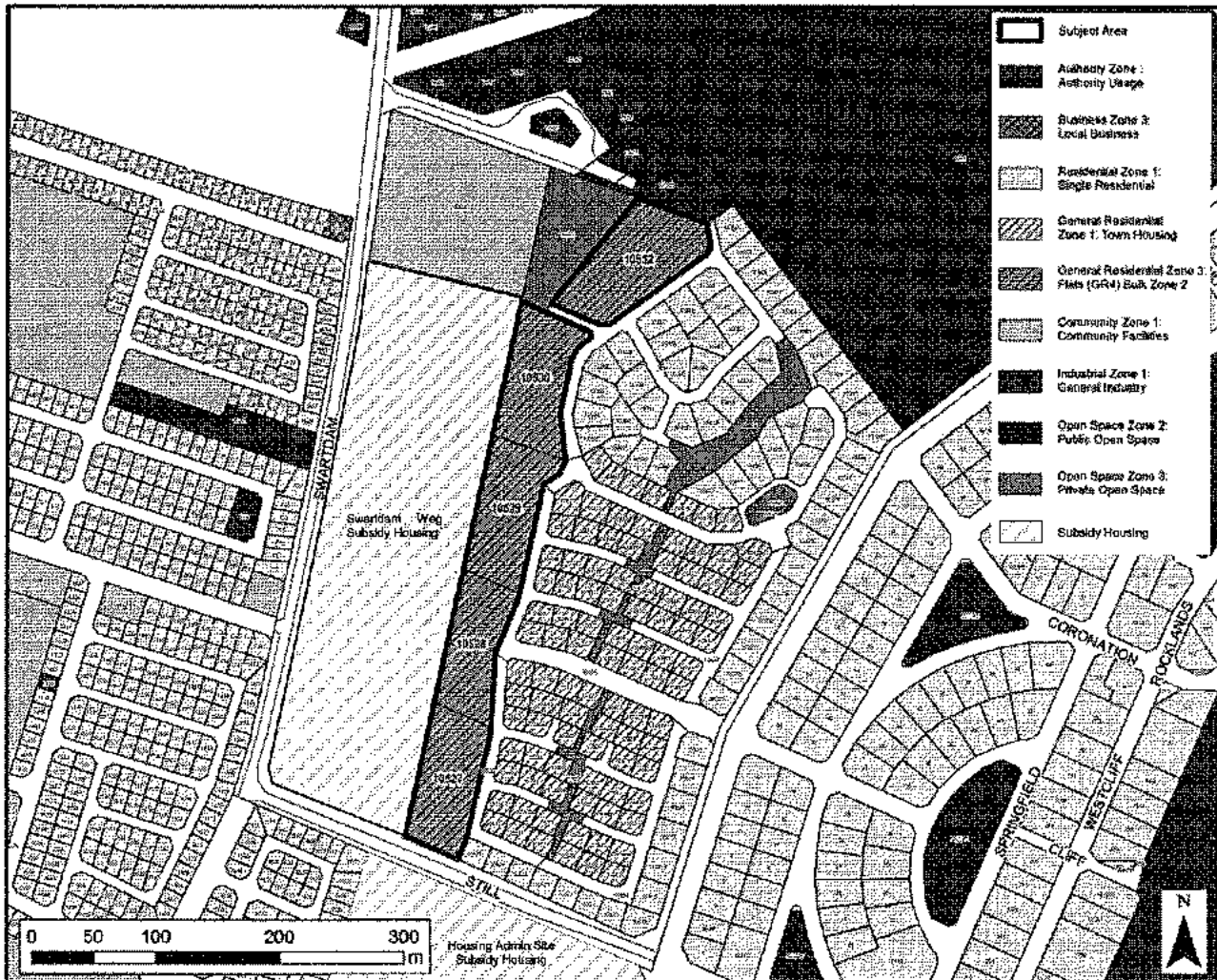


Figure 2.3: Zoning Context

In terms of land use, the surrounding land uses are consistent with the above-mentioned zonings. The abutting properties within the Mariner's Village development are used for residential purposes, while the Swartdam Weg site abutting the western boundary of Mariner's Village is currently under construction for the implementation of an approved subsidy housing project. To the south of the application site, along Still Street, the 'Housing Admin Site' was recently approved for subsidy housing development, including ± 160 residential opportunities.



