

PLAN ACTIVE TOWN & REGIONAL PLANNERS

Greater Hermanus Sub-Regional Spatial Development Framework indicates the property as a natural open space being part of a green corridor. Therefore it is necessary to amend the Greater Hermanus Sub-Regional Spatial Development Framework in order to rezone the property for business purposes.

4. PROPOSED REZONING

The proposed rezoning is as follow:

- **Rezoning** from Undetermined Zone to Business Zone I in terms of section 17 of the Land Use Planning Ordinance, Ordinance 15 of 1985.
- The application also includes a **consent use** application in order to make provision for the following land uses within the shopping centre:
 - Place of entertainment;
 - Bottle-store / liquor store;
 - Supermarket.

Furthermore application is made in terms of Section 4(7) of the Land Use Planning Ordinance (Ordinance 15 of 1985) for the amendment of the **Greater Hermanus Sub-Regional Spatial Development Framework**, which indicates the subject property as primary open space.

Application is also made in terms of Section 34 of the Local Government: Municipal Systems Act 32 of 2000 to amend the **Overstrand Municipal Spatial Development Framework** in order to change the reservation of Portion 1/572 from Natural Open Space to Commercial.

5. PROPOSED RETAIL SHOPPING CENTRE

The purpose of this application is to apply for the rezoning of Portion 1 of the farm Hoek van de Berg No. 572 from Undetermined Zone to Business Zone I in order to establish a retail shopping centre and a consent use in order to accommodate related activities.

The proposed shopping centre will be based on the very successful concept of the Somerset Mall situated in Somerset West.

The proposed retail centre will provide a total floor area of $\pm 47\ 000\ m^2$, which will be developed in phases, as the demand and popularity of the facility increases. The development will function as a regional retail centre providing a retail facility to service the whole of the Overberg Region as indicated on the Target Area Plan.

The locality of the proposed centre is very significant due to the following reasons:

- Centrally located in Overstrand Region;
- Close proximity to the previously disadvantaged community of Hawston;
- Upliftment of the Hawston community by means of job creation and economical injection;
- The preservation of the character of the Hermanus Central Business District;
- Unique picturesque setting and mountain backdrop.

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The positioning of a retail centre is unlikely to be located within the CBD of a town and the greatest challenge is to create a viable economical hub. The proposed shopping mall has the potential to achieve the latter.

6. SITE DEVELOPMENT PLAN (SDP)

Find attached Annexure A, which includes the following detailed plans compiled by Stauch Vorster Architects:

- Ground Floor Plan
- Retail Plan;
- Roof Plan;
- Photo Montage.

The site development plan makes provision for a retail centre with $\pm 39\ 000\ m^2$ of Gross Leasable Area (GLA). The design of the building is strategically placed in order to accommodate various existing milk wood trees on the property. Due to the slope of the property the proposed building will not encroach on the scenic views over the Atlantic Ocean when driving on the R43 (Refer to Photo Montage in Annexure A).

The site development plan also makes provision for loading facilities, parking areas, service roads, landscaped gardens, noise buffers and pedestrian ways on the site. (See Section 10 below for parking calculations.)

The proposed building will have the following characteristics:

- Based on Somerset Mall Concept
- Building height : Single storey
- Point of highest elevation : 8.00 m
- Estimated coverage : $\pm 36\ %$

Furthermore the SDP makes provision for a fast food outlet with drive through facilities in the south-eastern corner of the site.

7. PROTECTING & ENHANCING THE HERMANUS CBD

When considering the growing demand for a shopping centre in the Overstrand Region it is of extreme importance to recognize the sustainable future existence of the Central Business District of Hermanus. This business hub will be very vulnerable to the development of any shopping centre that will detract from the economical existence of the established retailers in the CBD.

In order to ensure the viability of the CBD of Hermanus a Shopping Centre close to town might be considered as a threat to the vibrant character of the Hermanus CBD. The CBD of Hermanus should be protected and revitalized in order to ensure co-existence with any future retail centres. The proposed regional shopping centre situated at Hawston will be ideally located in order to prevent the deterioration of the

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CBD of Hermanus. It is also envisaged to develop the new centre in Hawston in different phases in order to maintain the economical sustainability of the Hermanus CBD.

8. UPLIFTMENT & EMPOWERMENT OF THE HAWSTON COMMUNITY

The proposed shopping mall development will contribute to the upliftment of the Hawston community economically as well as socially. Several long-term job opportunities will be created right on the doorstep (where it is mostly needed) and the research by the company *Urban Studies* indicates that 1 job opportunity would be created per 38m² of retail area. The community of Hawston will thus greatly benefit from the economical injection into the area. The initial construction phases will also create temporary job opportunities for a period of three to five years. See Table 1 below indicating the socio-economical implications of the proposed retail development.

The proposed mall will be very easily accessible to the community of Hawston and will contribute towards a better quality of life. Hawston will have the opportunity to become a landmark in the Overstrand region and this development will probably trigger other future development projects in the vicinity.

