

# MITCHELL STREET PRECINCT REDEVELOPMENT

OVERSTRAND MUNICIPALITY



# OBJECTIVE OF THE MEETING

To discuss/present to the Overstrand Municipality and all directly affected property owners the land use implications of the final development option as agreed to at the meeting of 24 March.

## PREFERRED DEVELOPMENT OPTION: DESCRIPTION

- Comprises the establishment of a new urban square.
- Existing heritage building is retained as a focal point within the square.
- External parking to the west of square is retained; avenue of trees is relocated to the western edge of the square.
- Traffic calming measures i.e. road narrowing and continuous paving to prevent vehicular traffic from dominating.
- Paving articulation to strengthen the new walkway from the taxi rank to Woolworths /Main Road.
- Ground floor retail units are narrow in width; each shop opens out onto the square to create an active and responsive facade.
- The pedestrian arcades through the development provide opportunities to benefit from the passing pedestrians in keeping with the fine grained shopping streets/ 'boutique' character of the Hermanus CBD.



## PREFERRED DEVELOPMENT OPTION: PARKING

- Structured parking is provided through:
  - the inclusion of a sub-basement parking garage;
  - parking on the first floor of the existing buildings on erf 798, 799 & 800.
- The structured parking (74 bays) combined with the existing surface parking retained (28 bays) provides a total of 102 bays.





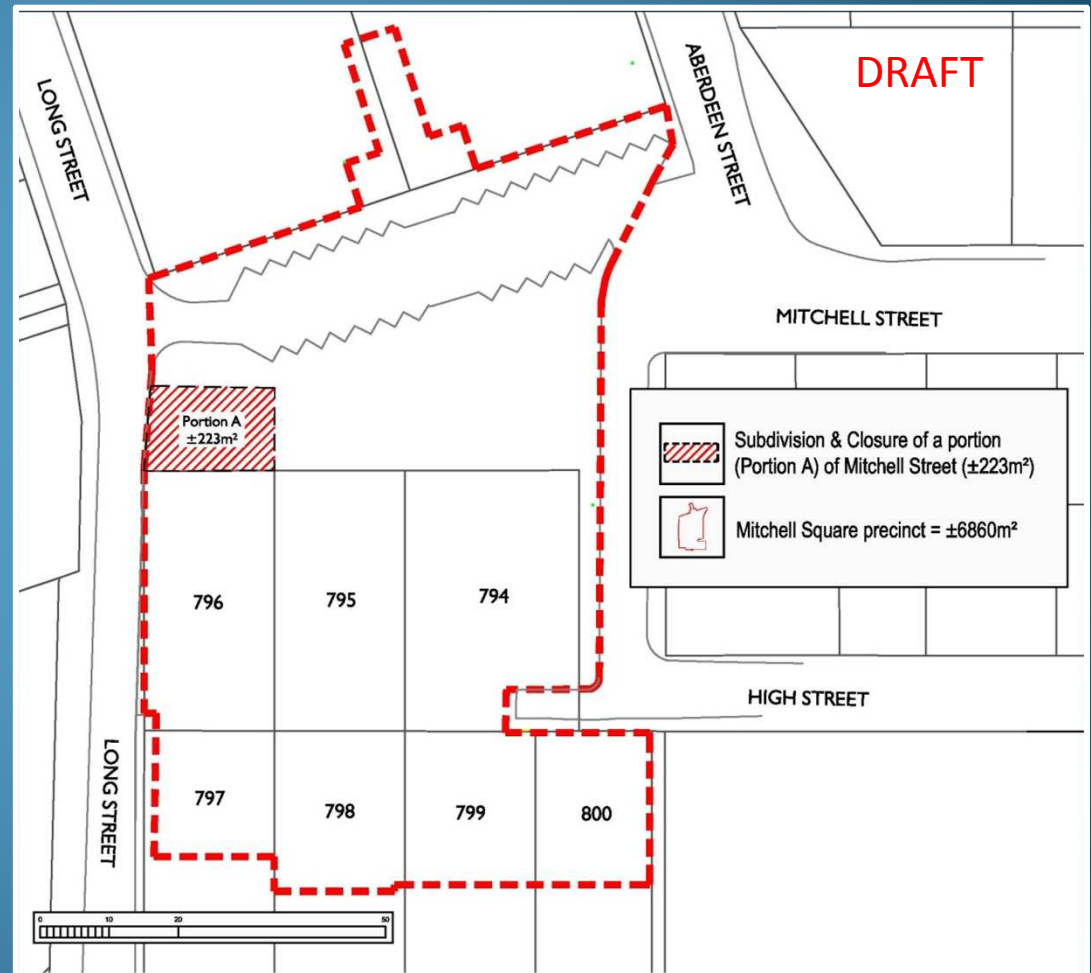
# PREFERRED DEVELOPMENT OPTIONS: BULK & GLA

