



ERF 5057, KIDBROOKE RETIREMENT VILLAGE, ONRUS RIVER: APPLICATION FOR AMENDMENT OF THE EXISTING APPROVED SITE DEVELOPMENT PLAN: INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF THE TRUSTEES FOR THE TIME BEING OF THE HUDD TRUST

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received for the amendment of the existing approved site development plan in terms of Section 16(2)(l) of the By-Law to accommodate a proposed solar carport installation 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, Paterson Street, Hermanus. Any comments must be in writing in accordance with the provisions of Sections 51 and 52 of the By-Law to reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) on or before **8 March 2024**, quoting your name, address and contact details, interest in the application and the reasons for comment. Telephonic enquiries can be made to the Town Planner, **Mr. H Olivier** at 028-313 8900. The Municipality may refuse to accept comments 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 in order to formalize their comment.

ERF 5057, KIDBROOKE AFTREEOORD, ONRUSRIVIER: AANSOEK OM WYSIGING VAN DIE BESTAANDE GOEDGEKEURDE TERREINONTWIKKELINGSPLAN: INTERACTIVE STADS- EN STREEKBEPANNING NAMENS DIE TRUSTEES TEN TYDE VAN DIE HUDD TRUST

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is vir die wysiging van die bestaande goedgekeurde terreinontwikkelingsplan ingevolge Artikel 16(2)(l) van die Verordening om 'n voorgestelde motorafdak met sonpaneeldak 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. Enige kommentaar op die voorstel moet skriftelik wees ingevolge Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) bereik voor of op **8 Maart 2024**, met u naam, adres en kontakbesonderhede, belang in die aansoek sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan die Stadsbeplanner, **Mnr. H Olivier** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar 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 formaliseer.

ISIZA 5057, KIDBROOKE RETIREMENT VILLAGE, ONRUS RIVER: ISICELO SOKUTSHINTSHWA KWESICWANGCISO ESIGUNYAZISIWEYO ESIKHOYO SOKUPHULISA ISIZA: ABAKWA-INTERACTIVE TOWN & REGIONAL PLANNING EGAMENI LEE-TRUSTEE ZE-RUDD TRUST OKWANGOKU EKUTHIWA YI-THE HUDD TRUST

Kukhutshwa isaziso ngokumayela neCandelo 48 loMthetho Otshintshiweyo woMasipala wase-Overstrand ongokuSetyenziswa nokuCetywa koMhlaba kaMasipala 2020 (uMthetho kaMasipala) ukuba kufunyenwe isicelo ngokumauela neCandelo 16(2)(l) loMthetho kaMasipala ukuze kutshintshwe isicwangciso sokuphuhlisa isiza ukuze kuvunyelwe ukuba kwiprhoathi kwakhiwe indawo yokupaka imoto enophahla lwe-solar.