The proposed shopping mall development will have extensive benefits to the Hawston community as well as the Overstrand region. Some of these benefits can be summarized as follow:

- Temporary job opportunities during 3-5 year construction phase;
- Permanent job opportunities in shopping mall;
- Enhanced exposure and publicity to tourists, press and holiday visitors;
- Economical injection and revenue contribution;
- Optimal access to retail facilities, entertainment and economical opportunities;
- Foreign spending and thus economical growth;
- Enhanced infrastructure and therefore a higher standard of living.

Table 1: Socio-economical implications

CAPITAL DEVELOPMENT	
Expected capital value of activity on completion	R 550 million
Expected yearly income or contribution to the economy that will be generated by or as a result of the activity	R 600 million/year during operation R 27 million/month during construction
Will the activity contribute to service infrastructure?	Yes
TEMPORARY EMPLOYMENT OPPORTUNITIES	

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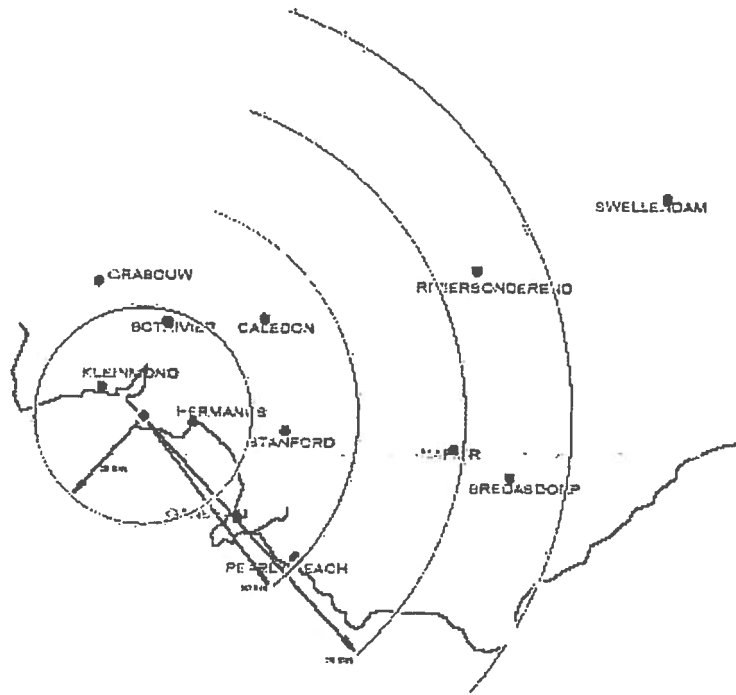
New employment opportunities during construction phases	900 - 1200
Expected value of the employment opportunities during construction phases	R 160 million
Percentage that will accrue to previously disadvantaged individuals	± 70 %
How will this be ensured and monitored?	Procurement requirements through principle building agreement
PERMANENT EMPLOYMENT OPPORTUNITIES	
Permanent employment opportunities during operational phase	± 350
Expected current value of the employment opportunities during first 10 years	R 360 million
Percentage that will accrue to previously disadvantaged individuals	± 80 %
How will this be ensured and monitored?	Implementation of employment requirements according to government's standards involving affirmative action.

9. SCOPE OF PROPOSAL

The niche of the proposed mall will be to operate as a regional retail centre attracting people from the Greater Hermanus area as well as the larger Overberg region. The shopping centre will be ideally located to attract people from towns as far as Bredasdorp, Riviersonderend, Caledon, Greyton, Gansbaai and Kleinmond. This will contribute in generating revenue within the local municipality and prevent the flow of capital out of the local economy to the Cape Town Metropolitan area.

The following illustration indicates the target area of the proposed retail centre. The 100 km sphere is a very realistic target area and similar to the distance from Hermanus to the closest retail centre in the Helderberg. However, the initiating figures and calculations were done on a more conservative 50km radius target area.

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**Illustration: Target Area****10. PROVISION OF PARKING**

The architects in consultation with qualified traffic engineers compiled the site development plan in order to ensure optimal accessibility, sufficient maneuvering space and easy internal traffic flow. The parking areas are sculptured within landscaped areas and special feature points are situated amongst the parking bays. The parking areas also make provision for strategically placed parking bays for people with special requirements, such as the elderly, disabled people as well as people with small children. Furthermore the parking layout also makes provision for taxi stands.

Table 2 : Parking requirements:

PARKING REQUIREMENTS	
The minimum parking provision	6 bays/100 m ² for anchor tenants
	4 bays/100 m ² for line shops
Total parking requirement	1 860 parking bays
PARKING PROVISION	
Total parking provision as per SDP	2 032 parking bays
Additional parking bays	172 additional parking bays
Parking ratio (parking bays / m ² GLA)	5.2 bays/100 m ²

The parking allocation will be sufficient to ensure a successful shopping centre in this location.

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11. PROVISION OF SERVICES**Find attached:**

- Annexure B : Services Report by EFG Engineers
- Annexure C : CES Report

The provision of the required services will be addressed as follow:

11.1. WATER DISTRIBUTION SYSTEM (CES report)**Distribution zone**

Accommodation of the development in the present system will require no upgrading of the existing system to comply with the pressure and flow criteria as set out in the master plan.

