



**OVERSTRAND MUNISIPALITEIT**  
**GEDEELTE 59 ('N GEDEELTE VAN GEDEELTE**  
**45) VAN DIE PLAAS HANGKLIP NR. 559,**  
**AFDELING CALEDON: AANSOEK OM**  
**HERSONERING EN VERGUNNINGSGEBRUIK:**  
**INTERACTIVE TOWN & REGIONAL PLANNING**  
**(nms GLEN CRAIG TRAINING CENTRE (PTY)**  
**LTD)**

Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die volgende aansoeke van toepassing op Gedeelte 59 ('n Gedeelte van Gedeelte 45) van die Plaas Hangklip Nr. 559, naamlik:

**Hersonering**

Aansoek ingevolge Artikel 16(2)(a) van die Verordening om die eiendom vanaf Landelikesone 2: Bewaringsgebruik (R2) na Algemene Residensiële sone 1: Dorpshuiskema (GR1) te hersoneer.

**Vergunningsgebruik**

Aansoek ingevolge Artikel 16(2)(o) van die Verordening vir 'n vergunningsgebruik ten einde 'n aftreeoord op die eiendom te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by die Bettysbaai Biblioteek, Clarencerylaan, Bettysbaai.

Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening by die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) voor of op **1 April 2021** met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Me. H van der Stoep** by 028313 8900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.

Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, **HERMANUS**, 7200

Munisipale Kennisgewing Nr. 21/2021

**OVERSTRAND MUNICIPALITY**  
**PORTION 59 (A PORTION OF PORTION 45)**  
**OF THE FARM HANGKLIP NO. 559,**  
**DIVISION**  
**CALEDON: APPLICATION FOR REZONING**  
**AND CONSENT USE: INTERACTIVE TOWN &**  
**REGIONAL PLANNING (obo GLEN CRAIG**  
**TRAINING CENTRE (PTY) LTD)**

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) of the following applications applicable to Portion 59 (a Portion of Portion 45) of the Farm Hangklip No. 559, namely:

**Rezoning**

Application in terms of Section 16(2)(a) of the By-Law to rezone the property from Rural Zone 2: Conservation Usage (R2) to General Residential Zone 1: Town Housing (GR1).

**Consent Use**

Application in terms of Section 16(2)(o) of the By-Law for a consent use to accommodate a retirement village on the property.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department : Town Planning at 16 Paterson Street, Hermanus and at the Betty's Bay Library, Clarence Drive, Betty's Bay .

Any written comments must be submitted to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e ) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) in accordance with the provisions of Sections 51 and 52 of the said By-law on or before **1 April 2021**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to the **Senior Town Planner, Ms. H van der Stoep** at 028-313 8900. The Municipality may refuse to accept comment received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a Municipal official will assist them to formulate their comment.

Municipal Manager, Overstrand Municipality, P.O. Box 20, **HERMANUS**, 7200

Municipal Notice No. 21/2021

**UMASIPALA WASE-OVERSTRAND INXALENYE**  
**59 (INXALENYE YENXALENYE 45) YEFAMA**  
**HANGKLIP NO. 559, ICANDELO**  
**LASECALEDON: ISICELO SOKUCANDWA**  
**NGOKUTSHA NESEMVUME YOSETYENZISO:**  
**INTERACTIVE TOWN &**  
**REGIONAL PLANNING (egameni le-GLEN**  
**CRAIG TRAINING CENTRE (PTY) LTD)**

Kukhutshwa isaziso ngokumayela neCandelo 47 no 48 loMthetho kaMasipala waseOverstrand ka-2020 woYilo Ukusetyenziswa Nokucetyewa koMhlaba Otshintshiweyo (Umthetho kaMasipala), ukuba kufunyenwe ezi zicelo zilandelayo ezimalunga neCandelo 59 (Inxalenye Yenxalenye45) leFama iHangklip No 559 ukuba:

**Ukucandwa ngokutsha**

Isicelo simayela neCandelo 16(2)(a) loMthetho kaMasipala wokucanda ngokutsha ipropati ukususela ekubeni yi-Rural Zone 2: Conservation Usage (R2) ukuba ube Yindawo Yokuhlala 1: Izindlu Zokuhlala (GR1).

**Imvume Yosetyenziso**

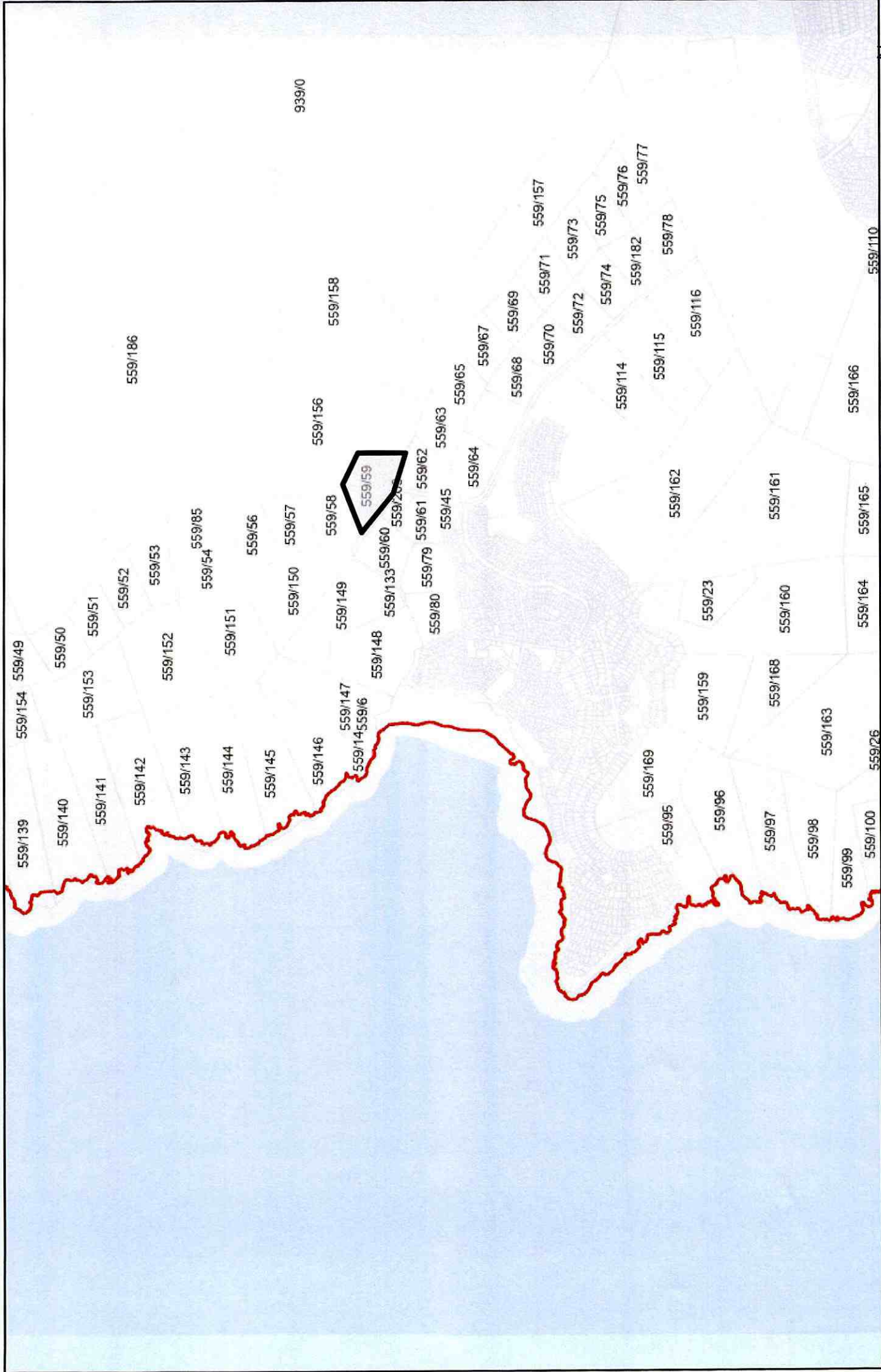
Isicelo simayela neCandelo 16(2)(o) loMthetho kaMasipala semvume yokusetyenziswa ukuze kwakhiwe izindlu zabantu abadla umhlala phantsi kwipropathi.

linkcukacha ezipheleleyo mayela nesi sindululo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi ko 08:00 no 16:30 kwiSebe: Loyilo Dolophu 16 Paterson Street, Hermanus. nakwiThala leencwadi laseBetty's Bay, Clarence Drive, Betty's Bay.