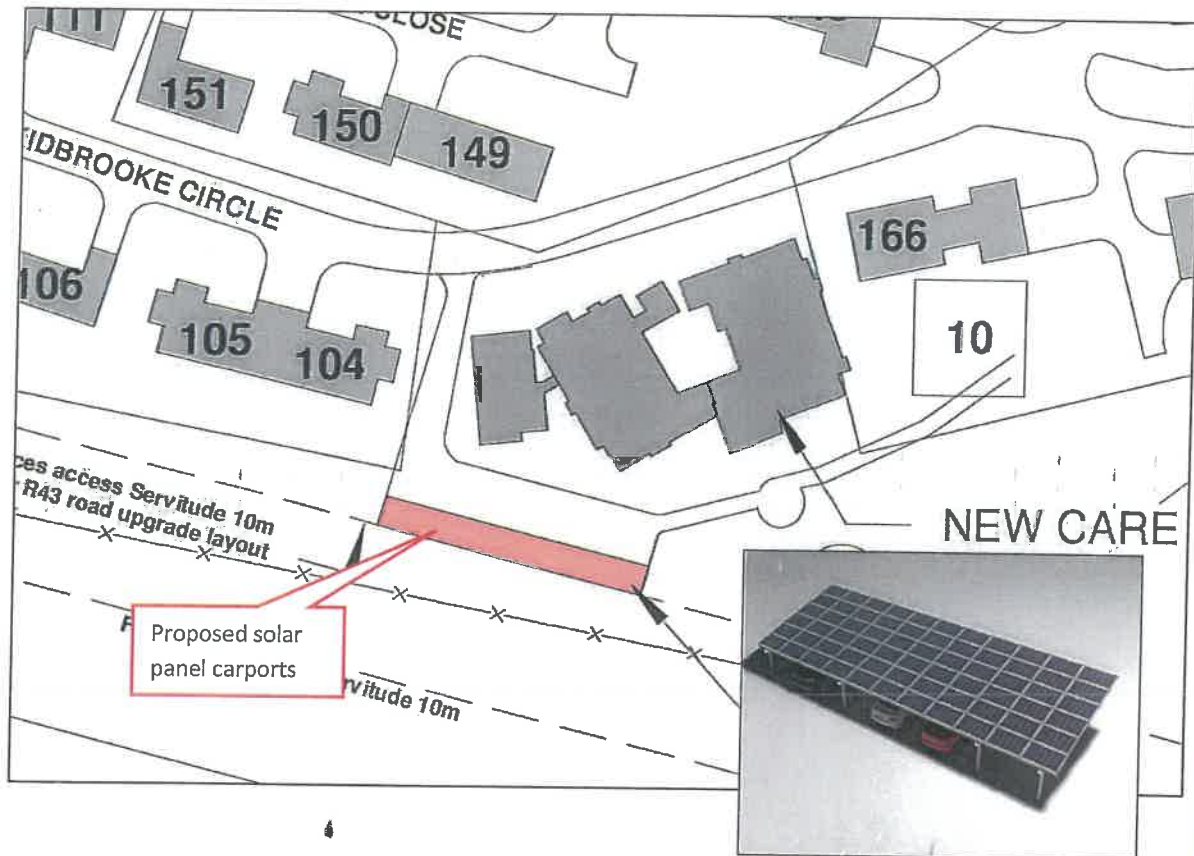
linkcukacha ezipheleleyo mayela noku kucetyiweyo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi ko-08:00 no-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus. Naziphi na izimvo mazibhalwe ngokuhambelana nezibonelelo zeCandelo 51 nele-52 loMthetho kaMasipala zize zifike kwaMasipala (16 Paterson Street Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) ngaphambi okanye ingadlulanga **i-8 kaMatshi 2024**, ubhale igama lakho, idilesi yakho kunye neenkukacha zoqhagamshelwano, umdla wakho kwisicelo nezizathu zokubhala izimvo zakho. Imibuzo ngefowuni ingabhekiswa kuMcebi Dolophu, Mnu. H Olivier ku 028-313 8900. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwazi kufunda okanye ukubhala angatyelela iSebe lokuCeba Idolophu apho igosa lakwamasipala liya kumnceda afake amagqabaza okuhlomla.



ERF 5057 ONRUSRIVIER, HERMANUS

Chanteclair Avenue

Application for the Amendment of the Site Development Plan



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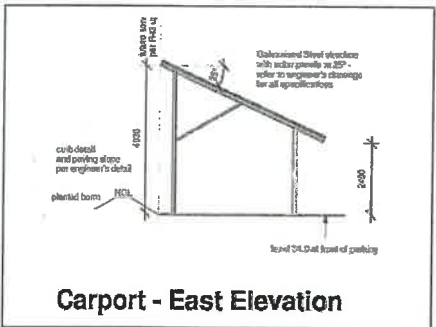
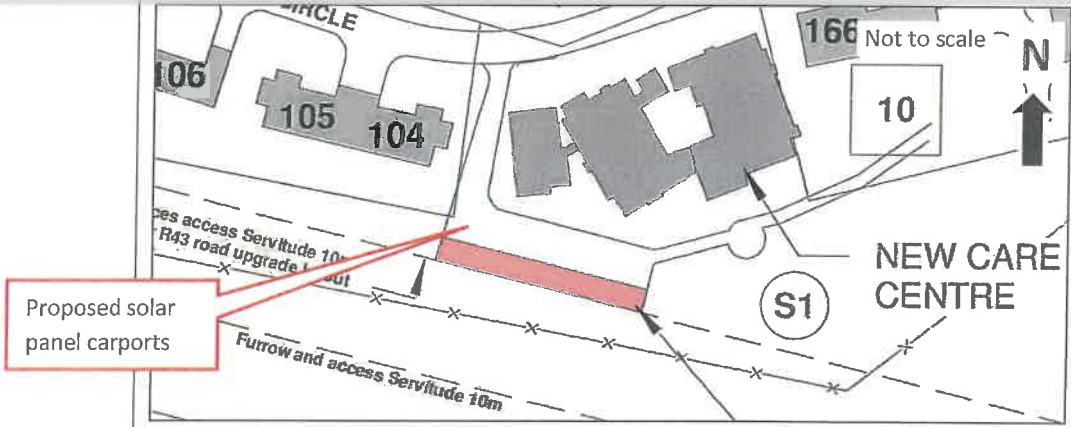
Annexure

Annexure A: Application form.....	
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Notes

1. Introduction

<p>a. Brief</p> <p>Refer to Annexure B for the Power of Attorney.</p>	<p>Interactive Town and Regional Planning was appointed by the owner of the property, Hudd Trust to prepare and submit an application for the amendment of the Site Development Plan of Erf 5057, Onrusrivier in terms of the relevant legislation.</p>
<p>b. Background</p>	<p>The application area, Erf 5057, Onrusrivier forms part of Kidbrooke Place retirement village complex within Onrus North. The application areas has 191 retirement cottages, a care centre, a clubhouse and associated buildings on the property.</p> <p>A Site Development Plan was recently approved for inter alia a new care centre. This amendment of the Site Development Plan application is made to accommodate a solar system-roofed carport in support of the new care centre.</p>
<p>c. Development Objective & Application Proposal</p>	<p>The application objective is to allow for solar system-roofed carports at the new memory and frail care centre.</p> <p>A single solar system roof with a 25 degree slope is proposed over the 20 parking bays as shown in the sketches here-below:</p>



Carport - East Elevation



Figure 1: Proposal illustration

Subsequently, application is made for the further amendment of the Site Development Plan.

