

# **MOTIVATION FOR THE PROPOSED DEVELOPMENT OF SEVEN OAKS RETIREMENT VILLAGE ON ERVEN 103 AND 104, AND A PORTION OF ROTTERDAM STREET WITTEDRIFT, PLETTENBERG BAY, WESTERN CAPE**

INCORPORATING APPLICATIONS FOR:

- 1) THE CLOSURE AND ACQUISITION OF PORTION OF ROTTERDAM STREET RESERVE AND ITS CONSOLIDATION WITH ERVEN 103 AND 104 WITTEDRIFT.
- 2) PROPOSED REZONING OF THE CONSOLIDATED PORTIONS FROM INSTITUTION ZONE I AND TRANSPORT ZONE II, TO RESIDENTIAL ZONE II.
- 3) INCLUSION OF DWELLING HOUSES AND A RETIREMENT VILLAGE AS A CONSENT USE.
- 4) REMOVAL OF ANY RESTRICTIVE CONDITIONS IN THE TITLE DEEDS WHICH WOULD PREVENT THE APPLICATION OF THE USE RIGHTS CONTEMPLATED IN 1, 2 AND 3 ABOVE.

PREPARED FOR:



JULY 2019

PREPARED BY:



**APPLICATION:** PROPOSED DEVELOPMENT OF SEVEN OAKS RETIREMENT VILLAGE ON ERVEN 103 AND 104, AND A PORTION OF ROTTERDAM STREET, WITTEDRIFT, PLETTENBERG BAY, WESTERN CAPE

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**PREPARED FOR:** THE HOME MARKET NPC  
C/O MR LANCE DEL MONTE  
P O BOX 12313, CENTRAHIL, PORT ELIZABETH, 6006  
7 UPPER DICKENS STREET, CENTRAL, PORT ELIZABETH, 6001  
TEL: (041) 373 1843  
FAX: (041) 373 1838  
EMAIL: [lance@mplan.co.za](mailto:lance@mplan.co.za)

---

**PREPARED BY:** METROPLAN TOWN & REGIONAL PLANNERS  
P O BOX 12313, CENTRAHIL, PORT ELIZABETH, 6006  
7 UPPER DICKENS STREET, CENTRAL, PORT ELIZABETH, 6001  
TEL: (041) 373 1843  
FAX: (041) 373 1838  
EMAIL: [simiso@mplan.co.za](mailto:simiso@mplan.co.za)

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**OUR REF.:** WAL/19005\_SEVEN OAKS\_REVISION 0.0

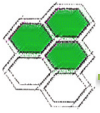
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# **PROPOSED DEVELOPMENT OF SEVEN OAKS RETIREMENT VILLAGE ON ERVEN 103 AND 104, AND A PORTION OF ROTTERDAM STREET, WITTEDRIFT, PLETTEMBERG BAY, WESTERN CAPE, INCORPORATING APPLICATIONS FOR:**

- 1) The Closure and Acquisition of Portion of Rotterdam Street Reserve and its Consolidation with Erven 103 and 104 Wittedrift.
- 2) Proposed Rezoning of the Consolidated Portions (Erf 103, 104 and Portion of Rotterdam Street Reserve) from Institutional Zone I and Transport Zone II, to Residential Zone II.
- 3) Inclusion of Dwelling Houses and a Retirement Village as a Consent Use.
- 4) Removal of any Restrictive Conditions in the Title Deeds which would prevent the application of the Use Rights contemplated in 1, 2 and 3 above.

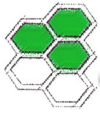
## **1 BACKGROUND**

The Home Market NPC, the owner of Erf 103 and 104 Wittedrift (refer to **Annexure A**) has commissioned Metroplan Town Planners to submit an application to the Bitou Municipality to obtain the appropriate land use rights for the development of Erven 103 and 104 Wittedrift, and obtain approval from the Bitou Municipality to acquire a portion of the Rotterdam Street reserve and consolidate it with Erven 103 and 104 Wittedrift to form one erf. The authorisation to submit a Land Development Application was obtained through a Company Resolution. Refer to **Annexure B**.

The consolidated portions consisting of Erven 103, 104 and portion of Rotterdam Street would be rezoned to Residential Zone II for the creation of an affordable Retirement Village.

### **1.1 Position of the Site Within the Context of Plettenberg Bay**

Wittedrift is a small tranquil village which lies in the Bitou River basin. Wittedrift is made up of farms, small holdings and approximately 110 residential homes in and around its small and compact village centre. The village has a church prominently positioned close to the entrance of the village and the Wittedrift School which provides for learners from Grades 1 to 12. The Wittedrift High School is the most prominent institutional building and is one of the main public secondary schools in Plettenberg Bay. The Town is on the main route, R340, to the Prince Alfred Pass. The Buffalo Hill Game Farm, Rhino Base Camp, Trout Farm and an Italian Vegan Restaurant (La Bocca Dolce) are all in close proximity to Wittedrift.



The land portions of Wittedrift are situated at approximately 11km by a surfaced road from the Town Centre of Plettenberg Bay. The R340 extends 5km from Wittedrift to the National Road (N2) and from the intersection with the N2 extends a further 6km to the centre of Plettenberg Bay. Refer to **Plan 1**. Wittedrift is also connected to the N2 via a gravel road of 5,7km to the west, with a further 7km of tarred road to the town centre. This is not the favoured access route to Wittedrift.

## **1.2 Village Context (Erf 103 and 104 Wittedrift)**

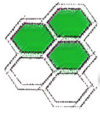
Erf 103 (measuring 1,7422Ha in extent) is bound by residential development to the West and East and a Public Open Space containing the Bosfontein River to the North. Erf 104 (measuring 1,3058Ha in extent) is bound primarily by the Main Road to the south, Kammassie Street to the west and Protea street to the east. Both erf 103 and 104 share a common boundary with Rotterdam Street.

Portion of Rotterdam Street, currently zoned as Transportation Zone II (Public Road) is immediately adjacent to Erven 103 and 104 with a reserve width of 18,89m effectively separating erven 103 and 104 and measures approximately 2 921m<sup>2</sup> and contains a gravel road for about half of the way where after the gravel road encroaches on erf 103 for about half of the remainder of its length towards Protea Street. An electrical power line on wooden poles is to be found roughly in line with the northern boundary of the road reserve.

