

**AGENDA of the
Portfolio Committee : Infrastructure and Planning
17 June 2015
(Also the agenda for the Mayoral Committee Meeting : 24 June 2015)**

**8.
ERF 848, 173 MAIN ROAD, NORTHCLIFF, HERMANUS, OVERSTRAND MUNICIPAL
AREA : PROPOSED DEPARTURE : R VAN ECK ON BEHALF OF THE LEAF FUND
PROPERTY TRUST**

**848 HNC (2761)
H van der Stoep
12 May 2015**

(028) 313 8900

Hermanus Administration

1. Executive Summary

Application has been received on 18 November 2014 from Mr R van Eck on behalf of the Leaf Fund Property Trust on Erf 848, Hermanus for a departure from the relevant Scheme Regulations in order to buy out three parking bays in order to operate a car wash on the property concerned.

A Locality Plan of the property is attached as Annexure A. The proposed Site Development Plan is attached as Annexure B, while the Motivation Report in support of the proposal is attached as Annexure C.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning
Town- and Spatial Planning

3. Compliance with Strategic Priority

Provision of democratic, accountable and ethical governance

4. Delegated Authority

Executive Mayor

5. Legal Requirements

Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985)

6. Background/Discussion/Evaluation/Conclusion

Background/Discussion

Registered notices were sent to all surrounding affected property owners, and one objection was received from Mr. G & Ms Z Wessels against the application.

The application was also circulated to all relevant municipal departments and no objections were received.

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Discussion

The objection received from Mr & Ms Wessels can be summarized as follows:

- ✓ The objection is against the noise pollution of the industrial vacuum cleaner and high pressure water appliance.

Applicant's response

- ✓ The applicant appointed Messrs Stadler Occupational Safety Practitioners to conduct a noise pollution test of the car wash from various areas in and around the car wash.

The findings are as follows:

- Normal conversation happens at 60dB
- Alarm clock at 70 dB
- Main Road traffic at 75dB
- Second floor flat in the town centre at 77dB
- The findings of the car wash are around 70dB and thus is the noise emanating from the Carriages Building where the car wash is located not higher than the average noise levels within the Central Business District of Hermanus.
- Mr and Ms Wessels are renting a flat, No.2 Twin Gables, located in a commercial part of town where the acceptable noise levels are between 75dB and 80dB versus the noise levels within a residential township which is between 59dB and 60dB.

Town Planner's comment

The noise levels were investigated and found to be within reasonable limits. The noise emanating towards the flat of the objectors must be mitigated to lessen the effect with architectural design eg. to close the openings on the side of the building facing the flat.

Evaluation

The application for the car wash and departure of the parking requirements in terms of the Overstrand Municipality Zoning Scheme is allowed and can be considered by the Municipality. The motivation is that the car wash operation also manages the parking bays in the building, thus ensuring that there is always supervision of cars making use of the parking garage.

The noise practitioners, Messrs Stadler Occupational Safety Practitioners, found that the noise is not excessive in terms of the ambient noise levels generated by activities within the Central Business District of Hermanus. It is

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clear from the objection that the car wash as the land use does not pose a problem as the equipment used by the operator. The noise pollution document did make the recommendation that an acoustic absorbent product is used on the walls nearest to the car wash.

In discussion and assessing the noise pollution, every resident of the Hermanus CBD must take due cognizance that they reside in a commercial area where noise levels are higher than in a residential area. Certain activities are directly related to a town centre and cannot be overridden by objections from the residential component of the area. The car wash is not in operation twenty fours a day every day and only operates during business hours. The applicant can also close the present window openings closest to the flat (No.2 Twin Gables). These measures should make an immediate difference towards the noise pollution affecting the objector. It is also recommended that the operating hours be restricted from 08:00 to 17:00 from Monday to Friday, Saturdays from 08:00 to 13:00 and no operation on a Sunday or religious public holiday.

Noise emanating from the carwash can be mitigated by architectural design to lessen the effect by closing the louvres and openings facing the residential component.

The valuation per parking of 12,5m² for three parking bays equals to R40,000.00. The parking area, which includes access to and from the parking bay, is stipulated as per the National Department of Transport as 25m²/parking. (PG3/85-Nov 1985). Based on the aforementioned valuation an additional 12m² needs to be taken into account, which will double the valuation to R80,000.00.