2. The Application

a. Title Deed Annexure C	No restrictive title deed conditions exist which restricts the development proposal.				
b. Analysis: Development Criteria: The development parameters for Erf 5057 Onrusrivier, Hermanus as per the Overstrand Zoning Scheme Regulations, 2020, are summarised as follows:	Parameters	Existing Zoning Scheme Requirements:	Proposal	Comments	
	Zoning	General Residential Zone 1: Town Housing	General Residential Zone 1: Town Housing	Consistent	
	Primary Use	Town housing, private road and private open space	Town housing, private road and private open space	Consistent	
	Consent Uses	Crèche, day care centre, dwelling house in accordance with 6.1.2, flats, green house, home occupation, residential building, retirement village and tourist accommodation.	Retirement village (Previously approved)	Consistent	
	Density	35 units per hectare	5.6 units per hectare	Consistent	
	Coverage	65%	7.8%	Consistent	
	Height	8m	<8m	Consistent	
	Building lines	Street	3m on the perimeter 1m internal 5m for garage	3m on the perimeter 1m internal 5m for garage	Consistent
	Side & Rear	3m on the perimeter 1m internal 0m for garage for 50% of boundary	3m on the perimeter 1m internal 0m for garage for 50% of boundary	Consistent	
	Parking	Group dwelling/town housing: 1 bay per dwelling plus 1 bay per dwelling for visitors Retirement home: 1.25 bays per bedroom plus 0.25 bays per bed.	Group dwelling/town housing: 1 bay per dwelling plus 1 bay per dwelling for visitors Retirement home: 1.25 bays per bedroom plus 0.25 bays per bed.	Consistent	
c. Definitions	<p>“retirement village” means a development for the purposes of accommodating retired persons and associated facilities and conforms to the following conditions:</p> <ul style="list-style-type: none"> i) other than staff accommodation, each dwelling unit shall be occupied by at least one person and must comply with the applicable legislation; ii) a range of care and other facilities shall be provided to the satisfaction of the Municipality; and iii) additional development management provisions may be determined by the Municipality in respect of a retirement village; <p>“town housing” and “town housing scheme” mean a row or group of linked, attached or detached dwelling units which are designed and built as a harmonious architectural entity of which every dwelling unit has a ground floor; such dwelling units may be cadastrally subdivided or be sold individually in some other manner;</p>				
d. Application: The application form is attached as Annexure A.	Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, for: <ul style="list-style-type: none"> • The amendment of the Site Development Plan in terms of Chapter IV, Section 16(2)(l) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 to allow for solar carports at the Care Centre. 				

b. Location:

For the Locality Plans refer to Annexure E.

Regional Context:

Within the regional context, the application area is located within Onrus North. Onrus North is located North from the R43 and is approximately 5km west of the Hermanus CBD.

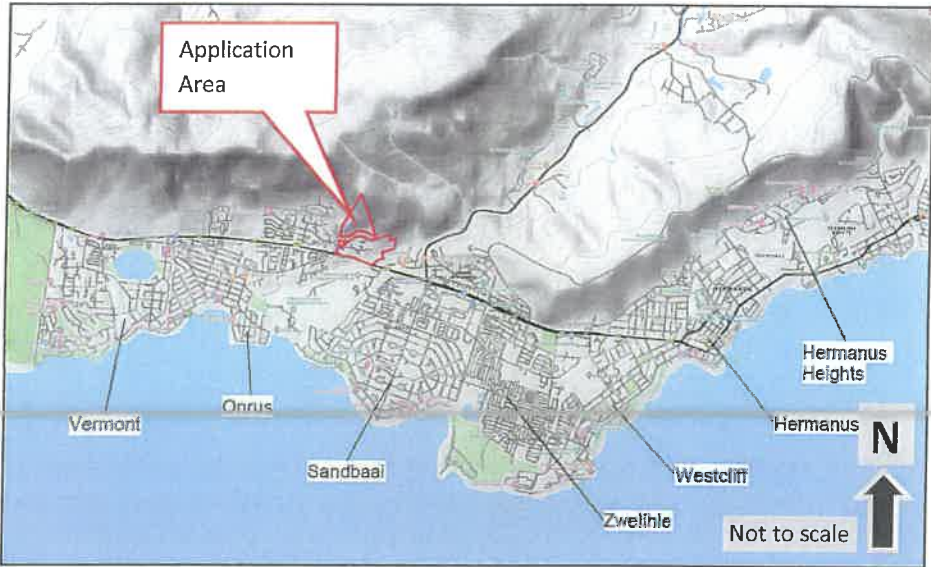


Figure 3: Locality Plan – Regional Context

Local Context:

Within the local context, the application area forms part of the existing Kidbrooke Retirement Village. The application area is on the corner of the R43 regional road and Chanteclair Avenue. The proposed carparks are at the Care Centre, at the southern edge of the development.