The existing bulk supply and 3.45 M ℓ Hawston Reservoir has sufficient capacity to accommodate the proposed shopping centre. It is proposed that the development connect to the existing 150 mm \emptyset pipe in Vlei Road, therefore a 550m x 110 mm \emptyset (Item W1.1) connection is proposed in Vlei Road to the proposed shopping centre. The TWL of the Hawston Reservoir is at 66 m.asl, therefore the available maximum static pressure available at the shopping centre would be 26m.

Water demand

Total size of shopping centre = 3.8 ha GLA

Water Demand for commercial properties = 20 kl/h/d

Total Water Demand = 20 x 3.8 = 76 kl/d

Master plan

Accommodation of all the potential developments (As indicated on Figure HW572_1) in the Hawston area will require upgrading of the existing system to comply with the pressure and flow criteria as set out in the master plan. These proposed items are included to present the impact of the total development scenario, therefore although none of these items are currently required to accommodate for this development, it will have a proportional contribution on the implementation of these items.

Network upgrade

No network upgrades required.

Bulk infrastructure upgrades

Bulk infrastructure will have to be upgraded as described in the CES report attached.

11.2. SEWER NETWORK (CES report)**Drainage area**

The 160 mm \emptyset gravity pipe on the corner of Vlei Road and Finley Street is the closest connection point to the existing sewer system for the proposed shopping centre. The existing system would have sufficient capacity to accommodate the proposed shopping centre. The following items are proposed in order to connect to the existing system:

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i). A new 160 mm Ø gravity pipe (Item S1.1) in Kopje Street. This proposed gravity pipe can then be used in the future to connect the existing stands on the eastern side of Kopje Street.

ii). A proposed pump station and 110 mm Ø rising main (Item S1.2 and S1.3) from Item 1.1 to connect to the existing 160 mm Ø gravity pipe in Vlei Road. The pipeline routes and position of the pump station should be determined through a detail investigation.

11.3. STORM WATER DISTRIBUTION (EFG Engineers)

The distribution and effective management of storm water is vital in order to ensure that the natural environment is not disturbed or harmed.

Storm water design can incorporate amongst others one of the following or a combination thereof. An on-site bulk system consisting of swales and unlined channels can be provided to allow collected storm water to be treated/polished and to soak away into the underlying sandy sub-strata. The remainder of the run-off will be collected and detained in a pond to be constructed in the northwestern corner of the property. An estimated 1 600 m³ storage is required for this purpose. Alternatively porous asphalt with underlying stone beds can be constructed. Storm water will drain through the asphalt, is held in the stone bed, and infiltrates slowly into the underlying soil.

An experienced freshwater consultant, Ms. Georgie Ratcliff of the company, The Freshwater Consultancy Group, was appointed to determine whether any wetland characteristics are present on the property. Find attached Annexure F, which consists of the recommendation from The Freshwater Consultancy Group regarding the non existence of wetlands and also recommendations with reference to storm water management.

"No wetlands are present on the site. Runoff from the R43 main road to the north does enter the site from two culverts. One enters from the south-east after pooling on the adjacent property, but the underlying sands appear to be deep enough to allow for infiltration, and no evidence of surface wetness or wetland dependent plants was found."

11.4. PROVISION OF ELECTRICITY

The provision of electricity is being investigated by consultants Rawlins Wales and Partners. An electrical report will be made available at a later stage. However, the following energy saving measures are proposed in order to contribute to limited impact and optimal consumption of this valued resource.

Energy Saving Measures

1. The electrical installations for the common areas of the mall have all been designed around energy efficient equipment. Specifically all lighting will be energy efficient (outputs from lamps greater than 40 lumens / watt). Lamp sources will include compact fluorescent, fluorescent, LED and metal halide.

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2. Natural light will be used for lighting malls and common areas where possible in daylight hours.
3. Natural ventilation will be used for the malls where possible.
4. An automatic control system will be included to dim or switch off lights when there is sufficient natural light for the malls and common areas.
5. Shops will be encouraged to switch off all lights at night (once closed) with the exception of display lighting and signage. These will be switched off automatically after the last tenant in the centre is closed.
6. External lighting on the centre and in the parking areas will be switched to minimum required for safety and security after the last tenant is closed.
7. Restaurant tenants will be required to use gas for cooking as far as possible.
8. No hot water will be supplied in the centre's public toilets.

Whilst the landlord has limited powers to prescribe to a tenant how his business will be constructed and run emphasis will be placed on energy saving measures which shall include efficient lamp sources, reducing light levels where possible, efficient HVAC equipment and the use of heat pumps for water heating.

External Lighting

9. The external lighting to the building will use energy efficient light sources of at least 60 lumens / watt.
10. The parking area will be lit with low level post-top luminaires (3.5m above ground). The luminaires shall be selected to have no upward light spill and thus no light pollution. The post-top lighting is necessary to ensure safety of the public in the parking areas.
11. Illuminated signage on the centre will be limited to the centre sign and the major. No other illuminated signage will be allowed.
12. There will be no spotlighting of the building. Highlights of the entrances will be done using a soft wash of light and will again limit light spill.

