

SITE DEVELOPMENT PLAN	
PROJECT NO.	1181
SECTION	201
DATE	6
SCALE	1:50
BY	201
CHECKED	201
DATE	201
TOTAL FOR CONSTRUCTION	

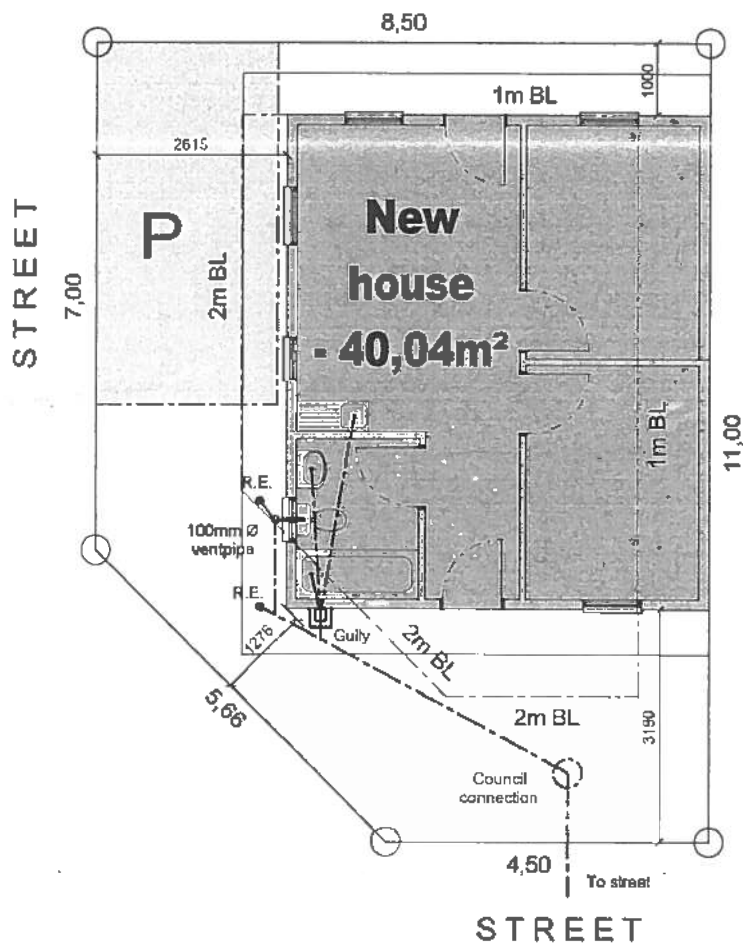


Erf 11166 Hermanus



SITE DEVELOPMENT PLAN  
SCALE 1:50





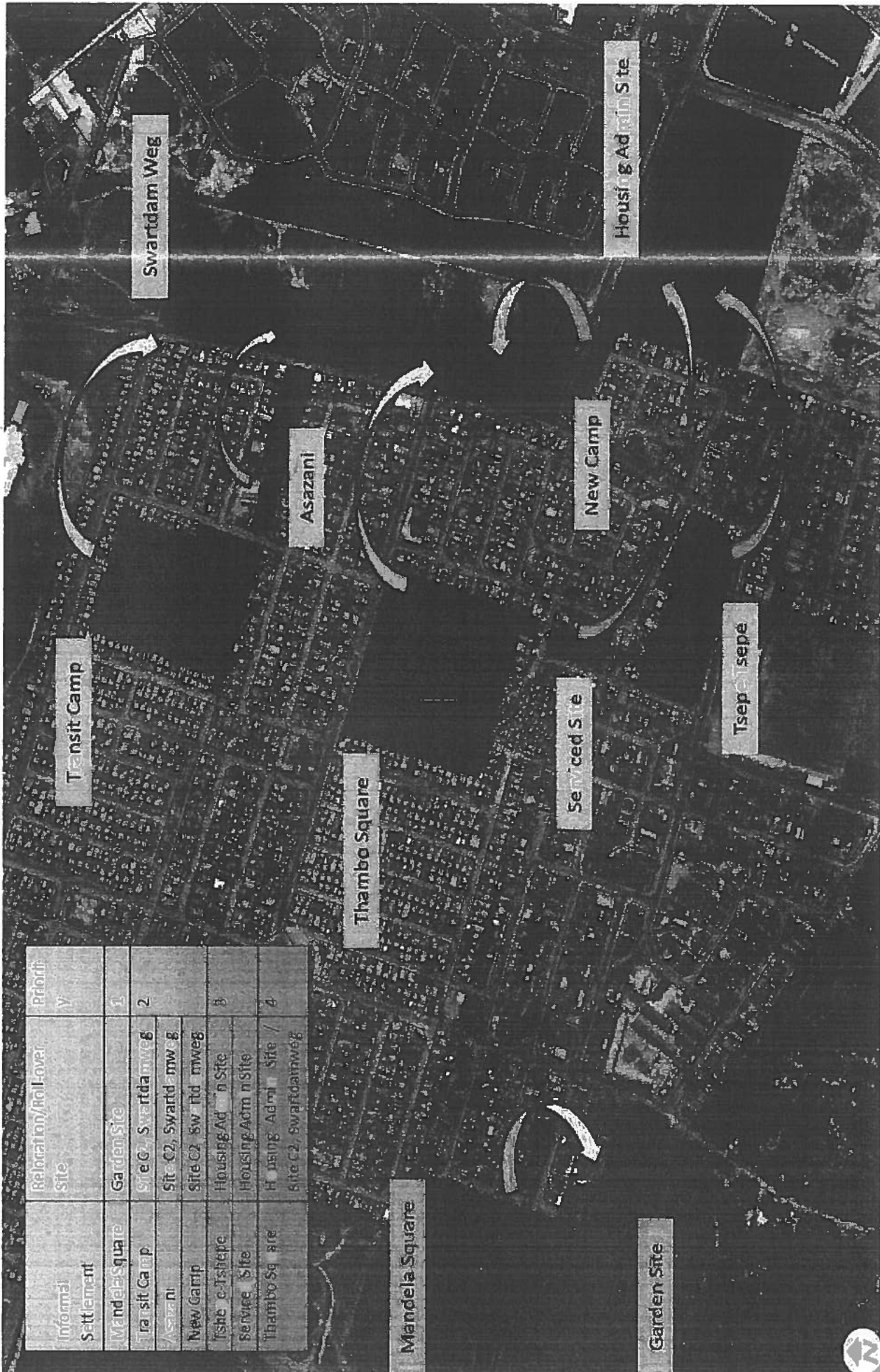
**SITE PLAN**  
SCALE 1:100

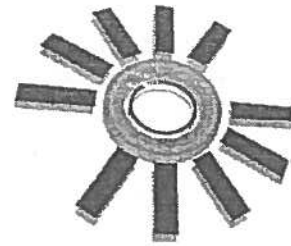


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PROJECT NIEUWLEKAR WITEL		
ADMIN SITE, HERMANUS		
DRAWING NIEUWLEKAR WITEL		
SITE PLAN		
Project No <b>1121</b>	Drawn/Date <b>2018</b>	Author
Scale/Year 1:100	Date/Client Dec 2015	Client/Designer Ryno Lubbe

# ZWELIHLE UISP SITES RELOCATION PLAN





MOTLEKAR OVERSTRAND

Overstrand Municipality  
P.O. Box 20  
HERMANUS  
7200

Attention: Henk Olivier

22 December 2015

Dear Sir

**RE : Proposed Application for Departure to erect a Temporary Relocation Area (TRA) on Unregistered Erf 1938, Zwelihle, Hermanus (Previously erf 315, Zwelihle and Remainder Erf 243, Hermanus) and departure from the street building line on Unregistered Erf 2018, Zwelihle, Hermanus.**

### Background

The Provincial Department of Human Settlements (DoHS) approved the Zwelihle Upgrading of Informal Settlement Project (UISP) during 2012. A copy of the approval is attached as Annexure A. As part of the implementation of this project, which is being completed in phases, the construction of a Temporary Relocation Area (TRA) is required as a result of the high densities of informal dwellers residing in the different informal settlements. Families will therefore have to be relocated elsewhere before construction / installation of civil services can commence on these sites (informal settlements). The subject property, also referred to as the Housing Admin Site (Unregistered Erf 1938, Zwelihle, Hermanus), has been identified for this purpose. A Locality Plan is attached as Annexure B.