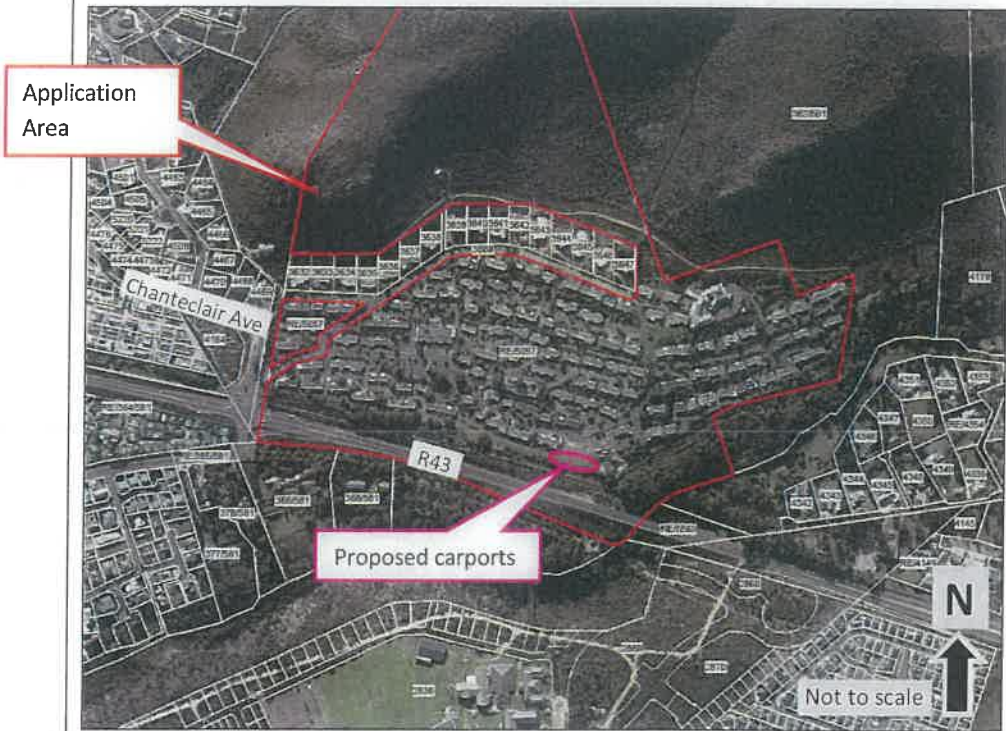


Figure 4: Locality Plan – Local Context

c. Land Use:

Refer to the Land Use Plan attached as Annexure G.

The current land use of the application area is general residential. The surrounding land uses consist of, general residential, single residential, agriculture, open space, agriculture and vacant land uses. No change in land use is proposed. The application proposal is consistent with the land use of the area.



Figure 5: Aerial image illustrating the residential land-use activities of the application area and surrounding properties

d. Zoning:

Refer to the Extract of Hermanus Zoning plan attached as Annexure F.

The application area is zoned General Residential Zone 1: Town Housing. The surrounding zonings are Residential Zone 1, Open Space Zone 3, Agricultural Zone 1, Open Space Zone 2, General Residential Zone 2 and Resort Zone as reflected in Figure 6 here-below. No change in zoning is proposed. The application proposal is consistent with the zoning of the area.