- **Final development option:**  
**Multi-level mixed use development consisting of retail and commercial components.**
- **The total bulk /GLA applied for is only indicative at this stage of the development process and will be finalised (within the land use/building parameters applied for) on completion of the final Site Development Plan.**

Land Use	Level	Bulk (m <sup>2</sup> )	GLA
Retail	Ground	1189	951
Commercial (offices)	First	1601	1281
Commercial (offices)	Second	927	742
Total		3717	2974

# 1. LAND USE PLANNING APPLICATION: Mitchell Street: Application for Road Closure & Subdivision

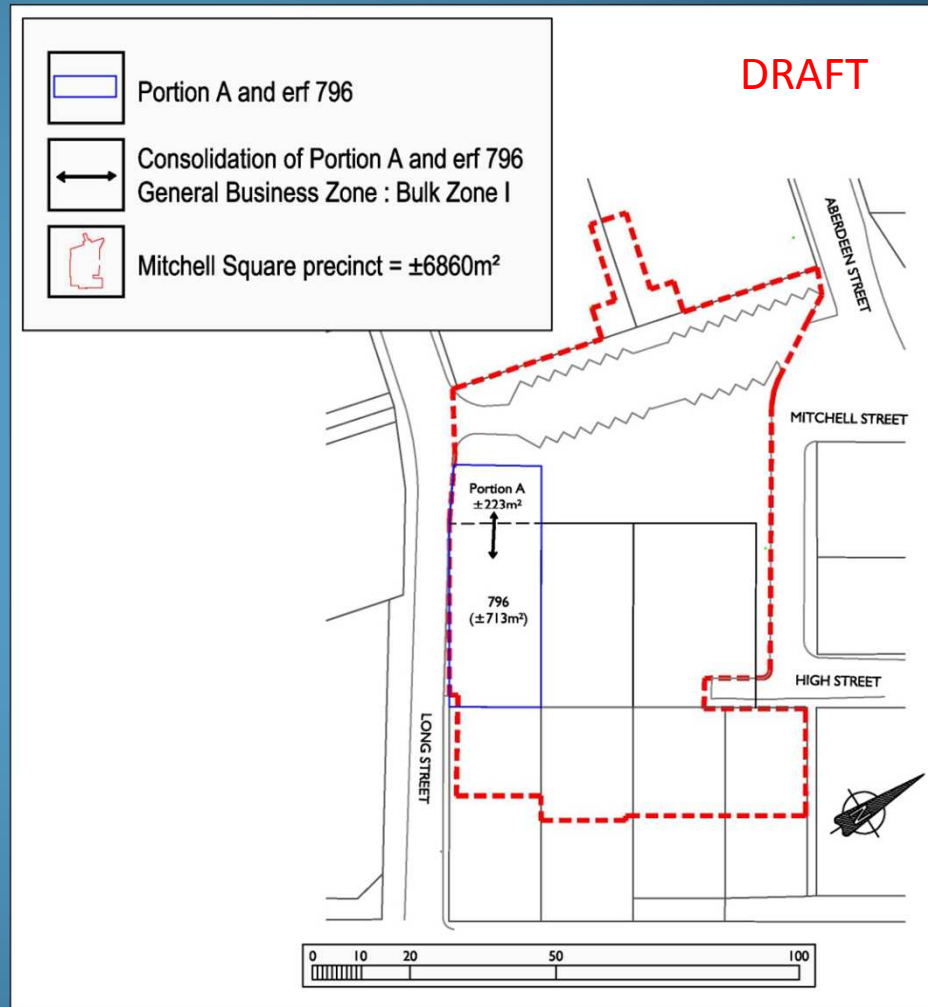
Application for road closure of a portion ( $\pm 223\text{m}^2$ ) of Mitchell Street in terms of the provisions of Section 137 of Ordinance 20 of 1974 and the simultaneous subdivision (Portion A - approximately  $223\text{m}^2$ ) of the said portion in terms of Sections 24 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985).