2.3 SPATIAL POLICY CONTEXT

The proposed development is informed by the following spatial policies, which were reviewed/ assessed to identify the broad spatial principles, policies and objectives relating/applicable to the proposed development.

- Provincial Spatial Development Framework (2014);
- Overstrand Spatial Development Framework (2006);
- Overstrand Growth Management Strategy (2010).

The most appropriate and relevant spatial principles, policies, objectives and strategies were identified in the afore-mentioned spatial and related policy directives in order to determine the compliance and consistency of the proposed development with these policies, as follows:

2.3.1 Provincial Spatial Development Framework (PSDF, 2014)

The PSDF (2014) includes a series of spatial policy directives and strategies. The proposed development at Hermanus is considered consistent with the overarching strategies of the PSDF (2014), namely:

- Promoting sustainable use of resources;
- Facilitating socio-economic opportunities; and
- Developing integrated and sustainable human settlements.

PLANNING IMPLICATIONS

The PSDF (2014) is the latest and current spatial planning policy for the Western Cape. On this basis, consistency with the PSDF (2014) is regarded critical for any development application. The proposed densified retirement village development at Hermanus will in fact contribute positively towards achieving the spatial vision and objectives presented in the PSDF (2014), and are considered consistent with the broad and overarching spatial agenda of the PGWC.

2.3.2 Overstrand Municipal Spatial Development Framework (SDF, 2006)

The Overstrand Municipal Wide Spatial Development Framework (2006) (OSDF) provides overarching spatial development principles which underpin the municipality's approach to the integrated spatial planning and management of land use and economic development for the municipal area as a whole.

Figure 2.4 indicates the application site relative to the urban edge and land use designations of the OSDF (2006), which shows the following:

- The application property is located within the urban edge; and
- The SDF (2006) designated the application area for industrial purposes, but the residential rights on the properties were already established/ approved in 2005. In this regard, the industrial designation is assumed to be an oversight.