The above-mentioned measures will contribute towards a sustainable development with limited impact and desirable outcomes.

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12. ENVIRONMENTAL IMPACT ASSESSMENT

The environmental impact assessment and botanical study is being undertaken by Mark Berry Environmental Consultant. Mark Berry is a qualified environmental practitioner with a Doctoral Degree in Botanical studies.

12.1. BOTANICAL STUDY (Attached as Annexure E)

The following important findings are quoted from the Botanical Report:

Status of existing site

"The site is heavily disturbed and largely invaded by woody aliens, such as sweet hakea (Hakea suaveolens), blue gum, port jackson (Acacia saligna), rooikrans (Acacia cyclops), Australian myrtle (Leptospermum laevigatum), prickly pear (Opuntia ficus-indica), pines and Manitoka (Myoporum sp)."

Protected species

"Despite being heavily disturbed (transformed), several large milkwood trees (Sideroxylon inerme) were recorded on site. The milkwood tree is a protected species and may not be removed or damaged without permission." (Find attached a site plan indicating the position of all the milkwood trees.)

"No Red Data plant species or local endemics were recorded on site."

Environmental Impact of proposed development

"If all large milkwood trees (a protected species) are accommodated in the development layout and protected, the impact on biodiversity will be of low significance."

"The impact on local biodiversity (milkwood trees) and Overberg Dune Strandveld will therefore be of low significance (with mitigation). All large milkwood trees should be protected and accommodated in the development layout."

With reference to the findings in the Botanical Report it can be noted that the large milkwood trees have been accommodated in the proposed site layout, the smaller trees would be transplanted into the proposed 30m buffer zone (corridor) along the R43, this 30m corridor would maintain the link between the Bot River Vlei and the Vermont Vlei.

The Botanical Report also highlights, that apart from the milkwood trees, the site is heavily disturbed by past farming activities and is covered by woody alien vegetation. The site has also been disturbed by trampling, informal tracks, footpaths and illegal dumping of litter. It has been found that due to the disturbed nature of the site, basically no strandveld vegetation will be lost with the proposed development.

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Although the site has been indicated as a primary open space in the Greater Hermanus Sub-Regional Spatial Development Framework and as Open Natural Space in the Overstrand Municipal Spatial Development Framework the site has no natural noteworthy vegetation, apart from the milkwood trees that are being incorporated in the development and it therefore does not validate to conserve the entire area as an open space.

When these aforementioned guideline documentation is compiled it is often based on assumptions and not backed by area specific studies. The Botanical Study as well as the Wetlands Investigation on the site has therefore highlighted that the proposed development could proceed with the necessary mitigation options.

12.2. WETLANDS REPORT

As a precautionary measure the initiative was taken to involve a wetlands specialist in order to investigate the existence of possible wetland characteristics on the property.

The following statement is quoted from the report (Annexure F) by The Freshwater Consultancy Group:

"No wetlands are present on the site. Runoff from the R43 main road to the north does enter the site from two culverts. One enters from the south-east after pooling on the adjacent property, but the underlying sands appear to be deep enough to allow for infiltration, and no evidence of surface wetness or wetland dependent plants was found."

It has been proposed that a 30m buffer zone (corridor) will be provided along the R43 that will be further landscaped with indigenous vegetation to add to the natural vegetation (fynbos) found in the area. Please refer to the Site Development Plan. As previously mentioned this 30m corridor would maintain the link between the Bot River Vlei and the Vermont Vlei.

13. TRAFFIC IMPACT / ACCESS AND ROADS INFRASTRUCTURE

The proposed development will require a direct access from the R43 road in order to ensure optimal accessibility and traffic flow. EFG Engineers are currently in the process of compiling a detailed Traffic Impact Assessment (TIA). Find attached as Annexure D the provisional report preceding the detailed TIA.

The TIA will address the proposed access to the development and will assess the traffic impact that the proposed development will have on the adjacent road network. This traffic study will further include details on any road improvements that may be required as a result of the proposed development.

14. TITLE DEED

Portion 1 of the farm Hoek van de Berg No 572 is held by deed of transfer No 7630/09 and registered in the name of Wekita One (Pty) Ltd. The title deed does not have any restrictive conditions that requires to be removed in terms of the

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Removal of Restrictions Act, Act 84 of 1967. A conveyancer certificate has been obtained and is attached.

The title deed has the following condition:

B. Subject to the following special conditions contained in the said Deed of Transfer No 1801/1949, imposed by John McFarlane for the benefit of himself and his successors in title as owners of the remaining extent of the farm Hoek van de Berg held by Deed of Transfer No 10230 dated 1st July 1946, namely:

"2. *The Transferor reserves to himself and his successors in title of the remaining extent of such farm the sole right to all Hotel and Liquor Licences and the Transferee and his successors in title shall not erect any Hotel nor hold any Liquor Licence on the property hereby transferred nor on any portion thereof without the written consent of the Transferor or his Successors in Title.*"

The owners of the Remainder of farm no. 572, UVA Properties (Pty) Ltd, confirmed that they have no objection in this regard and provided consent in order to obtain the required liquor licenses for the proposed restaurants in the shopping centre.