## 2. LAND USE PLANNING APPLICATION:

### Erven 794, 795 and 796 and Portion A: Application for Rezoning & Consolidation

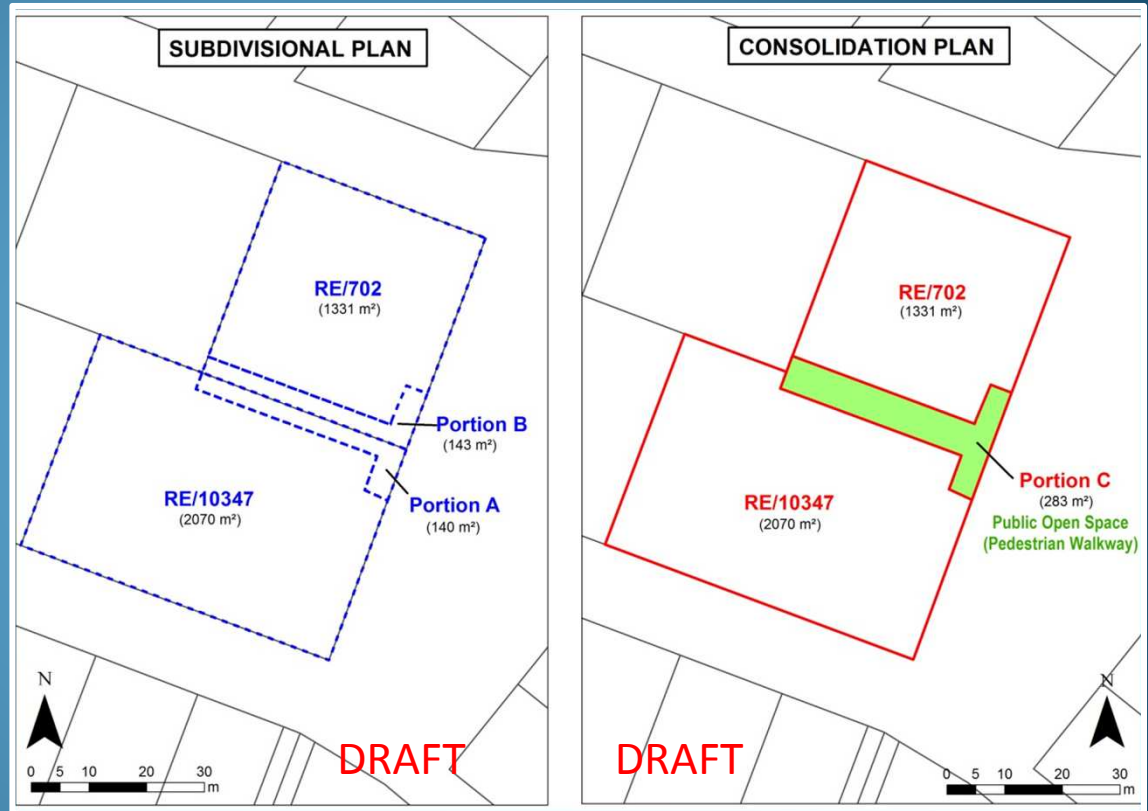
- The rezoning Erven 794, 795 and 796 Hermanus from the reservation for “Public Parking” to “General Business Zone: Bulk Zone I”
- The rezoning of the subdivided road portion from reservation for “Existing Street” to “General Business Zone: Bulk Zone I” and the consolidation thereof with Erf 796, Hermanus;