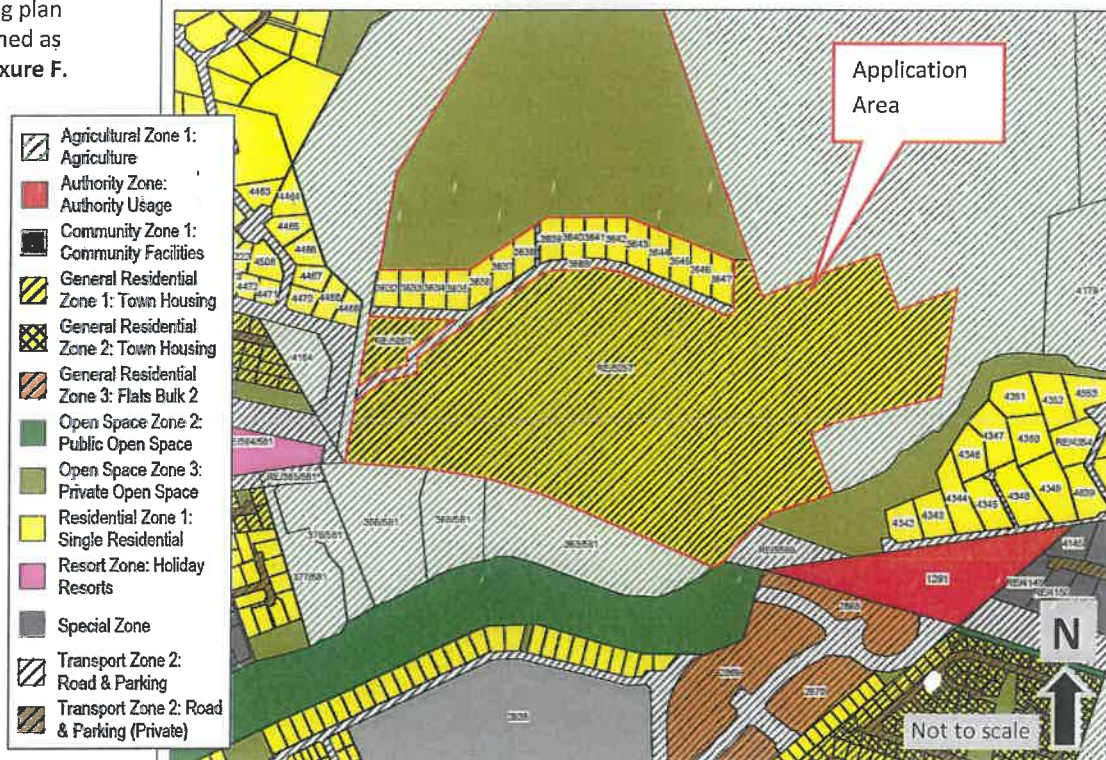


Figure 6: Extract from the Overstrand Municipality: Online zoning viewer

e. Spatial Planning Policy

The following policy guidelines from the following relevant policy documents are applicable to the application area.

i. Overstrand Municipal Spatial Development Framework, 2020

“2.4.2 Demographics: An Introductory Synopsis

The Overstrand is known as a sought-after holiday destination and a preferred retirement destination.”

The application area falls partly within an Urban Development Area and partly within CBA Terrestrial area.

The proposal is consistent with the Overstrand Municipal Spatial Development Framework, 2020

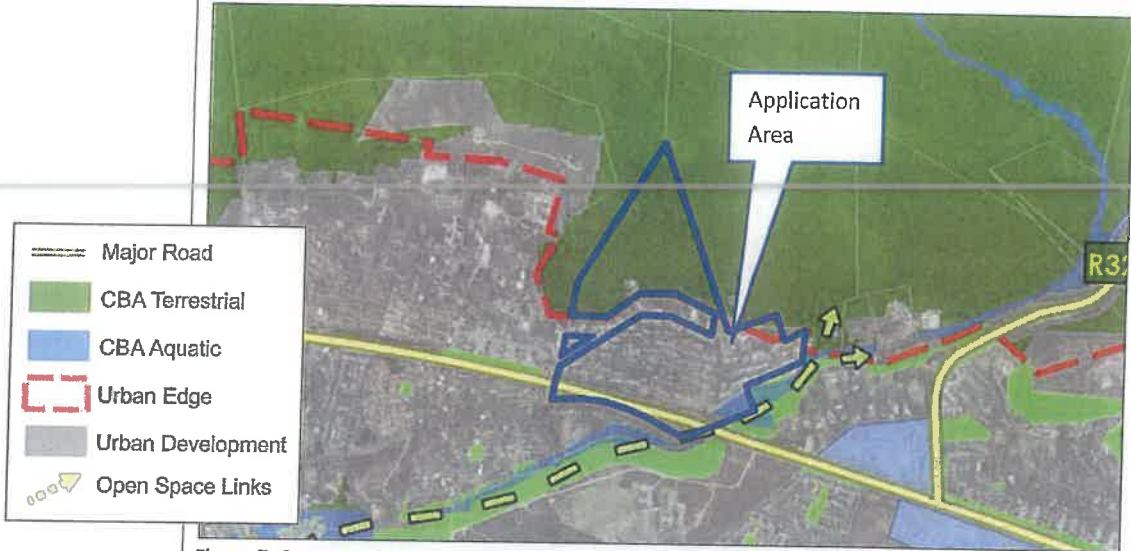


Figure 7: Overstrand Municipal Spatial Development Framework, 2020 extract

ii. Overstrand Municipality Spatial Growth Management Strategy – 2020 (OMSGMS)

In terms of the Overstrand Growth Management Strategy, the application area is within a 10 – 20 Dwelling Units Per Hectare Densification area. The Urban Edge and CBA and Sensitive Development Area runs through the property. All structures are within the urban edge. No densification is proposed. The proposal is consistent with the OMSGMS.