Application for the acquisition, consolidation with erven 103, 104, into a single property, and the further rezoning of the three consolidated portions to Residential Zone II is envisaged.

The above-mentioned procedure was attempted and accepted in principle by the Bitou Municipality some years ago, but was never carried through to finality.

The subject land portions are in very close proximity to the town centre. Refer to **Plan 2**. Wittedrift is a mixture of suburban houses, a small discernible town centre, a church and school and quasi industrial operations to the west. Further along the main road the settlement of Green Valley consisting of both formal and informal housing development is to be found. Wittedrift is surrounded by farmland, indigenous tracks of vegetation and State Forests. It is isolated from the main centre of Plettenberg Bay, but is well connected by road, offering an accessible and yet tranquil setting for the creation of an affordable retirement village. Lower property prices offer an opportunity for those developers and individuals wanting to source affordable housing opportunities which are not far from Plettenberg Bay.



## 2 EXISTING SITUATION

### 2.1 Cadastral Details and Extent of Area

The extent of the subject portions are as follows (refer also to **Plan 3**):

Erf 103 Wittedrift	1,7422ha
Erf 104 Wittedrift	1,3058ha
<b>SUB TOTAL</b>	<b>3,0480ha</b>
Portion of Rotterdam Street Reserve	0,2921ha
<b>TOTAL</b>	<b>3,3401ha</b>

### 2.2 Current Zoning

Both Erven 103 and 104 are zoned Institutional Zone I with the Road Reserve of Portion of Rotterdam Street zoned Transportation Zone II (Public Road) in terms of Section 8 of the Land Use Planning Ordinance (LUPO) Scheme Regulations. All the land portions fall within the Urban Edge of Wittedrift as they were originally established as part of the approved Township of Wittedrift.

**Plan 4** depicts the zoning status of the subject portions as well as the directly abutting properties, which are exclusively residential development. Refer also to the Zoning Certificate in **Annexure C**.

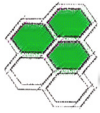
### 2.3 Existing Land Use

Both Erf 103 and 104 are completely undeveloped. Erf 104 is the more developable of the two erven, and together with Erf 103 are completely vacant. The Road Reserve of Rotterdam Street has no structures other than an overhead cable on wooden poles. Refer to **Plan 5**.

### 2.4 Physical Environment

#### 2.4.1 Topography and Drainage

Erf 104 has a gently north-western slope extending to the road reserve of Rotterdam Street. There are no discernible natural water courses evident on site. On the south-eastern boundary of Erf 104 and abutting the Main Road a shallow ground stormwater channel is to be found running adjacent to the Main Road.



Erf 103 situated to the north of Erf 104, falls steeply from the road reserve to a depression roughly in the middle of the site running west-east. The depression is probably the old course of the Bosfontein River which now lies beyond Erf 103 in a Public Open Space. The current position of the Bosfontein River looks as if it has been created through the excavation of a deep ground channel to direct the flow down the linear Public Open Space reserve.

The lower low-lying part of Erf 103 adjacent to the Bosfontein River is subject to flooding. Alastair Frazer of Frazer Consulting Civil Engineers CC was appointed to determine the 1:100-year flood line. The conclusion reached was that the area to be developed is well above the 100-year Recurrence Interval (R.I.) Flood line as depicted in **Plan 6**. Reference can also be made to the Flood line Report in **Annexure D**.

#### **2.4.2 Geology and Soils**

The geology of Wittedrift consist mostly of conglomerate rock which is made up of round fragments (larger than sand) which are cemented together. Refer to **Plan 7**.

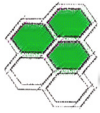
The soils in the Wittedrift area are characterised by a high concentration of clay soils with Wittedrift presenting some of the deepest soils in the Bitou area. Refer to **Plan 8**.

### **2.5 Vegetation**

Erf 104 is mostly covered in Kikuyu grass with seven mature European Oak trees situated adjacent to the Main Road on its southern boundary. A copse of young Poplar trees is to be found on south-western side of the erf. All the above are exotic plant species. Refer to **Figures 1 – 3**.

The highly invasive Black Wattle and Bramble Bush predominate in the lower northern part of Erf 103 overpowering the few indigenous trees and shrubs that are present. In the moist depressions reeds and tall grasses predominate. The south-eastern part of the site is characterised by low bush and Kikuyu grass. Refer to **Figures 4 – 6**. The sites do not fall into a protected area. Refer to **Plan 9**.





**FIGURE 1:** Fully grown European Oaks on the Southern boundary of Erf 104 Wittedrift.



**FIGURE 2:** Cluster of Poplars on Erf 104 Wittedrift.



**FIGURE 3:** Erf 104 Wittedrift looking north, mostly covered in Kikuyu grass.



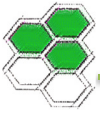
**FIGURE 4:** Infestation of Black Wattle on Erf 103 Wittedrift.



**FIGURE 5:** Bramble infestation of Erf 103 Wittedrift.



**FIGURE 6:** Southern part of Erf 103 Wittedrift – low bush, reeds and Kikuyu grass.



## **2.6 Engineering Utilities**

The Home Market commissioned Mr. Steven Mann of Engineering Advice and Services to conduct a preliminary investigation and provide a report on the existing and proposed services in and around the two sites.

### **2.6.1 Existing Civil Engineering Services**

#### **2.6.1.1 Storm Water**

**Plan 10** depicts the presence of two 450mm stormwater pipelines which impact the sites. A short pipeline at the south western corner of Erf 104 deposits storm water on the site from where it runs over land toward Erf 103 and beyond. A second 450mm stormwater pipeline runs from Main Road in a north westerly direction across the north eastern tip of Erf 104, and across the Rotterdam Road Reserve into Erf 103, with an outlet roughly at the north western corner of Erf 101.

#### **2.6.1.2 Electrical Reticulation**

**Plan 11** depicts the presence of an Electrical LB Distribution Line and an Electrical MV Cable which runs in the Rotterdam Road Reserve. The closure of Rotterdam Road will require a servitude to be created within the erf and some minor re-routing.