Naziphi na izimvo ezibhaliweyo mazingeniswe kuMasipala (16 Paterson Street Hermanus / (f) 0283132093 / (e ) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngokumayela nezibonelelo zamaCandelo 51 nele 52 lalo Mthetho kaMasipala Wasekuhlaleni ingadlulanga i-**1 uAprili 2021**, ubhale igama lakho, idilesi yakho kunye neenkukacha zoqhagamshelwano, umdla wakho kwisicelo nezizathu zokubhala izimvo zakho. Imibuzo ngefowuni ingabuzwa ku-**Senior Town Planner, Ms. H. van der Stoep** ku 028-313 8900. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwaziyo kufunda okanye ukubhala angatyelala iSebe lokuCeba Idolophu apho igosa lakwamasipala liya kumnceda afake amagqabaza okuhlomla.

Umphathi kaMasipala, Overstrand Municipality, P.O. Box 20, **HERMANUS**, 7200

Isaziso sikaMasipala No. 21/2021





# PORTION 59 OF FARM 559 HANGKLIP

## Application for a rezoning to General Residential 1 and consent use for a retirement village



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**October 2020**

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## 1. Introduction

<p><b>a. Brief</b></p> <p>Refer to <b>Annexure B</b> for the Power of Attorney.</p>	<p>Interactive Town and Regional Planning was appointed by the owner of the property Glen Craig Training Centre Pty Ltd to prepare and submit an application for the <u>rezoning to General Residential Zone 1</u> and consent use for a retirement village on Portion 59 of Farm 559, Hangklip in terms of the relevant legislation.</p>
<p><b>b. Development Objective &amp; Application Proposal</b></p>	<p>The <b>development objective</b> is to convert the former hotel to a retirement village, utilizing all the existing buildings on the application area for this purpose.</p> <p>Subsequently, the <b>application proposal</b> is for:</p> <ul style="list-style-type: none"> <li>• <u>Rezoning to General Residential Zone 1: Townhousing</u></li> <li>• <u>Consent use for a retirement village</u></li> </ul>

<p><b>c. Background</b></p>	<p>The 10.6 ha application area which is situated approximately 400m northeast of Pringle Bay residential suburb, is currently zoned for Rural Zone 2: Conservation Usage with a consent use for Tourist Accommodation and Tourist Facilities. The application area consists of a hotel building with ancillary recreational and other uses, which is no longer operational and of which the site development plan was approved in 2012 to accommodate the existing buildings and previous uses, as illustrated in the layout and photos below.</p>
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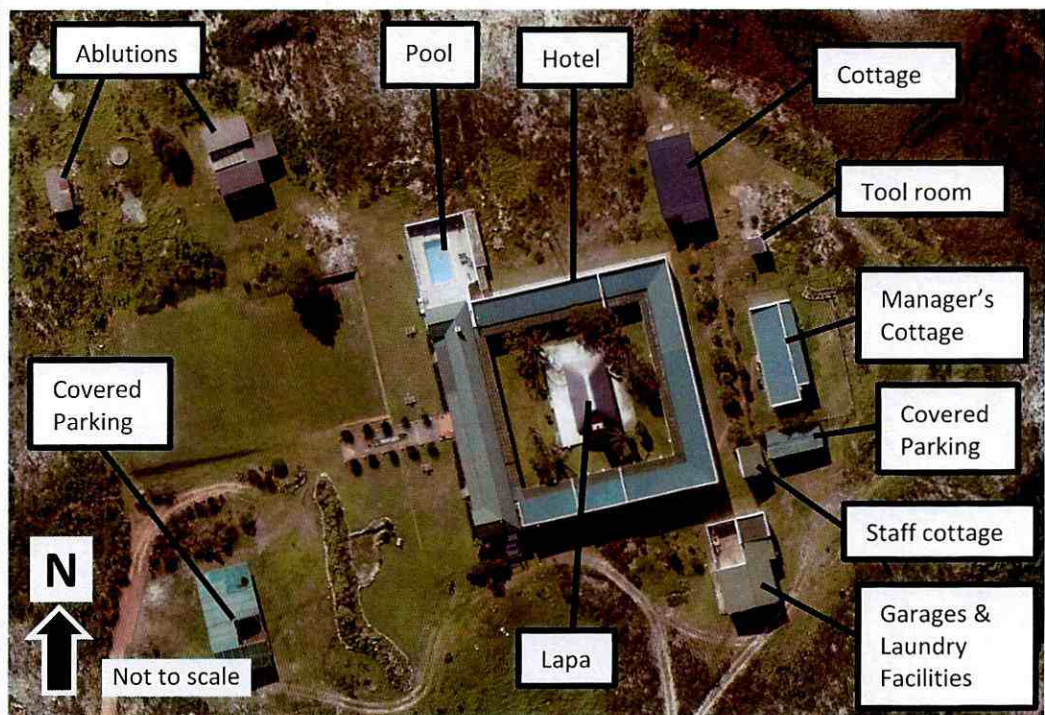


Figure 1: Existing lay-out of buildings to be used for development proposal





**Figure 2: Photos of the application area (Main Hotel Building, Thatched Lapa & Landscaped Entrance Way)**

The owner wishes to use the existing buildings for an assisted living retirement village with required facilities. The existing buildings are all to be used for the proposed retirement village and therefore no construction or demolition of buildings will occur. No internal renovations are required either.

A separate detailed site development plan indicating compliance with the development parameters including inter alia specific uses, access, parking lay-out, building lines, height and coverage will be submitted once the land-use rights have been obtained.

Therefore, the **purpose** of this application is to acquire the land-use rights, consisting of a rezoning and consent use, to accommodate a retirement village with required facilities on the application area.

## 2. The Application

<b>a. Analysis: Title Deed</b>		The Conveyancer Monica Korf issued a certificate confirming that <b>no restrictive title deed conditions</b> exist against the application proposal.			
<b>b. Analysis: Development Criteria:</b>		The development parameters for Portion 59 of Farm 559 Hangklip, Pringle Bay as per the Overstrand Municipality Land-Use Scheme Regulations, 2020 are summarised as follows:			
<b>Parameters</b>	<b>Existing Zoning:</b>	<b>Proposed Zoning:</b>	<b>Proposal</b>	<b>Comments</b>	
<b>Zoning</b>	Rural Zone 2: Conservation Usage	General Residential Zone 1: Town Housing	General Residential Zone 1: Town Housing	<b>Application includes a rezoning</b>	
<b>Primary Use</b>	Conservation use, dwelling house, guest rooms, home occupation;	Dwelling house, town housing, private road, private open space;		<b>Consistent</b>	
<b>Consent Uses</b>	Agriculture, aquaculture, day care centre, harvesting of natural resources, intensive animal farming, intensive horticulture, place of assembly, place of entertainment, place of instruction, plant nursery, recreational facilities, rooftop base station, second dwelling unit, tourist accommodation, tourist facilities, transmission tower, utility services. (Tourist accommodation and tourist facilities approved)	Crèche, day care centre, flats, green house, home occupation, residential building, retirement village, tourist accommodation.	Retirement village	<b>Application includes a consent use</b>	
<b>Density</b>	N/A	35 dwelling units per hectare	2.7 dwellings per hectare	<b>Consistent</b>	
<b>Floor space</b>	800m <sup>2</sup> (2400m <sup>2</sup> approved)	N/A	N/A and floor space remains the same	<b>N/A</b>	
<b>Coverage</b>	N/A	65%	2.4%	<b>Consistent</b>	
<b>Height</b>	8m	8m	1 storey	<b>Consistent</b>	
<b>Building lines</b>	Street	10m	1m internal Garage set-back 5m from kerb	<u>To be illustrated on SDP at a later stage</u>	<b>Consistent</b>
	Common	10m	3m on perimeter 1m lateral & rear Garage may be constructed at 0 m on one internal side boundary and 0 m on the internal rear boundary, provided that the building does not occupy more than 50% of such internal side or rear boundary	<u>To be illustrated on SDP at a later stage</u>	<b>Consistent</b>