Conclusion

The application for the departure application be approved and the valuation amount be accepted by Council and be paid in full within three months of approval.

7. Financial Implications

R80,000.00 (eighty thousand rand) for three parking areas.

8. Staff Implications

None

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13. Comments from other Departments, Divisions and Administrations

Traffic Department

Take note of the above address. From traffic side we will assist where needed.

District Health

Approval recommended.

Engineering Services Department

Attached as Annexure F.

10. Annexures

- Annexure A: Locality Plan
- Annexure B: Proposed Site Development Plan
- Annexure C: Motivation Report
- Annexure D: Objection received
- Annexure E: Applicant's response on the objection received
- Annexure F: Services Report
- Annexure G: Valuation of parking bays

RECOMMENDATION:

1. that, in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure from the Scheme Regulations on Erf 848, Hermanus in order to buy out three parking bays in order to operate a car wash on the property concerned, **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the Site Development Plan (DRG. NO. 1.5 dated 5 September 2014), as submitted with the application;
 - (b) that the payment of R40,000.00 (forty thousand rand) as per valuation, be accepted for three parking bays;
 - (c) that an additional amount of R40,000.00 be levied to accommodate the remainder of the parking area needed for vehicle movement;
 - (d) that the payment of a total of R80,000.00 for the three parking areas be accepted;
 - (e) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;

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- (f) that all other parameters as prescribed in the Zoning Scheme be adhered to;
 - (g) that operating hours be restricted to the following times:
08:00 to 17:00 from Monday to Friday,
08:00 to 13:00 on Saturdays, and
no operation on a Sunday/religious public holiday;
 - (h) that the recommendation by Messrs Stadler Occupational Safety Practitioners (attached as part of Annexure E), be implemented;
 - (i) that all the conditions in the Services Report (attached as Annexure F), be complied with; and
 - (j) that the architect mitigate the noise by means of architectural design by closing openings where possible facing the residential component.
2. that the applicant/objector 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.

RESPONSIBLE OFFICIAL :	H VAN DER STOEP
TARGET DATE FOR IMPLEMENTATION :	8 JULY 2015
TARGET DATE TO INFORM APPLICANT :	8 JULY 2015
TARGET DATE TO INFORM OBJECTOR :	8 JULY 2015

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8.

**ERF 848, 173 MAIN ROAD, NORTHCLIFF, HERMANUS, OVERSTRAND MUNICIPAL
AREA : PROPOSED DEPARTURE : R VAN ECK ON BEHALF OF THE LEAF FUND
PROPERTY TRUST**

848 HNC (2761)

H van der Stoep

12 May 2015

(028) 313 8900

Hermanus Administration

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
17 JUNE 2015, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

RESPONSIBLE OFFICIAL :

H VAN DER STOEP

TARGET DATE FOR IMPLEMENTATION :

8 JULY 2015

TARGET DATE TO INFORM APPLICANT :

8 JULY 2015

TARGET DATE TO INFORM OBJECTOR :

8 JULY 2015

ANDREW GREEFF ARCHITECTS

ARCHITECTURE AND INTERIOR DESIGN
CORPORATE MEMBER OF THE SAIA

Annexure C 1/2

30 PATERSON STREET, HERMANUS, 7200
TEL 028 - 310 1966 FAX 028 - 310 1977
E-MAIL : aggreff@netactive.co.za

The Senior Town Planner
THE TOWN PLANNING DEPARTMENT
OVERSTRAND MUNICIPALITY
HERMANUS
7200

Date : 7 November 2014

Attention : Hanneen van der Stoep

RE : PROPOSED NEW CAR WASH, THIRD FLOOR, CARRIAGES CENTRE, ERF 848, 173 MAIN ROAD, CBD, HERMANUS

1. Submission for Departure

- 1.1 Our several meetings regarding the proposed new car wash refer.
- 1.2 The Leaf Property Fund Trust hereby submits this application for the following departure:
- in order to permit the operation of a car wash a buy-out of three parking bays is required
- 1.3 Refer to the below drawings, documents & information (also available at Building Services) pertaining to this application :

