



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

Kennis word hiermee gegee ingevolge van Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening op Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is vir die volgende:

Hersonering

Ingevolge Artikel 16(2)(a) ten einde die eiendom te hersoneer vanaf Gemeenskapsone 1 (CO1) na Spesiale Sone (SZ).

Vergunningsgebruik

Ingevolge Artikel 16(2)(o) ten einde die die voormalige hotel- en konferensiefasiliteit omskep in 'n mediese sentrum, versorgingsfasiliteit, aftreeoord of 'n kliniek.

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 moet skriftelik wees ingevolge die bepalings van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) bereik voor of op 29 Oktober 2021, met u naam, adres, kontakbesonderhede, belang in die aansoek, en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die Senior Stadsbeplanner, Me. H van der Stoep by 028-3138900. 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. 140/2021

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

Notice is hereby given in terms of Section 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received for the following:

Rezoning

In terms of Section 16(2)(a) in order to rezone the property from Community Zone 1 (CO1) to Special Zone (SZ).

Consent use

In terms of Section 16(2)(o) in order to convert the former Hotel and Conference Facility into a Medical Centre, Frail Care Facility, Retirement Village or a Clinic.

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 comments must be in writing in terms of the provisions of Sections 51 and 52 of the By-law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093/ (e) loretta@overstrand.gov.za) on or before 29 October 2021, quoting your name, address, 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 in order to formalize their comment.

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

Municipal Notice No. 140/2021

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 Otshintshiweyo woMasipala waseOverstrand ongokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), ukuba kufunyenwe isicelo sezi zinto zilandelayo:

Ukucandwa ngokutsha

NgokweCandelo 16(2)(a) ukuze kucandwe ngokutsha ipropati ukususela ekubeni yi-Community Zonde (CO1) ukuba ube yi-Special Zone (SZ).

Imvume Yosetyenziso

NgokweCandelo 16(2)(o) ukuze kutshintshwe iHotele kunye Nendawo yokuqhuba Inkomfa ibe Liziko Lezonyango, Indawo Yokunyamekela Abakhulileyo, Indawo Yabathathe Umhlala-phantsi okanye iKlinikhi.

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 ngokwezibonelelo zeCandelo 51 nele-52 loMthetho kaMasipala zize zifike kwaMasipala (16 Paterson Street Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ingadlulanga i-29 Okthobha 2021, ubhale igama lakho, idilesi yakho kunye neenkcukacha 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 wokuvula. Nabani na ongakwazi kufunda okanye ukubhala angatyelela iSebe lokuCeba Idolophu apho igosa lakwamasipala liya kumnceda afake amagqabaza okuhlomla.

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

Isaziso sikaMasipala No. 140/2021

1. Introduction

a. Brief

Refer to **Annexure B** for the Power of Attorney.

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 rezoning to Special Zone and a consent use for Special Usage on Portion 59 of Farm 559, Hangklip in terms of the relevant legislation.

b. Development Objective & Application Proposal

The general **development objective** is to convert the former Hotel and Conference Facility into a facility for the medical treatment for Dementia/Alzheimer's Disease or a Frail Care facility or for a Retirement Village or for a Clinic. Only the existing buildings on the application area are to be utilized for this purpose. Refer to Figures 1 and 2 below.

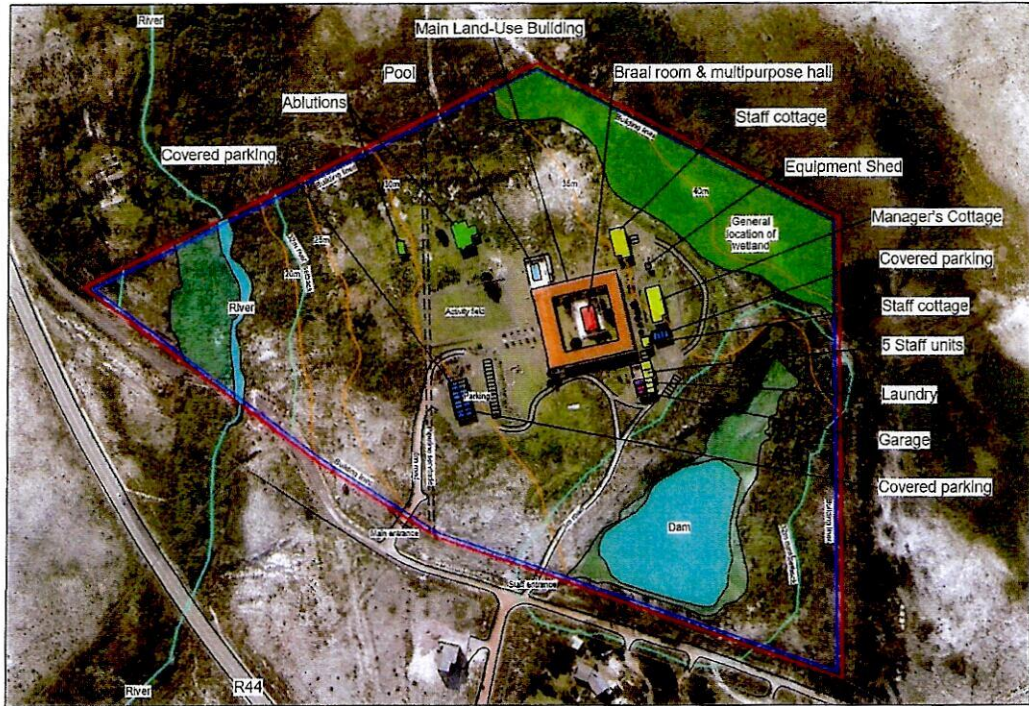


Figure 1: Site Development Plan

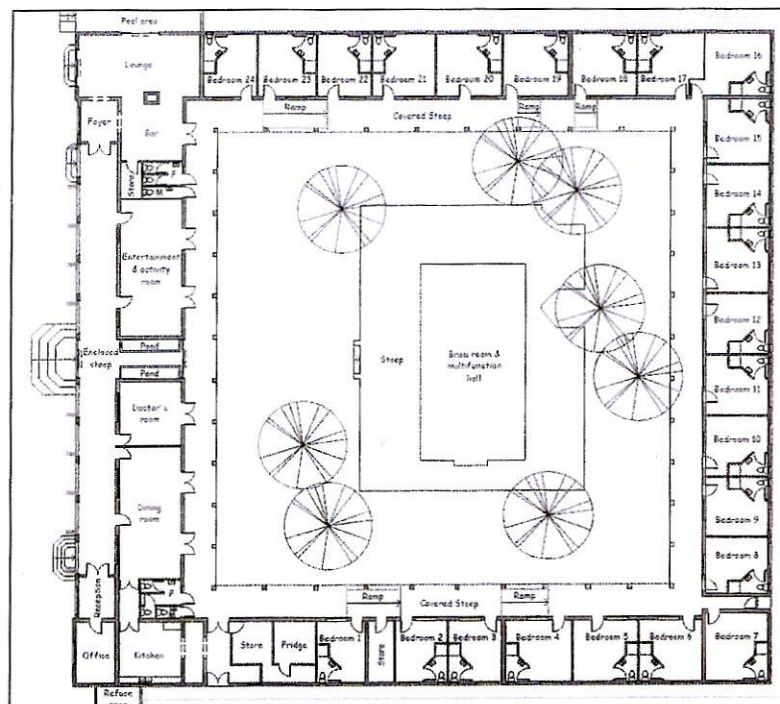


Figure 2: Proposed floor plan for Special Usage

Subsequently, the **application proposal** is for:

- Rezoning to Special Zone (SZ) with
- A Consent use for Special Usage for any one of the following uses:
 - Medical treatment for Dementia/Alzheimer's Disease
 - Frail Care facility
 - A retirement Village or
 - A clinic

c. Background

The 10.6 ha application area which is situated approximately 400m northeast of Pringle Bay village, is currently zoned for Rural Zone 2: Conservation Usage with a consent use for Tourist Accommodation and Tourist Facilities. The application area includes a former hotel and conference building with ancillary recreational and other facilities; which are no longer operational and of which the site development plan was approved in 2012, as illustrated in the layout and photos below.

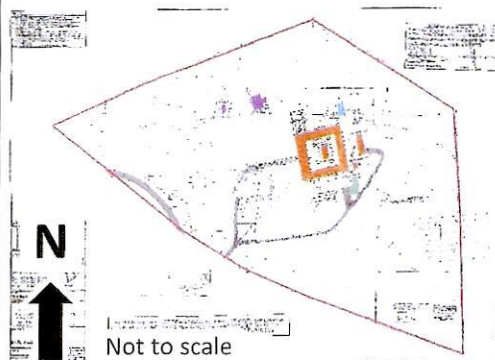


Figure 3: Approved Site Development Plan

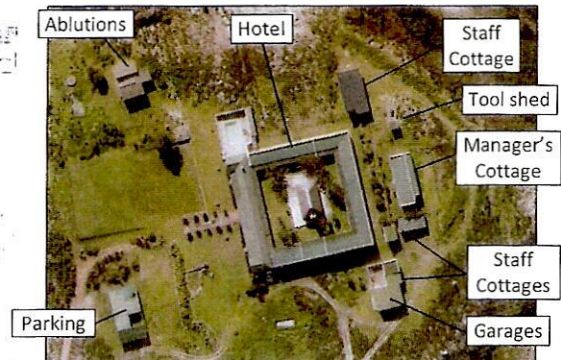


Figure 4: Existing lay-out of buildings to be used and converted for the development proposal