<b>Roads &amp; Parking</b>		8m road reserve 1.25 per bedroom	<u>SDP with road and parking layout to be submitted at a later stage</u>	<b>To be consistent with Land-Use Scheme</b>
<b>c. Definitions:</b>	<p><b>“retirement village”</b> means a development for the purposes of accommodating retired persons and associated facilities and conforms to the following conditions:</p> <p>(i) other than staff accommodation, each dwelling unit shall be occupied by at least one person and must comply with the applicable legislation;</p> <p>(ii) a range of care and other facilities shall be provided to the satisfaction of the Municipality; and</p> <p>(iii) additional development management provisions may be determined by the Municipality in respect of a retirement village;</p>			
<b>d. Application:</b>  The application form is attached as <b>Annexure A.</b>	<p>Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020, for:</p> <ul style="list-style-type: none"> <li>• The Rezoning of Portion 59 of Farm 559, Hangklip, Pringle Bay from Rural Zone 2: Conservation Usage to General Residential Zone 1: Town Housing in terms of Chapter IV, Section 16(2)(a).</li> <li>• Consent use for a retirement village on Portion 59 of Farm 559, Hangklip, Pringle Bay in terms of Chapter IV, Section 16(2)(o).</li> </ul>			

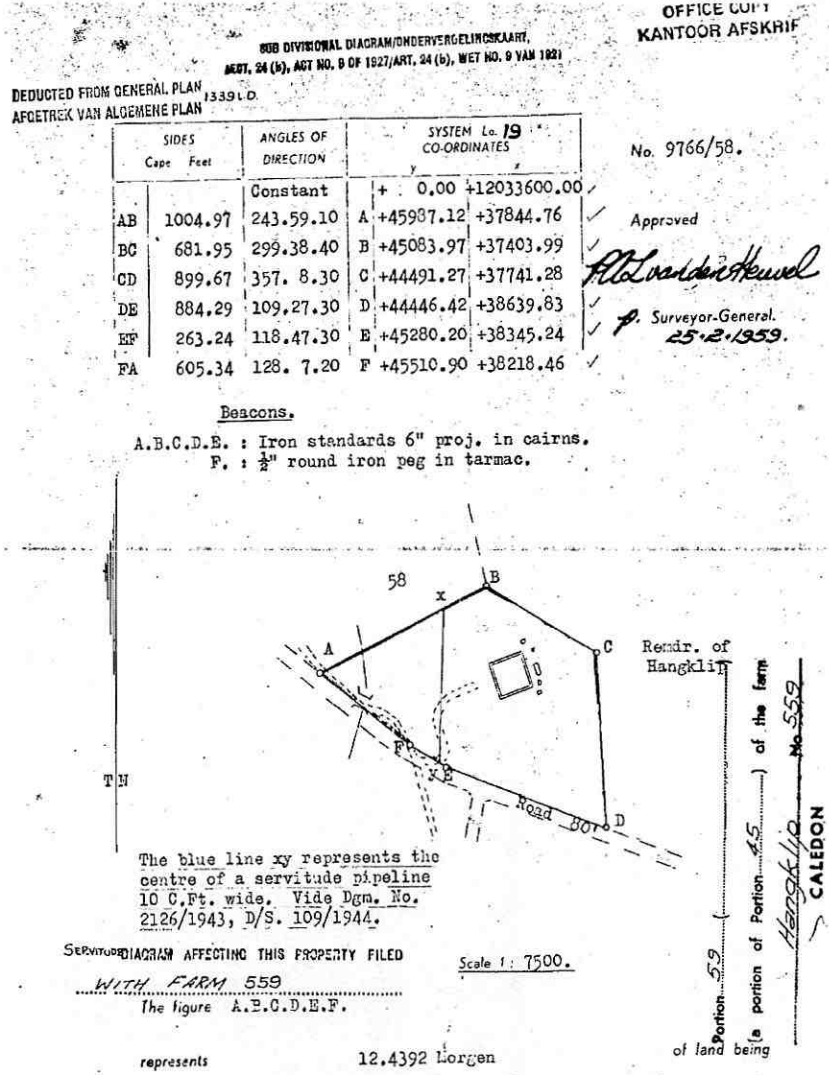
### 3. Contextual Site Information

**a. Property Description**

Property	Extent	Title Deed	Registered Owner
Portion 59 of Farm 559 Hangklip	10.6546ha	T18344/1959	Glen Craig Training Centre Pty Ltd

Refer to Annexure D for the SG Diagrams, Annexure B for the Title Deed of Portion 59 of Farm 559 Hangklip.

The following Surveyor General Plans reflect the application site:



PORTION 59 (a portion of Portion 45) OF THE FARM HANGKLIP

situate in the Division of Cape *107* Province of Cape of Good Hope.  
Feb - Dec. 1955, by me  
Surveyed in & July 1957.

*J. Henson*  
Land Surveyor.

This diagram is annexed to D/T. N <sup>o</sup> 18344/1959	The original diagram is No. annexed to	File No. S/13048. S.R. No. E. 2293/58. Gen. Plan 1339LD. Noting Plan AE-4BC.
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Registrar of Deeds

*AR*  
Attorneys, C.T.  
559/59

Figure 3: Extracts of the Surveyor General Plans of the application site

**b. Location:**

For the Locality Plans refer to Annexure E

**Regional Context:**

Within the regional context, the application area is a farm on the north eastern side of Pringle Bay, 5km from Rooi Els and 3km from Betty's Bay.

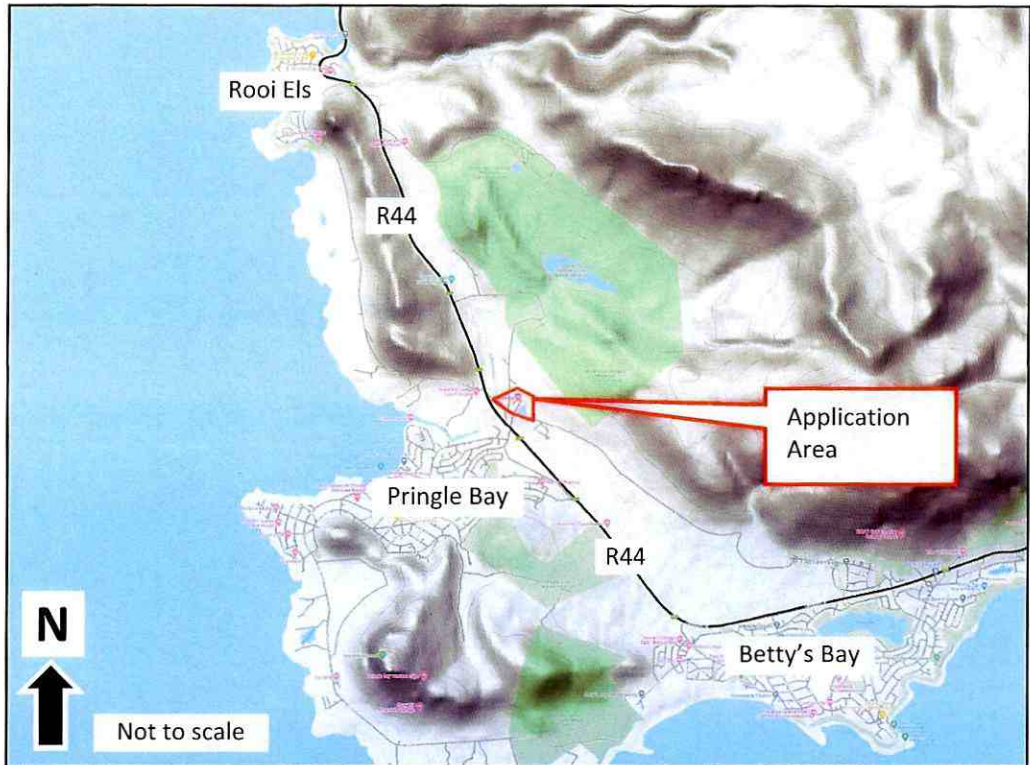


Figure 4: Locality Plan – Regional Context

**Local Context:**

Within the local context the application area is approximately 400m northeast of Pringle Bay residential suburb and 200m from the R44 / Hangklip Road intersection, surrounded by rural landscape.

