

## 4.2 ERF 10527 HERMANUS

### 4.2.1 PROPERTY DESCRIPTION & SUMMARY OF EXISTING APPROVED RIGHTS

Property Description	Extent	Title Deed	Registered Owner	Zoning
Erf 10527	5403 m <sup>2</sup>	T73454/2012	Sunset Bay Trading 196 Pty LTD	GR3 (4) Subzone 2

Table 4.1: Erf 10527 Hermanus – Property Description

### 4.2.2 PROPOSED DEVELOPMENT RELATIVE TO EXISTING APPROVED RIGHTS

The proposed development on Erf 10527 Hermanus includes the following:

	EXISTING /APPROVED RIGHTS	PROPOSED DEVELOPMENT	COMPLY / APPLICATION
Zoning	GR3 (4) Subzone 2	✓	✓
Land Uses	Blocks of flats, town houses, residential building	Block of flats (retirement village) & Semi-Detached Town Houses	Consent Use Application
Maximum Height	13m	13m	✓
Units	36 units	46 units (42 Apartment Units & 4 Semi-Detached Town Houses)	Amendment of Conditions *
SDP	None	SDP Approval	SDP Approval Application
Coverage	80%	35 %	✓
Bulk	1.5	0.62	✓
Parking	1.5 bays per 1 bedr. Flat 2 bays per 2/more bedr. Flat 2 bays per town house	1 bay per bedroom (56 provided)	Departure
Street Building Line	4.5m	4.5m	✓
Side Building Line	4.5 m	4.5 m	✓
Rear Building Line	3.0 m	3.0 m	✓

Table 4.2: Proposed Application

\* Note: The total number of approved units of 180 units was allocated to the 5 General Residential erven as a whole and not divided into units per erf. On this basis, the application for increased density and amendment of the GMS (2010) is based on the entire site (comprising all 5 GR3 Zone erven).

### 4.2.3 PROPOSED SITE DEVELOPMENT PLANS (SDP)

The proposed SDP for Erf 10527 Hermanus, including sections, elevations, parking layouts and landscaping plans, are attached for your attention (refer SDP 10527 attached).



### 4.3 ERF 10528 HERMANUS

#### 4.3.1 PROPERTY DESCRIPTION & SUMMARY OF EXISTING APPROVED RIGHTS

Property Description	Extent	Title Deed	Registered Owner	Zoning
Erf 10528	4917 m <sup>2</sup>	T73455/2012	Sunset Bay Trading 196 Pty LTD	GR3 (4) Subzone 2

Table 4.3: Erf 10528 Hermanus – Property Description

#### 4.3.2 PROPOSED DEVELOPMENT RELATIVE TO EXISTING APPROVED RIGHTS

The proposed development on Erf 10528 Hermanus includes the following:

	EXISTING APPROVED RIGHTS	PROPOSED DEVELOPMENT	COMPLY / APPLICATION
Zoning	GR3 (4) Subzone 2	✓	✓
Land Uses	Blocks of flats, town houses, residential building	Block of flats (retirement village)	✓
	Consent Use for Frail Care	Frail Care	
Maximum Height	13m	13m	✓
Units	36 units	40 Assisted Living Bedrooms 25 Frail Care Beds	Amendment of Conditions *
SDP	None	SDP Approval	SDP Approval Application
Coverage	80%	37 %	✓
Bulk	1.5	0.90	✓
Parking	1 bay per bedroom + 0.25 bays per frail care bed + 4 bays per consulting room	40 bays + 6 bays + 4 bays } 50 bays	✓
Street Building Line	4.5m	4.5m	✓
Side Building Line	4.5 m	4.5 m	✓
Rear Building Line	3.0 m	3.0 m	✓

Table 4.4: Proposed Application

\* Note: The total number of approved units of 180 units was allocated to the 5 General Residential erven as a whole and not divided into units per erf. On this basis, the application for increased density and amendment of the GMS (2010) is based on the entire site (comprising all 5 GR3 Zone erven).

#### 4.3.3 PROPOSED SITE DEVELOPMENT PLANS (SDP)

The proposed SDP for Erf 10527 Hermanus, including sections, elevations, parking layouts and landscaping plans, are attached for your attention (refer SDP 10528 attached).