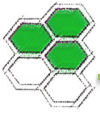
#### **2.6.1.3 Sewer Mains**

A Gravity Sewer Main runs midway in Rotterdam Road in a north easterly direction. Given the fact that the invert levels of the existing manholes into which the project is likely to connect, may be too shallow for parts of Erf 103 other methods will be adopted i.e. raising the level through fill and/or to drain effluent to a suitable part on Erf 103 and install a small pump station which would pump effluent up to the existing connection manhole.

#### **2.6.1.4 Water Reticulation**

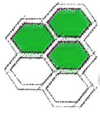
A water pipeline runs along the southern boundary of Rotterdam Road. As with all the other existing services, this will be accommodated in a servitude reserve within the complex either through re-routing or accommodating the existing routing with the proposed plan.





### 2.6.2 Serviceability of the Proposal

After discussions with Mr. Terlin Stuurman (Project Manager: Engineering Structures), EAS concluded that sewer, water and electrical services in the vicinity of the subject erven are available. Refer to EAS letter of 11 July 2019 in **Annexure H**.



### 3 ACQUISITION (PURCHASE) OF A PORTION OF ROTTERDAM STREET RESERVE

#### 3.1 Reason for Closure

The Home Market NPC recently purchased Erf 103 and 104 Wittedrift (refer to **Annexure A**) with the objective of developing an Affordable Retirement Village on both erven. Rotterdam Street separates the two erven forming a barrier to the comprehensive and continuous development of Erf 103 and 104 as per the proposal set out in this report. Rotterdam Street serves little purpose in providing access to the sites in question and the surrounding residential areas. Refer to **Plan 12**.

Residential Units (erven 90 – 101) to the east of Erf 103 and 104 obtain access off Main Road from Protea Street which is tarred (refer to **Figure 7**) and residential units (erven 105 – 108, 113 – 117 and 124) obtain access off Main Road from Kammassie Street which is gravel surfaced (refer to **Figure 8**).



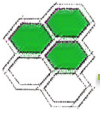
**FIGURE 7:** Protea Street off Main Road with Erf 104 Wittedrift on the left.



**FIGURE 8:** Kammassie Street – Erf 104 Wittedrift on the right.

Neither of the two residential areas mentioned above rely on this portion of Rotterdam Street for access and can rely completely on the existing two roads of Protea and Kammassie Streets. Collectively these two roads provide access to approximately 22 residential units.

Rotterdam Street has an 18,89m reserve width and contains both a gravel road which encroaches on Erf 103 and an overhead power line on wooden poles and water sewer mains. It is held that the power line can be accommodated together with the water and sewer mains through the complex, after consolidation.



This application includes the acquisition of portion of Rotterdam Street, measuring approximately 2 921m<sup>2</sup> according to a Status Report recently obtained from the Surveyor General. Refer to **Annexure E** for the Surveyor General's letter and attached erf diagram prepared by Beacon Survey.

### 3.2 Disposal Procedure

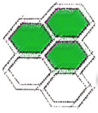
Bitou Municipality will conduct the disposal procedure in terms of the Local Government Municipal Finance Management Act under Section 14 – Disposal of Capital Assets.

Section 37 of the Bitou Municipal By-Law provides the following:

*“37. Closure of or restriction of access to streets or roads*

- (1) The Municipality may permanently close or divert any street or part thereof or restrict access to any street.*
- (2) When the municipality decides to act in terms of subsection (1), it must give notice of such intention in terms of its communication policy; in the absence of such policy the municipality must give notice of its intention in a local newspaper in at least two official languages.*
- (3) Any objection against the intended action must be delivered in writing to the municipal manager within 30 days from the date of notification in terms of subsection (2) for submission to the municipality.”*

Included here is a survey of erf diagram of the Portion of land to be closed, which measures 2 921m<sup>2</sup>. This report serves as motivation to obtain approval from the Council in terms of the Municipal Finance Management Act 2003 (Act 56 of 2003) to alienate this Portion. This report also serves as motivation to obtain approval from Council for a Land Development Application in terms of the Bitou Town Planning Scheme. Erf 103 and 104 Wittedrift together with the closed portion of Rotterdam Street, will be consolidated and rezoned from Institutional Zone I and Transportation Zone II, to Residential Zone II, as depicted in **Plan 13**.

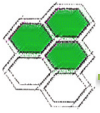


### 3.3 Portion of Rotterdam Street Valuation

A valuation of portion of Rotterdam Street, Wittedrift was prepared by Mr Manie Snyman, a Professional Valuer, on 14<sup>th</sup> May 2019, working for Appraisal Corporation Southern Cape CC. Refer to the valuation report under **Annexure F**.

The section to be closed and acquired measures 2 921m<sup>2</sup>. After due consideration of all market information available, the Valuer is of the opinion that a fair market value for the subject Portion is R147 000 (One Hundred and Forty-Seven Thousand Rand).

The valuation was based on an area of approximately 2 912m<sup>2</sup> which works out at R50,48/m<sup>2</sup>. The Survey Diagram indicates an area of 2 921m<sup>2</sup> but notes that all dimensions are subject to a final survey. Price adjustments can be made on final survey.



## 4 POLICY FRAMEWORK

### 4.1 Bitou Municipal SDF (Nov 2018) – Land Use Proposals

The Bitou SDF sets out the Land Use Proposals for Wittedrift as depicted in **Plan 14**. The most important of these proposals which impact on Erven 103 and 104 are the following:

- 1) The erven fall within the Urban Edge of Wittedrift.
- 2) The erven are earmarked for priority housing development.
- 3) The erven form a cluster of four smaller parcels in the central parts of Wittedrift which could be utilised for Bonded, Gap and/or Social Housing purposes.
- 4) The Wittedrift Land Use Budget of 2016 – 2040 makes provision for an increase of 152 residential units between 2016 – 2025 requiring 5ha of Wittedrift Urban area to achieve this. This would result in a residential density of 30units/ha. Between 2025 – 2040 an additional increase of 253 residential units requiring 9ha of Wittedrift Urban area is envisaged. This would result in a residential density of 28units/ha.