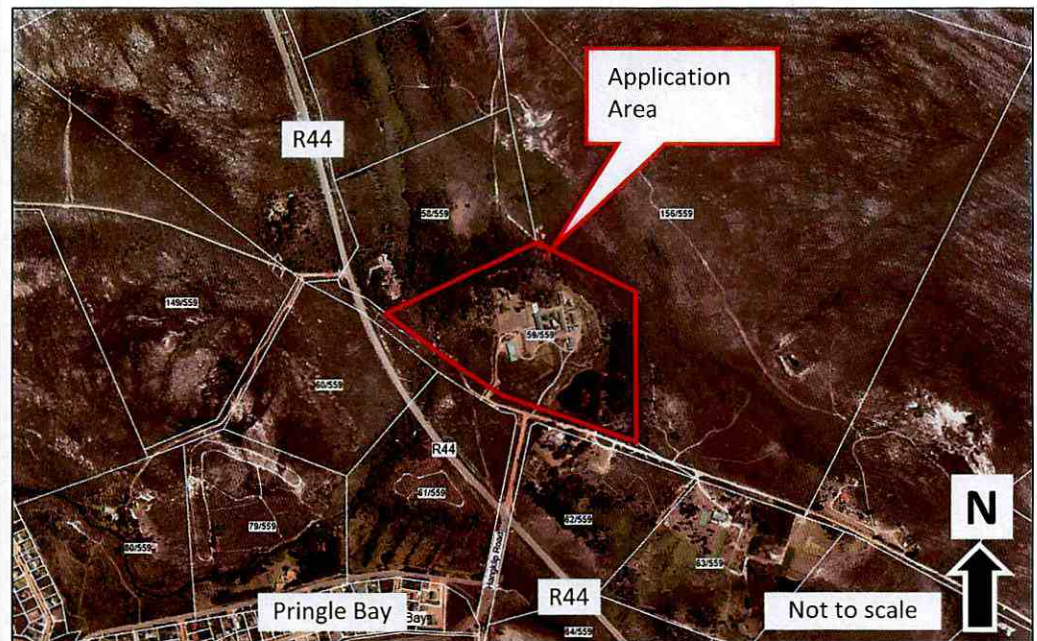




Figure 5: Locality Plan – Local Context

**c. Land Use:**

Refer to the Land Use plan attached as Annexure E.

The application area was previously used for tourist accommodation and tourist facilities. The surrounding properties are used for open space / rural purposes and community facilities which is a school. The proposal is for a retirement village. Proposal is considered compatible with the surrounding land-use.

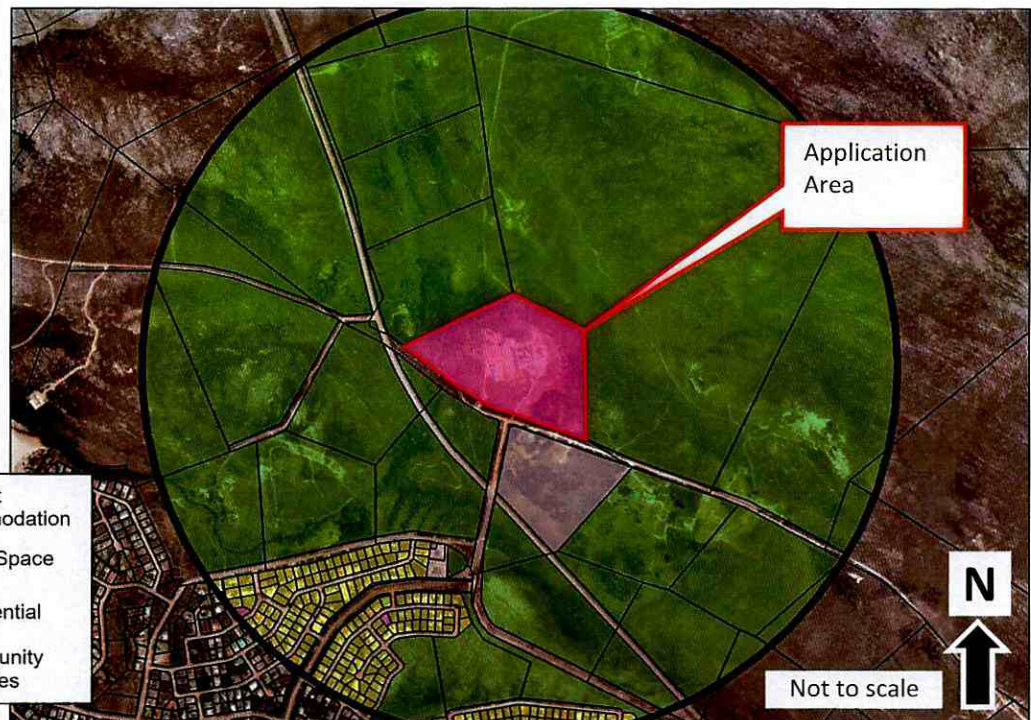


Figure 6: Google Image overlay illustrating the residential land-use activities of the application area and surrounding properties

**d. Zoning:**

Refer to the Extract of Pringle Bay Zoning plan attached as Annexure G.

The application area, Portion 59 of Farm 559, Hangklip is zoned Rural Zone 2: Conservation Usage with a consent use for Tourist Accommodation and Tourist Facilities. The surrounding erven are zoned Agriculture Zone 1: Agriculture and Undetermined Zone. The proposal is to rezone the application area to General Residential Zone 1: Town Housing with a consent use for a Retirement Village. The proposed zoning and consent use is considered compatible with the zoning of the surrounding erven.

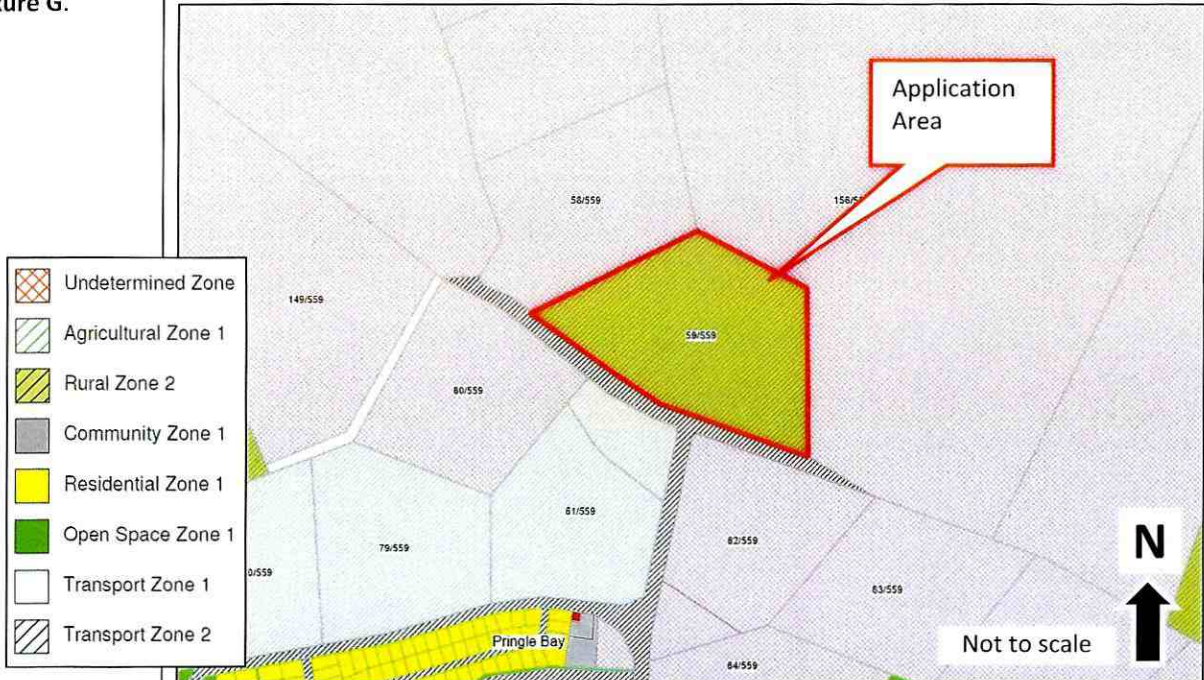


Figure 7: Extract from the Overstrand Municipality: Online zoning viewer

**e. Laws and policies relevant to the consideration of the application and forward planning and land use documents**

The following policy is applicable to the application area.