#### 4.4 ERF 10529 HERMANUS

##### 4.4.1 PROPERTY DESCRIPTION & SUMMARY OF EXISTING APPROVED RIGHTS

Property Description	Extent	Title Deed	Registered Owner	Zoning
Erf 10529	5701 m <sup>2</sup>	T73456/2012	Sunset Bay Trading 196 Pty LTD	GR3 (4) Subzone 2

*Table 4.5: Erf 10529 Hermanus – Property Description*

##### 4.4.2 PROPOSED DEVELOPMENT RELATIVE TO EXISTING APPROVED RIGHTS

The proposed development on Erf 10527 Hermanus includes the following:

	EXISTING APPROVED RIGHTS	PROPOSED DEVELOPMENT	COMPLY / APPLICATION
<b>Zoning</b>	GR3 (4) Subzone 2	✓	✓
<b>Land Uses</b>	Blocks of flats, town houses, residential building	Block of flats (retirement village) & Semi-Detached Town Houses	Consent Use Application
<b>Maximum Height</b>	13m	13m	✓
<b>Units</b>	36 units	53 units (48 Apartment Units & 5 Semi-Detached Town Houses)	Amendment of Conditions *
<b>SDP</b>	None	SDP Approval	SDP Approval Application
<b>Coverage</b>	80%	36 %	✓
<b>Bulk</b>	1.5	0.62	✓
<b>Parking</b>	1.5 bays per 1 bedr. Flat 2 bays per 2/more bedr. Flat 2 bays per town house	1 bay per bedroom (64 provided)	Departure
<b>Street Building Line</b>	4.5m	4.5m	✓
<b>Side Building Line</b>	4.5 m	4.5 m	✓
	4.5 m	0.0 m onto Erf 10530	Departure Application
<b>Rear Building Line</b>	3.0 m	3.0 m	✓

*Table 4.6: Proposed Application*

\* **Note:** The total number of approved units of 180 units was allocated to the 5 General Residential erven as a whole and not divided into units per erf. On this basis, the application for increased density and amendment of the GMS (2010) is based on the entire site (comprising all 5 GR3 Zone erven).

##### 4.4.3 PROPOSED SITE DEVELOPMENT PLANS (SDP)

The proposed SDP for Erf 10529 Hermanus, including sections, elevations, parking layouts and landscaping plans, are attached for your attention (refer SDP 10529 attached).



## 4.5 ERF 10530 HERMANUS

### 4.5.1 PROPERTY DESCRIPTION & SUMMARY OF EXISTING APPROVED RIGHTS

Property Description	Extent	Title Deed	Registered Owner	Zoning
Erf 10530	5756 m <sup>2</sup>	T73457/2012	Sunset Bay Trading 196 Pty LTD	GR3 (4) Subzone 2

Table 4.7: Erf 10527 Hermanus – Property Description

### 4.5.2 PROPOSED DEVELOPMENT RELATIVE TO EXISTING APPROVED RIGHTS

The proposed development on Erf 10527 Hermanus includes the following:

	EXISTING APPROVED RIGHTS	PROPOSED DEVELOPMENT	COMPLY / APPLICATION
Zoning	GR3 (4) Subzone 2	✓	✓
Land Uses	Blocks of flats, town houses, residential building	Block of flats (retirement village) & Semi-Detached Town Houses	Consent Use Application
Maximum Height	13m	13m	✓
Units	36 units	53 units (48 Apartment Units & 5 Semi-Detached Town Houses)	Amendment of Conditions *
SDP	None	SDP Approval	SDP Approval Application
Coverage	80%	36 %	✓
Bulk	1.5	0.62	✓
Parking	1.5 bays per 1 bedr. Flat 2 bays per 2/more bedr. Flat 2 bays per town house	1 bay per bedroom (72 provided)	Departure
Street Building Line	4.5m	4.5m	✓
Side Building Line	4.5 m	4.5 m	✓
	4.5 m	0.0 m onto Erf 10529	Departure Application
Rear Building Line	3.0 m	3.0 m	✓

Table 4.8: Proposed Application

\* Note: The total number of approved units of 180 units was allocated to the 5 General Residential erven as a whole and not divided into units per erf. On this basis, the application for increased density and amendment of the GMS (2010) is based on the entire site (comprising all 5 GR3 Zone erven).