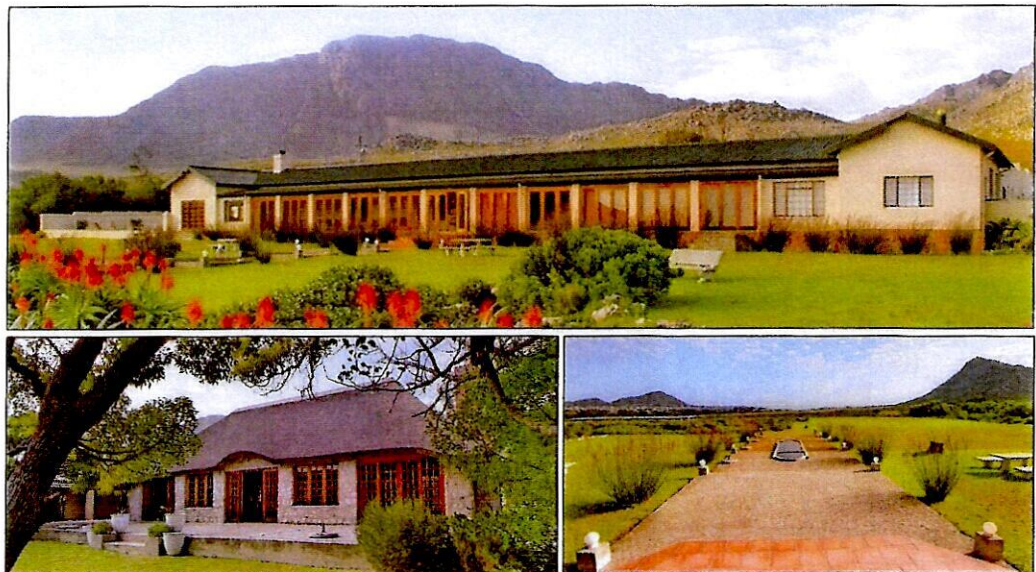


Figure 5: Photos of the application area (Main Hotel Building, Thatched Lapa & Landscaped Entrance Way)

The owner wishes to obtain the required land-use rights to use the existing buildings for any of the following uses namely for the medical treatment for Dementia/Alzheimer's Disease or a Frail Care facility or for a Retirement Village or for a Clinic. **Only the existing buildings are to be used for the proposed uses and therefore no construction or demolition of buildings is proposed. Internal renovations however, may be required, but the existing footprint will be maintained.**

A potential tenant is currently interested renting the facility for treating Dementia / Alzheimer's patients. Refer to Annexure J for the proposal letter. The holistic approach to Alzheimer's care covers the following 4 areas: Physical, Cognitive, Emotional and Social.

2. The Application

a. Analysis: Title Deed		The Conveyancer Monica Korf issued a certificate confirming that <u>no restrictive title deed conditions</u> exist against the application proposal.				
b. Analysis: Development Criteria:		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:				
Parameters		Existing Zoning:	Proposed Zoning:	Proposal	Proposed Zoning Criteria	Comments
Zoning		Rural Zone 2: Conservation Usage	Special Zone (SZ)	Special Zone (SZ)	Special Zone (SZ)	Application includes a rezoning
Primary Use		Conservation use, dwelling house, guest rooms, home occupation;	None	None	Medical treatment for Dementia/ Alzheimer's Disease and Frail Care, a Retirement Village and a Clinic	Application includes a consent use
Consent Uses		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)	Special usage, which means any other use determined by the Municipality when approving a Special Zone and which is not catered for under a primary or consent use contained in the scheme.	Special Usage for the medical treatment for Dementia/ Alzheimer's Disease and Frail Care, a Retirement Village and a Clinic		
Floor space		800m ² (2400m ² approved)	As determined by the municipality	± 2570m ²	2600m ²	N/A
Coverage		N/A	As determined by the municipality	± 2.4%	2.5%	Consistent
Height		8m	As determined by the municipality	1 storey	1 storey / 6m	Consistent
Building lines	Street	10m	As determined by the municipality	± 66m (Unchanged)	10m	Consistent
	Common	10m	As determined by the municipality	± 58m (Unchanged)	10m	Consistent
Roads & Parking		Hotel: One bay per bedroom plus an additional 6 parking bays per 100m ² of public access areas	Retirement home: 1.25 bays per bedroom & 0.25 bays per frail care bed Hospital/clinic (general and private): 1 bay per bed plus 4 bays per consulting room. Staff dwelling units: 2 bays per dwelling unit	<u>Scenario 1:</u> 24 retirement rooms, 8 staff units, 1 consulting room. 50 bays required & provided <u>Scenario 2:</u> 16 retirement rooms, 16 frail care beds, 8 staff units, 2 consulting rooms, 2 clinic beds. 50 bays required and provided	Retirement home: 1.25 bays per bedroom & 0.25 bays per frail care bed Hospital/clinic (general and private): 1 bay per bed plus 4 bays per consulting room. Staff dwelling units: 2 bays per dwelling unit	Consistent These scenarios are based on assumptions Should the land use differ, the parking will be adjusted to comply

* Above proposal figures as measured by ITRP.

<p>c. Definitions:</p>	<p>“retirement village” 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> <p>“Clinic” means an institution where members of the public are given medical treatment or medically related advice and may include a medical centre, an outpatients’ centre and a wellness centre with associated uses, provided that a clinic shall not contain live-in facilities for more than thirty persons, including patients and staff;</p>
<p>d. Application:</p> <p>The application form is attached as Annexure A.</p>	<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"> • Rezoning of Portion 59 of Farm 559, Hangklip, Pringle Bay from Rural Zone 2: Conservation Usage to Special Zone (SZ) in terms of Chapter IV, Section 16(2)(a). • Consent use for Special Usage for the medical treatment for Dementia/Alzheimer’s Disease or Frail Care or for a Retirement Village or for a Clinic on Portion 59 of Farm 559, Hangklip, Pringle Bay in terms of Chapter IV, Section 16(2)(o).

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:

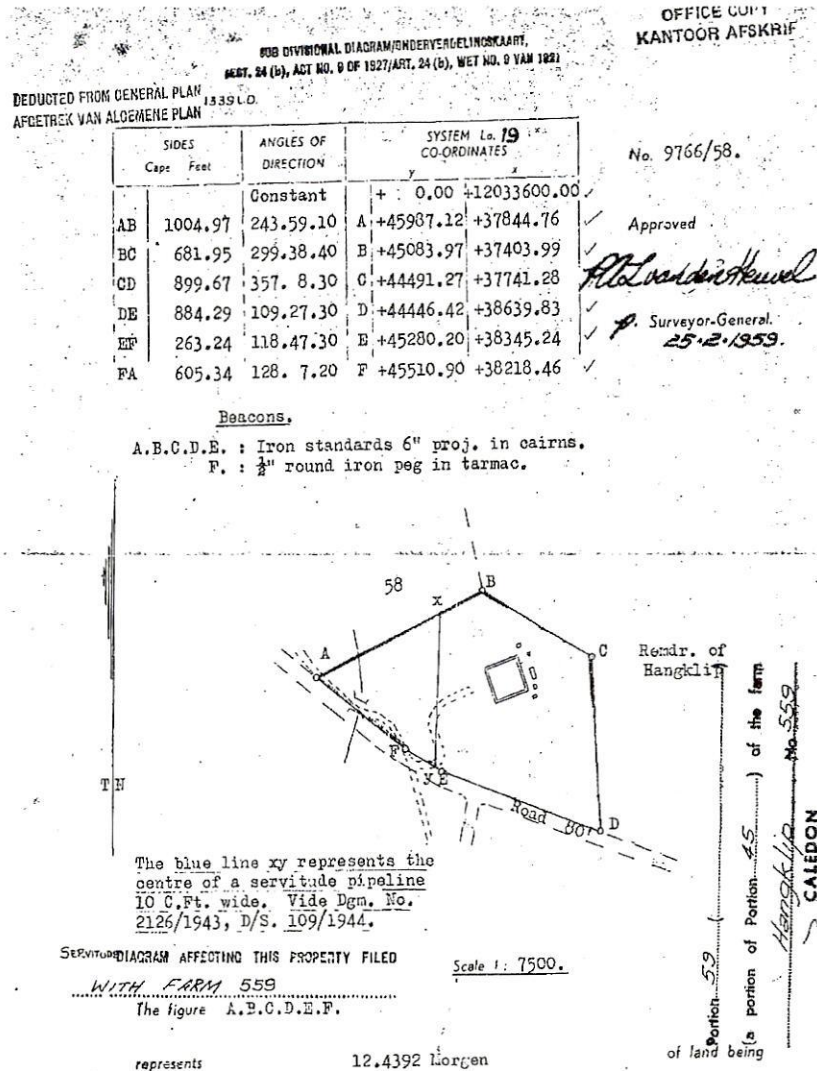


Figure 6: Extracts of the Surveyor General Plans of the application site

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.

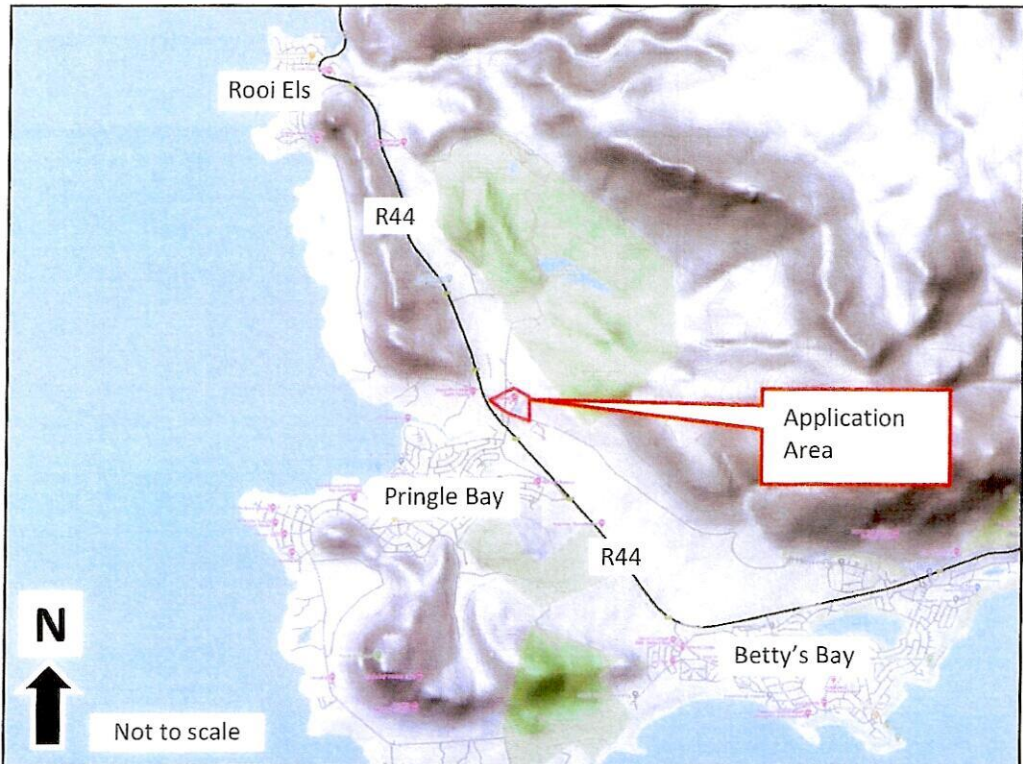
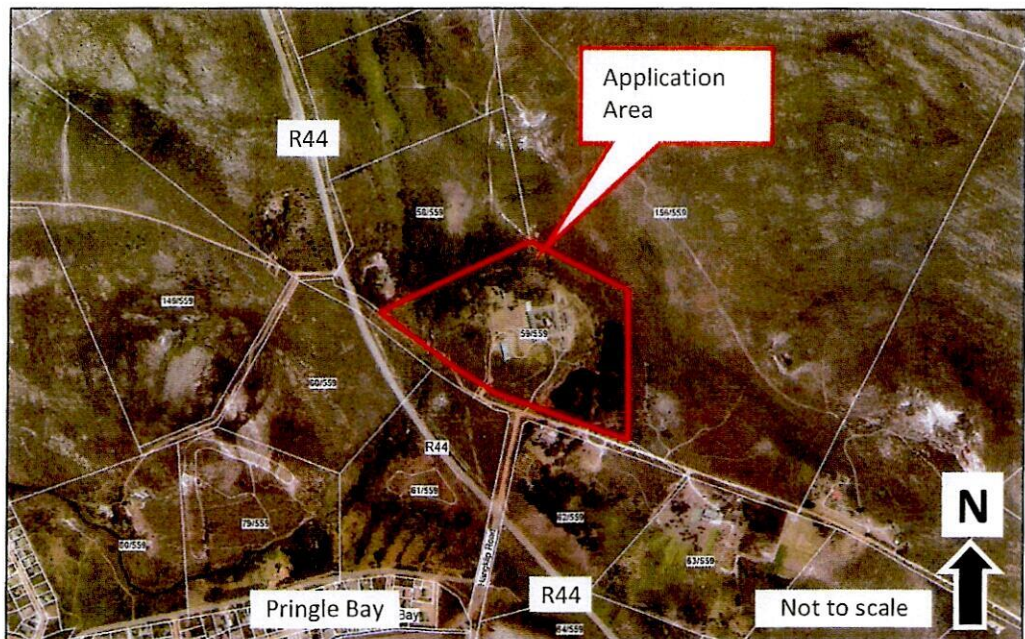