**i. Overstrand Municipal Spatial Development Framework, 2020**



The SDF is aimed at providing general direction to guide decision making on an ongoing basis, aiming at the creation of integrated, sustainable and habitable regions, cities, towns and residential areas.

**“5.3.2 Pringle Bay 2020-2030 MSDF Spatial Proposal**

Promote:

- the role of Pringle Bay as a retirement and holiday village.

Maintain:

- the unique village/rural character of Pringle Bay by, amongst other, adhering to the Draft HPOZ and EMOZ regulations.
- the open space corridors created by the Buffels River and other drainage canals;
- the passive recreational role of Pringle Bay.

Contain:

- the urban footprint of Pringle Bay as far as possible within a clearly defined urban edge.

**5.3.2.3 Key Strategic Land Use Proposals**

**ii. Commercial:**

Business uses, commercial, retail and offices should be concentrated within the Central Business District and decentralisation of commercial development should not be permitted.

ii. New Urban Development

No new urban development is proposed for Pringle Bay.”

According to the SDF, 2020, the application area is partially a business zone, falls within a Heritage: HPOZ Local Zone and Protected Area Buffer EMOZ. The application area is outside the Urban Edge.

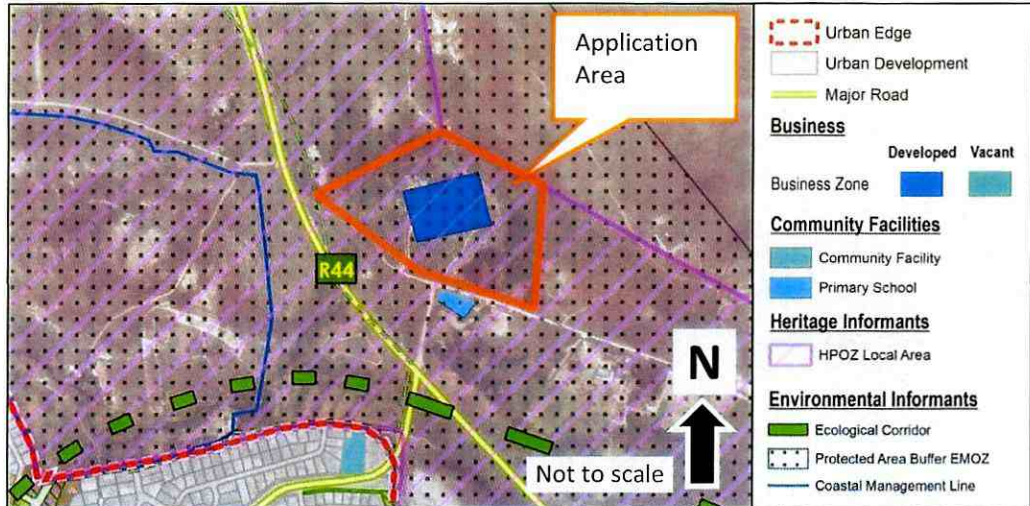


Figure 8: Overstrand Municipal Spatial Development Framework 2020, Plan 24: Pringle Bay: Status Quo extract

The application is consistent with the Overstrand Municipal Spatial Development, as the existing footprint and floor area will be maintained for the proposed development which consists of a change in land-use rights and a more permanent use of the application area. Therefore, no impact on natural vegetation, ecosystems or heritage worthy buildings will occur.

ii. Overstrand Municipality Growth Management Strategy, 2010

The Overstrand Growth Management Strategy defines, explains and uses densification as a growth management tool to positively redress and counteract the effects of urban sprawl to promote the longer term sustainability of the Overstrand Municipality and its sub-regions’ environmental quality.

The following extracts from this document are applicable to the application proposal;

In Pringle Bay 41% of the population is 60 years and older and 64% of the population is 50 years and older, as reflected in the age distribution graph below.

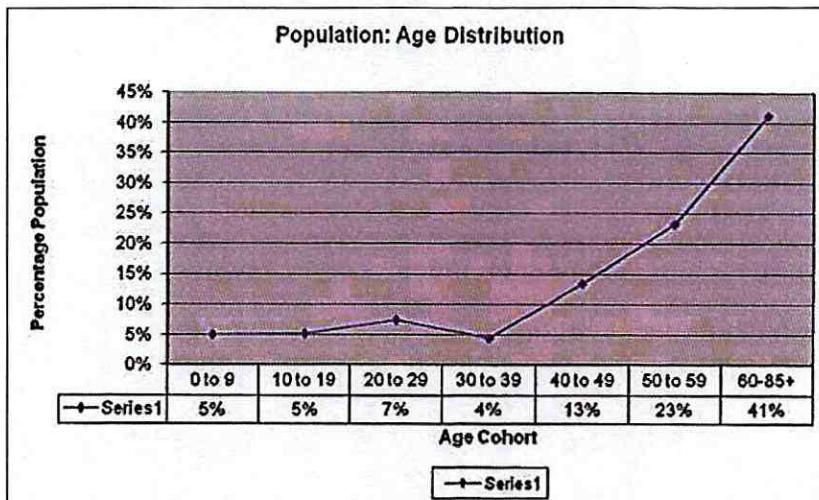


Figure 9: Population Age Distribution Graph

Therefore, the proposal is consistent with the population composition of the surrounding area. Furthermore, the application area is located outside the urban edge.

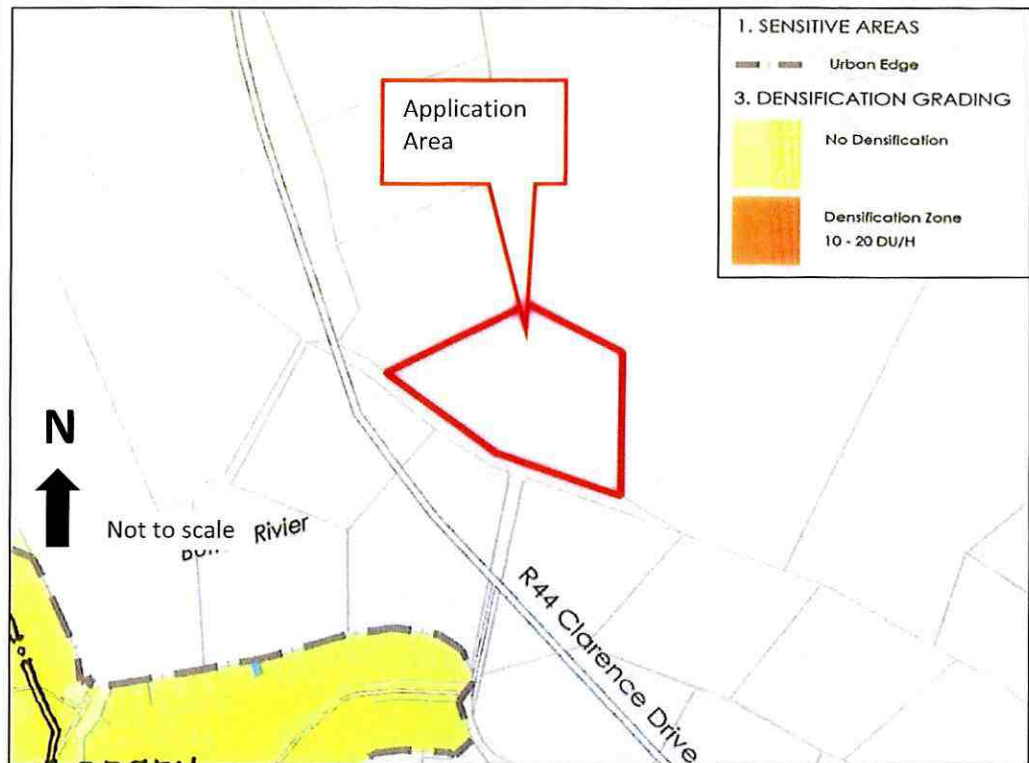


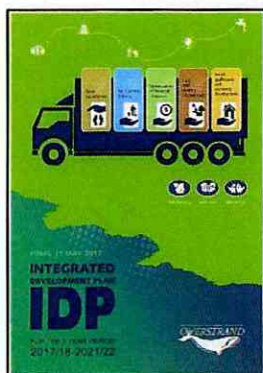
Figure 10: Extract from the Overstrand Municipality Growth Management Strategy, 2010 reflecting the envisaged land-uses for the area.