The Housing Admin Site has been identified as one of the greenfields sites, also forming part of the Zwelihle UISP approval, on which the construction of 164 low cost housing units will be built. The Land Use Planning approval (LUPO) was obtained during February 2015 and installation of the civil services commenced during July 2015, to be completed by the end of March 2016. The LUPO approval obtained from Council is summarised below:

**Suppliers To All t/a Motlekar Overstrand**

Reg No 2009/023199/07  
Directors: R van Rooyen, PW Prinsloo  
1 Boland Way, Durbanville, 7550 | P.O. Box 4697, Durbanville, 7551  
Tel: 0861 44 44 89 | Fax: 088 021 976 0984 | Web: www.motlekar.co.za

- (a) *that the application in terms of Section 25 of the Land Use Planning Ordinance (LUPO) for the subdivision of Remainder Erf 243, Hermanus into a Portion A (measuring approximately 1,495ha) and a Remainder, be approved;*
- (b) *That the application in terms of Section 2.3 of the Overstrand Zoning Scheme Regulations as approved in terms of Section 9 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the consolidation of Portion A with Erf 315, Zwelihle to create a new erf of approximately 3,44ha in extent, be approved;*
- (c) *That in terms of Sections 16 and 25 of LUPO the rezoning of the newly consolidated erf to Subdivisional Area, and the subdivision thereof to create:*
- *164 Residential Zone I erven*
  - *1 Open Space Zone II erf*
  - *1 Local Business (B3) erf*
  - *1 Authority Zone erf*
  - *1 Community Zone I erf*
  - *Transport Zone 2 (Roads) portion, be approved, subject to certain conditions."*

A copy of the LUPO approval is attached as Annexure C.

The construction of the final dwelling units on the site, will only be done as the final phase of the UISP project and it is foreseen that it will only be completed by middle 2021, therefore application is now made for the temporary departure to utilise the site as a TRA, where the affected families of the informal areas will be relocated temporarily whilst upgrading of these informal areas is being completed. TRA's are normally characterized as a portion of land where families are temporarily located in informal structures whilst upgrading is taking place or other forms of housing is being provided for them. In this instance, more formal structures, which will be utilised over a period of approximately five years to accommodate approximately five different families, as the phasing of the project progresses, will be provided. This type of structure will minimise the impact on the surrounding properties.

### Application Details

- Application is made for a departure in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) to construct a TRA on Unregistered Erf 1938, Zwelihle; and
- Application is also made for a departure from the street building restriction applicable on Unregistered Erf 2018, Zwelihle, Hermanus, from 2m to 1,276m.

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## Motivation

As mentioned in the Background, the Admin Site is the only available open area on which the TRA can be constructed. It is also important to take into account that the approval of the TRA is absolutely crucial for the implementation of the UISP project. Without the required approval, the UISP project cannot be rolled out as the families must be relocated elsewhere in order for the upgrading of the informal settlements to take place.

Upgrading cannot take place whilst the families are still living in these informal areas due to the high densities. The informal settlements will have to be cleared in phases before installation of civil services can commence and once completed, families will be moved back onto serviced sites.

Due to the location of the Admin Site, being its close proximity to high income developments as well as the fact that it's located on one of the main entrance routes to the Hermanus Harbour, much planning has gone into the proposal for the TRA. The proposed structures that will be built on these sites will be partially completed houses. What is meant by this is that from the outside, the units will be completed houses (similar to the ones currently under construction in Mount Pleasant), with the only difference being that the final inside finishes will not be completed. The proposed units will only be single storey although the LUPO approval that was approved indicated that the development will consist of a mix of single- as well as double storey units. The double storey units have been removed in order to minimise the impact on the surrounding properties, ensuring them more privacy. Copies of the proposed building and layout plans are attached as Annexure D. Ablution facilities will be provided outside; the proposal is that one toilet structure with a tap and basin will be provided for every four families, which is higher than the normal standard of one toilet per five families and one tap for every twenty-five families, leading to better sanitary and living conditions for these families. A 1.8m high boundary wall will also be constructed around the TRA prior to any occupation of the buildings, as this was one of the conditions of approval for the LUPO application. A copy of the proposed Site Development Plan, indicating the positions of the ablution facilities and units is attached as Annexure E.

The units will be used to accommodate all the affected families living within the different informal settlements in Zwelihle, whilst the upgrading project is being implemented. It is foreseen that the families will be relocated there for a period of approximately six months, which is the estimated period for the installation of civil services in each informal settlement. The first phase of the relocation will be to move the families living on Mandela Square into the TRA, once the units are ready, after which the upgrading of Mandela Square will commence. The installation of the civil services on the Admin Site will be completed by end of March 2016, after which construction of the TRA units will be commenced with immediately. It is estimated that the units will be completed by end of October after which the first families will be relocated there during November 2016.