Figure 7: Locality Plan – Regional Context

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.



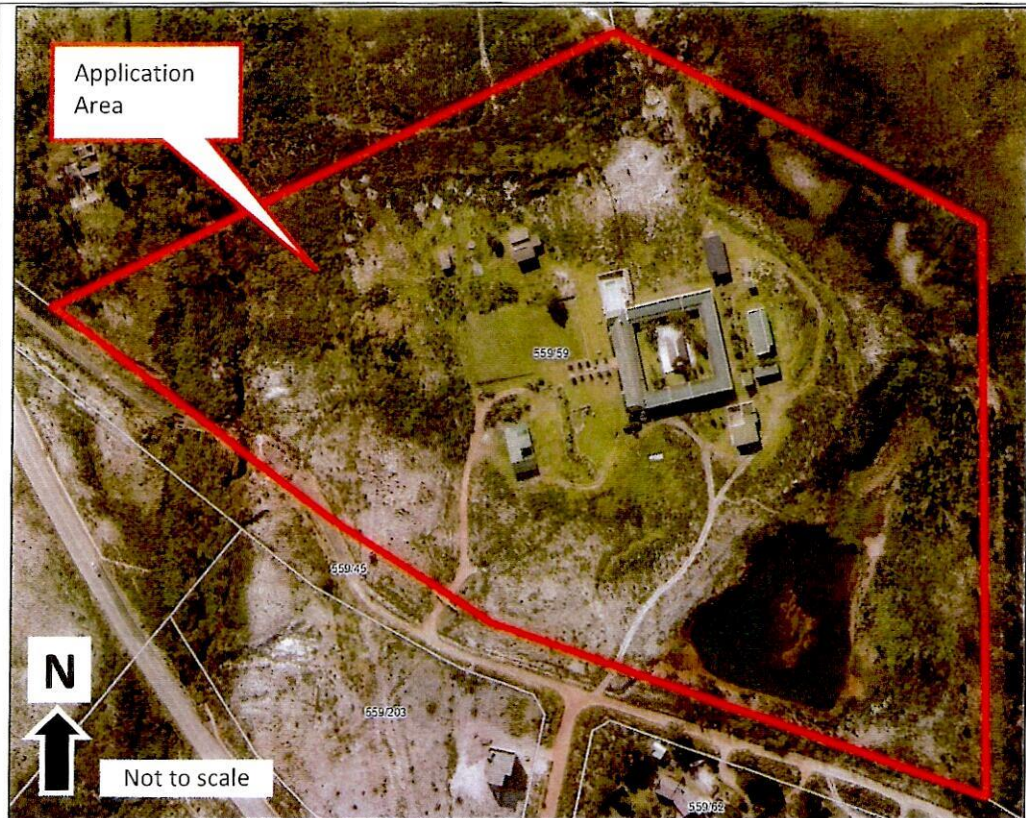


Figure 8: Locality Plan – Local Context

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 used as a school. The proposal is for special usage for the medical treatment for Dementia/Alzheimer's Disease or Frail Care or for a Retirement Village or for a Clinic. The proposal is considered most compatible with the surrounding land-use.

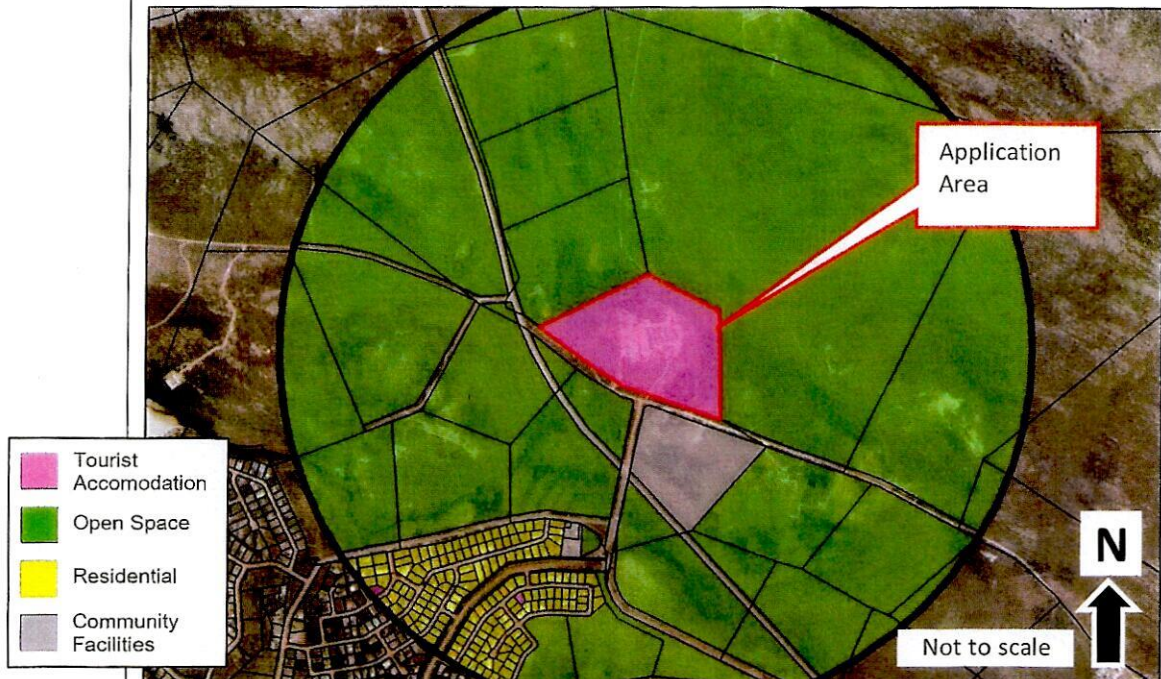


Figure 9: Google Image overlay illustrating the residential land-use activities of the application area and surrounding properties

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 Special Zone with a consent use for Special Usage for the medical treatment for Dementia/Alzheimer's Disease or a Frail Care facility or for a Retirement Village or for a Clinic. The proposed zoning and consent use is considered compatible with the zoning of the surrounding erven.

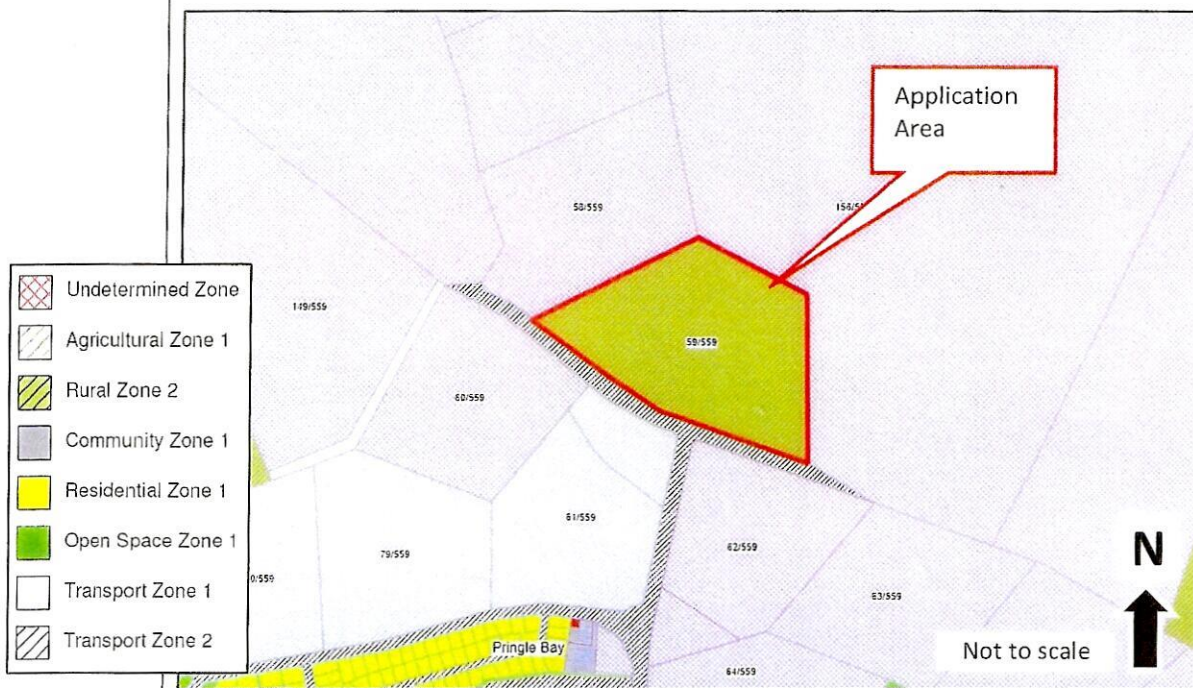


Figure 10: Extract from the Overstrand Municipality: Online zoning viewer

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.