Although the application area is situated outside the urban edge, it currently consists of tourist accommodation, tourist facilities and ancillary use buildings and structures (no longer operational) and the existing building footprint and floor area will be maintained for the proposed use as a retirement village.

The remainder of the area is covered by a planted garden with grass, shrubs and flowers surrounded by indigenous vegetation on the site perimeter, a dam in the south-east and a portion of the Buffels River in the west of the application area, all to be maintained and preserved, with existing dirt road access which joins up with the R44 further down to the south.

Furthermore, the application area is situated in close proximity to the urban area of Pringle Bay, as well as the other closely located coastal towns which offer social, retail and community facilities.

**i. Overstrand Integrated Development Plan, 2017/2018 – 2021/2022**

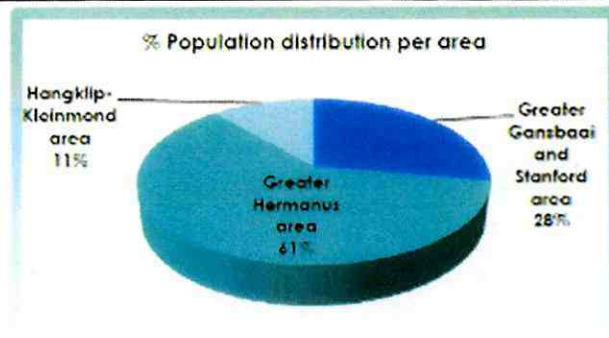


The purpose of the Integrated Development Plan (IDP) is to address the development needs of the Overstrand communities and the organisation within clearly defined strategic objectives and measurable key performance indicators.

**STRATEGIC ANALYSIS**

**In-migration**

In the 2016 Stats SA Community survey the top three main reasons for moving to the Overstrand were look for paid work (2.47%), followed by retirement (1.77%) and moving as a household with a household member (for health...) (1.65%).



**Figure 11: Percentage Population Distribution Chart**

The proposal is consistent with the percentage population distribution of 11% within the Hangklip-Kleinmond area. Plenty of space is still available in the Hangklip-Kleinmond area for physical development and population growth in comparison to the Greater Hermanus area which is highly developed with much less land available for further physical development and thus requiring densification to accommodate future population growth in this area.



## 4. Motivation

Motivation for the application:

Refer to **Annexure H** for the Site Development Plan

### a. Introduction and Background

The application area, 10.6 ha in extent, and situated approximately 400m northeast of Pringle Bay residential suburb, is currently zoned for Rural Zone 2: Conservation Usage with a consent use for a Tourist Accommodation and Tourist Facilities. The application area consists of a hotel building with ancillary recreational and other uses, which is no longer operational and of which the site development plan was approved in 2012 to accommodate the existing buildings and previous uses, as illustrated in the layout, approved SDP and photos below.

- a hotel in the main building consisting of 24 en-suite bedrooms, a large kitchen, a dining room, a board room, a lecture room, a licensed pub, a lounge, an enclosed verandah with stack doors, an office, a reception, a stock room, a large walk-in chiller room with freezer area included behind a security door, a utility area and a linen room
- a lapa,
- a pool,
- a toolroom,
- a manager's cottage,
- a second cottage
- covered parking,
- a staff cottage,
- garages including laundry facilities
- non-operational ablutions currently used as storage area by the owner

The hotel was constructed in the shape of a square outline with a central courtyard accommodating a thatched lapa and planted grass and trees. The u-shape formed by the northern, southern and eastern flanks consist inter alia of the bedrooms with inter alia the dining room and reception area forming the western flank of the square which represents the front of the hotel building with a paved and landscaped entrance walkway leading into the reception and restaurant area.

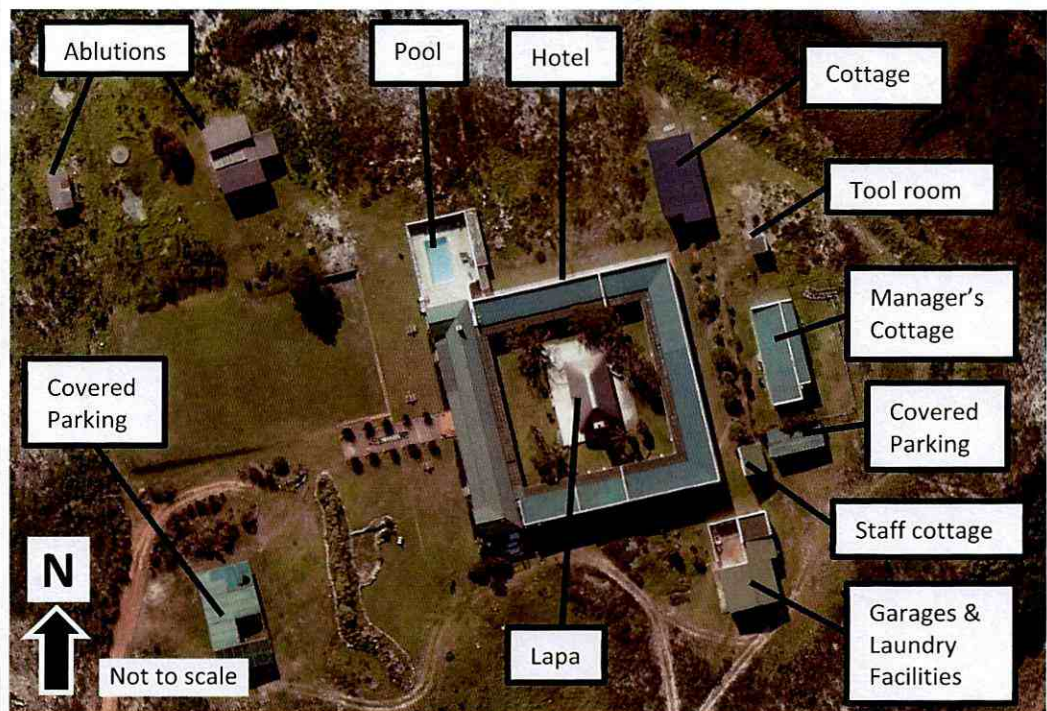
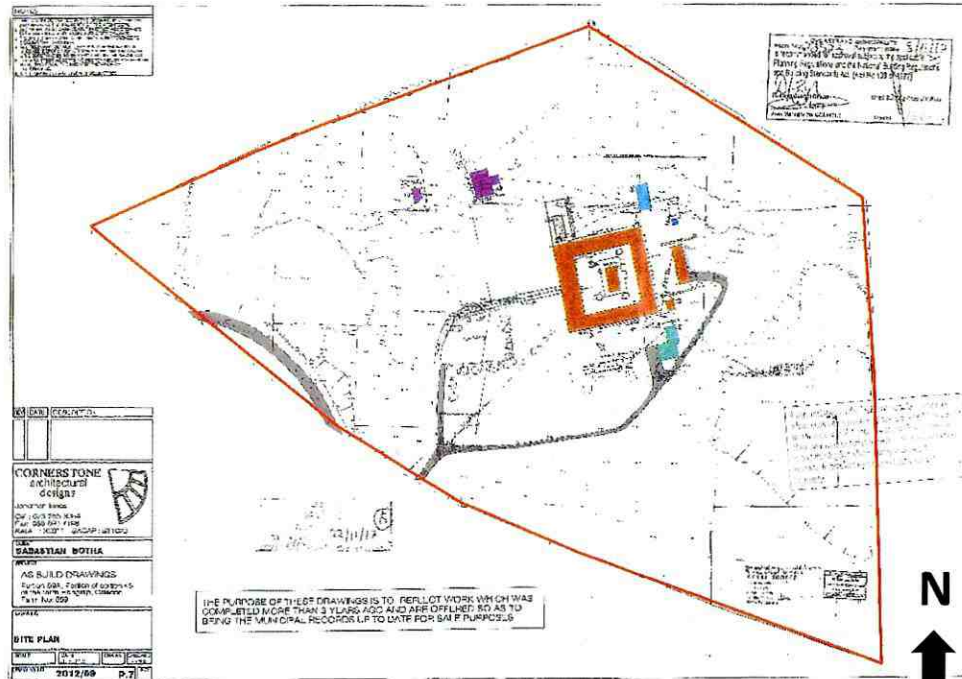


Figure 12: Existing lay-out of buildings to be used for development proposal



**Figure 13: Approved Site Development Plan**

The owner wishes to establish the land-use rights for a retirement village with required facilities. The existing buildings are all to be used for the proposed retirement village and therefore no construction or demolition of buildings will occur on the application area. No internal renovations will be required either.