### 4.5.3 PROPOSED SITE DEVELOPMENT PLANS (SDP)

The proposed SDP for Erf 10530 Hermanus, including sections, elevations, parking layouts and landscaping plans, are attached for your attention (refer SDP 10530 attached).



## 4.6 ERF 10532 HERMANUS

### 4.6.1 PROPERTY DESCRIPTION & SUMMARY OF EXISTING APPROVED RIGHTS

Property Description	Extent	Title Deed	Registered Owner	Zoning
Erf 10532	6804 m <sup>2</sup>	T73458/2012	Sunset Bay Trading 196 Pty LTD	GR3 (4) Subzone 2

Table 4.9: Erf 10527 Hermanus – Property Description

### 4.6.2 PROPOSED DEVELOPMENT RELATIVE TO EXISTING APPROVED RIGHTS

The proposed development on Erf 10527 Hermanus includes the following:

	EXISTING APPROVED RIGHTS	PROPOSED DEVELOPMENT	COMPLY / APPLICATION
Zoning	GR3 (4) Subzone 2	✓	✓
Land Uses	Blocks of flats, town houses, residential building	Block of flats (retirement village) & Semi-Detached Town Houses	Consent Use Application
Maximum Height	13m	13m	✓
Units	36 units	56 units (48 Apartment Units & 8 Semi-Detached Town Houses)	Amendment of Conditions *
SDP	None	SDP Approval	SDP Approval Application
Coverage	80%	32 %	✓
Bulk	1.5	0.55	✓
Parking	1.5 bays per 1 bedr. Flat 2 bays per 2/more bedr. Flat 2 bays per town house	1 bay per bedroom (70 provided)	Departure
Street Building Line	4.5m	4.5m	✓
Side Building Line	4.5 m	4.5 m	✓
Rear Building Line	3.0 m	3.0 m	✓

Table 4.10: Proposed Application

\* Note: The total number of approved units of 180 units was allocated to the 5 General Residential erven as a whole and not divided into units per erf. On this basis, the application for increased density and amendment of the GMS (2010) is based on the entire site (comprising all 5 GR3 Zone erven).

### 4.6.3 PROPOSED SITE DEVELOPMENT PLANS (SDP)

The proposed SDP for Erf 10532 Hermanus, including sections, elevations, parking layouts and landscaping plans, are attached for your attention (refer SDP 10532 attached).



## 4.7 CONCLUSION

Following the above-mentioned assessment of the proposed site layout plans and development concept, it can be concluded that the proposed integrated residential retirement village development:

- Responds positively to the site context;
- Responds positively to surrounding built form and immediately abutting development (existing and future) in terms of its land use compatibility with existing surrounding uses;
- Provides adequate open spaces and landscaped areas to promote recreation, a sense of place and breathing space;
- Takes cognizance of existing engineering services infrastructure and make provision to connect with these existing infrastructure networks;
- Creates a positive urban environment, which envisions the principle of 'creating better urban spaces for people';
- Responds to the growing need/demand for well-located retirement facilities in existing urban areas.

**Section 5** of this report provides further motivation and assessment of how the proposed development complies with the relevant desirability criteria.



## SECTION 5 MOTIVATION & DESIRABILITY

### 5.1 APPLICATION MOTIVATION

The proposed applications, as hereby applied for, are motivated as follows:

#### 5.1.1 Amendment of the Approval Conditions

##### i. General Approval Condition (Approval Letter, dated 25 May 2005)

The afore-mentioned approval specified that a total of 180 units may be developed on the 5 General Residential Zone 3 (GR4) erven. It is now proposed that the total number of residential units on these 5 erven will be 273, which will be developed as an integrated residential retirement village.

The proposed number of units can be effectively accommodated on the site, while still complying with the maximum permissible height of 13m, and providing adequate parking space (refer TIA), vehicle manoeuvre spaces, refuse removal yards, handicapped parking, as well as positive landscaped open spaces. The master landscaping plan provides an overview of the site utilisation, showing landscaped gardens, water ponds, walkways and recreation spaces amongst the buildings.