C. Subject Further to the terms of a Servitude endorsed on 24 October 1973 on Deed of Transfer No T24163/1969:

"By Not. Deed No 533/1973 dd. 22/9/1973, Portion 1 of the farm Hoek van de Berg No 572 meas. 13.1629 ha held hereunder is subject to the following conditions:

- (1) an area 224m² in extent represented by the figure ABCD on servitude diagram 9732/71 annexed thereto,*
- (2) a road 5m wide, the North Western boundary of which is represented by the line AJ on said Diagram and*
- (3) a pipe- and powerline 2m wide, the North Western boundary of which is represented by the line Ef, FG and GE on said diagram in favour of the Divisional Council of Caledon. With ancillary rights as will more fully appear from said Not. Deed."*

The above-mentioned servitudes in favour of the Local Authority are not utilized and upon a site inspection no infrastructure could be found. An application was submitted to the Overstrand Municipality, as successor in title, in order to obtain the consent to cancel the above-mentioned servitudes.

15. HERITAGE VALUE & HISTORY

A qualified heritage consultant was appointed to investigate the history and heritage value of the site. Ron Martin Heritage Consultancy is currently in the process of a heritage application at Heritage Western Cape. The following statements are copied from the conclusions made by Ron Martin:

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"The site does not have any heritage or historical value."

"The buildings on the site are derelict and vandalized and it would be better to demolish these structures."

"The various previous owners do not have any relation to the establishment and history of Hawston and are not considered significant from a heritage perspective."

When considering the above-mentioned statements a conclusion can be made that the proposed development will not have any negative impact on the historical character of the environment. An application for the demolition of the structures has been submitted.

16. SPATIAL DEVELOPMENT FRAMEWORK & FORWARD PLANNING

The Spatial Development Framework is utilized as a planning tool in order to guide land use development on a local, provincial and national level. When considering the proposed shopping centre it is important to take note of the SDF of the Overstrand Municipality. Certain objectives, principles and goals are determined by which development is evaluated and measured.

The SDF of the Overstrand clearly indicates the Urban Edge and the Core Urban Area of Greater Hermanus. Find attached a copy of the plan indicating the Urban Edge of Greater Hermanus. Portion 1 of the farm no. 572 is included in the Urban Edge and classified as Urban Core area. However, the Spatial Development Framework needs to be amended in order to accommodate the proposed retail centre.

The proposed development is in line with the following goals and objectives determined in the SDF and Structure Plan:

- To develop and stimulate economic activity in a responsible and appropriate manner;
- To market the area more effectively;
- To improve and maintain the standard of amenities and infrastructure that the area has to offer;
- To address the social needs and expectations of all sections of the community;
- Promotion of compaction and densification as opposed to low density sprawl;
- Establish economically sustainable facilities and infrastructure;
- Enhance equal accessibility and optimal communal benefits.

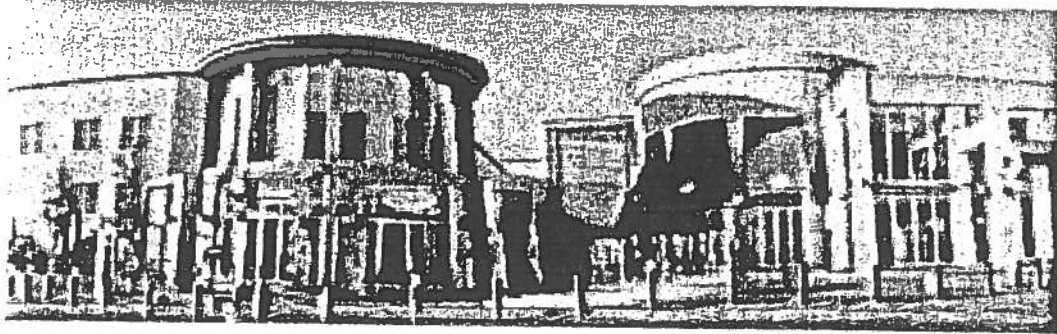
17. PROPERTY DEVELOPMENT GROUP

The proposed shopping centre will be developed by well-established and recognized property developers. The Atterbury's Property Development Group has proved to be very successful in the development of shopping centres throughout South Africa.