2. Attached Documents & Drawings

	Sheet Size	Annexure C
2.1 <u>Architect's Drawings for Departure :</u>	A 3	1 : NTS
2.1.1 Drawing No. 0.1 Plan : Locality		1 : NTS
2.1.2 Drawing No. 1.5 Plan : Third Floor		1 : NTS
2.2 <u>Attached Documents & Information :</u>		
2.2.1 Overstrand Municipality Town Planning Application Form		Annexure A
2.2.2 Title Deed		Annexure B

3. Motivation Report

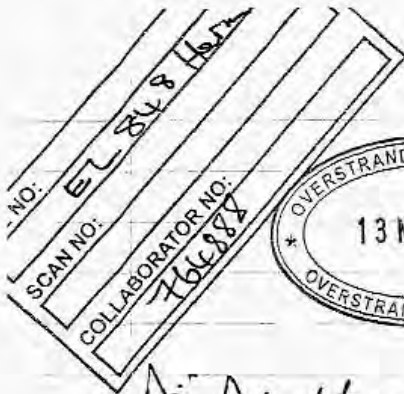
- 3.1 Physical Characteristics of The Property :
 - 3.1.1 A new building serving commercial & parking usages has recently been built.
- 3.2 Existing Planning & Usage in the Area :
 - 3.2.1 Erf 848 & the surrounding erven are zoned general business (bulk zone 1 - within the CBD).
 - 3.2.2 The newly created erf 11057 to the north of the site has been developed, the new Station Square / Woolworths building, with similar mixed retail & parking usages.
 - 3.2.3 To the North - East the Marine Hotel is located together with several three storey apartment blocks along the sea cliff edge of the CBD.
 - 3.2.4 The erven located to the east across Main Road have four storey apartment blocks & mixed use buildings.
 - 3.2.5 Adjoining erven to the south have two storey mixed use buildings.
 - 3.2.6 Erven located across High Street have three & single storey mixed residential and commercial usages.
 - 3.2.7 The proposed car wash is appropriate and consistent with that occurring in the Checker's building on Mitchell Street.
 - 3.2.8 No change in land use is proposed.
- 3.3 Character of the Surrounding Area :
 - 3.3.1 The surrounding area is characterized by two, three and four storey commercial, hospitality & residential buildings, with interspersed single storey conservation worthy cottages.
 - 3.3.2 Pedestrian routes around, through & in-between the above structures forms a vibrant part of the provisionally declared heritage overlay zone.
 - 3.3.3 Busy Main Road and High Street bound the property to the east & west.
- 3.4 The Potential of The Property :
 - 3.4.1 Located between Main Road & High Street, the property enjoys very good accessibility & visibility from both pedestrian and vehicular perspectives.
 - 3.4.2 As the building is zoned general business & contains a large parking provision, the car wash usage proposed on the property is appropriate to develop the buildings potential.
 - 3.4.3 The new building, together with the development of The Hermanus Station / Checkers, Station Square / Woolworths, and the Marine Square building further strengthens the new Northern business precinct of the CBD.

4. **Departure Required**
 - 4.1 **Parking**
 - 4.1.1 *See the data sheet on attached drawing no. 1.5 for calculation of the parking required.*
 - 4.1.2 **Departure to buy-out three parking bays is required.**
 - 4.1.3 **A valuation by Henry Wiggins has been submitted.**
5. **Prior Liaison With Other Bodies**
 - 5.1 **Overstrand Municipality Town Planning Department**
 - 5.1.1 The proposed car wash has been presented to Riaan Kuchar, yourself & Jonty Abrahams, the following comments were made :
 - 5.1.2 A car wash usage to support a more dense mixed commercial / retail & parking usage within the CBD is desirable.
 - 5.1.3 A similar usage occurs on the Checkers / The Hermanus Station centre.
 - 5.1.4 Rezoning is not required, the proposed usage is permitted.
6. **Motivation**
 - 6.1 **Car Wash**
 - 6.1.1 The car wash will add value to the parking garage & commercial space users.
 - 6.1.2 Employment is created.
 - 6.1.3 The car wash Tenant would administer the parking component of the building.
7. Do not hesitate to contact the undersigned for clarification, or additional information, we await your favourable consideration.