Figure 5.1 represents an extract from the master landscaping plan, based on the development of Erf 10527 Hermanus. Similar landscape plans are attached for each erf and for the overall application site.

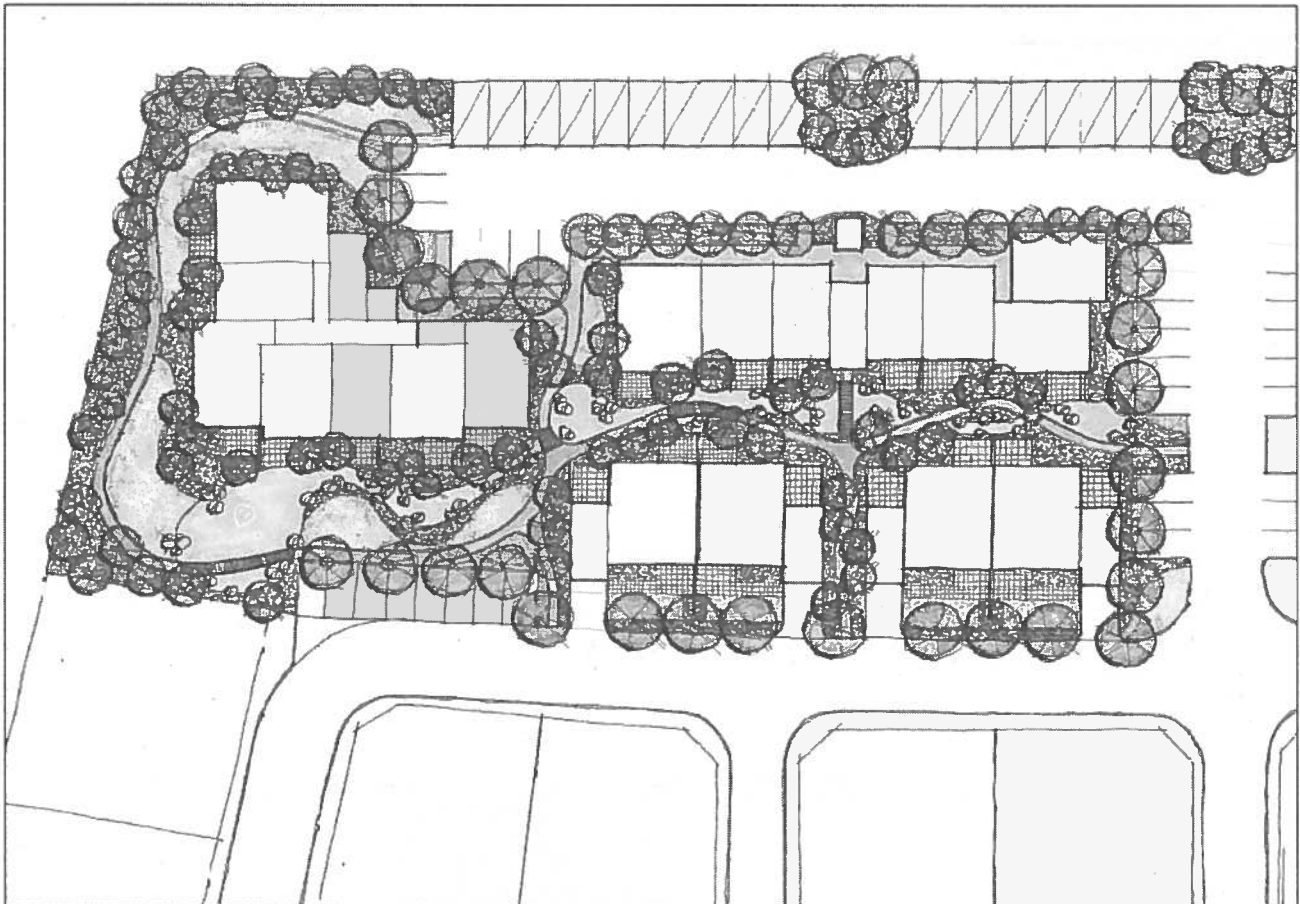


Figure 5.1: Landscape Plan (Johan de Villiers Landscape Architects)



ii. **Approval Condition 4(a) (Approval Letter, dated 25 May 2005)**

The afore-mentioned **Condition 4(a) of 2005** specified that a **maximum height for a storey**, from finished floor level to finished floor, will be no more than 2.6 m. This application **now proposes** that the condition be amended to accommodate a maximum floor-floor height of **3.25 m**.