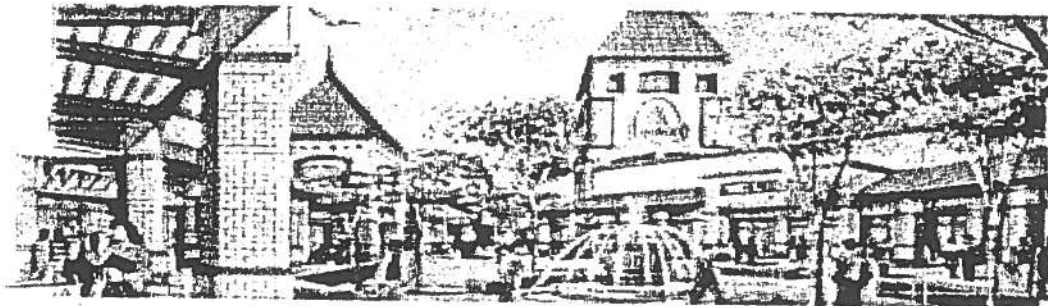
Some of their successful projects are the following:

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Clearwater Mall: Roodepoort, Johannesburg



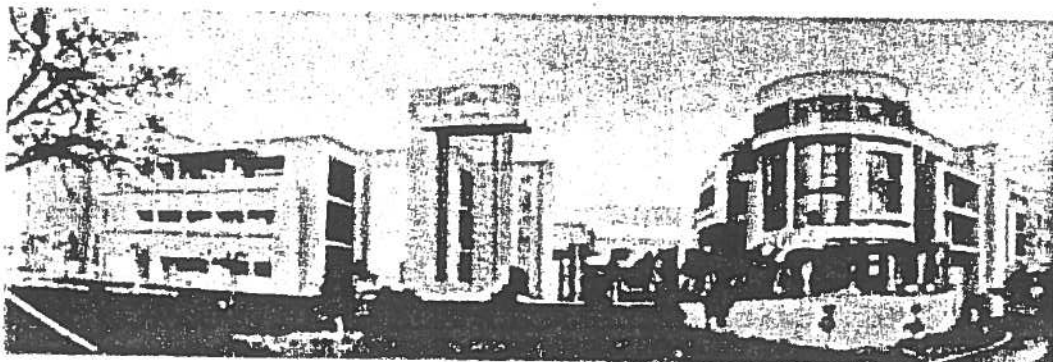
Flamwood Walk: Klerksdorp



Bela Mall: Polokwane

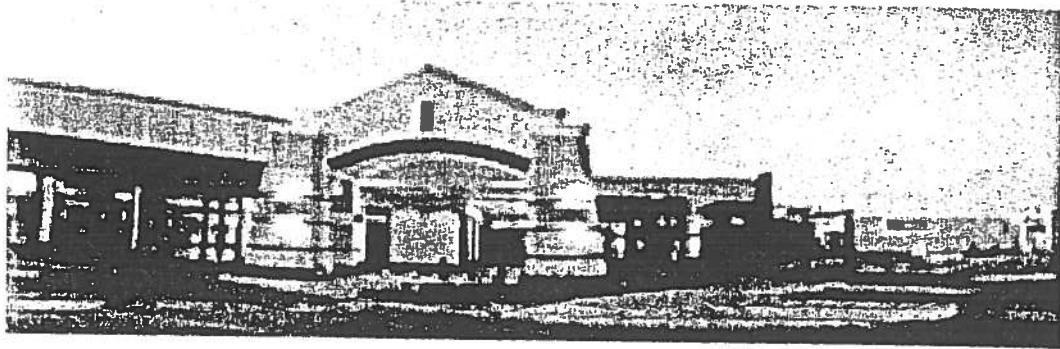


Brooklyn Bridge: Pretoria



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Garden Route Mall: George



The above-mentioned examples are a few of the successful projects completed by Atterbury's.

18. NEED & DESIRABILITY

The Overstrand has a vision to become the most desirable place to live, visit and do business. This vision goes hand in hand with unlocking the economical potential of passive areas within the Overstrand area. Hawston is a silent fisherman's township situated at a very strategic location in the Greater Hermanus and Overstrand region. The proposed shopping centre will promote economical development of Hawston.

The proposed shopping mall development will contribute to the very needed upliftment of the Hawston community economically as well as socially. Several medium-term as well as long-term job opportunities will be created right on the doorstep of the local community whom will greatly benefit from the economical injection into the area.

Furthermore it is important to evaluate the locality of the proposed development in respect of the dynamic Central Business District of Hermanus. Any shopping centre closer to the Hermanus CBD might have a detrimental impact on the thriving business and tourism sector of the town.

The site at Hawston is perfectly situated to attract people from all over the Overberg district including Bredasdorp, Caledon, Riviersonderend, Bot River, Betty's Bay and Kleinmond. This will contribute in order to keep local consumers in the area rather than passing by to Cape Town and Somerset West. The development will also take the required measures in order to incorporate green building principles and efficient service strategies.

19. STRENGTHS & OPPORTUNITIES

The potential viability of a project can be estimated by analyzing the strengths associated with the proposed project as well as the opportunities that will arise from the development. The strengths and opportunities of the proposed regional shopping centre development is summarized in Table 3 below:

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TABLE 3 : STRENGTHS & OPPORTUNITIES

STRENGTHS
<ul style="list-style-type: none"> • Ideal location • Extent of property ; ± 13 ha • Regional target area • Promote Hawston • Promote Overstrand • Preserve Hermanus Central Business Area • Situated within Urban Edge • Unique setting and location
OPPORTUNITIES
<ul style="list-style-type: none"> • Job opportunities • Upliftment of Hawston • Economical Empowerment • Establish regional facility • Promote Overberg / Overstrand • Enhance variety of opportunities • Infrastructure development & improvement • Relieve congestion on Hermanus Main Road

Interpretation & Conclusion

When considering the above-mentioned strengths and opportunities carefully it is obvious that the proposed Regional Shopping Centre has the potential to benefit the whole of the Overstrand region tremendously. The development will make a valuable contribution to the economical and retail sector in the area without having a detrimental effect on the Hermanus Central Business District.