The application area and surrounds consist of a tranquil, rural character with natural scenic beauty all around, both with ocean views to the west and mountain views to the east, thus ideal for a retirement village. The needs of both the target markets for the previous tourist accommodation/ tourist facility and for the proposed retirement village are similar such as the need for a scenic and tranquil environment in close proximity to the ocean and to other scenic and tourist attractions in the nearby towns. The proposed retirement village will have the added benefit of medical care on the property. Furthermore, the Pringle Bay urban area and other closely located towns of Rooi Els, Betties's Bay and Kleinmond also accommodate doctor's clinics, churches, superettes and other shops and restaurants catering to the permanent and holiday residents in the area. Hermanus which is 58,6 km from the application area offers a variety of medical, community, social, retail, (including the mall) and tourist facilities.

The proposal represents a unique, much required facility within the area as no other retirement villages currently exist within Pringle Bay, Bettie's Bay or Rooi-Els. For many of the retirement villages in Hermanus, there are waiting lists, making access to retirement villages here more difficult.

**b. Proposal**

The proposal is to establish the rights for a retirement village with required facilities on the application area.

To achieve this purpose the following application is required.

- Rezoning to General Residential Zone 1
- Consent Use for a Retirement Village

The intention is to use all the existing buildings for the purposes of the proposed retirement village. Therefore, the existing building footprint and approved floor area of 2400m<sup>2</sup> remains exactly the same with no additional buildings to be constructed. No internal renovations will be required for the proposal either.

The existing hotel building consists of 24 bedrooms with en-suite bathrooms which can accommodate a maximum number of 48 residents and which will be rented out for assisted living. No age restriction is applicable to the residents of the proposed retirement village.



Figure 14: Photo of a bedroom and the dining area of the previous hotel

The old hotel restaurant will provide meals to the residents and with regards hereto, an application will be submitted for a "Certificate of Acceptability" (COA) to the Municipal Health Department, in accordance with their requirements.

A basic medical care facility which will consist of a medical examination room where residents can receive basic medical care, will be accommodated on the premises to be indicated on the site development plan which will be submitted in due course.

The disposal of any medical waste which may result, will be managed according to the requirements of the Municipal Health Department and an application will be submitted for a "Medical Waste Certificate".

The following further facilities are proposed to be offered to residents namely, laundry services, entertainment activities, films, games, movement exercises, a hairdresser, a podiatrist, an in house library, art classes, interesting talks, mini lectures, a pool table, music evenings and even possibly starting a U3A group( University of the third age) as the closest group is in Hermanus.

Furthermore, the residents will have access to the existing pool and thatched lapa as well as the enjoyment of the beautiful grounds, surrounds and views for recreational purposes. The outdoor area is landscaped with planted grass, flowers, shrubs and trees and surrounded by natural indigenous vegetation on the perimeter of the property. There is also an existing dam in the south-east of the property and a portion of the Buffels River which runs across the western side of the property representing attractive water features. There is ample space for walking on the grounds while enjoying the natural scenic beauty and planted garden.

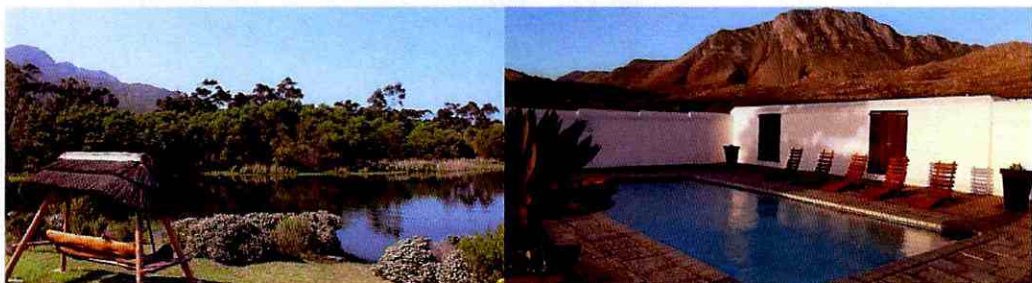


Figure 15: Dam area and Pool on the application area

There are currently two existing access and entrance dirt roads to the application area and covered parking on the property. The entrance roads join up with the R44 further down to the south of the application area.

The details regarding the development parameters inter alia proposed internal building lay-out indicating the specific uses/facilities of the retirement village, the access and parking lay-out, building lines, coverage and height will all be indicated on a detailed site development plan which will represent a separate application submission, after the land-use rights for the proposed retirement village have been obtained subject to municipal approval. There is sufficient space to provide parking in accordance with the requirements of the land-use Scheme, 2020.

Although the application area is outside of the urban edge, the farm is not currently used for agricultural purposes but was operated as a tourist accommodation and a tourist facility with existing buildings and facilities which are to be used for the proposed retirement village, therefore the proposal will not impact on any existing agricultural or environmentally sensitive land.

The proposal represents a higher intensity use of the land as the temporary nature of the tourist attraction will be replaced by permanent residents, thus ensuring a more economically feasible development while providing much needed housing for the elderly with specific medical needs and increasing the threshold of existing local businesses in the area as well.

#### **c. Desirability**

The development proposal, as explained above, is considered desirable for the following reasons:

- The proposal represents a unique and much required facility for the elderly population in the Overstrand region.
- In the 2016 Stats SA Community survey one of the top three main reasons for moving to the Overstrand were for retirement purposes.
- 64% of the population of Pringle Bay consists of people older than 50 years of age, 40% in Bettie's Bay, 30.4% in Kleinmond and 80% in Rooi Els for the same age group of 50 years and older.
- The proposal will cater to the growing need for retirement villages with medical care for the aged.
- The residential towns of the Overstrand region serve mostly the purpose of retirement settlements and holiday housing.
- The scenic natural beauty of the application area and surrounds ensure that it is an ideal place for retirement.
- The tourism/ hospitality industry has taken a huge knock as a result of the global Covid-19 Pandemic and many businesses have closed down in this time. A retirement village would potentially be more financially viable and would not be impacted in the same way as the tourism industry which is dependent on tourists and highly influenced by seasonality and other local, national and global factors outside of the owner's control.
- The application area is outside of the Pringle Bay urban area yet close to the town's facilities such as the mini-mart, a hardware store, a bottle store and a few other shops, restaurants, a church, a hairdresser and a doctor's clinic. Furthermore, the application area is also situated close to the R44 which ensures easy access to the social, retail, community and tourist facilities of the other closely located towns including, Rooi Els, Bettie's Bay, Kleinmond and Hermanus with its regional mall.
- The proposal will add to the existing buying power of local business and thus increase the threshold of existing local businesses in the area.
- The proposal will replace the previous employment opportunities and will create additional employment opportunities. All the staff of the old hotel that had to be retrenched and who haven't found jobs in the interim, will be contacted. Caring for people in an assisted living environment requires more staff members than for the hospitality industry. According to the owner's calculations, the staff size will have to be doubled.

- This proposed retirement village would also contribute distribution of retirement facilities over towns within the Overstrand region. Furthermore, there are no other retirement villages currently available in Pringle Bay, Betty's Bay or Rooi-Elis.
- The application area is already developed and disturbed and the proposal will use all of the existing buildings, thus remaining within the existing footprint and approved floor area of 2400m<sup>2</sup>.
- The proposal represents the optimizing of the application area for a use more permanent, stable and economically feasible than the previous use.
- Although the application area is outside of the urban edge, the farm is not currently used for agricultural purposes but was previously used for tourist accommodation and a tourist facility with existing buildings and facilities to be used for the proposed retirement village, therefore the proposal will not impact on any existing agricultural or environmentally sensitive land.