The proposed 3.25 m storey height is consistent with acceptable built form, building regulations and best practice construction and design principles. Furthermore, the increased storey heights will have no negative impact on any surrounding land owners or on the future residents of the proposed buildings. In fact, the increased storey height will contribute most positively to an improved built form, positive sense of place and scale and a feeling of space even in a potentially small unit/bedroom. The additional storey height is also more functional to accommodate services.

Figure 5.2 is a section of the proposed building on Erf 10527 Hermanus, indicating the proposed storey heights of 3.25m (the sections and elevations for each of the buildings and cadastral erven are attached for review).

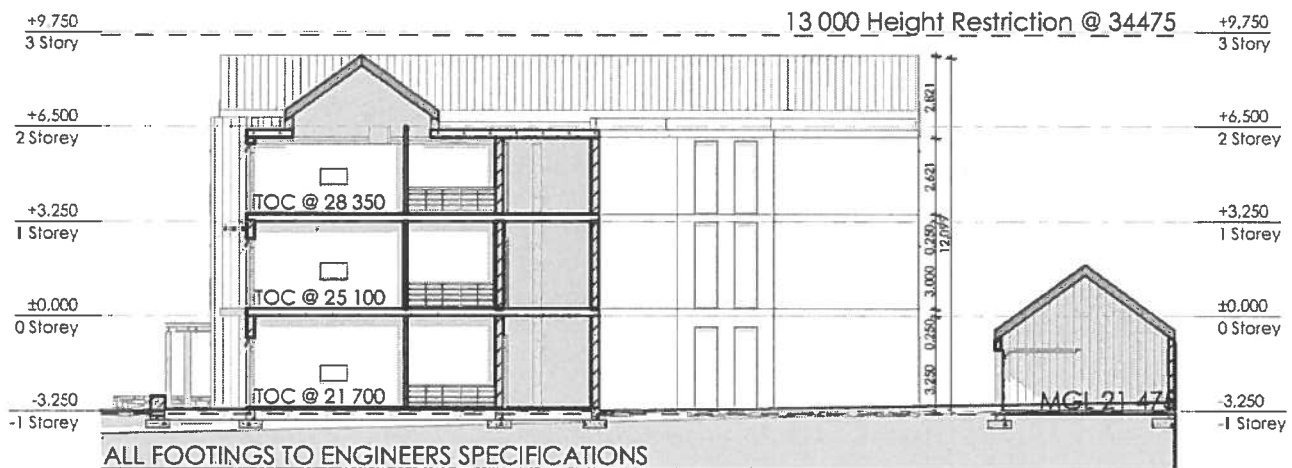


Figure 5.2: Section A-A – Erf 10527 Hermanus (Finlayson Van Der Merwe Architects)

It is important to note that the amendment of condition to allow a storey height of 3.25m will not influence the maximum permissible height, as this application proposed that **all buildings will in fact comply with the maximum height of 13m**. On this basis, the amendment of this condition is, in our considered opinion, immaterial and will have no negative impact on any potential interested and affected parties. Furthermore, to conclude, it can be argued that the proposed increased storey height will in fact contribute to an enhanced positive environment, as it will create a sense of space in potentially smaller retirement units.

iii. **Approval Condition 1(d) (Consent Use Approval Letter, dated 13 December 2013)**

The afore-mentioned Approval Condition 1(d) of 2013 specified that the Frail Care development on Erf 10528 Hermanus be restricted to Plan Numbers 1A, 1B, 1C, 1D and 1E as submitted with the application (2013).