Yours sincerely



Andrew Greeff Pr.Arch Ml.Arch
PRINCIPAL



Twin Gables no 2
 High 841aa + 26
 Hermannus.
 7200 13 Maart 2015

Die Direkteur: Infrastruktuur en Beplanning
 Overstrand Munisipaliteit
 Hermannus.

Er 7848, 173 Main Road: Proposed Departure
 R New Eek om behoeft of The Leaf Fund
 Property Trust. Verwysing 848, HNC (2761)

Namens die eienaar van die oangrensende
 erendom (het wie ek in gesprek was)
 oorskry huurder van woonstel by laasgenoemde
 (Twin Gables no 2) wens ek beswaar aan te
 teken op die "beoogde" afwyking van Skema
 regulasie.

My beswaar is gegrond op die feit dat
 die wassery bedels in werking is en op
 grond van die geraas wat dit genereer ekklupore
 Apur my woonstel ernstig housoor maak.
 M.a.w. dit gaan oor die geraas van die uitwas-
 ting wat gebruik word (Hoëdrukspuit en
 industriële strysmer) Onaanvaarbaar!

Die Unie

G. Wessels en Z. Wessels.

082 535 0117

TP 13 MAR 2015

13 MAR 2015



www.leafcapital.co.za



FILE NO:	7 April 2015
	EL 848-Horn
SCAN NO:	26
COLLABORATOR NO:	773304

The Director
Planning and Infrastructure
Overstrand Municipality
Hermanus
7200

Dear Sir/Madam

OBJECTION CAR WASH CARRIAGES BUILDING

I refer to the e-mail from your Loretta Gillion dated 20 March 2015.

I take note of the objection. We appointed Stadler Occupational Safety Practitioners to do a noise factor testing exercise, of the car wash, from various areas in and in close proximity of The Carriages Building. The completed report is attached.

Salient factors of urban noise levels:

- Normal conversation happens at a noise factor of 60dB(Dezi-belle)
- Alarm clock at 70dB
- Main road traffic at 50 kph 75dB
- 2nd Floor flat in town centre 77dB

Considering the above-mentioned factors and the fact, according to The Stadler Report, no noise factor is higher than 70dB outside in close proximity of the Carriages Building, we cannot agree that current noise levels are higher than the norm and not acceptable and does not give reason to complaint or objection.

Mr & Mrs Wessels should take cognisance of the fact that the flat they are renting, No 2 Twin Gables, is in a commercial part of town, where acceptable noise levels are between 75dB and 80dB. It is not a residential development, where noise factors are between 50dB to 60dB.

After considering the above-mention, plus the Stadler Report, we believe the objection from Mr & Mrs Wessels is unfounded and ignorant. It therefore should not be used as a reason to influence the approval of the car wash in Carriages building.

Yours Faithfully


J A van Eck

5th Floor, Protea Place, Protea Road, Claremont, 7708 PO Box 44302, Claremont, 7735

Tel: 021 425 2295 Fax: 021 421 3119

Masters Reference Number: IT 3278/2009

TP

07 APR 2015



Occupational Safety Practitioners (Pty) Ltd.

Reg. No: 2013/167579/07

Member of the Institute of Safety Management



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Mobile: +27 78 3500 366, Tel: 028 316 3240, E-Mail: info@stadler.co.za

National operations: Western Cape. International operations: Namibia

Web: www.stadler.co.za

Sound Level Meter						
Area - Description	Machine / Process	Low dBA	High dBA	Low dBC	High dBC	Photo ref.
1st Floor - Car Wash	No activity	53	65	65	70.4	1
	Washer on	58	81	67.3	83.9	
2nd Floor	No activity	59.9	65.7	64.5	69.6	
	Washer on	60.2	66.1	66.9	71.6	
3rd Floor landing	No activity	55.7	62.2	62.2	66.1	
	Washer on	54.4	65.2	62	72.1	
4th Floor next to fan	Fan	66.9	72.7	72.8	75.1	2
5th Floor D Adam office	Office noise	41.2	49.9	54	62	
	Washer on	43.3	67.7	54.8	68.3	
6th Floor round outside flat	No activity	51.2	65.5	60.9	64.2	3
	Washer on	51.2	64	61.1	69.5	

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Sound Level Meter



Photo 1 - 3rd Floor car wash



Photo 2 - 1st Floor fan



Photo 3 - ground floor outside flat

Observations and Recommendations

- 1) The site inspection and sound level test was done at about 3pm.
- 2) The noise level was at no time excessive.
- 3) A normal conversation can be heard when the washer is in operation.
- 4) When the washer is in use it can be heard from the building next door . It might be an annoyance if it was on all day.
- 5) I recommend that an acoustic absorbent product is used on the walls nearest the car wash.
- 6) The same could be considered for the fans if it is practical.