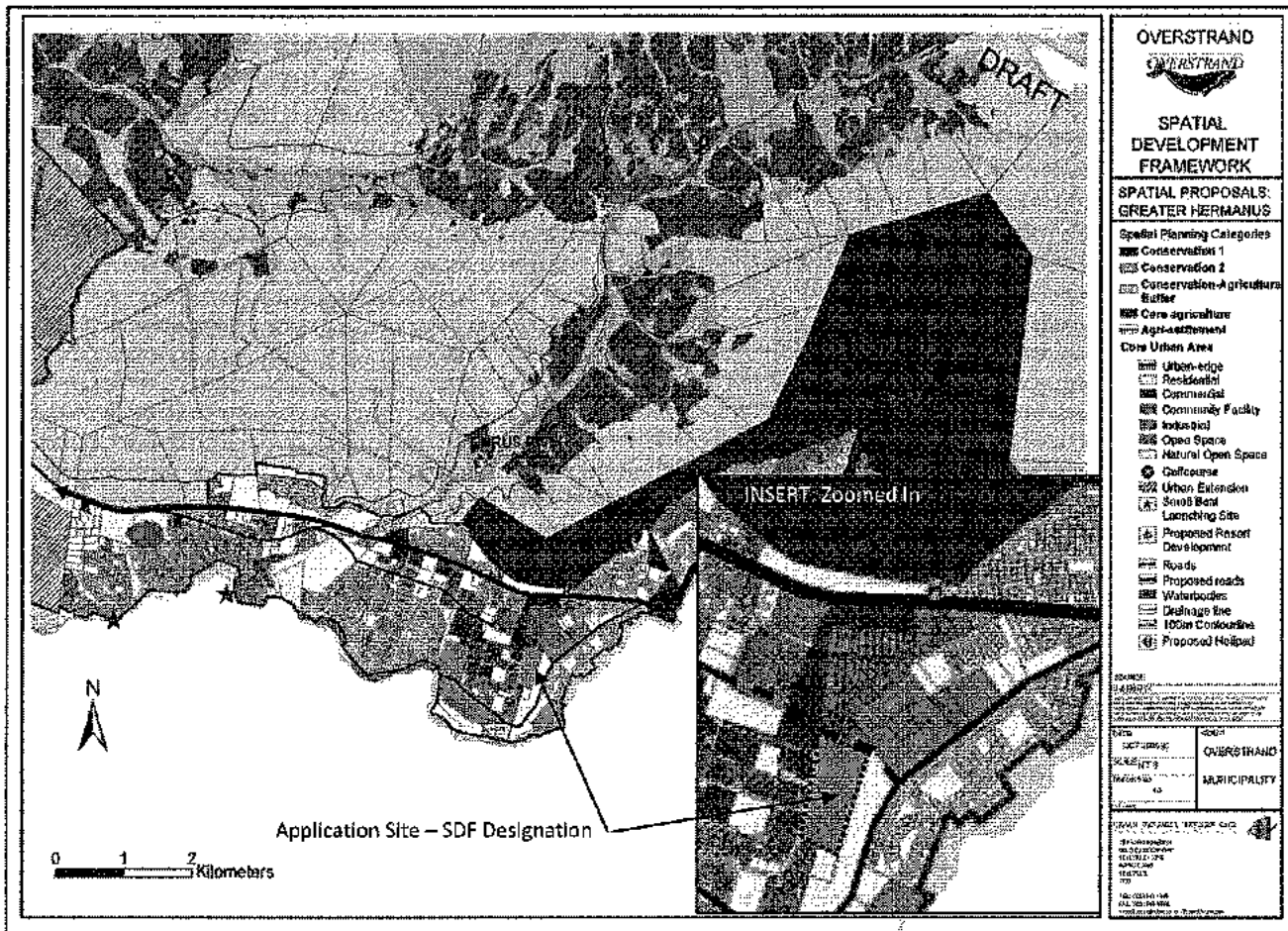


Figure 2.4: Overstrand SDF (2006)

PLANNING IMPLICATIONS

The Overstrand SDF (2006) designated the application sites for industrial purposes (refer Figure 2.4 above), but the residential use rights were already established/ approved on the application sites in 2005 (refer Approval Letter, dated 25 May 2005). Nevertheless, this application includes application for the amendment of the Overstrand SDF (2006) to change the designation from Industrial to residential/urban development.

2.3.3 Overstrand Growth Management Strategy (GMS, 2010)

The GMS (2010) investigated the growth-and densification potential of the urban areas located within the Overstrand Municipality with due regard to the existing provision of social facilities such as schools, religious facilities and recreational facilities. Figure 2.5 shows the application site designated for a density of 'Status Quo', and abutting a high densification zone with more than 30 du/ha, and as an area of economic opportunities.