**d. Planning Principles**

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:

- 1) **Spatial Justice** which refers to the need for redressing the past apartheid spatial development imbalances and aims for equity in the provision of access opportunities, facilities, services and land.

**Possible results of the development**

A retirement village, will be spatially compact and economically and administratively feasible to accommodate and considered beneficial to the competent local authority. Furthermore, the proposed operation is considered as an essential service towards the aging community.

The application proposal is also fully consistent with the Integrated Development Plan, 2017/18 - 2021/22 (IDP) with specific reference to eradicating the current housing backlog, and in this instance for the elderly with requirements for higher care.

Furthermore, the need for retirement villages keep growing with one of the main reasons for in-migration into the Overstrand area, being for retirement purposes.

The previous employment opportunities applicable to the previous hotel will be replaced and additional employment opportunities will be created by the proposal.

The application proposal is **consistent with spatial justice**.

- 2) **Spatial Sustainability** which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.

**Possible results of the development**

Although the application area is situated outside the urban edge, the farm is not currently used for agricultural purposes but was previously used for tourist accommodation and a tourist facility with existing buildings and facilities which are to be used for the proposed retirement village. Therefore, the proposal will not impact on any existing agricultural or environmentally sensitive land.

The proposal represents a higher intensity use of the land as the temporary nature of the tourist attraction will be replaced by permanent residents, ensuring a more economically feasible and consistent development as well as providing much needed housing for the elderly with specific medical needs and increasing the threshold of existing local businesses in the area as well.

The application proposal can thus be deemed to be **spatially sustainable**.

- 3) **Efficiency** which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.

**Possible results of the development**

The proposal represents a more permanent, stable and economically feasible land-use, which will be able to occupy the existing buildings due to many of the same needs existing both for tourists and for retirees. In this way the proposal optimizes the application area.

Furthermore, the proposal represents an efficient solution to the growing need for housing for the elderly in a location in relatively close proximity to Hermanus but where, in contrast to Hermanus, plenty of land is still available for development. No other retirement villages are present in this area and a large percentage of the Pringle Bay population represents a community of retirees.

The application proposal is **consistent** with the **efficiency principle**.

- 4) **Spatial Resilience** which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.

**Possible results of the development**

The application proposal is consistent with the flexibility of the spatial plans, policy and land use management systems of the Overstrand Municipality in order to attribute the communities most likely to suffer the impact of economic and environmental shocks given that the proposed operation is considered as an essential service towards the aging community.

In addition the proposal will contribute to the local economy and will not impact on any existing agricultural or environmentally sensitive land as the proposal will remain within the existing footprint and floor area of the existing buildings, to be occupied for the proposed retirement village.

The application proposal is **consistent** with the principle of **spatial resilience**.

- 5) **Good Administration** which, in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure that a joint planning approach is pursued.

**Possible results of the development**

Consultative practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the relevant government tiers and the general public to participate in the eventual decision-making process.

The application proposal is **consistent** with the principle of **good administration**.

## 5. Conclusion

The application as motivated in this report is regarded **desirable** within its local context and well-integrated within the existing community land-use activities. It is therefore recommended that the application **be approved** in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020, as follows:

- The Rezoning of Portion 59 of Farm 559, Hangklip, Pringle Bay from Rural Zone 2: Conservation Usage to General Residential Zone 1: Town Housing in terms of Chapter IV, Section 16(2)(a).
- Consent use for a retirement village on Portion 59 of Farm 559, Hangklip, Pringle Bay in terms of Chapter IV, Section 16(2)(o).





PROJECT

Portion 59 of Farm  
559 Hangklip

TITLE

Main Retirement  
Building Floor Plan

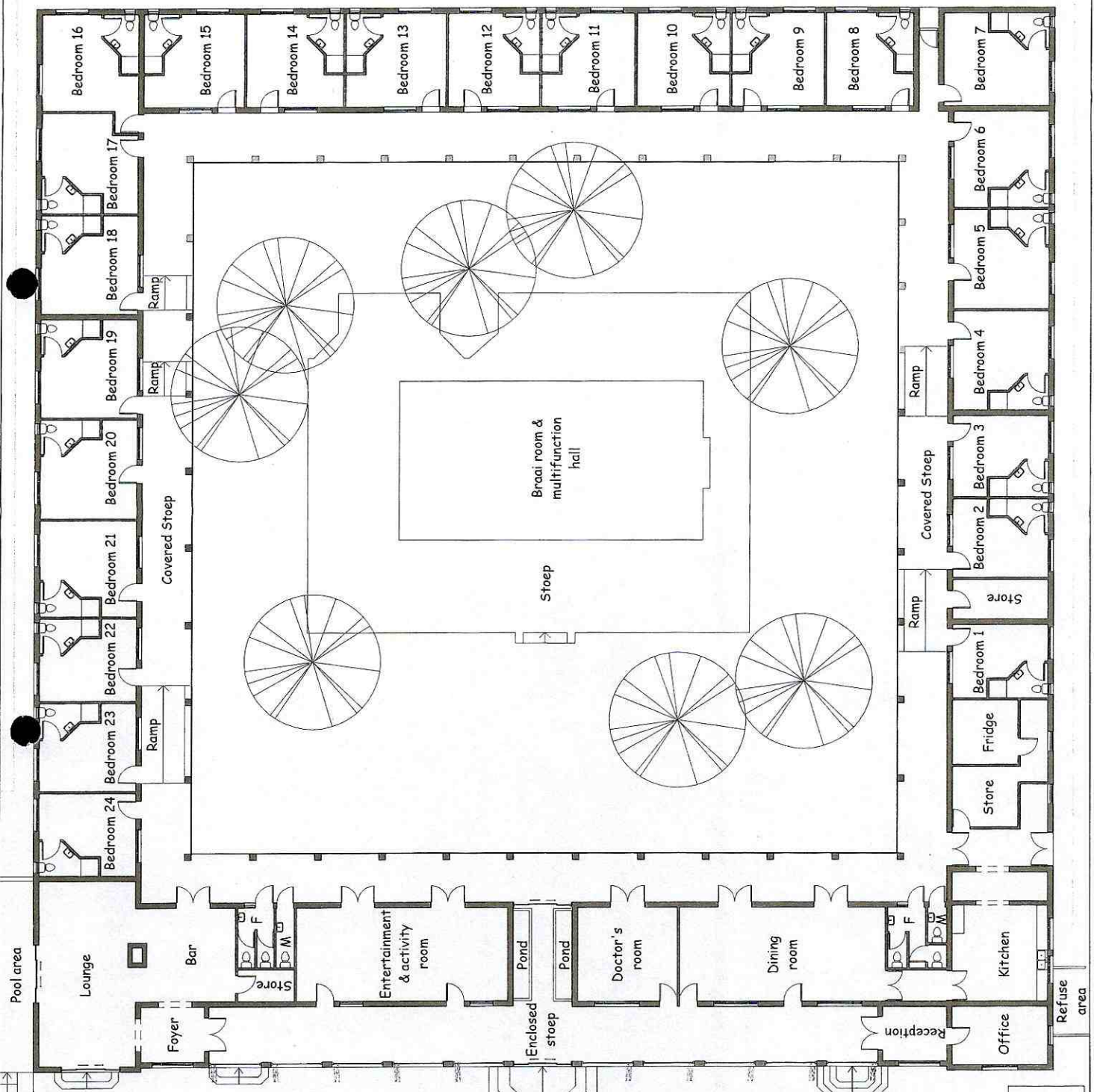


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CLIENT

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CHECKED BY: Checker  
DATE: 02/19/18  
SCALE (R/A): 1:200  
PROJECT NUMBER: 0001  
DRAWING NUMBER: A101

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Ground Floor  
A3 Scale 1 : 200

PROJECT

Portion 59 of Farm  
559 Hangklip

TITLE

Main Retirement  
Building Elevations

INDUSTRY

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11/25/20

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0001

DRAWING NUMBER  
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West Elevation



South Elevation



East Elevation



East Elevation



North Elevation