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Once the upgrading of Mandela Square has been completed, these families will be moved back to the serviced sites and the next phase, which will be Transit Camp and Asazani, will begin. A copy of the phasing and relocation plan for the Zwelihle UISP project is attached as Annexure F. The units will be used to accommodate at least five different families during the five years in which the project will be implemented. After the completion of the final phase, and as mentioned above, these units will be converted into low cost units which will be allocated to qualifying beneficiaries from the informal settlements.

One of the units which will be constructed on Unregistered Erf 2018, will exceed the 2m street building line, which is applicable in terms of the Overstrand Integrated Zoning Scheme. The departure is required as the erf is slightly smaller than those in the rest of the development and in order to accommodate the unit on there, the building line will be exceeded by approximately 724mm, requiring a relaxation from 2m to 1.276m. It is not foreseen that this will have a negative impact as the property is located on two street corners. A copy of the layout plan and Site Plan of Unregistered Erf 2018 is attached as Annexure G.

### Conclusion

In light of the above Background and Motivation, it is requested that the applications made for a departure in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) to construct a TRA on Unregistered Erf 1938, Zwelihle; and the departure from the street building restriction applicable on Unregistered Erf 2018, Zwelihle, Hermanus, from 2m to 1,276m, be considered favourably.

Yours faithfully



R VAN ROOYEN  
DIRECTOR

Suppliers To All t/a Motlekar Overstrand

Reg No 2009/023199/07  
Directors: R van Rooyen, PW Prinsloo  
1 Boland Way, Durbanville, 7550 | P.O. Box 4897, Durbanville, 7551  
Tel: 0881 44 44 89 | Fax: 088 021 976 0984 | Web: www.motlekar.co.za

SUPPORTED/SUPPORTED AS AMENDED  
 NOT SUPPORTED/REFERRED BACK/  
 WITHDRAWN/DEFERRED/NOTED  
 ITEM NO. 5.2.1  
 MEETING: 5<sup>TH</sup>  
 DEPARTMENTAL PROJECT ASSESSMENT COMMITTEE  
 DATE: 16 APRIL 2012

CONFIRMED/ CONFIRMED AS AMENDED/  
 REFERRED BACK / WITHDRAWN/  
 DEFERRED / NOTED

CHIEF DIRECTOR: HUMAN SETTLEMENT PLANNING  
 MS J SAMSON

DATE: 20/05/12

DPD12/27: THE CHIEF DIRECTOR : HUMAN SETTLEMENT PLANNING CONFIRMS THE APPROVAL OF 18 APRIL 2012 MADE BY THE HEAD OF DEPARTMENT: HUMAN SETTLEMENTS FOR OVERSTRAND MUNICIPALITY: HERMANUS: ZWELIHLI HOUSING PROJECT: APPLICATION IN TERMS OF THE UPGRADING OF INFORMAL SETTLEMENT PROGRAMME (UISP) FOR STAGES 1, 2 & 3 FOR THE PROVISIONING OF CIVIL ENGINEERING SERVICES TO 836 SITES, PROJECT NO. 3005.1, REF. NO. 16/11/2047/3005.1

Resolved that approval be granted for:

- (a) The project application for the Overstrand Municipality: Zwelihle Housing Project, UISP Stages 1, 2 & 3, for the provisioning of engineering services to 836 sites, to an amount of R 29 196 464.00 (based on the 2011/2012 subsidy quantum);
- Approval in terms of paragraph 4.1 of the UISP policy (Incremental interventions, Part 3 of the National Housing Code, 2009) for Phase 1: Project Application;
  - Paragraph 4.2 for Phase 2: Project Initiation and
  - Paragraph 4.3 for Phase 3: Project Implementation
- (b) The amount available to this project of R 29 196 464.00 as indicated below:

STAGES 1 & 2	Site	Per-site @	Total Amount @
Geo-technical investigation	836	97.08	81 158.88
Pre-planning	836	832.98	696 371.28
Interim engineering services	836	3 132.87	2 619 079.32
<b>Total for Stages 1 &amp; 2</b>		<b>4 062.93</b>	<b>3 396 609.48</b>
<b>STAGE 3</b>			
Detailed town planning	836	436.84	365 198.24
Land surveying and pegging	836	323.59	270 521.24
Contour survey	836	64.72	54 105.92
Land survey examination fee	836	100.31	83 859.16
Civil engineering fee	836	970.76	811 555.36
Site supervision fees	836	245.90	205 572.40
Permanent engineering services provision	836	20 013.77	16 731 511.72
<b>Total for Stage 3</b>		<b>22 155.89</b>	<b>18 522 324.04</b>
<b>Extras</b>			
Geotechnical variation (15% of R 26 218.32)	836	3 932.82	3 287 837.52
Relocation grant	836	1 243.94	1 039 833.84
<b>Subtotal for Stages 1, 2 &amp; 3 incl. extras</b>		<b>31 395.58</b>	<b>26 246 704.88</b>