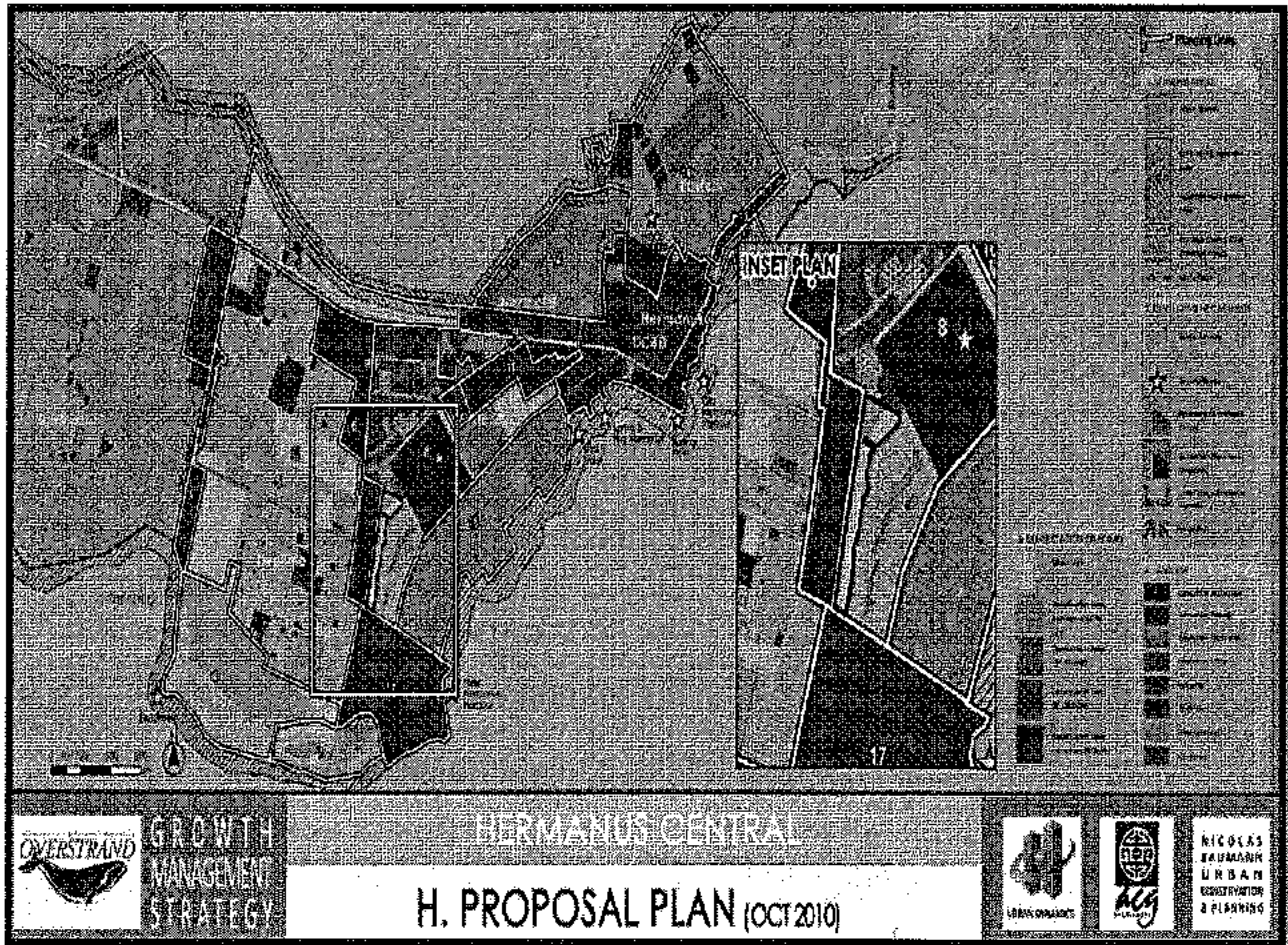


Figure 2.5 Extract from the GMS(2010)

PLANNING IMPLICATIONS

The proposed retirement village will have an overall density of ± 96 units per hectare, which is not fully consistent with the site specific designation of the GMS (2010). On this basis, application is required for the amendment of the Overstrand Growth Management Strategy (2010) in terms of the Municipal Systems Act (Act 32 of 2000), to allow a gross density of 96 units per hectare on the application sites in lieu of the current designation of 'status quo', which calculates to an existing approved density of 63 units per hectare.

2.4 ENVIRONMENTAL CONTEXT

The proposed development site is situated within the Urban Edge on a vacant disturbed site, which is less than 5ha in extent and is fully embedded within an urban built up area. The site is not considered as part of a Critical Biodiversity Area (CBA) and there is no natural vegetation on the site. Furthermore, the residential development rights have already been established/ approved in 2005, and this application is now only for an amendment to the existing rights.

During 2004/2005 an environmental impact assessment was undertaken for the Mariner's Village residential development, and a Record of Decision / Environmental Authorisation was subsequently issued in terms of the National Environmental Management Act (NEMA, 1998) by the Department of Environmental Affairs & Development Planning (DEA&DP), dated 4 April 2005 (refer Annexure J).

The afore-mentioned environmental approval incorporated the following:

The proposed development of 58 erven subdivided into the following categories:

- 45 Single Residential Erven .
- 6 Intermediate (Group Housing) erven to be sold/developed individually.
- 7 General Residential erven to be sold/ developed individually.