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 848, NORTHCLIFF**

Electricity	:	In order
Water	:	In order
Sewer	:	In order
Stormwater	:	In order
Roads and traffic	:	In order

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that stormwater be allowed to discharge through Erf 848, Northcliff, unobstructed;
4. that no on-street parking be allowed.


**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

02 March 2015
DATE

**VALUE DETERMINATION OF
THREE PARKING BAYS
SITUATED ON
ERF 848 HERMANUS**

1. INSTRUCTIONS

I, Henry Owen Wiggins, (Reg. No. 1980/0) registered as a Professional Valuer in terms of the Professional Valuers Act (Act 47 of 2000) was instructed by Mr. Riaan van Eck on behalf of Eris Property Group to determine the value of three parking bays in order to calculate a cash contribution to the Overstrand Municipality to compensate for a shortage of three bays as determined on Erf 848 Hermanus in the Overstrand Municipality. **(Annexure 1)**

This valuation is in terms of the Overstrand Zoning Scheme Regulations of June 2013: effective 1 January 2014, clause 17.1.2.(c), page 109.

(c) *"Pay Council the amount to the value of the parking to be provided, in accordance with the zoning concerned, together with the construction cost, in cases where the provision of parking is precluded in terms of other legislation or site specific constraints or a contribution is made to an approved Council parking fund or project for the provision of parking."*

The construction cost is therefore not determined within the ambit of this valuation.

2. STREET ADDRESS

(Annexure 2)

173 Main Road
Hermanus

3. DATE OF INSPECTION

16 October 2014

4. DATE OF VALUATION

16 October 2014

5. TITLE DEED INFORMATION

(Annexure 3)

Erf:	848
Title Deed No:	546/2013
Extent:	1 175 m ²
Registered owner:	The Leaf Property Fund Trust
Purchase Price:	R11 000 000.00
Date of sale:	19 October 2012
Bonds:	None
Title Deed Conditions:	There are no extraordinary conditions in the title deed that will affect the market value negatively.
Servitudes:	Municipal service servitudes when required by the municipality.
Zoning:	General Business Bulk Zone 1

6. MUNICIPAL VALUATION

The municipal valuation of Erf 848 is as at 2 July 2011.

Land	R 7 800 000
Building	<u>R 5 000 000</u> (Noted as incomplete)
Total	<u>R12 800 000</u>

The land value did not change from the previous roll which could indicate a stagnation of land values in the area.

7. SUBJECT PROPERTY (Annexure 2)

7.1 LAND

The land is rectangular, level and fronts onto Main Road to the south-east and on High Street on the north-west.

Dimensions:

Erf extent:	1 175.00 m ²
Street frontage:	26.76 m
Depth:	43.92 m

7.2 IMPROVEMENTS

The land is improved with a four storey building accommodating shops, restaurants and offices on the ground floor and parking garages on the first to third floors.

The extents and allowable extents of the building are as per **Annexure 1**.

8. MARKET IDENTIFICATION AND NATURE OF AREA

The subject property is located in the new commercial centre of the CBD with shopping, restaurants and accommodation adjacent to the established historical commercial district.

There is no vacant land available in the area with a similar zoning.

Any purchase of such land, will in all probability, include an existing building that has to be demolished, as was the case when the subject property was purchased.

Demolition cost was therefore anticipated as an expense in addition to the purchase price.

9. MARKET CONDITIONS

No recent sales of Business Bulk Zone 1 was found, but the scope of this valuation is limited to the bulk land value to derive at a value for the parking bay, as construction is excluded.

The most recent sales transaction found is that of the subject property which was purchased on 19 October 2012 for R11 000 000. The subject property, at that time, was improved with a single storey building accommodating an undertakers business.