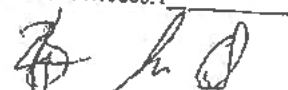
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Survey, registration, participation facilitation, information flow, education, dispute resolution and housing support (3% on R 31 395.58)	941.87	787 403.32
Subtotal		
Project management (8% on R32 337.45)	32 337.45	27 034 108.20
Total funding required for Stages 1, 2 & 3	2 587.00	2 162 732.00
TOTAL AMOUNT ROUNDED OFF	34 924.45	29 196 840.00
	34 924.00	29 196 464.00

## WITH FURTHER CONDITIONS:

- (c) The Developer to provide details regarding the EPWP compliance in respect of the installation of services and the project to comply with EPWP reporting and implementation requirements as determined by the policy, which will be included in the contract agreement;
- (d) The Developer to provide a construction programme and a payment milestones schedule to be agreed upon before the contract agreement is signed;
- (e) Claims by the Municipality will only be paid on achievement of the payment milestones. The Municipality must fund all claims exceeding the approved funding amounts and therefore payments to this project will only be made to the maximum amount available within the DORA allocation;
- (f) The Developer to formulate a strategy for the management of the settlement, which includes community support, to prevent re-invasions and informal settlement growth within 3 months of signing of the contract agreement and to be submitted to the Department of Human Settlement (Acting Director: Human Settlement Project Administration);
- (g) The Developer to comply with all relevant Environmental and Town Planning Legislation and to ensure that all relevant environmental authorizations are obtained prior to construction;
- (h) The Developer to ensure that the project is enrolled with the NHBC in terms of paragraph 2.2 of the UISP policy (Incremental Interventions, Part 3 of the National Housing Code, 2009); and to submit the required documentation to the Department in this regard;
- (i) The Developer to ensure that the pre-emptive right referred to in Section 10A (1) of the Housing Amendment Act, 2001 (Act 4 of 2001) is written into the Sale Agreement and Title Deed of every Purchaser i.e.
- "... It is hereby recorded that the Purchaser, on the strength of his/her personal information as provided by him/her, will be granted a housing subsidy, as defined in the National Housing Code, for this property. As result, this sale shall be subject to the statutory condition, imposed by Section 10(A) of the Housing Act, No. 107 of 1997 in favour of the Western Cape Provincial Government, which condition inter - alia prescribes that the Owner shall not sell or otherwise alienate the property within a period of eight years from the date of sale, unless it has first been offered to the housing department of the Western Cape Provincial Government at no cost to the said Provincial Government.";
- (j) The Developer to implement and manage the project within the DORA allocation;
- (k) The Developer to take responsibility for the management, operation and maintenance of the settlement area developed; and
- (l) The Developer to provide basic municipal engineering services such as water, sanitation, refuse removal and municipal services to the area.

THE CHIEF DIRECTOR : HUMAN SETTLEMENT PLANNING CONFIRMS THE APPROVAL OF 18 APRIL 2012 MADE BY THE HEAD OF DEPARTMENT: HUMAN SETTLEMENTS FOR OVERSTRAND MUNICIPALITY: HERMANUS: ZWELIHLE HOUSING PROJECT: APPLICATION IN TERMS OF THE UPGRADING OF INFORMAL SETTLEMENT PROGRAMME (UISP) FOR STAGES 1, 2 & 3 FOR THE PROVISIONING OF CIVIL ENGINEERING SERVICES TO 836 SITES, PROJECT NO. 3005.1. REF. NO. 16/1/2047/3005.1



NOTE: THE DEVELOPER TO NOTE THE RECOMMENDATION MADE BY THE PROJECT ASSESSMENT COMMITTEE:

[A] The transfer of the property must be effected prior to the commencement of the construction of the top structures.

NOTE: THE CHIEF DIRECTOR : HUMAN SETTLEMENT PLANNING SUPPORTS THE RECOMMENDATION MADE BY THE CHIEF FINANCIAL OFFICER [CFO]

[A] The Developer to note that only R1,2 million has been budgeted in the 2012/2013 Financial Year for this project and that claims for payment will be processed within the DORA allocation.