20. CONCLUSION

When all the above-mentioned information is taken into consideration the following determining factors should be considered in the evaluation of the application:

- The proposed shopping centre will be situated within the existing urban edge;
- Mitigating measures are taken in order to ensure sustainable services infrastructure;
- The building will be designed according to "green building design" standards in order to contribute to lower environmental impact as well as more efficient

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use of services infrastructure, especially with regard to the provision of electricity;

- The site layout makes provision for sufficient parking bays;
- Initializing studies have been undertaken in order to address issues relating to traffic, environmental impact as well as the provision of services.
- The proposed shopping mall will not be detrimental to the CBD of Hermanus;
- The proposed shopping mall will function as a regional facility;
- The development will provide vast advantages to the local community of Hawston, including job opportunities, accessible facilities and improved quality of life.

The above-mentioned aspects are more broadly described and motivated in the aforementioned numbered motivational report. When the scope of the project is evaluated it is important to take note of the sustainable advantages that the development will trigger in the area. The application for a rezoning, consent use and amendment of the Greater Hermanus Sub-Regional Spatial Development Framework and Overstrand Municipal Spatial Development Framework can be recommended for your favorable evaluation.

FAX : (028) 313-2093

NO. PAGES : 1

DATE : 15/06/2009

ERF 1794 COBALT CLOSE BODY CORPORATE
c/o SOTRAN TRADING 148 CC
P.O. BOX 199
ONRUS RIVER
7201

MUNICIPAL MANAGER
OVERSTRAND MUNICIPALITY
P.O. BOX 20
HERMANUS
7200



ATTENTION : Mr. H. Olivier

Dear Sir

PORTION 1 OF THE FARM HOEK VAN DE BERG NO. 572, CALEDON DISTRICT :
AMENDMENT OF GREATER HERMANUS & OVERSTRAND MUNICIPAL SPATIAL DEVELOPMENT
FRAMEWORKS : PROPOSED REZONING & CONSENT USE : PROPOSED SHOPPING CENTRE

Municipal Notice No. 35/2009 as advertised in the Hermanus Times of 5 June 2009, has reference.

The body corporate represents the registered owners of the sectional title development on Erf 1794, Hermanus Business Park, Sandbaai. These owners/ body corporate members incidentally also reside in Hermanus. It is un-debatable that the magnitude and very nature of the proposed development impacts at sub-regional level.

Whilst the council is obliged to accept and advertise any application for a change in land use which fully accords with the relevant statutory submission requirements, the recent spate of "shopping centre" applications advertised is most concerning. Can this phenomena be attributed to a "commercial development race" and/ or inappropriate sub-regional forward planning, perhaps in isolation excluding critical regional planning considerations of recent !

Of all, only one such large shopping centre, proposed to be erected on Erven 1449, 1450, 1452 & 1734, Sandbaai necessitates the amendment of both SDFs' for numerous logical sound planning considerations. The afore-mentioned erven are appropriately situated within an emerging development node attesting of appropriately grouped mixed land uses which are compatible with the broader intention of the relevant SDFs'.

The Farm Hoek van de Berg No. 572/1 is most unique and presently, with good reason, designated for use as "Primary Natural Area" and "Natural Open Space & Residential" respectively and should, perhaps incorporating certain improved planning and/ or environmental considerations, be retained as such. The magnitude of the proposed development significantly impacts at sub-regional level and is in direct conflict with the current forward planning/ spatial development policies and frameworks, the latter having evolved over a lengthy period of time with full public participation, all at a considerable cost. Only a full revision of the relevant SDFs' at the cost of the applicant/ developer and not the ratepayers, will suffice for the subsequent consideration of the proposed development but should not be interpreted as a guarantee for support or approval. The mere "amendment" of the relevant SDFs' will circumstantially prove inadequate and inappropriate.

We herewith formally tender our objection against the proposed development for the above brief reasons.

Yours faithfully

K.E. Oettler : Chairman
ERF 1794 COBALT CLOSE BODY CORPORATE

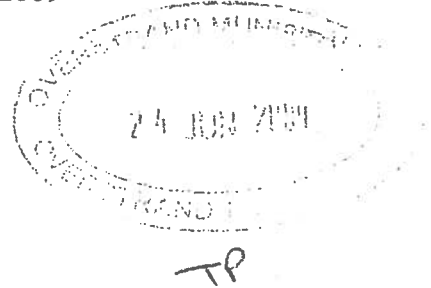
FILE NO.	1/572
SEARCHED	05
COLLECTED	104547

15 JUN 2009

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7550

22 Junie 2009

Aandag: Mnr H Olivier



Die Munisipale Bestuurder
Overstrand Munisipaliteit
Posbus 20
HERMANUS
7200

ADVERTENSIE: HERMANUS TIMES – 5 JUNIE 2009 HOEK VAN DE BERG
NO 572/1 CALEDON DISTRIK

U Advertensie in Hermanus Times dateer 5 Junie 2009 – Nommer 35/2009, verwys.