These improvements were demolished and replaced by the present building accommodating commercial and retail shops, offices and restaurants on the ground floor and parking on the upper floors.

The only relevant sales transaction is that of the subject property itself, as no other comparable sales were found.

No adjustment is made for time as there are no other transactions to indicate a trend line. However it is unlikely that land values in the area has declined due a shortage of readily available vacant land.

The allowable bulk factor of the subject property is 1,5 being 1 762.50 m². This represents a value of R6 421.13 per m² bulk.

Rental for commercial space (Unit GLA 623.30 m²) ranges from R150.00 to R177.23 per square metre including VAT.

The rental income for the commercial component is R97 850 per month representing a rental of R156.99 per m² including VAT per month of GLA which is **R135.43/m² excluding VAT.**

Parking bays in the CBD are rented for between R200.00 plus VAT for open parking bays to R350.00 plus VAT per month each for covered parking.

The parking of the subject property is not fully enclosed but will reflect a rental of R400.00 per month per bay including VAT which is **R344.00/m² per bay excluding VAT.**

10. METHOD OF VALUATION

In terms of the Overstrand Zoning Scheme Regulations of June 2013: effective 1 January 2014, clause 17.1.2.(c), page 109 this value is to exclude the cost of construction and a vacant land value with a similar zoning, reflecting the parking component of the purchase price on a per m² basis of bulk is to be determined.

The parking component forms part of the total bulk purchased but will reflect a lower component value than the bulk purchased for the commercial component due to the lower income potential per m² of the parking.

Therefore the rental achieved for retail space on GLA per square metre (which excludes common and access areas) reflected as a ratio of rental achieved per square metre of a parking bay (excluding common and access areas) expressed as a percentage, will indicate the contribution to bulk of a parking bay per square metre.

This does not take into account the specific obligation of the owners of the subject property to supply 35 extra parking bays which resulted in a larger parking component than is the norm for this zoning.

11. DEFINITION OF MARKET VALUE

Value as defined in the Local Government: Municipal Finance Management Act, Act 56 of 2003.

The Asset Transfer Regulations, 2008 define:

“fair market value”, in relation to a capital asset, means the value at which a knowledgeable willing buyer would buy and a knowledgeable willing seller would sell the capital asset in an arm's length transaction;

The definition indicate that market value is to be determined but this has to be done in terms of the directive of the Overstrand Zoning Scheme Regulations of June 2013: effective 1 January 2014, clause 17.1.2.(c), page 109 which excludes the construction cost thereof.

12. DEFINITION OF PARKING BAY

The definition of a parking bay in terms of the Overstrand Municipality Zoning Scheme of June 2013 is:

“parking bay” means an area measuring no less than 5.0m x 2.5m for a perpendicular or angled parking and 6.0 m x 2.5 m for parallel parking, which is clearly outlined and demarcated for parking of one motor vehicle and which is accessible to the satisfaction of the Council;”

The parking in this instance is perpendicular parking bays; therefore the extent of a parking bay for the purposes of this valuation is **12.5 m²**.

13. CALCULATIONS

Purchase price of land:	R11 000 000.00
Divided by allowable bulk:	<u>1 762.50 m²</u>
Rand per m ² bulk:	R 6 241.13/m ²

R6 241.17 per m² will reflect the bulk vacant land value of the subject property applicable as at the date of this valuation but does not reflect the component value between commercial and parking.

Therefore:

Rental income of Commercial GLA:	R135.43/m ²
Rental Income of a parking bay:	R344.00/parking bay
Divided by extent of parking bay:	<u>12.50 m²</u>
	R 27.52/m ²
Divided by (R135.43 + R27.5/m ²):	<u>R162.95/m²</u>
Parking factor of Bulk :	.1689

Therefore:

Rand per m ² of Bulk:	R 6 241.13
Parking factor of Bulk :	<u>x .1689</u>
Parking component of Bulk	R1 054.13/m ²
One Parking Bay	<u>x 12.50 m²</u>
Value per parking bay	R13 176.59
Value of three parking bays	R39 529.76
Rounded to	R40 000.00

CERTIFICATE OF VALUATION

I, Henry Owen Wiggins, registered in terms of the Professional Valuers Act (Act 47 of 2000) as a Professional Valuer (Reg. No. 1980/0) inspected the subject property on 16 October 2014 and to the best of my knowledge and ability, determined the value as at 16 October 2014 of the three parking bays excluding the construction cost, in terms of the Overstrand Zoning Scheme Regulations of June 2013: effective 1 January 2014, clause 17.1.2 (c), page 109, as motivated in this report, of the subject property situated on Erf 848 Hermanus in the Overstrand Municipality to be:

R40 000.00 (Forty Thousand Rand)

Signed in Hermanus on 28 October 2014.