THE CHIEF DIRECTOR : HUMAN SETTLEMENT PLANNING CONFIRMS THE APPROVAL OF 18 APRIL 2012 MADE BY THE HEAD OF DEPARTMENT: HUMAN SETTLEMENTS FOR OVERSTRAND MUNICIPALITY: HERMANUS: ZWELIHLE HOUSING PROJECT: APPLICATION IN TERMS OF THE UPGRADING OF INFORMAL SETTLEMENT PROGRAMME (UISP) FOR STAGES 1, 2 & 3 FOR THE PROVISIONING OF CIVIL ENGINEERING SERVICES TO 836 SITES, PROJECT NO. 3005.1. REF. NO. 16/1/1/2047/3005.1



Navrae:  
Enquiries: H Olivier (Town Planner)

Laerwysing:  
File Reference: 315 HZW & REM 243 HER (2675)

Datum:  
Date: 11 March 2015

**TOWN PLANNING / STADSBEPLANNING  
HERMANUS**

Messrs Urban Dynamics Western Cape  
P O Box 2445  
**BELLVILLE**  
7535

**REGISTERED MAIL**

Dear Sirs

**ERF 315, ZWELIHLE AND REMAINDER ERF 243, HERMANUS : OVERSTRAND MUNICIPAL AREA : PROPOSED SUBDIVISION, CONSOLIDATION, REZONING TO SUBDIVISIONAL AREA AND DEPARTURE : MESSRS URBAN DYNAMICS FOR THE DEVELOPMENT OF A HOUSING APPLICATION ON BEHALF OF OVERSTRAND MUNICIPALITY**

With reference to your application regarding the above dated 25 August 2014 it is hereby confirmed that the matter was considered by the Mayoral Committee during a meeting held on 26 February 2015, and that it was resolved as follows:

**RESOLVED:**

1. that the application in terms of Section 25 of the Land Use Planning Ordinance (LUPO) for the subdivision of Remainder Erf 243, Hermanus into a Portion A (measuring approximately 1,495 ha) and a Remainder, be approved;
2. that the application in terms of Section 2.3 of the Overstrand Zoning Scheme Regulations as approved in terms of Section 9 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), for the consolidation of Portion A (as mentioned in Point 1 above) with Erf 315, Zwelihle to create a new erf of approximately 3,44 ha in extent, be approved;
3. that in terms of Section 16 and 25 of LUPO the rezoning of the newly consolidated erf in Point 2 above, to Subdivisional Area, and the subdivision thereof to create –

164 Residential Zone I erven  
1 Open Space Zone II erf  
1 Local Business (B3) erf  
1 Authority Zone erf  
1 Community Zone I erf  
Transport Zone 2 (Roads) portion

be approved, subject to the following conditions:

- (a) that all conditions imposed by the Heritage Western Cape in their letter dated 13 August 2014 be complied with;

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HERMANUS  
7200

- (b) *that all the conditions imposed by Eskom in their letter dated 27 October 2014 be complied with;*
  - (c) *that all the conditions imposed by Telkom in their letter dated 22 October 2014, be complied with;*
  - (d) *that all the conditions in the Municipal Services Report be complied with;*
  - (e) *that a 2m building line be applied next to Erf 11166, Hermanus (Abagold Sulamanzi Farm);*
  - (f) *that all the conditions of the Fire Department be complied with;*
  - (g) *that this approval does not absolve the applicant from compliance with any other relevant legislation;*
  - (h) *that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;*
  - (i) *that a Layout Plan be submitted showing the building lines, placement of the units and unit type (single or double storey) of the new residential units, prior to the building plan submission phase;*
  - (j) *that, due to Still and Church Streets becoming collector roads, a boundary wall of at least 1,8 m in height be constructed around the housing development to the satisfaction of the Director: Infrastructure and Planning; and*
  - (k) *that walls be constructed on internal erf boundaries to the satisfaction of the Director: Infrastructure and Planning.*
4. *that, in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for the relaxation of the 1m lateral building line to 0m on new residential erven as mentioned in Point 3 above, to accommodate semi-detached dwellings on such residential erven, be approved, and*
  5. *that the applicant/objectors be notified of their right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision."*

Your attention is drawn to your right of appeal to the Overstrand Municipality in terms of Section 62 of the Act on Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) within 21 days of date of registration of this letter. It needs to be noted, however, that the Council has resolved that all appeals in terms of Section 62 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) must be accompanied with a deposit of R2322.00, which deposit is refundable in total should the appeal be upheld.

Yours faithfully

  
 P. S. MÜLLER  
 DIRECTOR: INFRASTRUCTURE & PLANNING

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 Fax: 028 313 2093  
 E-mail : [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)

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