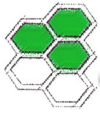
In achieving the objective of the Bitou Municipality for the 2016 – 2025 period the consolidation of erven 103, 104 and portion of the Rotterdam Street reserve measuring in total 3,3401ha would be able to render a maximum of 100units at 30units/ha. However, Erf 103 is only partially developable (approximately  $\frac{1}{3}$  is developable) and will render less.

### 4.2 Residential Market in Plettenberg Bay

A Residential Market Assessment was conducted by Urban-Econ, Development Economists in February 2019. Refer to **Annexure G**.

The study was commissioned by The Home Market NPC in order to establish the demand for various categories of housing in the town of Plettenberg Bay and to also provide a better understanding of the affordability dynamics of households residing in the greater Plettenberg Bay area. The report also considered inter alia Retirement Accommodation as The Home Market NPC perceived a real need for affordable retirement accommodation.

In the Property Market Overview section of the report, Urban-Econ concludes that the town has seen a sharp rise in demand for permanent homes in recent years, attracting families in search of a better lifestyle as well as empty-nesters and retirees looking to enjoy their retirement in a scenic and tranquil setting.



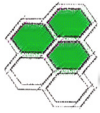
The report further concludes that there is an imbalance in the town's property market (something which is not commonly noted by estate agents in the area) and that there is a plethora of housing options for upper income earners and growing low income earners, but few options for middle income earners. Based on feedback from estate agents, there is a large demand for retirement homes, particularly in the price range of R800 000 – R1 500 000. This is quite a deviation from what is currently available for retirees as starting price of most properties is currently R2 000 000.

In terms of Retirement Accommodation, Urban-Econ provide the following Summary and Recommendations:

1. That there is a strong and growing demand for retirement accommodation in Plettenberg Bay.
2. That middle-income retired households are underserved at present in the local market.
3. The largest gap for new retirement accommodation is in the R800 000 – R1 500 000 price range.
4. While there is a demand for retirement accommodation aimed at older aged individuals in complexes which include frail care facilities, the immediate need is for retirement accommodation with assisted care aimed at an active population in the age range of 50 – 70 years of age. It is noted that legislation makes provision for a minimum age of 55 years to be accepted into a retirement village.

It is on the basis of these findings by Urban-Econ that The Home Market NPC aims to develop an Affordable Retirement Village at Wittedrift. It was also felt that bringing such a facility to Wittedrift would provide additional sustainable employment at the complex together with added buying power to support local businesses and providing the Bitou Municipality with an enhanced rate base together with the payment of service charges by the beneficiaries to Bitou over the long term.





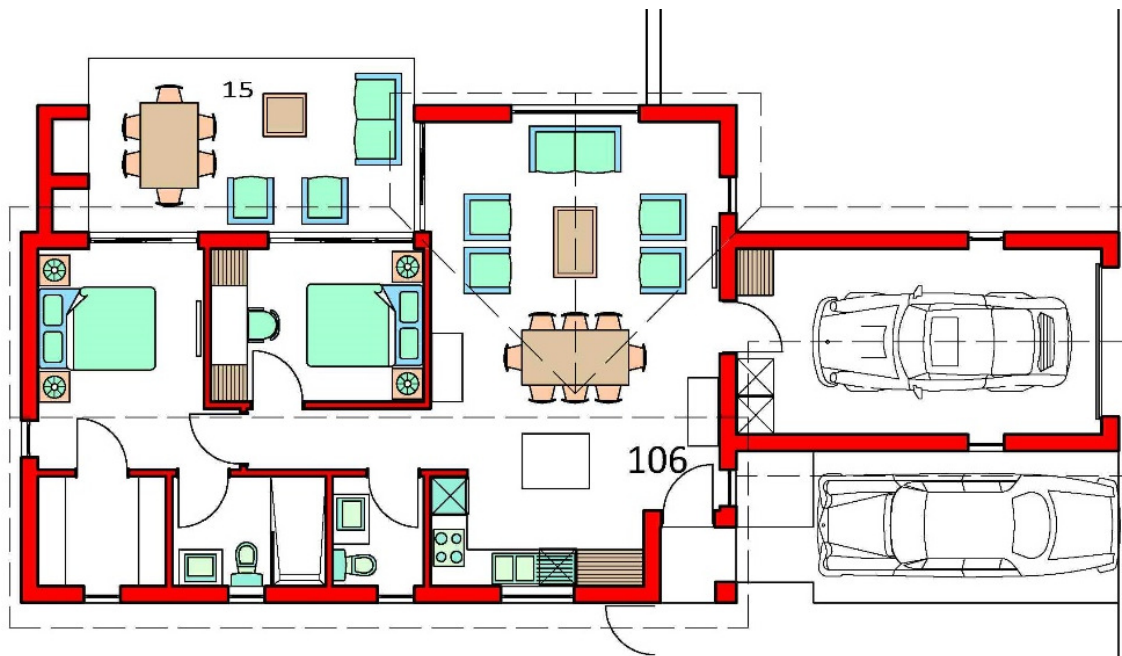
## 5 PROPOSED DEVELOPMENT OF ERF 103, 104 & PTN OF ROTTERDAM STREET RESERVE

Plan 15 depicts the proposed Site Development Plan.

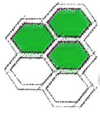
### 5.1 Retirement Housing Units

The consolidation of Erven 103, 104 and portion of Rotterdam Street reserve into one property will allow for the development of 53 Retirement Units of between 104m<sup>2</sup> and 124m<sup>2</sup> (depending on whether they have single or double garages) in extent. These units are to be sold under Sectional Title to those retirees of over 55 years of age who wish to reside there and those under 55 years who purchase for a household member or private individual who is 55 years and over and who would also reside there.

Households who have at least one household member of over 55 residing with them may also be eligible to purchase. All the units will be two-bedroom units with one and a half bathrooms, kitchen, dining and lounge, combined with one or two garages (only C type) for unit. Refer to **Figures 9 - 12**.