It is now proposed that a new set of Site Development Plans be approved for Erf 10528 Hermanus, as per the attached plans (3114.FC.100, 3114.FC.101, 3114.FC.200, and 3114.FC.300). These amended SDP drawings for Erf 10528 Hermanus is for a frail care facility incorporating 40 assisted living, 25 frail care beds and 1 consulting room. In our opinion, the proposed SDP's provide a positive proposal, which incorporates sufficient parking, landscaped areas and services areas and will have no negative impact in its surrounding context.

On this basis, it is hereby proposed that the amendment of the Approved Site Development Plan for Erf 10528 Hermanus be approved in terms of Section 42 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985).



### 5.1.2 Approval of Site Development Plans

It is hereby proposed that the following site development plans be approved for the respective erven:

- Erf 10527 Hermanus

PLAN DESCRIPTION	Floor Plans	Ground Floor Plan	Site Plan & Sections
PLAN NUMBER	3114.A.B.100	3114.A.B.200	3114.A.B.300
PLAN DATE	16 June 2015	16 June 2015	16 June 2015

*Table 5.1: SDP's for Erf 10527 Hermanus*

- Erf 10529 Hermanus

PLAN DESCRIPTION	Floor Plans	Ground Floor Plan	Site Plan & Sections
PLAN NUMBER	3114.C.D.100	3114.C.D.200	3114.C.D.300
PLAN DATE	8 June 2015	8 June 2015	16 June 2015

*Table 5.2: SDP's for Erf 10529 Hermanus*

- Erf 10530 Hermanus

PLAN DESCRIPTION	Floor Plans	Ground Floor Plan	Site Plan & Sections
PLAN NUMBER	3114.E.F.100	3114.E.F.200	3114.E.F.300
PLAN DATE	16 June 2015	9 June 2015	16 June 2015

*Table 5.3: SDP's for Erf 10530 Hermanus*

- Erf 10532 Hermanus

PLAN DESCRIPTION	Floor Plans	Ground Floor Plan	Site Plan & Sections
PLAN NUMBER	3114.G.H.100	3114.G.H.200	3114.G.H.300
PLAN DATE	10 June 2015	10 June 2015	10 June 2015

*Table 5.4: SDP's for Erf 10532 Hermanus*

**Note:** The SDP approval for Erf 10528 Hermanus is addressed in Section 5.1.1 (iii) above.

The afore-mentioned SDP drawings are attached to this application in A3 format and also in A1 format for easy reference and to-scale assessment. The SDP drawings indicate buildings lines, detailed site dimensions, access points, erf boundaries and all aspects required for SDP approval. A detailed set of landscape drawings, prepared by Johan de Villiers Landscape Architects, are also attached as part of this application.

The proposed site development plans accommodate all the proposed uses as specified in this report, and are based on the concept of an integrated residential retirement village within the context of an existing residential estate, Mariner's Village. The Home Owners Association of Mariner's Village has issued a letter of support for the proposed development, which is a good indication that the proposed development is regarded/ accepted as a positive proposal that will be compatible with the character and context of its surroundings.

Further to the above-mentioned list of plans for each of the 5 cadastral erven, an overall Master Site Development Plan is also attached for approval, as follows:

PLAN DESCRIPTION	Site Plan & Elevation
PLAN NUMBER	3114
PLAN DATE	16 June 2015

*Table 5.5: Master SDP for Erven 10527, 10528, 10529, 10530, 10532 Hermanus*



### 5.1.3 Building Line Departures

The proposed application includes a side building line departure on Erven 10529 and 10530 Hermanus, to accommodate a semi-detached town house that is positioned across the cadastral boundary between these 2 cadastral erven. The shared/ dividing wall will be positioned on the site boundary and thus a 0m building line is required on each side of the boundary.

Figure 5.3 indicates the proposed 0m building line relative to the existing 4.5m building line requirements.