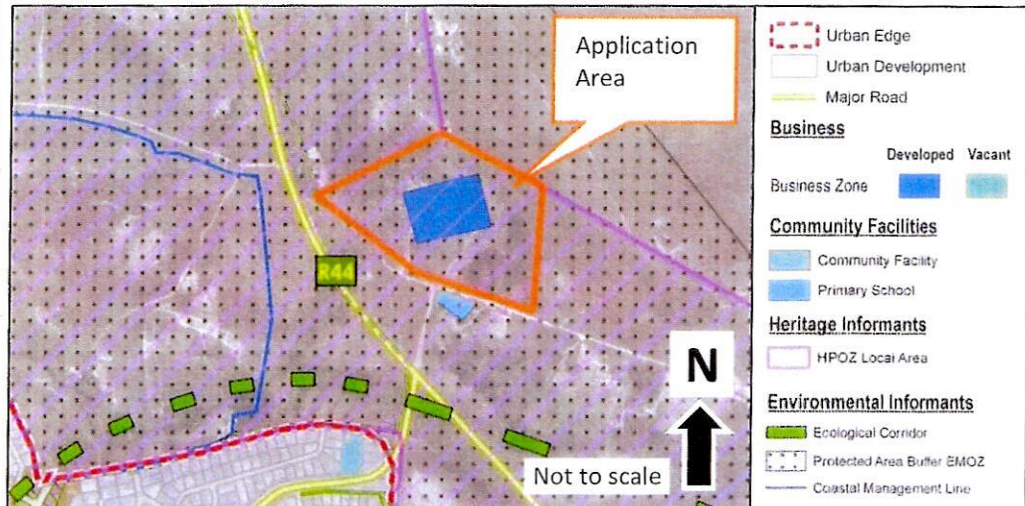


Figure 11: Overstrand Municipal Spatial Development Framework 2020, Plan 24: Pringle Bay: Status Quo extract

The application is consistent with the Overstrand Municipal Spatial Development Framework, 2020, as the proposed use will be contained within the existing footprint and floor area on the application area. Therefore, no additional impact on natural vegetation, ecosystems or heritage worthy buildings is foreseen.

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.

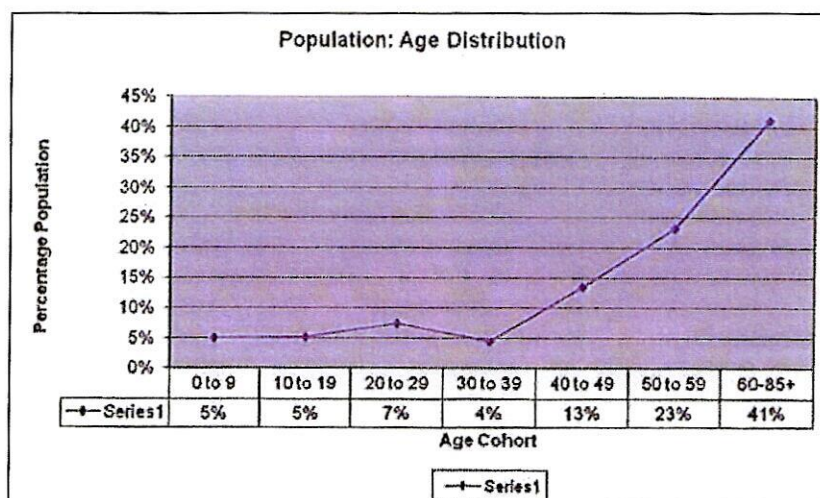


Figure 12: Population Age Distribution Graph

Therefore, the proposal is consistent with the population composition of the surrounding area, although potentially patients / residents may originate from outside this area.

Furthermore, the application area is located outside the urban edge.

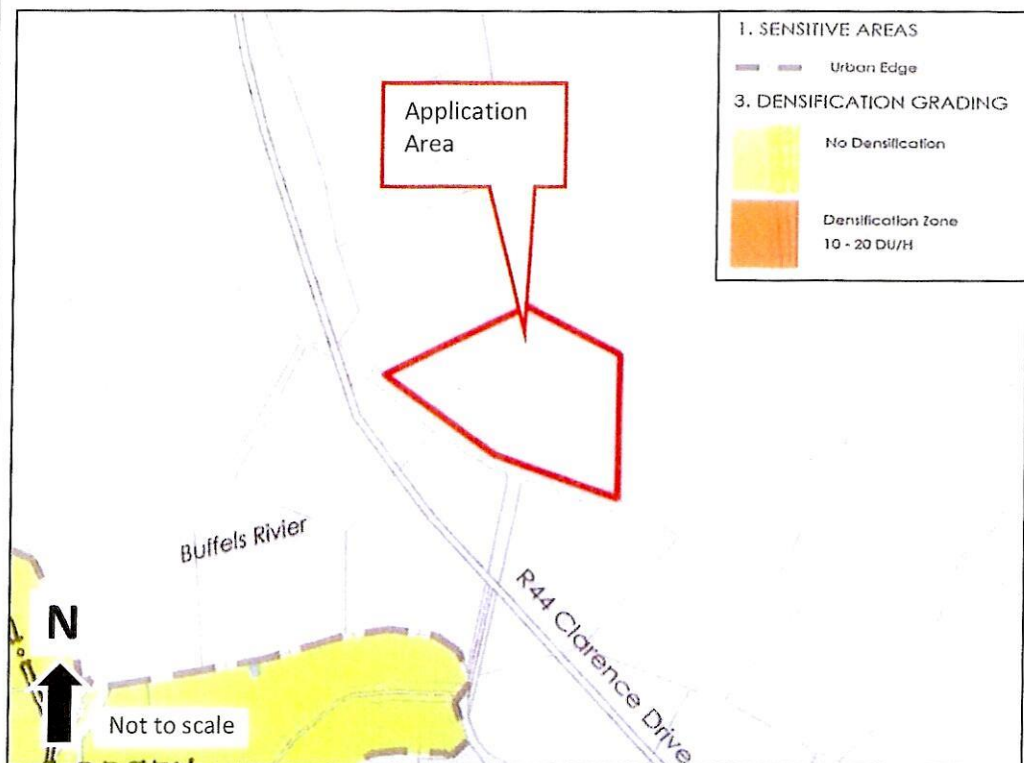
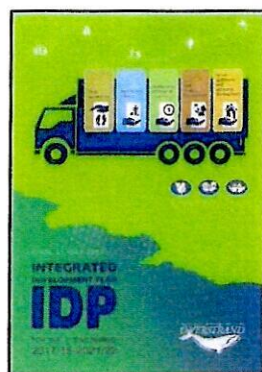


Figure 13: Extract from the Overstrand Municipality Growth Management Strategy, 2010 reflecting the envisaged land-uses for the area.

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 operating as hotel and conference facility) and the existing building footprint and floor area will be maintained for the proposed use for any of the following uses namely, for the medical treatment for Dementia/Alzheimer's Disease or a Frail Care facility or a Retirement Village or a Clinic. 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

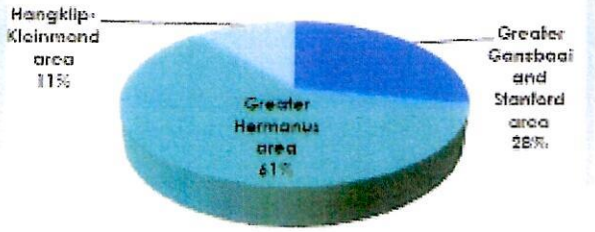


The purpose of the Integrated Development Plan (IDP) is to address the development needs of the Overstrand communities and the organisation within clearly defined strategic objectives and measurable key performance indicators.

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%).

	<p style="text-align: center;">% Population distribution per area</p>  <p>Figure 14: Percentage Population Distribution Chart</p> <p>The proposal is consistent with the percentage population distribution of 11% within the Hangklip-Kleinmond area. Space is still available in the Hangklip-Kleinmond area for physical development and population growth in comparison to the Greater Hermanus area which is already highly developed with much less land available for further physical development.</p> <p>The application is considered consistent with the Overstrand Integrated Development Plan, 2017/2018 – 2021/2022.</p>
<p>f. Services</p>	<p>Electricity: In 2007 Eskom provided a letter confirming existing electrical service supply of 100kVA on the application area.</p> <p>Sewer: In 2007 Dr. Kevin Winter from Environmental and Geographical Science from the University of Cape Town has provided a letter of inspection of the existing septic tank and stated the the conditions are generally ideal for the efficient operation of a septic tank, subject to maintenance.</p> <p>Water: The application area has an existing water supply.</p>

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 village, 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 and conference facility with ancillary recreational and other buildings which are no longer operational and of which the site development plan was approved in 2012 to accommodate these existing buildings and previous uses.

The application area was purchased in 2003 by the applicant as a site accommodating a dilapidated and run-down buildings. The area was also vastly overgrown with alien vegetation (Black Wattle & Spider Gum) which was removed by the applicant and which is currently still being accordingly managed. A number of squatters lived on the application site which was required to be removed by the South-African Police Force. Refer to Figure 15 for a photo of the site prior to the renovations.



Figure 15: Photos of the original site showing alien overgrowth and garbage

Earlier this year, an application was submitted to the municipality for the rezoning of the application site to General Residential Zone 1 and Consent Use for a Retirement Village. The application proceeded through the public participation phase and a number of objections and comments were received. This application was since withdrawn.

The objections were mostly concerned with the perception that the existing footprint would be expanded and additional units erected. Furthermore, the Overstrand Municipal Zoning Scheme, 2020 does not specifically make provision for facilities such as Alzheimer's and Dementia facilities under current identified land-uses.

Subsequently it was decided, in consultation with the municipality, to withdraw the previous application and submit a new application for a Special Zone with consent use for specified special usage.