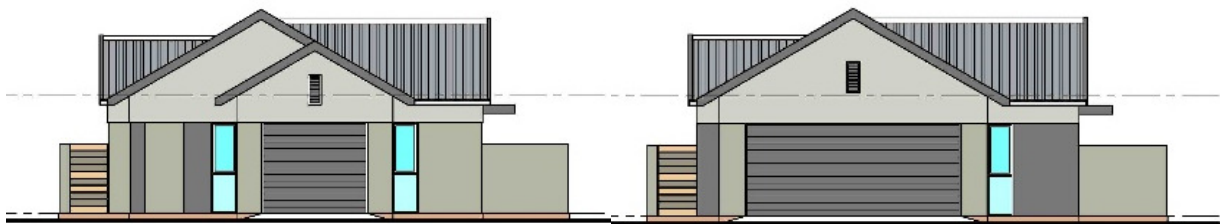


**FIGURE 9:** Floorplan of typical unit (Type C) – 106m<sup>2</sup>.



UNIT TYPE C - NORTH ELEVATION

SCALE 1 : 100



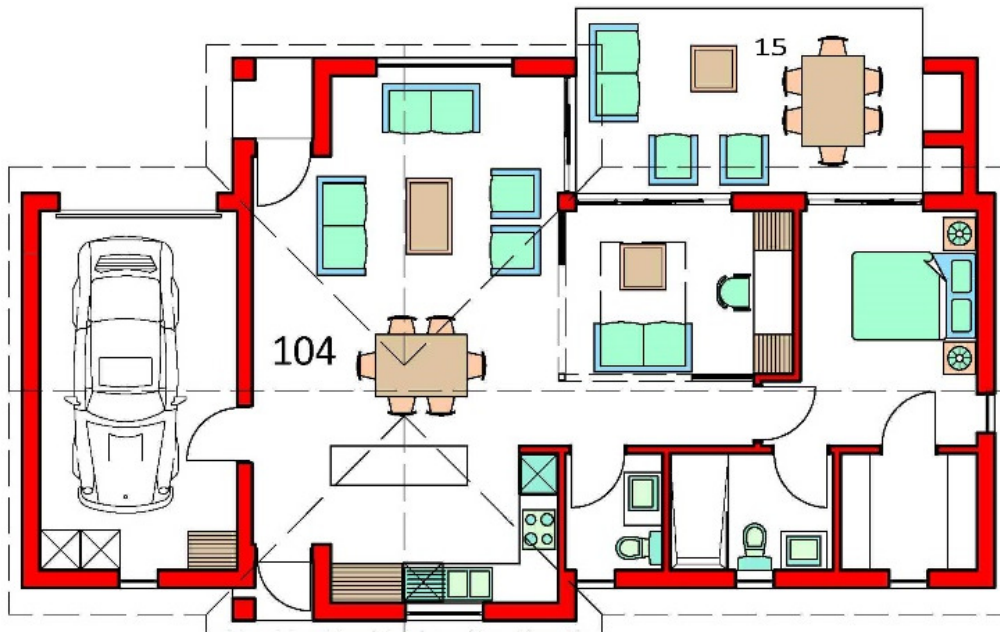
UNIT TYPE C - STREET ELEVATION  
WITH SINGLE GARAGE

SCALE 1 : 100

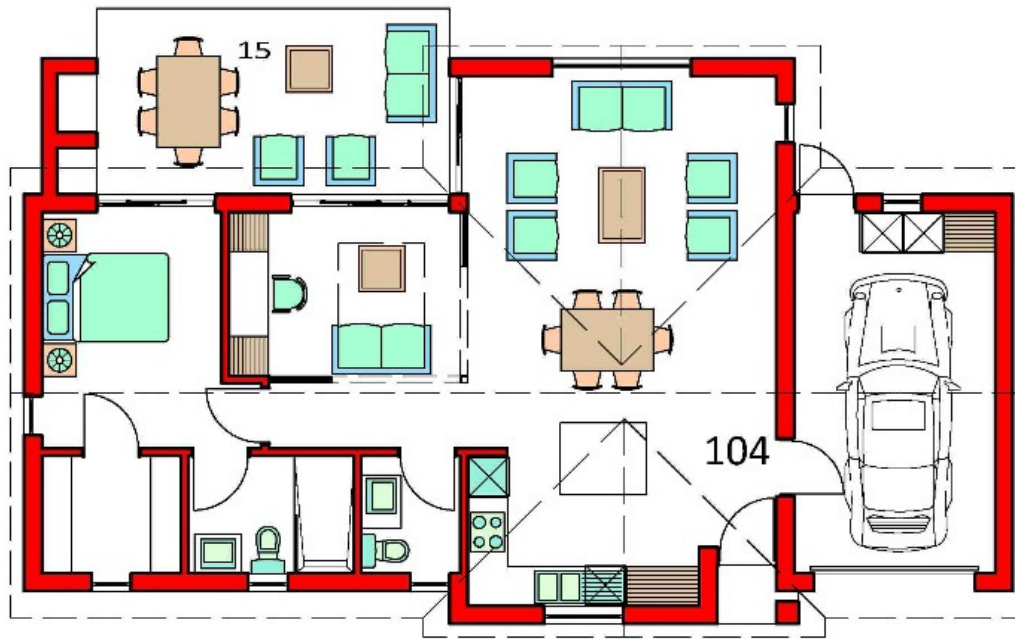
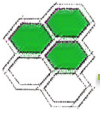
UNIT TYPE C - STREET ELEVATION  
WITH DOUBLE GARAGE