PLANNING IMPLICATIONS

The above-mentioned environmental approval issued by the DEA&DP in terms of the NEMA (1998) did not specify the number of units, and did not lay down any conditions that are affected by the proposed development of a retirement village on Erven 10527-10530 & 10532. On this basis, the proposed application and development is considered as consistent with the environmental approval (2005) and, in our considered opinion, the proposed development does not require any amendments to the environmental approval (2005).

2.5 HERITAGE CONTEXT

The proposed development does not require assessment in terms of the Heritage Resources Act (1999), as it will not alter the character of the site, which has been established as a residential development site in 2005. The application also does not entail a rezoning, as the GR3 zoning of the application sites is already in place (refer attached Zoning Certificates – Annexure I).

The proposed development will be presented to the **Overstrand Heritage Committee** for consideration and comments.

2.6 STRATEGIC SITE ANALYSIS

On the basis of the contextual informants, a detailed strategic analysis of the application site has highlighted the following significant opportunities and constraints.

2.6.1 Opportunities (Refer Figure 2.6)

- **Good accessibility** in terms of the surrounding local and regional mobility and access routes;
- **Well-located** within an established transitional mixed use urban development environment, and within close proximity of surrounding community and medical facilities;
- **Consistent with the character** of the surrounding residential and mixed use areas;
- Excellent opportunity to establish a **densified infill** residential development, compatible with its direct environs;
- The site is not a greenfields site, as it is a **disturbed land portion**;
- **Provide central Hermanus with a range** of retirement residential opportunities, including frail care facilities, open space and landscaped areas for recreation and relaxation.



SECTION 3 ENGINEERING SERVICES & TRANSPORT INFRASTRUCTURE

Further to the above-mentioned contextual assessment, this section now considers the capacity of existing engineering and transport services in the study area surrounding the proposed development.

3.1 TRANSPORT & ACCESS

A Transport Impact Assessment (TIA) was undertaken by DECA Consulting Engineers (refer Annexure K) to assess the transport conditions relating to the proposed development and specifically to identify capacity constraints in the existing road network and to identify any upgrades that may be required as a result of this development. The TIA assessed accesses, traffic conditions, road network and public transport, of which the findings are briefly summarised as follows:

- From the traffic analysis it can be concluded that the proposed development will have a low traffic impact;
- The proposed development will make use of the existing Mariner's Village access point, which is sufficient to accommodate the proposed development; and
- No intersection improvements are required to accommodate the additional traffic generated by the development;

3.2 ENGINEERING SERVICES

3.2.1 CIVIL SERVICES

Icon Consulting Engineers was appointed to compile a civil engineering services report (refer Annexure L) for the proposed residential development on the application sites. The objective of the investigation was to determine the availability of services capacity in terms of stormwater, water and sewer, to determine how the proposed development will impact on the existing infrastructure and to identify any infrastructure upgrades that will be required to accommodate the development.

According to the services report, the proposed Mariners Village Retirement Village development at Erf 10527, 10528, 10529 10530 and 10532 in Hermanus can be adequately serviced with external and internal services, subject to the Overstrand Municipality confirming that the sewer and water bulk services are available. The Overstrand Municipality: Engineering Services Department will comment on the application.

3.2.2 ELECTRICAL SUPPLY

PJ Technologies Electrical Engineers was appointed to undertake an electrical services investigation (refer Annexure M). The electrical report concludes that the development can be adequately supplied with electrical supply, as the existing supply to the area is via an existing 11kV cable that was sized for the development, and four mini-sub stations were installed as part of the Mariners Village development. The electrical report states that certain internal upgrades to the mini-substations are required to accommodate the proposed development.

3.3 CONCLUSION

From the above-mentioned review of the transport and engineering services reports, it can be concluded that all engineering services are readily available, with sufficient capacity in the existing civil and electrical infrastructure to accommodate this development, and that access to the development is adequately provided for in the existing layout plan of the Mariner's Village residential estate.