In this new application it is emphasized that the proposed permitted uses will be contained within the existing buildings and footprint and that no footprint expansion or additional impact on the environment, will result from the proposal. Any amendment to the footprint expansion or impact on the environment will require an applicable supporting land-use application.

The use of the existing buildings for the applied land-uses is considered to offer suitable and efficient solutions for the existing infrastructure as it represents:

- less intensive uses than the permitted tourism facility, which is in harmony with the environment and is fully consistent with the relevant environmental legislation
- a more pragmatic and feasible solution and thereby complementing the surrounding existing land-uses / villages and thereby, if approved, urban decay or illegal usages or possible invasions.

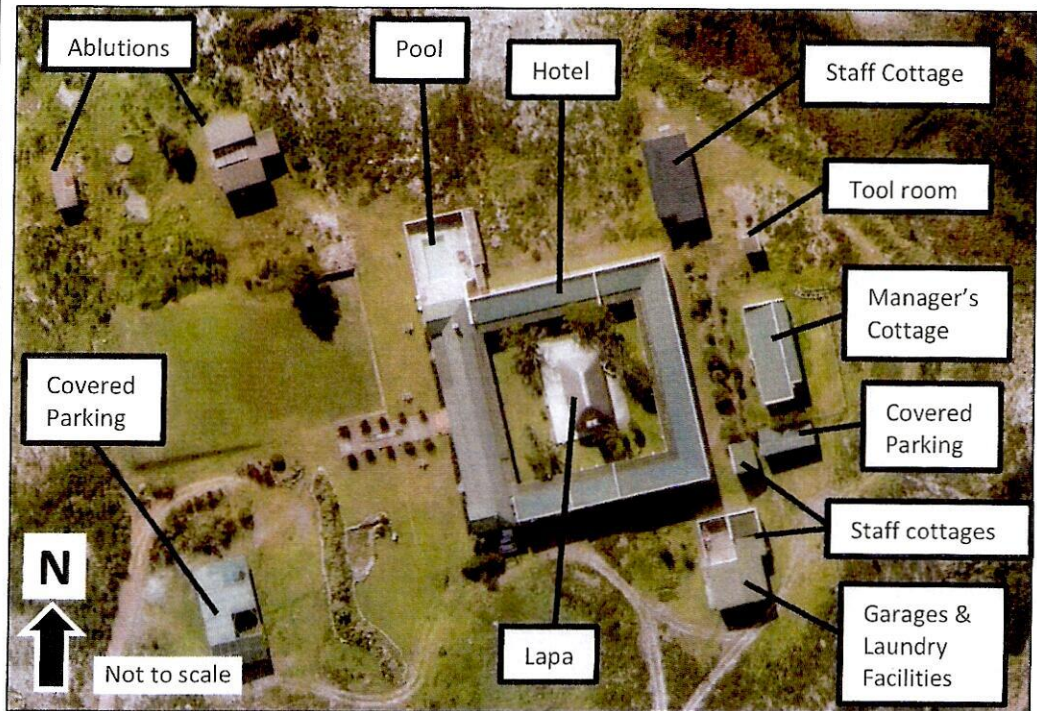


Figure 16: Existing lay-out of buildings to be used for development proposal

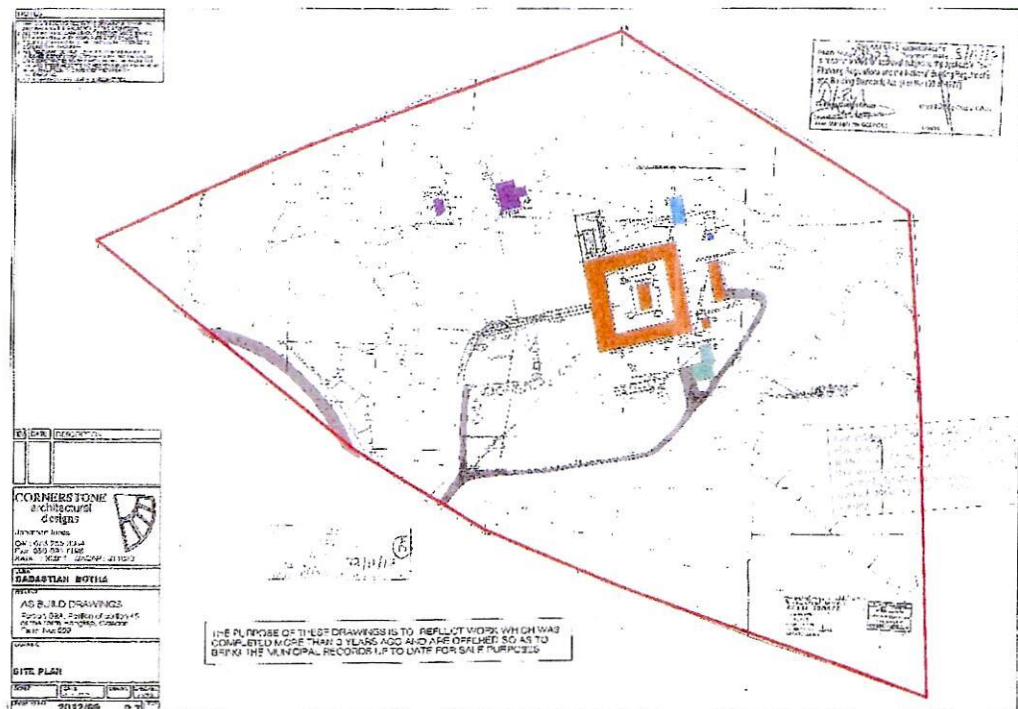
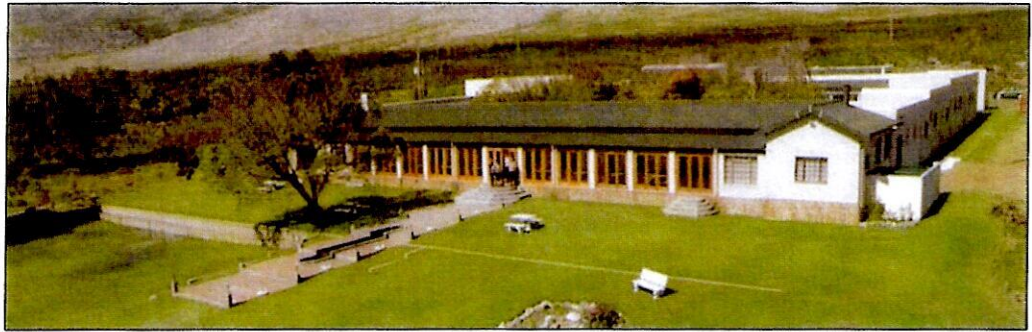
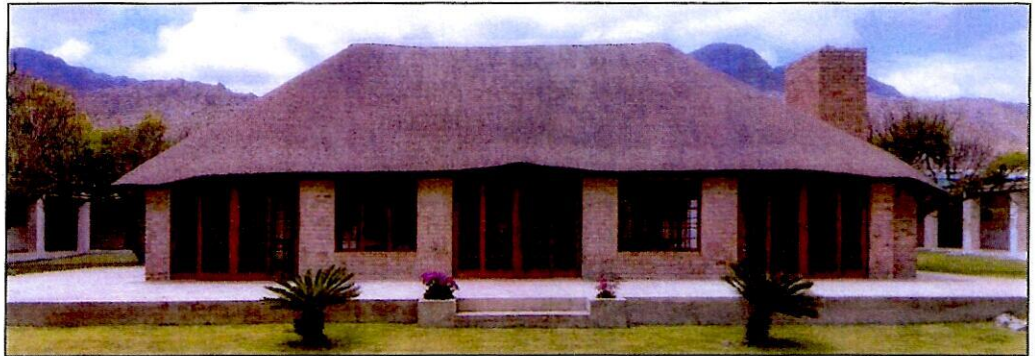


Figure 17: Approved Site Development Plan

Proposed Main Land Use Buildings



Lapa



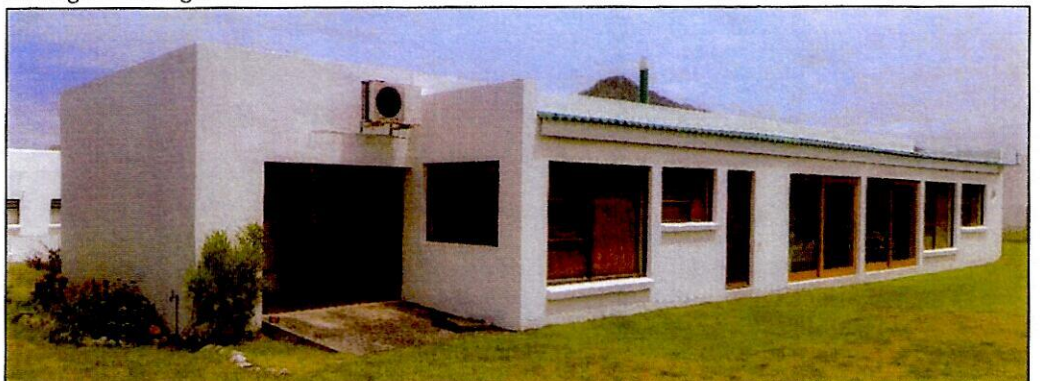
Garages and laundry



Staff cottage



Manager's cottage



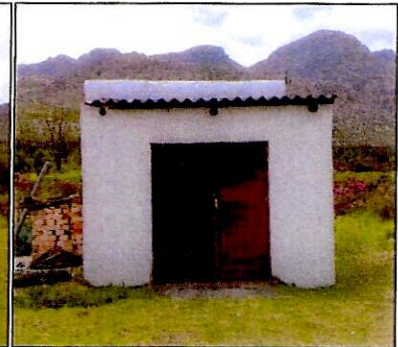
Staff cottage



Staff cottage



Tool shed



Ablutions



Figure 18: Photos of the existing buildings

The buildings are proposed to be used for any one of the following uses namely, for the medical treatment for Dementia/Alzheimer's Disease or a Frail Care facility or a Retirement Village or a Clinic. Only the existing buildings are to be used for the proposed uses and therefore no construction or demolition of buildings will occur. Internal renovations however, may be required, but the **existing footprint will be maintained**.

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 an ideal "healing environment" for the proposed land-uses.