SCALE 1 : 100

**FIGURE 10:** *Front elevation of typical unit (Type C).*



**FIGURE 11:** *Floorplan of variation – north entry (Type A) 104m².*



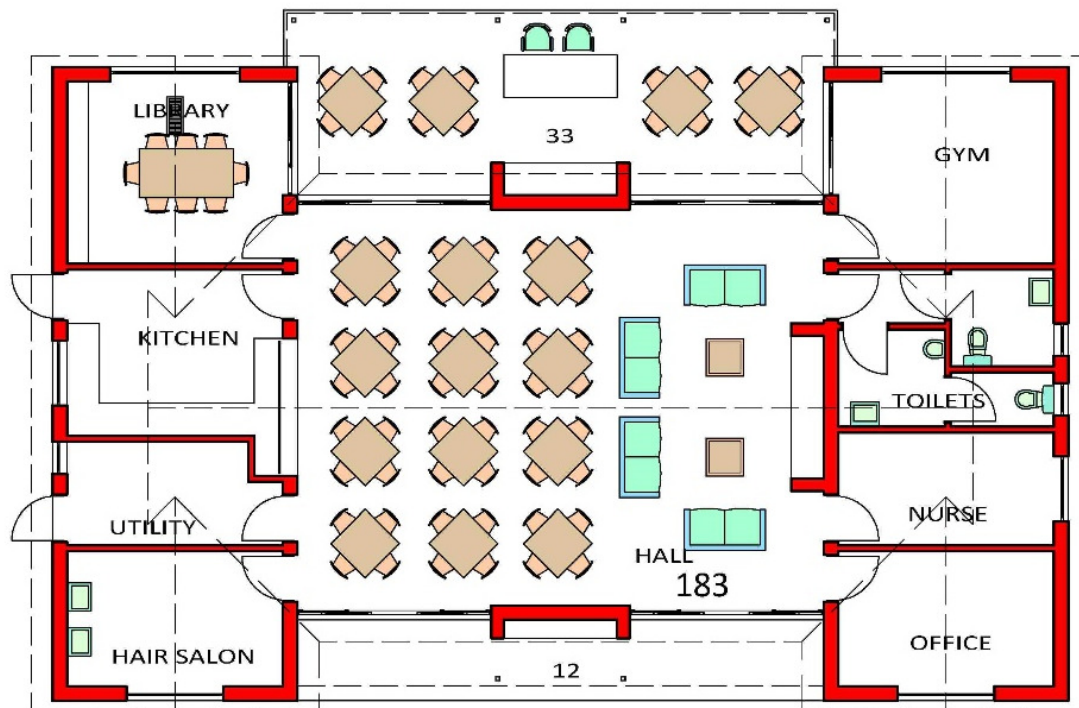
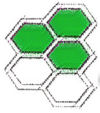
**FIGURE 12:** *Floorplan of variation – south entry (Type B) – 104m².*

## 5.2 Community Centre

The Community Centre will consist of the following:

- library / reading room
- kitchen
- utility / storeroom
- hair salon
- gym
- nurses' station
- office
- wheelchair friendly toilet facilities
- hall for events and functions
- patio and braai

This is to be positioned close to the entrance with a public parking and northern views. Refer to **Figures 13 and 14.**

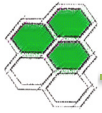


**FIGURE 13:** *Floorplan of Community Centre.*



**FIGURE 14:** *Front elevation of Community Centre.*

The double gable refers back to some of the older houses in Wittedrift as will be seen later in the report.

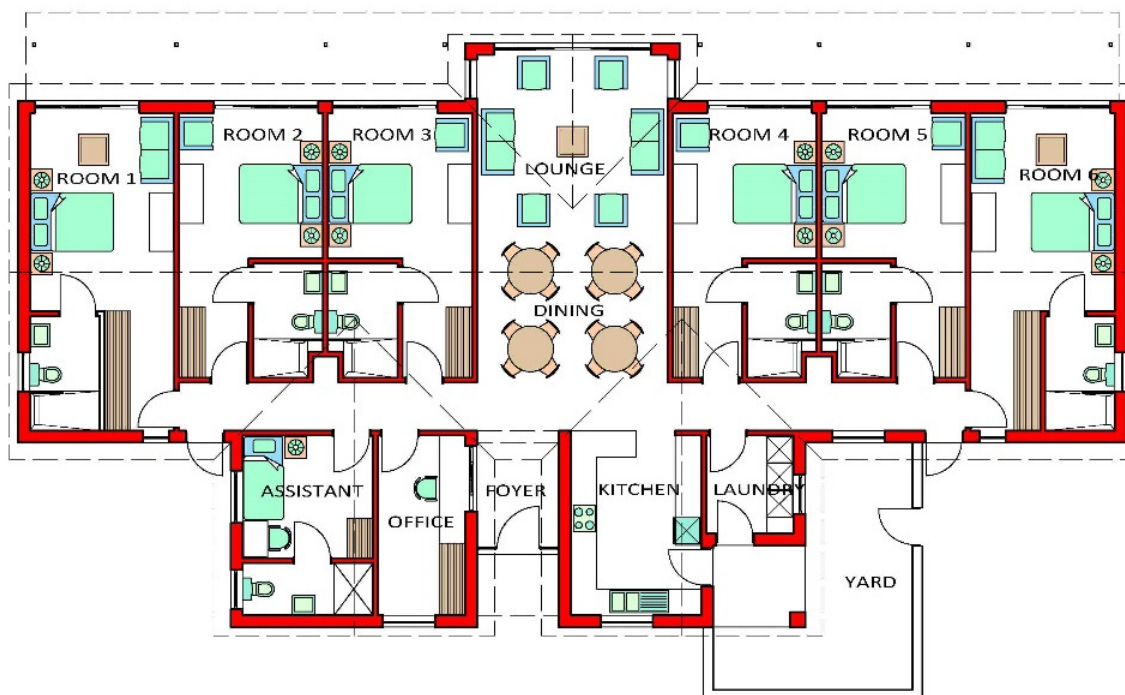


### 5.3 Assisted Living

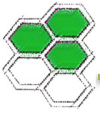
The Assisted Living Facility will consist of the following:

- six en-suite bedrooms for those requiring assistance
- assistant's living quarters
- office
- kitchen
- laundry
- dining and lounge facility
- yard

This is also to be positioned close to the entrance and will share the visitors parking with the Community Centre. Refer to **Figure 15**.



**FIGURE 15:** *Floor plan of Assisted Living Facility.*



## **5.4 Open Space**

The seven mature European Oak trees will be retained and accommodated in an open space accessible to all inhabitants. Most of the northern part of the consolidated erf which is low lying and vegetated, will be accessible to the inhabitants via convenient pathways to the Bosfontein River in the Public Open Space.