Henry O Wiggins

Professional Valuer (Registered with the Board of Professional Valuers Cert. No 1980/0)
Nat. Dipl. Prop. Val. (Member of the Inst of Valuers)

ERF 848 DATA SHEET		
Description	Allowable	Actual
ZONING : GENERAL BUSINESS BULK ZONE 1		
Erf Area		1,175.0 m ²
BULK		
Allowable total bulk @ 1.5	1,762.5 m ²	
Actual total bulk area		900.9 m ²
Bulk in hand		861.6 m ²
Actual total bulk factor		0.77
TOTAL COMMERCIAL BULK		
Allowable commercial bulk @ 1.5	1,762.5 m ²	
Actual commercial bulk area		603.0 m ²
Actual commercial bulk factor		0.51
PARKING		
On Site Ground Floor Parking		1 Bay
Parkade Parking First floor		27 Bays
Parkade Parking Second floor		22 Bays
Parkade Parking Third floor		16 Bays
Parking required to the Car Wash		6 Bays
Total Parking required for Erf 848		40 Bays
Total Parking required for Village Square		35 Bays
Total Disabled Parking required @ 1bay / 25 bays		3 Bays
Total Disabled Parking provided @ 1bay / 25 bays		3 Bays
Total Parking required		75 Bays
Total Parking provided		72 Bays
Parking buy-out required		3 Bays
COVERAGE		
Allowable coverage = 80%	940.0 m ²	
Actual coverage area		900.9 m ²
Coverage in hand		39.1 m ²
Actual coverage %		76.67 %
TOTAL COMMERCIAL COVERAGE		
Allowable commercial coverage = 80%	940.0 m ²	
Existing commercial coverage area		720.3 m ²
Existing commercial coverage %		61.30 %
BUILDING AREAS		
Ground Floor area		900.9 m ²
First Floor area		887.5 m ²
Second Floor area		761.1 m ²
Third Floor area		702.2 m ²
Total built area		3,251.7 m ²
ABLUTION REQUIREMENTS		
	REQUIRED	PROVIDED
FEMALE ABLUTIONS		
Toilet pans	3	3
Wash hand basins	2	2
MALE ABLUTIONS		
Toilet pans	1	2
Urinals	2	2
Wash hand basins	1	2
DISABLED ABLUTIONS		
Toilet pans	1	1
Wash hand basins	1	1

Annexure 1

← Subject of Valuation

Annexure G 10/15

Annexure 2



Google earth



Subject Property

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Norton Rose
Tel No. (021) 405-1200

Prepared by me

Fee endorsement	
Amount	Office fee
Purchase price/Value R. 11 000 000.00	R. 2000.00
Mortgage capital Amount	R.
Reason for exemption	Exempt i.c.o. Cat. section Act.

H. J. Janse van Rensburg

CONVEYANCER
H J JANSE VAN RENSBURG

DATA / CAPTURE
2013-01-17
NCAPA-LINDA

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

00000546/2013

HARMINA JEANETTE JANSE VAN RENSBURG

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at Cape Town on 31 October 2012 granted to him by

DEMOL INVESTMENTS PROPRIETARY LIMITED
Registration Number 2007/021956/07

DATA / VER.
17 JAN 2013
VAN WYK JENNY

Page 2

And the appearer declared that his said principal had, on 19 October 2012, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:


**The Trustees for the time being of THE LEAF PROPERTY FUND TRUST
Registration Number IT3278/2009**

its Successors in Office or assigns, in full and free property

ERF 848 HERMANUS
IN THE OVERSTRAND MUNICIPALITY
DIVISION CALEDON
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1175 (ONE THOUSAND ONE HUNDRED AND SEVENTY FIVE)
SQUARE METRES

FIRST REGISTERED by Certificate of Consolidated Title Number T946/1946
with Diagram number 3131/44 relating thereto and held by Deed of Transfer
Number T52002/2012.