Furthermore, with respect to a retirement village, the Pringle Bay urban area and other closely located towns of Rooi Els, Betty'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 supporting 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, Betty's Bay or Rooi-Els. For many of the retirement villages in Hermanus, there are waiting lists, making access to retirement villages difficult. This is even more so the case with a facility for the medical treatment for Dementia/Alzheimer's Disease or Frail Care.

b. Proposal

Development Objective & Application Proposal

The proposal is to obtain land-use rights for the Medical Treatment for Dementia/Alzheimer's Disease or a Frail Care facility or for a Retirement Village or for a Clinic on the application area.

To achieve this purpose the an application is required for:

- Rezoning to Special Zone with
- Consent Use for a Special Usage of the following uses:
 - The Medical treatment for Dementia/Alzheimer's Disease or
 - Frail Care facility or
 - a Retirement Village or
 - a Clinic

Need

The need for the proposed rezoning and consent use is motivated on the basis of the rapidly growing need for retirement housing, specialized elderly care, medical support and wellness as well as for employment opportunities in the coastal towns in general and more specifically within the Overstrand.

Existing Buildings, Facilities and Proposed Uses

The main building is proposed to be used for any of the proposed uses, namely the medical treatment for Dementia/Alzheimer's Disease or a Frail Care facility or for a Retirement Village or for a Clinic which will, subject only to internal renovations and changes, consist of 24 bedrooms with en-suite bathrooms, a kitchen, a dining room, a lounge and a fully licensed bar, an enclosed stoep, a doctor's room, an office, a reception, a foyer, a fridge, store facilities, as well as the following additional buildings which may be used for ancillary uses, namely, a Lapa which may be used as a braai room and a multi-function hall, a pool, a toolroom, a manager's cottage, a second cottage, a staff cottages, covered and open parking, garages including laundry facilities and non-operational ablutions currently used as storage area by the owner.

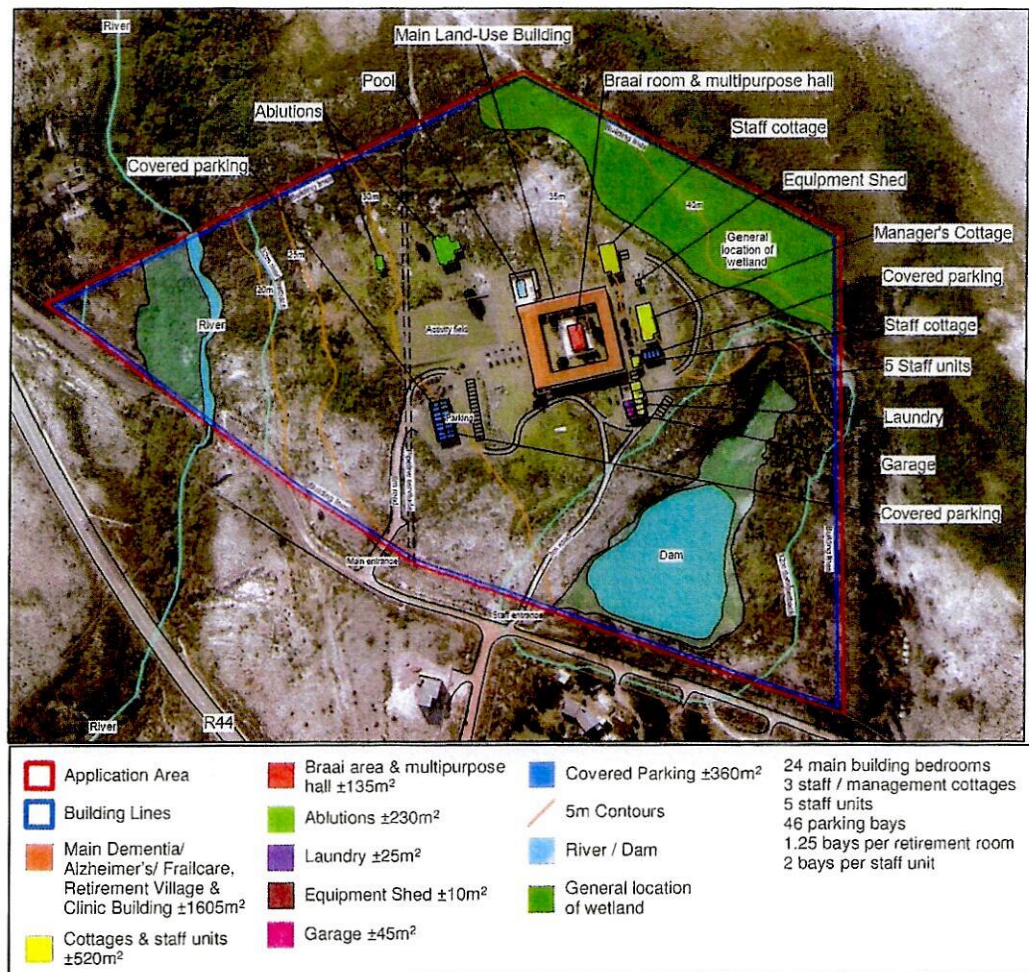


Figure 19: Proposed site development plan

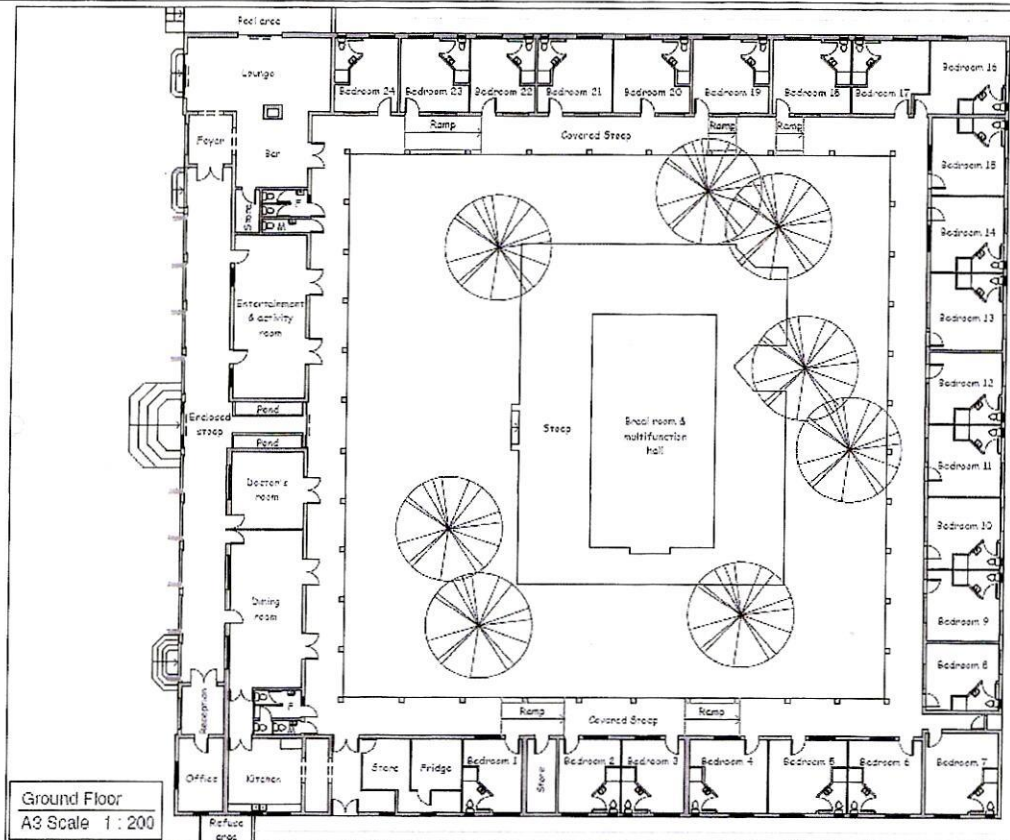
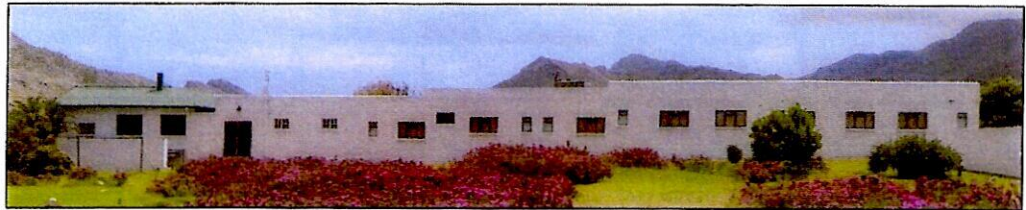


Figure 20: Proposed Uses in the Main Building potentially subject to some internal changes

Main Building Southern Elevation



Main Building Western Elevation



Main Building Northern Elevation



Main Building Eastern Elevation



Figure 21: Main Land Use Building elevations

The former hotel was constructed in the shape of a square outline with a central courtyard accommodating a thatched lapa and planted grass and trees, which may be used for a braai room and multifunction hall. The u-shape formed by the northern, southern and eastern flanks consist mostly of the bedrooms with en-suite bathrooms, a store and a walk-in fridge. The suggested office, reception, kitchen, dining room, doctor's room, entertainment and activity room, lounge and bar as well as foyer form the western flank of the square which represents the front of the hotel building with a paved and landscaped entrance walkway leading into the enclosed stoep area with the reception area on the southern side and the foyer on the northern side thereof.

The intention is to use only the existing buildings for the purposes of the proposal. Therefore, the existing building footprint and approved floor area of 2400m² will remain exactly the same with no additional buildings to be constructed. Internal renovations may be required for the proposal and certain permitted uses may change location within the building, depending on which one of the Special Usage uses the buildings will be used for.

The existing hotel building consists of 24 bedrooms with en-suite bathrooms which can accommodate a maximum number of 48 residents and which is intended to be used for the purposes of the proposal.

The Entertainment and Activity Room as well as the Braai Room and Multi-Function Hall may potentially be used for activities such as 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 / patients 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.

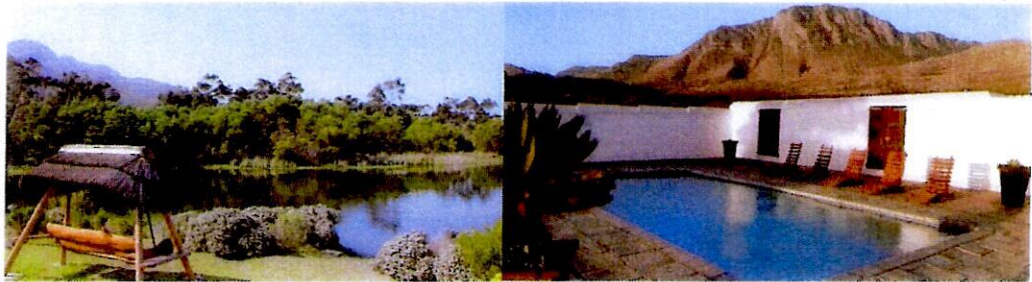


Figure 22: Dam area and Pool on the application area

The need for recreational and entertainment activities not only for the potential retirement village residents but for the Dementia/Alzheimer's and Frail-Care residents as well, is based on the concept that these residents also require activities which create mental and physical stimulation to realize their full potential at this challenging stage of their lives.