Bestaande grond is gesoneer as “Primêre Natuurarea” en/of “Natuurlike Oop Ruimte en Residentiël.”

Daar is reeds Besigheid sonering vir Vermont goedgekeur. Indien so ‘n hersonering geskied sal ‘n nuwe Ruimtelike Ontwikkelingsraamwerk gedoen moet word wat die belastingbetaler weereens ‘n astronomiese bedrag uit die sak sal jaag.

Ek is gekant en objekteer ten sterkste teen so ‘n hersonering. Die bestaande Primêre Natuurarea en/of Natuurlike Oop Ruimte en Residentiël is geskik vir die area.

Vermont is ‘n natuurlike area en nog supermark, Drankwinkels en vermaaklikheidsplekke is onnodig. Behou die NATUUR!!!

Die uwe

J P R MÜLLER
EIENAAR ERF 951 VERMONT

FILE NO	Pm 1/572
	28
	105449



Posbus 261
ONRUSRIVIER
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23 Junie 2009

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HOEK VAN DE BERG – GEDEELTE 1 NR. 572 CALEDON
HERSONERING EN VERGUNNINGSGEBRUIK –
VOORGESTELDE INKOPIESEENTRUM

Ek is ten sterkste gekant teen die goedkeuring van 'n nuwe hersonering en vergunningsgebruik: voorgestelde inkopiesentrum.

Daar is reeds 'n besigheids perseel baie naby aan die voorgestelde ontwikkeling.

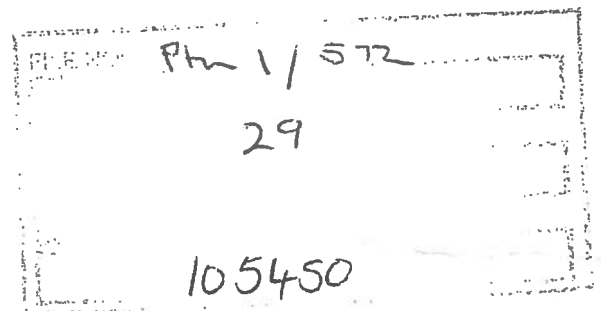
Bestaande gebied is 'n Natuurarea en /of Natuurlike Oop Ruimte vir Residentiële woondoeleindes.

Die bestaande ruimtelike ontwikkelingsplan maak nie voorsiennig vir besigheids gebruik nie. Aangesien daar reeds verskeie besigheidspersele in die omgewing is, sal nog 'n perseel oordrewe en te veel wees! Spesifiek die hersonering met vergunningsgebruik vir Supermark, Drankwinkel en vermaaklikheidsplek.

Ek het spesifiek in die area gekoop vir die baie oop ruimtes en 'n Natuurreservaat wat bestaan. 'n Definitiewe NEE vir die hersonering. Nuwe Ruimtelike Ontwikkelingsraamwerk sal geskep moet word, wat weereens las op die belasting betaler plaas.

Die uwe

H M ACKER
Eienaar erf 755 Seeduifstraat 9



Carit Development Company (Pty) Ltd

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23 Junie 2009

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GEDEELTE 1 VAN DIE PLAAS HOEK VAN DE BERG NO 572 CALEDON
DISTRIK: VOORGESTELDE HERSONERING & VERGUNNINGSGEBRUIK:
VOORGESTELDE INKOPIESENTRUM

Munisipale kennisgewing soos geadverteer in Hermanus Times van 5 Junie 2009, verwys.

Die Maatskappy, Carit Development Co. (Pty) Ltd., het verskeie eiendomme in die Vermont Onrus area en die direkteur is ook woonagtig in die area.

Verskeie besigheids hersonerings is onlangs goedgekeur en die bestaande area, Hoek van de Berg 572/1 is 'n unieke stuk grond en die sonering "Primêre Natuurarea" en "Natuurlike Oop Ruimte en Residentiël (Woondoeleindes)" is van pas.

Vir 'n hersonering na Besigheid sone 1 sal 'n nuwe Struktuurplan asook Natuur Impakstudie uiters noodsaaklik wees. Dit sal onregverdig wees om hierdie koste aan die belastingbetaler oor te laat. Die Ontwikkelaar moet volle verantwoordelikheid hiervoor aanvaar. Ek stel ook voor dat volle publieke deelname moet geskied en alle omliggende erf eienaars moet deelneem.

Ons is dus ten sterkste gekant teen die ontwikkeling onder hierdie omstandighede.

Die uwe



SUSAN SKOG (Alleendirekteur)
CARIT DEVELOPMENT CO (Pty) LTD

FILE NO.	PH 1/572
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	105448