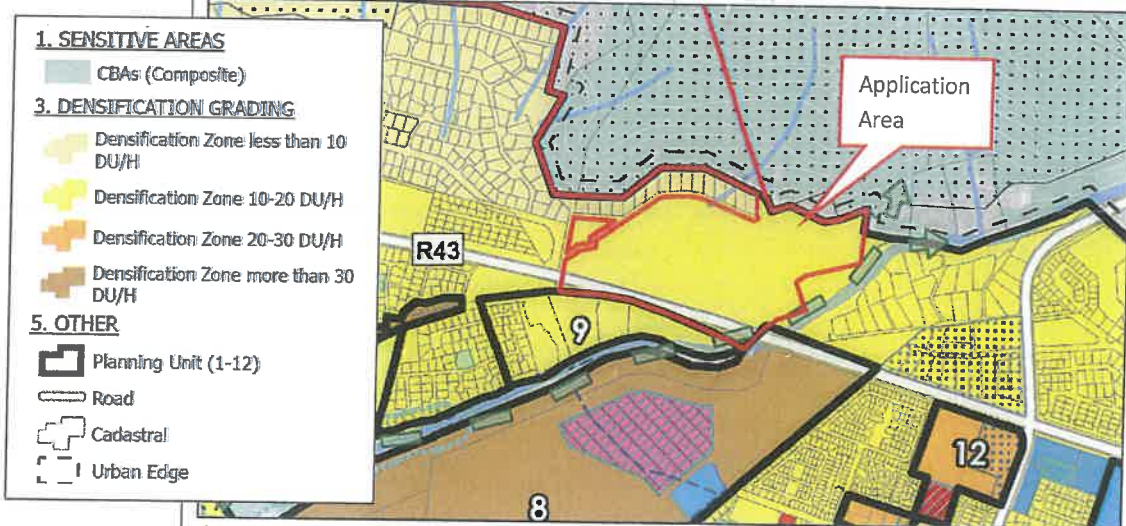


Figure 8: OMSGMS 2020 extract

4. Motivation

Motivation for the application:

Refer to Annexure H for the proposed Site Development Plan

a. Introduction and Background

The application area, Erf 5057 Onrusriver, forms part of the Kidbrooke Place retirement village complex, located within Onrus North.

The existing Kidbrooke place complex accommodates 16 Single Residential Erven, 191 retirement cottages, a care centre, a clubhouse and associated buildings.

A significant part of the application area is being used as nature reserve.

b. Proposal

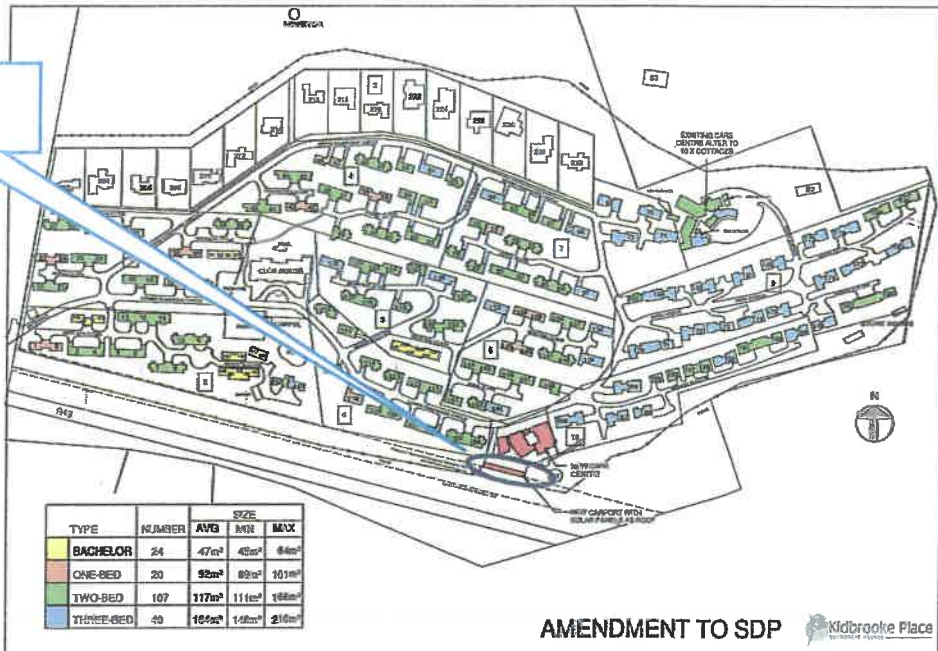
The application objective is to allow for solar-roofed carports over the 20 parking bays which were proposed and approved for the care centre.