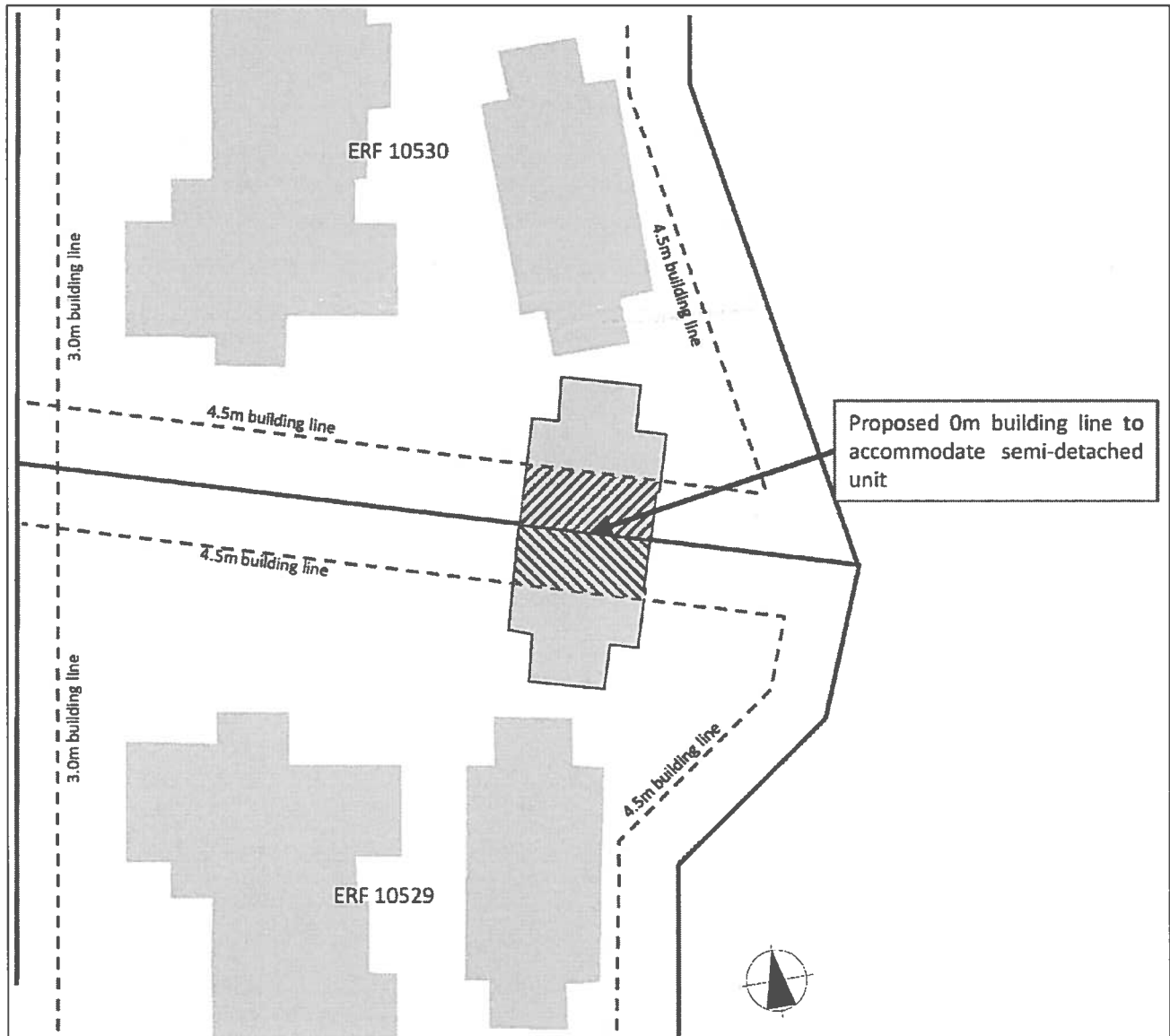


Figure 5.3: Proposed Building Line Departure – 0m in lieu of 4.5m

The above-mentioned proposed building line departure will have no impact on any surrounding properties, as it is located internal to the proposed development. Furthermore, semi-detached dwellings can be motivated as an acceptable built form and development trend that is often/widely used in developments. The proposed integrated development of the application erven will also ensure that the 0m building line does not create maintenance or fire issues/hazards, as there will be continued access around the proposed buildings through landscaped gardens and walkways, as well as clearly marked vehicular access points, to ensure easy access at all times.

The above-mentioned 0m building line requires a 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).