## **5.5 Circulation**

The complex will gain access from Protea Street as per the proposed Site Development Plan. The proposed intersection provides adequate sight lines for the safe movement of vehicles. A double loop system of roads in 10m reserves, provides access to the retirement units.

## **5.6 Utilities and Security**

A communal post box station will be placed at the entrance and the required refuse building will also be provided at the entrance. The entire complex will have perimeter security i.e. fence or wall, or both. Electrical fencing, CCTV cameras and perimeter lighting and beams will augment security. Access will be controlled by an electric sliding gate.

## **5.7 Building Lines**

The 5m building line as prescribed on the Main Road has been adhered to. All other side spaces (along Kammassie and Protea Streets) will be 3m and will continue into Erf 103.

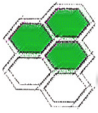
## **5.8 Height of Building**

All buildings are to be single storey.

## **5.9 Site Development Plans and Building Plans**

On approval of the closure, sale and consolidation of Portion of Rotterdam Street reserve to form one erf with Erven 103 and 104 and the approval of the rezoning of the consolidated erf to Residential Zone II with a consent for dwelling houses and a Retirement Village, the Site Development Plan and Building Plans will be submitted for approval.





## **6 APPLICATION**

### **6.1 Nature of the Application**

Application is made for the following:

1. Purchase a portion of Rotterdam Street Reserve (approximately 2 921m<sup>2</sup>). This will require a closure application for portion of the Rotterdam Street Reserve.
2. The consolidation of Erven 103 and 104 Wittedrift with that portion of Rotterdam Street Reserve which was closed and successfully acquired by The Home Market NPC.
3. The rezoning of the consolidated erf (with new erf number) to Residential Zone II with a Primary Use being Group Housing.
4. A Consent Use for Dwelling Houses and Retirement Village.
5. Removal of any restrictive conditions in the Title Deed.

Refer to **Plan 15**.

### **6.2 Land Use Restrictions**

#### **6.2.1 Density of Consolidated Erven**

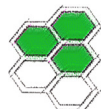
The consolidated erven will measure approximately 3,3401ha. Provision is being made for 53 units giving a gross residential density of 15,57 units per hectare. This is below the maximum of 20 units per hectare prescribed under the Residential Zone II zoning which has resulted largely from the fact that only one third of Erf 103 is developable.

#### **6.2.2 Combined Open Space**

The combined Open Space requirement is 27 315m<sup>2</sup> per dwelling unit which greatly exceeds 130m<sup>2</sup> per dwelling unit requirement.

#### **6.2.3 Height**

All buildings will be single storey.



## 6.2.4 Street Building Lines

The following street building lines are provided:

- 5m on Main Road as laid down by the Provincial Roads Department.
- 3m on Kammassie and Protea Streets.
- 3m on boundaries not abutting a public road and all other zones.

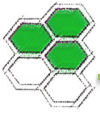
## 6.2.5 Side Building Lines

The Retirement Village will be a Sectional Title development and will adhere to building codes in relation to building separation.

Refer to the table below which depicts the way in which the development proposal complies with the development controls for a property zoned Residential Zone II in terms of the Section 8 Zoning Scheme Regulations.

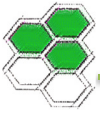
RESIDENTIAL ZONE II			
Based on the Draft Site Development Plan - 14			
LAND USE RESTRICTIONS		PROPOSED DEVELOPMENT	COMPLIES YES / NO
Density	A maximum of 20 units/ha Gross	53 units on 3.3401ha Group Housing / Retirement Village is 15.87 units/ha	YES
Communal Open Space	130m <sup>2</sup> / Dwelling Unit where there is no distinction between communal open space and private open space and private outdoor space, communal open space and private open space requirements shall be replaced by a combined open space requirement of at least 130m <sup>2</sup> per dwelling unit. This would amount to 53 units x 130m <sup>2</sup> = 6980m <sup>2</sup>	The SDP provides the following building footprint areas: 53 Group Housing Units including a Garage – 53 x 106m <sup>2</sup> - 5618m <sup>2</sup> - 1 Community Centre at 260m <sup>2</sup> - 1 Assisted Care Complex at 183m <sup>2</sup> - 1 Refuse Room at 25m <sup>2</sup> making a total of a 6086m <sup>2</sup> footprint. This leaves 27315m <sup>2</sup> of Communal Open Space being equal to 515m <sup>2</sup> per unit.	YES
Height	At most two storeys	All buildings will be Single Storey	YES
Street Building Line	Zero Street Building Line	5m Building Line on Main Road and 3m on all other Boundaries	YES
Side Building Line	Zero Side Building Line	Sectional Title Project	YES
Parking	At least two bays per Grouped House	53 units x 2 bays per unit – 106 bays supplied	YES
Street Width	Normally 10m or 8m in a cul-de-sac	Sectional Title Project – however 10m clear space has been provided on all internal roads.	YES





It is understood that a “Retirement Village” means: “group housing (if permitted in Residential Zone II) or town housing (if permitted in Residential Zone III) that conforms to the following additional conditions:

- (a) Each dwelling unit shall only be occupied by an elderly person or by a family of which at least one member is an elderly person;
- (b) A full spectrum of care and other recreational facilities shall be provided to the satisfaction of the Council, and
- (c) Land use restrictions other than those applicable in Residential Zone II or Residential Zone III, as the case may be, may in respect of a retirement village be determined by the Council.



## 7 PROPOSED DEVELOPMENT - SPATIAL PRINCIPLES

### 7.1 Character of the Surrounding Area

The proposed development is consistent with the surrounding area which is mainly residential. The architectural style of the proposed development is in keeping with “Wittedrift vernacular” which is expressed in a few selected buildings in Wittedrift as farmstead and small cottage styles based in the Victorian era. This is characterised by high pitched roofs of mainly galvanised corrugated iron (“Victorian pattern”) and simple, attractive and easily legible elevations which have universal appeal. The following photos from the Wittedrift Town were used as points of reference.