Required Certificates

Meals will be provided to the residents/patients 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.

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".

Access & Parking

There are currently two existing access and entrance dirt roads to the application area, 20 covered parking bays and 2 garages on the property with overflow parking on grass totalling currently to 50 parking bays. The entrance roads join up with the R44 further down to the south of the application area.

There is sufficient space to provide additional parking bays as, in accordance with the land uses and requirements of the land-use Scheme, 2020.

Based on the application proposals, the following parking calculations have been made to confirm the consistency of the municipal parking requirements:

Scenario 1: Retirement			
Use	Use amount	Parking requirement	Total
Retirement bedrooms	24	1,25 bays	30 bays
Staff / management cottages	3	2 bays	6 bays
Staff units	5	2 bays	10 bays
Consulting room	1	4 bays	4 bays
Total			50 bays

Scenario 2: Retirement & private clinic			
Use	Use amount	Parking requirement	Total
Retirement bedrooms	16	1,25 bays	20 bays
Frail care beds	16	0,25 bays	4 bays
Staff / management cottages	3	2 bays	6 bays
Staff units	5	2 bays	10 bays
Consulting rooms	2	4 bays	8 bays
Clinic bed	2	1 bays	2 bays
Total			50 bays

50 parking bays is proposed for the application area, which meets the criteria of the typical use scenarios as shown above. The application area can further provide overflow parking on grass if needed.

As the health of the elderly reduces, the less vehicles they have, but the more staff is required to take care of them and vice versa, thus roughly balancing out the parking required for different composition of land uses on the application area.

Should the land use composition change, parking will be provided to meet the parking requirements of the relevant land use scheme.

Potential Environmental Impact

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 proposal, therefore foreseen not to impact on any existing agricultural or environmentally sensitive land.

As indicated in the proposed SDP, neither the wetland nor the Buffels River or dam on the property are or will be impacted by the existing buildings, as no buildings are located within the wetland or closer than the 32m setback area of the river and the dam.

At face-value it would seem that the permanent and full-time occupation of the proposed Special Usage Uses would infer a more intensive use of the application area, in contrast to the intermittent use for tourism accommodation and conferencing. Upon deeper analysis of all the relevant factors concerned, it is concluded that the proposed use will in fact be less intensive with a smaller environmental impact than the previous tourism accommodation use, due to the following reasons;

- ❖ Experience has proven the following with regards to impact of hotels and conference facilities versus retirement villages and other elderly care facilities;
 - The elderly residents are usually in their rooms by 18:00 in the evening and there is very little to no movement in the care center after that time
 - Residents do not receive visitors every day and most of the elderly residents do not own their own transport anymore
 - Traffic flow and traffic noise generated by the proposed retirement village would generally be less than is the case with a hotel and conference facility
- ❖ Hotel and conference guests (inter alia weddings, office and year-end parties) as well as frequent deliveries and services personnel (inter alia catering & cleaning services) required, would generally have generated continuous traffic during the course of the day, which would also have generated more traffic and noise
- ❖ The elderly are less likely to venture out on hikes in the surrounding areas than are the hotel guests who are more likely to explore the surroundings with a potential impact on the natural fauna and flora within the area.

As the generally proposed land-use would accommodate a smaller maximum number of people (residents and staff – for example 88 according to the potential tenant) than the designed maximum that could be accommodated by the hotel and conference facility (overnight guests, conference attendees and staff - 158), less of an environmental impact is foreseen and the existing water and sewerage infrastructure which currently operates efficiently, is thus more than sufficient for the proposal.

The current proposal for a Dementia/Alzheimer's Disease or a Frail Care facility or for a Retirement Village or Clinic is considered to represent a lower risk land-use as the temporary and fluctuating nature of the tourist facility. These facilities will furthermore likely ensure a more economically feasible, consistent and stable development, while simultaneously providing much needed housing for the elderly with specific medical needs and also potentially increasing the threshold of existing local businesses in the area as well.

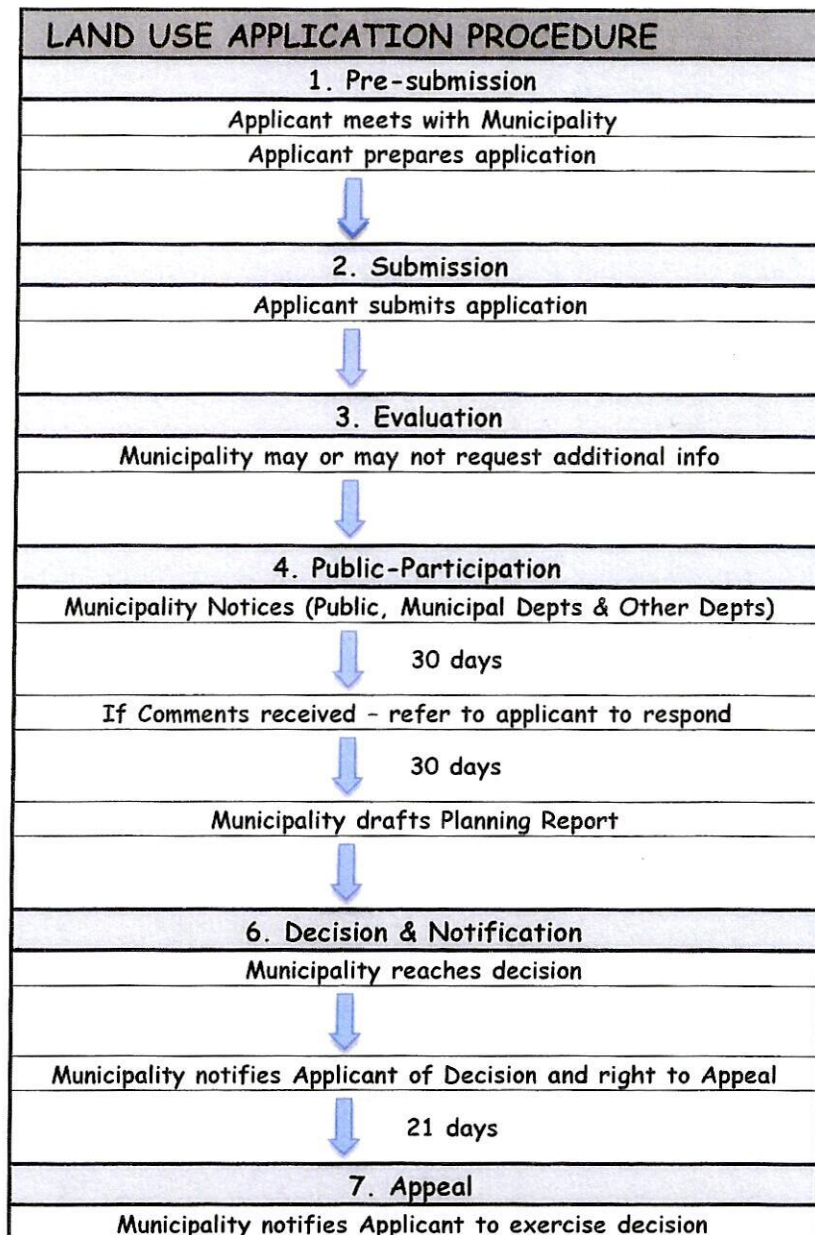
Proposal by Potential Tenant

A potential tenant is currently interested to establish a facility for treating Dementia and Alzheimer's patients. Refer to Annexure J for the proposal letter. An individualised nursing care plan is developed for each resident. Through a thorough study of each individual's past, their nursing care plan is crafted. Alzheimer's disease deteriorates short-term memory first. Therefore, familiar activities are proposed to be included in their daily routines to evoke past memories. The holistic approach to Alzheimer's care covers the following 4 areas: Physical, Cognitive, Emotional and Social.

According to the potential tenant, most facilities do frail care but have no place to go with Alzheimer's and Dementia care. These residents need more than 1 carer per 5 residents as provided in the South Africa frail care system. They need intensive care and interaction from a multidisciplinary team who understand the need of an Alzheimer's and Dementia patient.

Municipal Application Process

The overarching generic process for land-use applications in general, is illustrated in the diagram below.



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 two of the top three main reasons for moving to the Overstrand were for retirement purposes and for health reasons.
- 64% of the population of Pringle Bay consists of people older than 50 years of age, 40% in Betty'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 facilities for accommodation of the elderly with specialized medical care requirements 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, healing and health management.
- The tourism/ hospitality industry has deteriorated as a result of the global Covid-19 Pandemic and many businesses have closed down in this time. A Dementia/Alzheimer's or Frail Care facility or Retirement Village or a Clinic 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.
- In the case of a retirement village, 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 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, Betty's Bay, Kleinmond and Hermanus with its regional mall.
- The proposal is foreseen to add to the existing buying power of local business and thus increase the threshold of existing local businesses in the area.
- The proposal is foreseen to replace the previous employment opportunities and will create additional employment opportunities. Caring for people in an assisted living environment and/or specialized medical care requires more staff members than for the hospitality industry. According to the owner's calculations, the staff size would have to be doubled.
- This proposal would also contribute to the distribution of retirement facilities over different towns within the Overstrand region. Furthermore, there are limited retirement villages and/or Specialized medical care facilities such as Dementia/ Alzheimer's or frail care facilities currently available in Pringle Bay, Betty's Bay or Rooi-Els.
- The application area is already developed and the proposal will use all of the existing buildings, thus remaining within the existing footprint and approved floor area of 2400m².
- The proposal represents the optimizing of the application area for a use more needed, 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 proposal, and therefore will not impact on any existing agricultural or environmentally sensitive land.
- The proposed use is foreseen to cause **less** of an environmental impact than the previous hotel and conference facility.

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 would 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, a growing need for the proposed uses exist with two of the main reasons for in-migration into the Overstrand area, being for retirement purposes and health.