SECTION 4 DEVELOPMENT PROPOSAL – SITE DEVELOPMENT PLANS

The proposed development is for a Retirement Village on 5 existing General Residential erven located within the Mariner's Village residential estate within Hermanus. The proposed development, relative to the overall site and relative to the existing rights of each of the respective erven, is described as follows:

4.1 OVERALL SITE (COMPRISING ERVEN 10527-10530 & 10532 HERMANUS)

The afore-mentioned 5 erven, described in Sections 4.1-4.5 above, will be developed as an integrated retirement village development, which can be summarised as follows:

4.1.1 THE APPLICATION SITE

Property Description	Total Extent	Registered Owner	Zoning
Erven 10527, 10528, 10529, 10530 & 10532 Hermanus	28 581 m ² (2.858 ha)	Sunset Bay Trading 196 Pty LTD	GR3 (4) Subzone 2

Table 4.1: Total Application Site - Property Description

Figure 4.1 shows the application site, comprising of the respective cadastral entities, as listed above.



Figure 4.1: The Application Site



4.1.2 MASTER SITE DEVELOPMENT PLAN

This application includes a series of separate Site Development Plans for each of the respective cadastral erven, listed above. Furthermore, it is proposed that the 5 erven will form part of an integrated retirement village development. On this basis, a master Site Development Plan is included in the application to provide an overview of the development as a whole.

Figure 4.2 represents the Master Site Development Plan for the application site (comprising erven 10527-10530 & 10532 Hermanus).

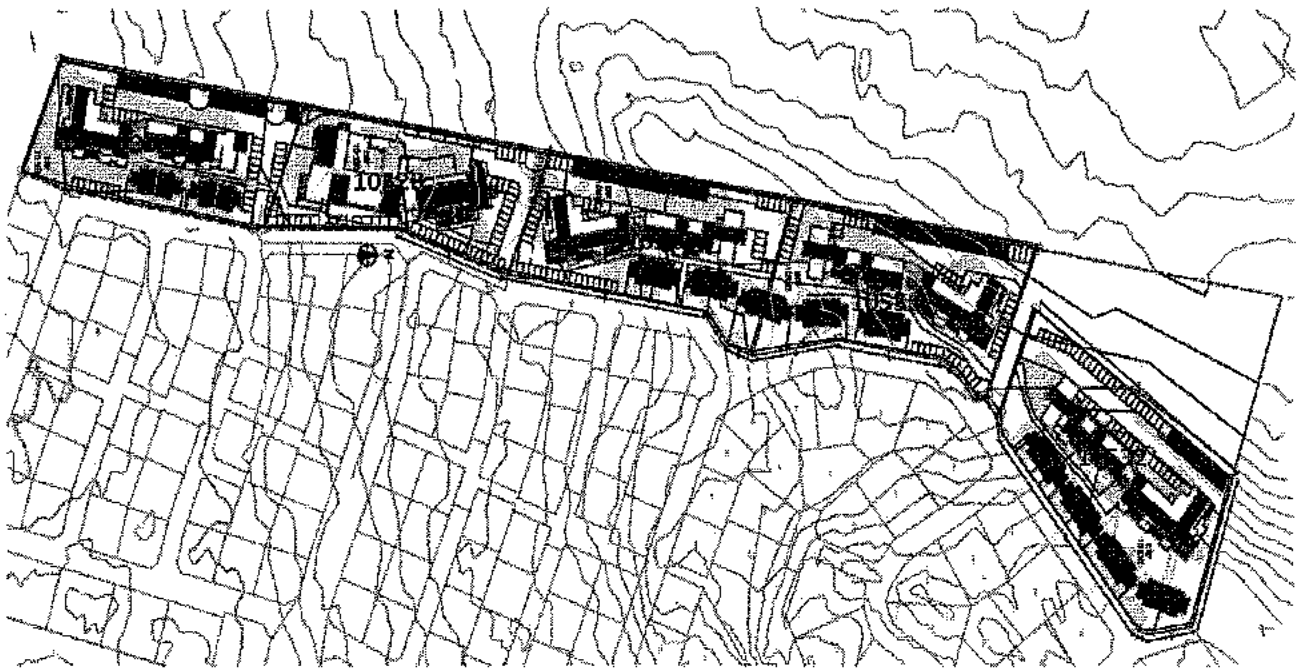


Figure 4.2: Master Site Development Plan (Finlayson Van Der Merwe Architects)

4.1.3 PHASING

It is proposed that the development will be implemented in 3 phases, as indicated in Figure 4.3.