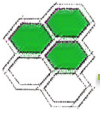
**FIGURE 16:** *Small double gabled cottage at entrance to Wittedrift presented the strongest reference.*



**FIGURE 17:** *Double gabled “Cape Dutch Revival” farmhouse close to Wittedrift.*



**FIGURE 18:** *Double gable of a suburban home within Wittedrift.*



## **7.2 Location and Accessibility**

The sites within Wittedrift are 11km from the centre of Plettenberg Bay and accessibility is improved by way of a very good surfaced road. Although it is considered a secondary node in the Bitou Municipal area, it provides residency to a sizable population mostly working in Plettenberg Bay.

## **7.3 Development Potential**

Wittedrift has limited development potential. The SDF provides for the establishment of 405 units by 2040. The proposal provides 53 units of that number.

## **7.4 Functional Integration**

The proposal is completely consistent with the MSDF in that it is one of the sites identified for residential development. The site is close to the centre of town and on the main route through Wittedrift. The development also creates a higher density environment which is in line with the principles of densification forwarded by the BMSDF to create a compact settlement and appropriately positioned near the centre of town.

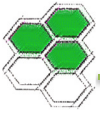
## **7.5 Residential Market**

As was seen in section 4.2 of this report, there has been a significant increase in retirement villages to cater for the aging baby boomers. The development seeks to cater for what is considered to be a neglected market sector in Plettenberg Bay whose demand for retirement housing has increased over the years.

The following piece was lifted from a retirement orientated publication which pinpoints exactly the demographic we are dealing with:

*"If you are from the baby boomer generation (1946 – 1964), you would have been one of the major drivers affecting the South African market for years. And now, approaching or already in retirement, your generation continues to have a positive impact on the property market.*

*Even if you're not considering moving into a retirement community just yet, you might be considering investing in such property, which is a very smart move:*



*With South Africa's retiree population set to double over the next 10 years, the demand for quality retirement living is already on the rise. According to SA's Statistics Profile for Elderly citizens, 8% of the population is currently over 60 with a further 16% being above 50.*

*Developers are struggling to keep up with this ever increasing demand. Retire KZN has noted a significant shift of younger buyers investing in retirement estates, with as many as 60% of purchasers buying as investors."*

## **7.6 Consistency with SPLUMA Principles**

### **7.6.1 Spatial Justice**

The principle of spatial justice promotes the equitable access to land through land use management and spatial planning policies. It emphasises the redress of past imbalances and promotes the inclusion of persons and communities previously excluded from development opportunities.

The proposal to rezone and consolidate promotes spatial justice through the provision of an affordable retirement village which is cost accessible to a broader spectrum of the public and who otherwise would not have been able to access affordable retirement accommodation. This would include previously excluded individuals.

### **7.6.2 Spatial Sustainability**

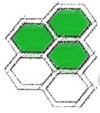
The principle of spatial sustainability promotes the harmonious interaction between the built and natural environments. It ensures the protection and sustainable use of natural resources.

A large portion of the subject site is undevelopable and will be left in its natural state.

The proposed rezoning will not impact negatively on the natural environment as it provides for a large natural open space within the development (most of Erf 103) and promotes the integration of the natural and built environment despite the presence of exotic plant species.

### **7.6.3 Efficiency**

The principle of efficiency highlights the need for optimal utilisation of existing resources and infrastructure. The proposed layout provides a road network that promotes internal circulation and linkages to the existing road network. The area is accessible from Protea Street.



The proposed infrastructure and services will enable the development of a sustainable settlement. Provision will be made for access to municipal bulk services. Substations will be identified for bulk electricity connections. Green Building technologies will be used in the design and construction of the buildings and facilities such as heating, water harvesting, lighting, insulation, aspect (north facing) etc., will also be taken into consideration.

#### **7.6.4 Spatial Resilience**

Spatial resilience ensures the development of the area is within the existing policy guidelines. The proposed development is in line with existing policy and structure plans which propose housing and community development on the subject sites. A potential density of 16 units per hectare is proposed for the area which is 3.3401Ha in extent. The impact will therefore be minimal.

## **8 CONCLUSION**

The proposed development will address the ever-increasing demand for affordable retirement accommodation in the Bitou area. It is also in line with Bitou's future plans for the residential development on the subject site and surrounding areas in Wittedrift.

# LIST OF PLANS

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19005_Wit-01	LOCALITY PLAN WITHIN PLETTENBERG BAY
19005_Wit-02	LOCALITY PLAN WITHIN WITTEDRIFT
19005_Wit-03	CADASTRAL DETAILS
19005_Wit-04	CURRENT ZONING
19005_Wit-05	CURRENT LAND USE
19005_Wit-06	TOPOGRAPHY AND DRAINAGE
19005_Wit-07	GEOLOGY
19005_Wit-08	SOILS
19005_Wit-09	VEGETATION STATUS
19005_Wit-10	STORMWATER
19005_Wit-11	CIVIL ENGINEERING SERVICES
19005_Wit-12	STATUS OF STREET IN PROVIDING ACCESS TO ADJACENT RESIDENTIAL UNITS
19005_Wit-13	CONSOLIDATION AND REZONING PLAN
19005_Wit-14	EXTRACT OF BITOU SDF

<b>19005_Wit-15</b>	OVERALL SDP – ERIK VOIGT ARCHITECTS
<b>19005_Wit-16</b>	TYPICAL HOUSING UNIT – TYPE A
<b>19005_Wit-17</b>	TYPICAL HOUSING UNIT – TYPE C
<b>19005_Wit-18</b>	COMMUNITY CENTRE
<b>19005_Wit-19</b>	ASSISTED LIVING

# LIST OF ANNEXURES

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<b>ANNEXURE A</b>	TITLE DEEDS
<b>ANNEXURE B</b>	COMPANY RESOLUTION – THE HOME MARKET
<b>ANNEXURE C</b>	ZONING CERTIFICATE
<b>ANNEXURE D</b>	FLOODLINE INFORMATION REPORT – FRAZER CONSULTING CIVIL ENGINEERS CC
<b>ANNEXURE E</b>	LANDSURVEYOR STATUS REPORT
<b>ANNEXURE F</b>	VALUATION REPORT
<b>ANNEXURE G</b>	RESIDENTIAL MARKET SURVEY– URBAN ECON
<b>ANNEXURE H</b>	AVAILABILITY OF SERVICES