- I. As regards the figure A B F E on Diagram Number SG. 3131/44:
- A. SUBJECT to the conditions contained in Deed of Transfer Number T52002/2012.
- B. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer Number T8991/1942 imposed by WILLIAM HENRY BOUCHER in favour of himself and his successors in title as owner of Erf 813 Hermanus, currently held by the said W H Boucher by Deed of Transfer Number T6375/1920, namely;
- "1. The said ERIC GRAHAM WESTCOTT, his Heirs, Executors, Assigns or Successors in title shall be debarred from selling or dealing in grocery and crapery in any form or way whatever upon the land sold hereby.
2. The said ERIC GRAHAM WESTCOTT, his Heirs, Executors, Assigns or Successors in title shall not be entitled to erect any house, dwelling, business premises or any structure of whatever nature or kind on the land sold hereby before the SELLER has approved of the diagrams, plans, specification and of the situation of any buildings or structures they may wish to erect and such buildings or structures shall be of the most modern structure and of the best workmanship."
- II. As regards the figure E F C D op on Diagram No. SG 3131/44:
- A. SUBJECT to the conditions contained in Deed of Transfer Number ~~T946/1946~~ ^{T52002/2012} 
- B. SUBJECT to the following special conditions contained in Deed of Grant dated 5 August 1922 (Caledon Quitrent Volume 3 No. 8), namely:

Page 3

2. THAT all roads and thoroughfares over the land whether or not described in the plan or diagram thereof shall remain free and uninterrupted unless closed, diverted, or altered by competent authority.
3.
4. That the land hereby granted shall be subject to all rights and servitudes which now affect or at any time hereafter may be found to affect the title of the land hereby granted, or which may be binding on the Government in respect of the said land as at the date hereof."

For Information Only

KCL

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WHEREFORE the said Appearer, renouncing all right and title which the said

DEMOL INVESTMENTS PROPRIETARY LIMITED
Registration Number 2007/021956/07

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

The Trustees for the time being of THE LEAF PROPERTY FUND TRUST
Registration Number IT3278/2009

its Successors in Office or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R11 000 000,00 (ELEVEN MILLION RAND) plus VAT in the amount of R1 540 000,00 (One Million Five Hundred and Forty Thousand Rand).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on 8 January 2013

Isenburg

q.q.

In my presence:

[Signature]
REGISTRAR OF DEEDS

OFFICE COPY
S. G. No. 3133/14

Approved

(Signature)

Surveyor-General

29 AUG 1945

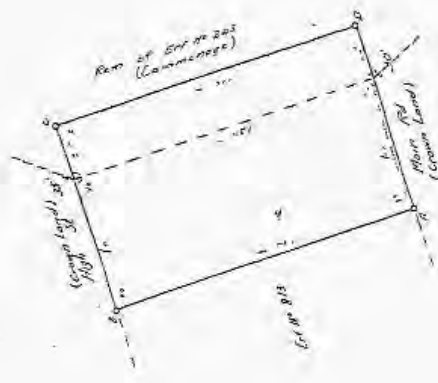
CONSOLIDATED TITLE DEED
Section 41, Act No. 31 of 1947

INDEX	Cope	Field	ENGLISH DESCRIPTION	SYSTEM OF CO-ORDINATES	
				X	Y
101	159	2	90	0	0
102	159	3	90	0	0
103	159	4	90	0	0
104	159	5	90	0	0
105	159	6	90	0	0

Reasons (The O) required vide 15/2/45



The figure A.B.C.D. is a New Erf 848 Hammers



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Consolidated Erf No 814 Hammers

was acquired by the Government in 1914 under the provisions of the Land Acquisition Act, 1914 (No. 24 of 1914) and was transferred to the Government in 1914. The Government then transferred the same to the Municipality of Hammers in 1922.

Premises of Cope of Good Hope.

Surveyed by me by the Cape Surveyor, Land Surveyor, S. G. No. 3133/14

This diagram is contained in CCT No. 848/45	The original diagrams are in my possession
Requires of Deeds.	

(Signature)