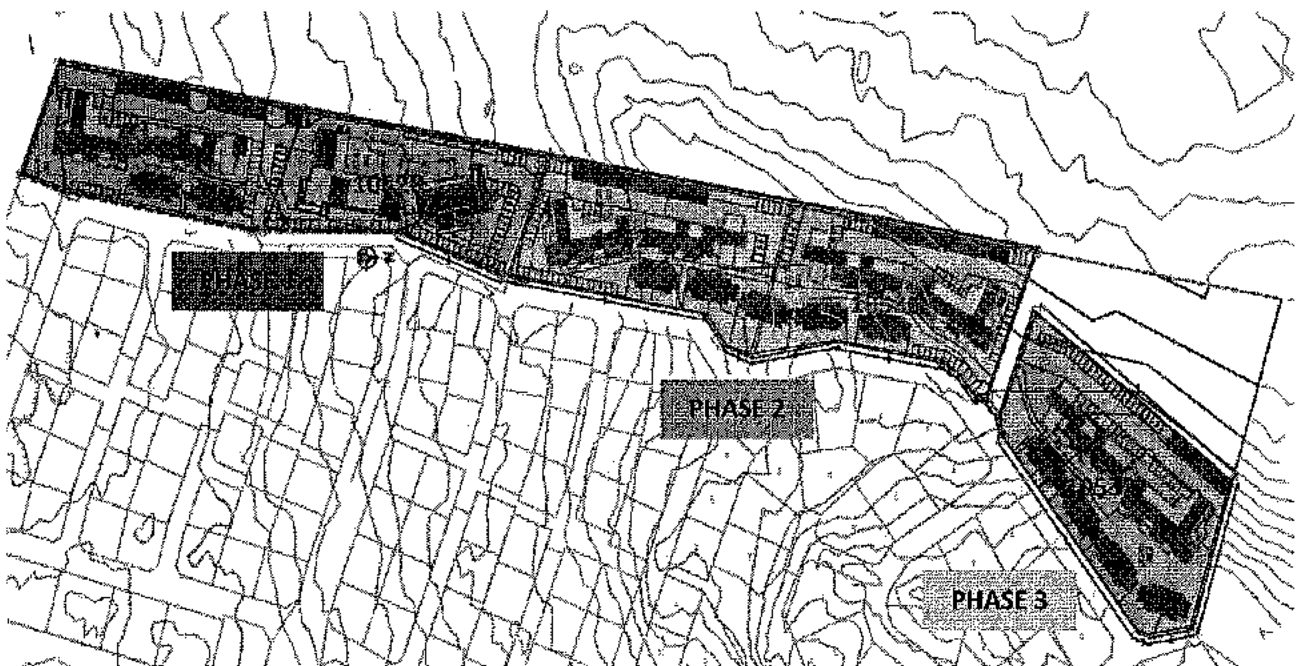


Figure 4.3: Phasing Plan (Finlayson Van Der Merwe Architects)



4.1.4 DEVELOPMENT CONCEPT & EXTENT

As indicated above, it is proposed that the 5 cadastral erven be developed as an integrated retirement village development, incorporating residential apartments and semi-detached town houses, as well as a frail care facility with associated and ancillary services, i.e. frail care bedrooms & beds, as well as a consulting room.

The development concept is illustrated in Figure 4.4.