The care centre requires consistent power to run medical equipment and support residents of the care centre, which subsequently require an alternative power source during load shedding or power outages. Solar systems are found to be a more environmentally friendly and efficient alternative to running generators during load shedding.

The solar system carport is proposed at a 25 degree angle which will be more efficient than having solar panels on top of the existing care centre.

The proposed carports will also improve functionality for the care centre users and staff, since it protects vehicles from sun, reducing wear and keeps the vehicles cooler for more comfortable use. The carport will also provide protection from rain when entering and exiting the vehicles.

Proposed solar panel carports



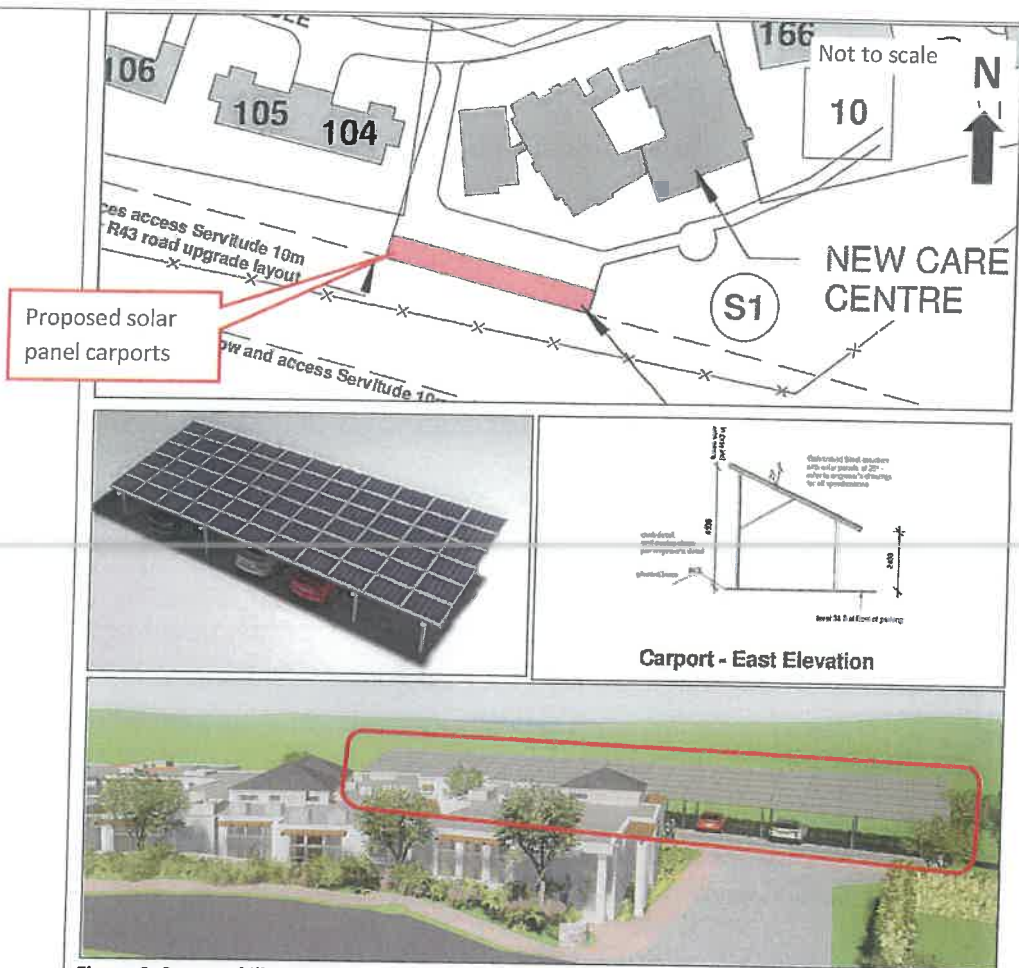


Figure 9: Proposal illustration

The impact of the proposed solar panel car port is not foreseen to have any impact on surrounding properties given its location, distance from adjacent properties as well as the angle of the solar panels on top of the carports.

c. Desirability

- The care facility requires constant power for medical equipment and solar panels are a more environmentally friendly and quieter alternative to generators.
- The proposed solar panels will alleviate pressure on the overburdened electrical grid.
- The carports will provide shade for vehicles and improve functionality of the property.
- The proposal is consistent with the relevant policy documents.