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 proposal. Therefore, the proposal will not impact on any existing agricultural or environmentally sensitive land and would in fact represent a lower intensity use of the land.

The proposal is foreseen to be economically more feasible than the previous use 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 essential housing for the elderly, especially with specific medical needs and potentially 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/ elderly with more specialized medical needs. In this way the proposal optimizes the application area.

Furthermore, the proposal represents an efficient solution to the growing need for housing with specific needs for the elderly in a location in relatively close proximity to Hermanus and the City of Cape Town but where, in contrast to Hermanus, plenty of land is still available for development. Limited other retirement villages/ Dementia/ Alzheimer's or Frail Care facilities 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.

	<p>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 <u>remain within the existing footprint and floor area of the existing buildings</u>, to be occupied for the proposal.</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</p> <p>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>
--	---

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. The proposal would provide for an essential need among the elderly, especially for those seeking specialized medical care and would utilize existing buildings for this purpose, without causing any additional environmental impact.

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:

- **Rezoning** of Portion 59 of Farm 559, Hangklip, Pringle Bay from Rural Zone 2: Conservation Usage to Special Zone in terms of Chapter IV, Section 16(2)(a).
- **Consent use** for Special Usage for the Medical Treatment for Dementia/Alzheimer's Disease or a Frail Care Facility or for a Retirement Village or for a Clinic 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

Site Development
Plan

Application Area

Building Lines

Main Land-Use Building
±1605m²

Cottages & staff units
±520m²

Braai area & multipurpose
hall ±135m²

Ablutions ±230m²

Laundry ±25m²

Equipment Shed ±10m²

Garage ±45m²

Covered Parking ±360m²

5m Contours

River / Dam

General location
of wetland

24 main building bedrooms

3 staff / management cottages

5 staff units

50 parking bays

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CLIENT

Glen Craig
Training Centre

DRAWN BY

AUTHOR

CHECKED BY

DATE

02/19/18

SCALE (B3)

AS INDICATED

PROJECT NUMBER

0001

DRAWING NUMBER

REV 6

InterActive Town & Regional Planning

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Site Development Plan
A3 Scale 1 : 2000

PROJECT

Portion 59 of Farm
559 Hangklip

TITLE

Main Retirement
Building Floor Plan



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Pool area

Lounge

Foyer

Bar

Store

Entertainment
& activity
room

Enclosed
stoep

Pond

Pond

Doctor's
room

Dining
room

Reception

Office

Kitchen

Refuse
area

Ground Floor
A3 Scale 1 : 200

Bedroom 16

Bedroom 15

Bedroom 14

Bedroom 13

Bedroom 12

Bedroom 11

Bedroom 10

Bedroom 9

Bedroom 8

Bedroom 7

Bedroom 6

Bedroom 5

Bedroom 4

Bedroom 3

Bedroom 2

Bedroom 1

Store

Fridge

Store

Bedroom 17

Bedroom 18

Bedroom 19

Bedroom 20

Bedroom 21

Bedroom 22

Bedroom 23

Bedroom 24

Ramp

Ramp

Ramp

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Braai room &
multifunction
hall

Stoep

Ramp

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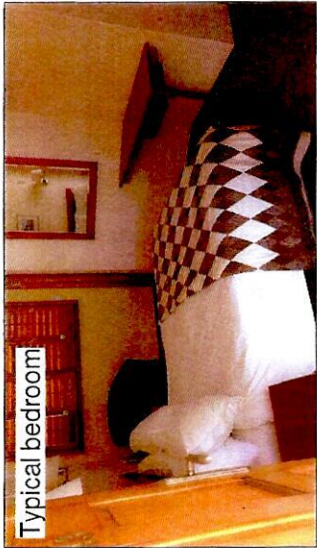
Ramp

Ramp

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PROJECT
 Portion 59 of Farm
 559 Hangklip

TITLE
 Photos



Typical bedroom



Typical bedroom



Typical bathroom



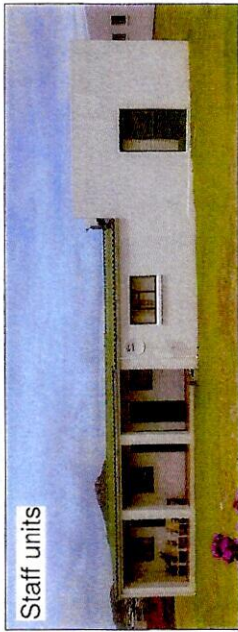
Braai room & multipurpose hall



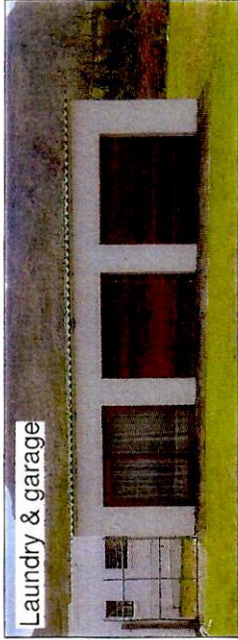
Manager's cottage front



Manager's cottage rear



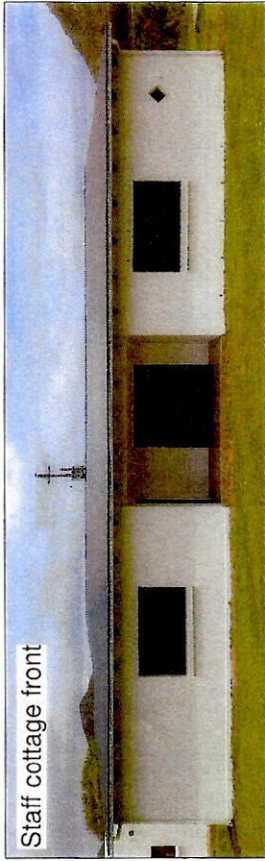
Staff units



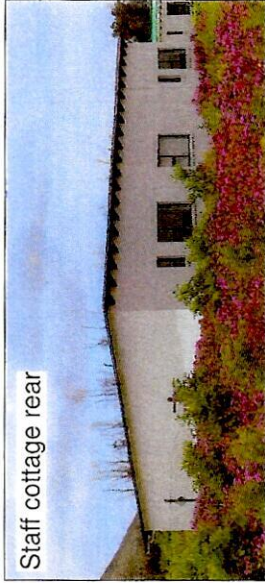
Laundry & garage



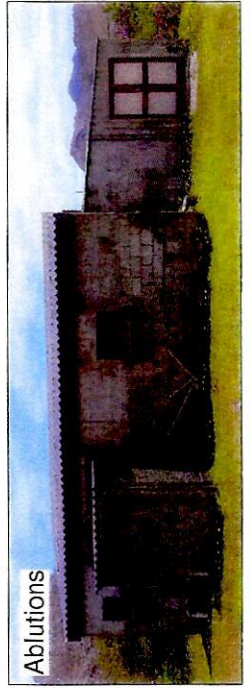
Staff cottage



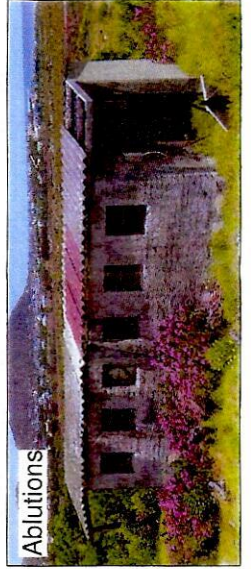
Staff cottage front



Staff cottage rear



Ablutions



Ablutions



Shed

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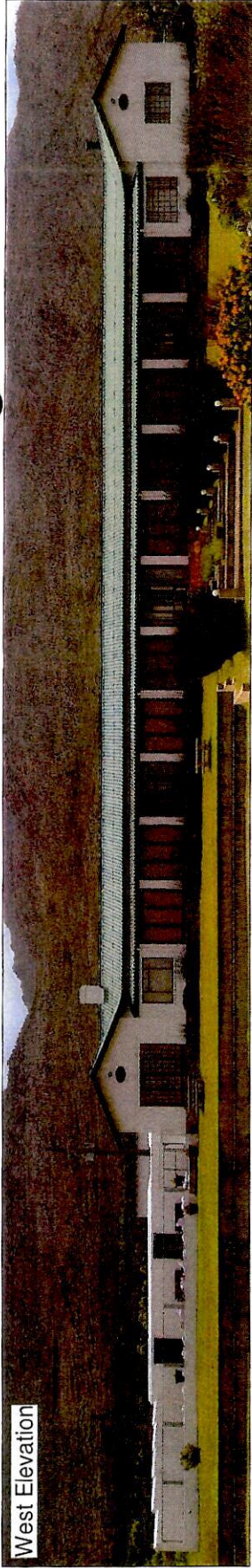
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SCALE (8 A3)
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DRAWING NUMBER
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West Elevation



South Elevation



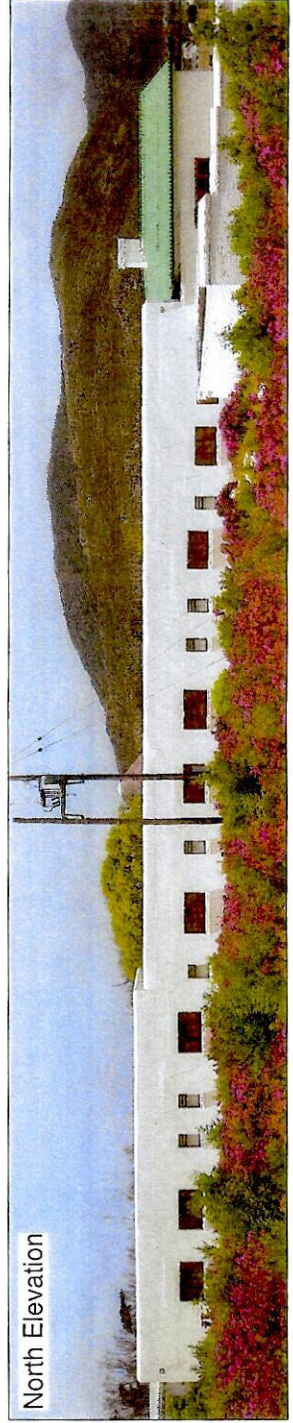
East Elevation



East Elevation



North Elevation



PROJECT

Portion 59 of Farm
559 Hanglip

TITLE

Main Retirement
Building Elevations

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Author

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11/25/20

SCALE (B A3)

PROJECT NUMBER

0001

DRAWING NUMBER

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