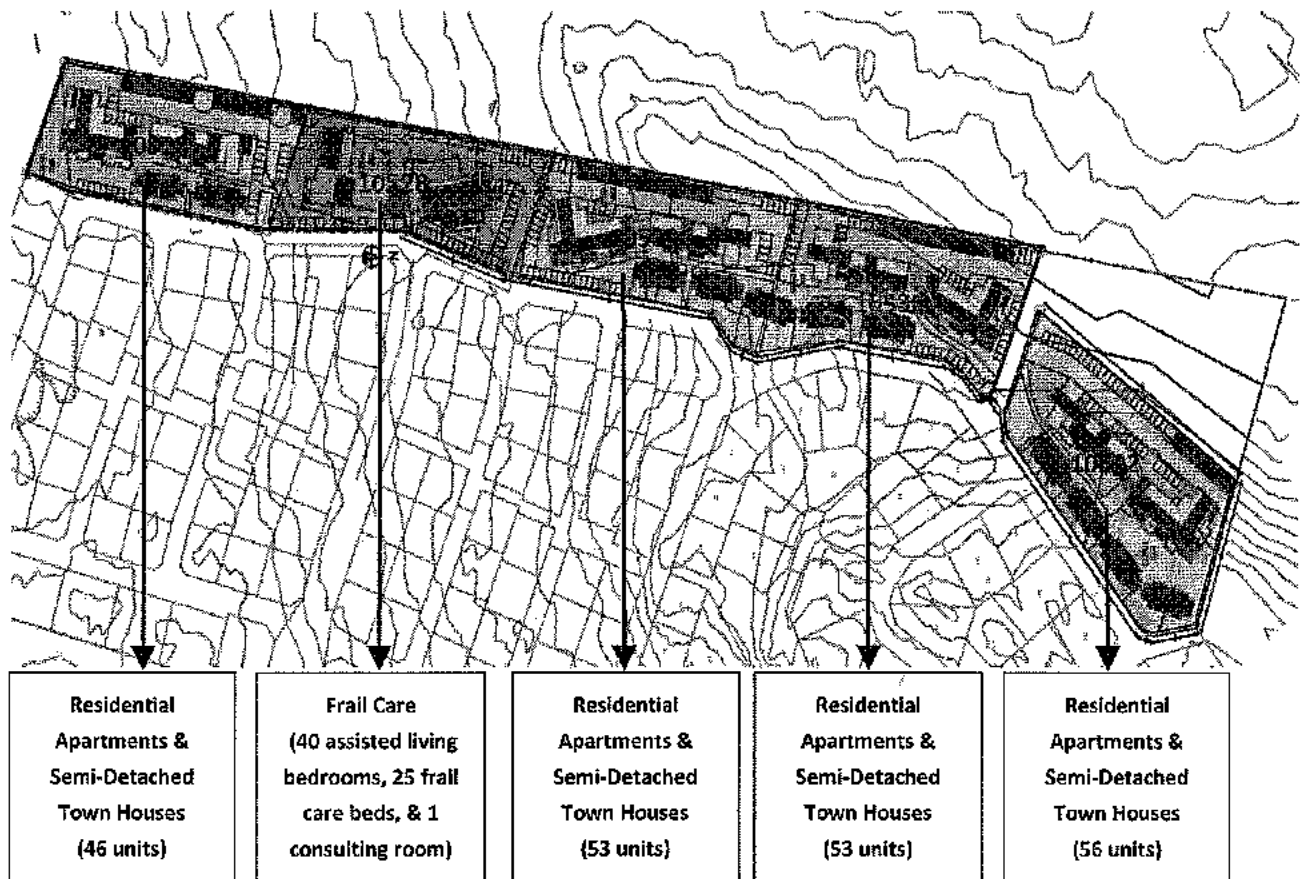


Figure 4.3: Development Concept & Extent

Following the above-mentioned overview of the development concept, the proposed development can be described as an integrated residential retirement village. The development extent and parameter are summarised as follows:

Total Site Extent	28 581 m ² (2.858 ha)
Proposed number of Apartments	186
Proposed Number of Semi-Detached Town Houses	22
Proposed Assisted Living Bedrooms	40
Proposed Frail Care Beds	25
Proposed Consulting room	1
Total Number of Units (Rooms/Beds/Apartments/Town Houses)	273
Overall calculated density (including all unit types for the entire site)	96 u/ha

Table 4.2: Overview of Proposed Development

Sections 4.2-4.6 provide more detail relating to the development proposal and application requirements for each of the 5 respective cadastral entities.