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:

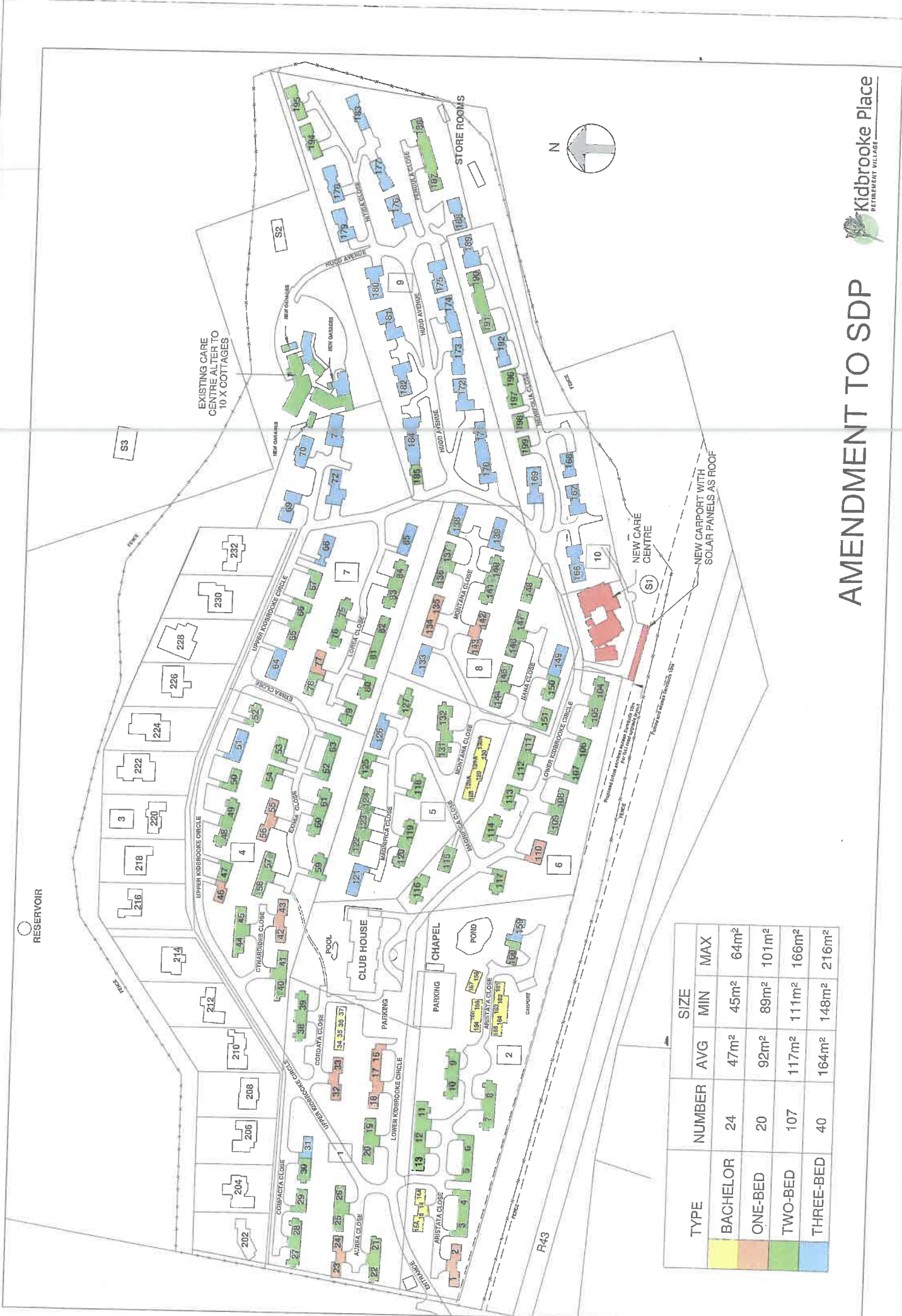
- 1) **Spatial Justice** which refers to the need for redressing the past apartheid spatial development imbalances and aims for equity in the provision of access opportunities, facilities, services and land.

Possible results of the development

The proposal is for solar carports and will not impact on spatial justice.

The application proposal is consistent with spatial justice.

	<p>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.</p> <p>Possible results of the development Solar panels are more environmentally friendly than generators.</p> <p>The application proposal can thus be deemed to be spatially sustainable.</p>
	<p>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.</p> <p>Possible results of the development The proposed carports do not impact on spatial efficiency.</p> <p>The application proposal is consistent with the efficiency principle.</p> <p>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.</p> <p>Possible results of the development The proposed solar panels are a proposed solution to load shedding. Furthermore, the application will not impact on spatial resilience.</p> <p>The application proposal is consistent with the principle of spatial resilience.</p> <p>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.</p> <p>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.</p> <p>The application proposal is consistent with the principle of good administration.</p>
<p>5. Conclusion</p>	
<p>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:</p> <ul style="list-style-type: none"> The amendment of the Site Development Plan in terms of Chapter IV, Section 16(2)(l) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 to allow for solar system carports at the Care Centre. 	



AMENDMENT TO SDP

TYPE	NUMBER	SIZE		
		AVG	MIN	MAX
BACHELOR	24	47m ²	45m ²	64m ²
ONE-BED	20	92m ²	89m ²	101m ²
TWO-BED	107	117m ²	111m ²	166m ²
THREE-BED	40	164m ²	148m ²	216m ²