### 3. LAND USE PLANNING APPLICATION:

#### Erven 10347 & 702: Application for Subdivision & Rezoning

- The subdivision of Erf 10347, Hermanus into two portions namely:
  - The Remainder Erf 10347 ( $\pm 2070\text{m}^2$ )
  - Portion A ( $\pm 140\text{m}^2$ )
- The subdivision of Erf 702, Hermanus into two portions namely:
  - The Remainder Erf 702 ( $\pm 1331\text{m}^2$ )
  - Portion B ( $\pm 143\text{m}^2$ )
- The rezoning and consolidation of sub-divided Portion B (of Erf 702) and Portion A (of Erf 10347) from “General Business Zone: Bulk Zone I” to a reservation for “Public Open Space”

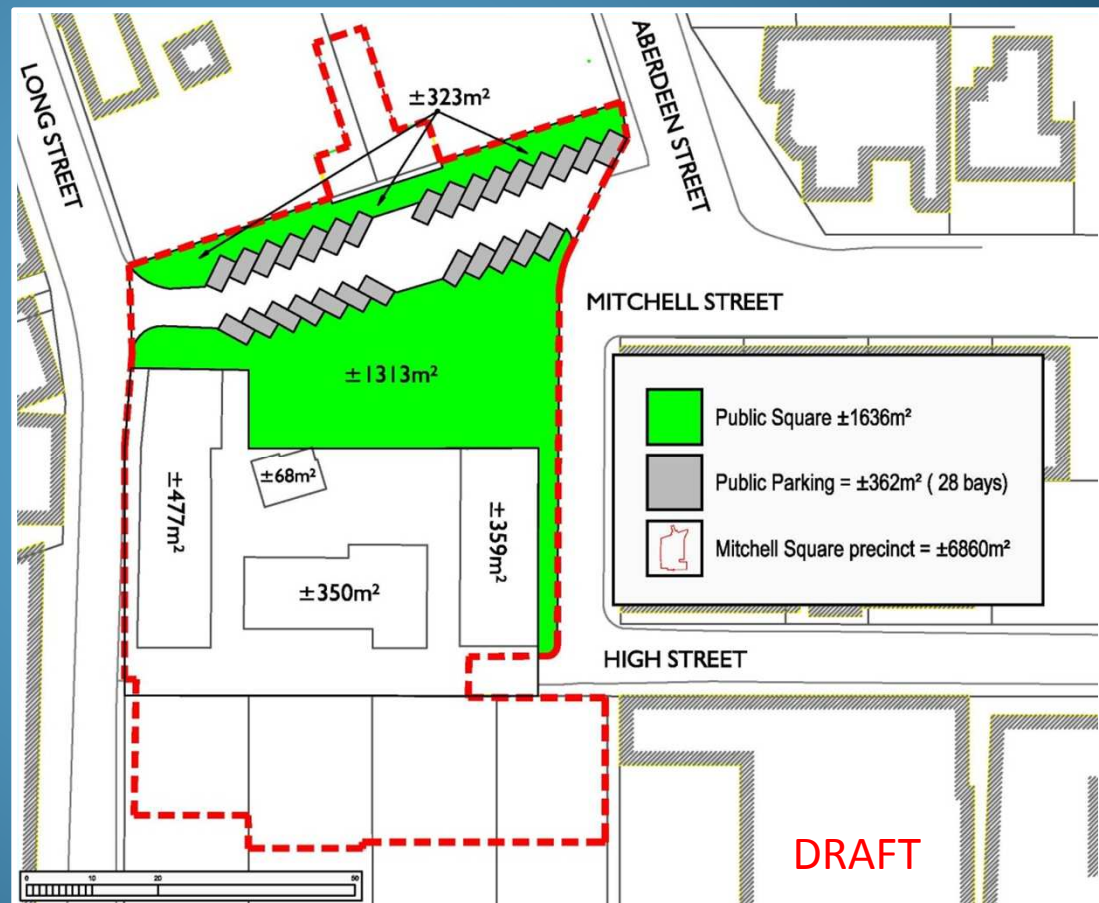




#### 4. LAND USE PLANNING APPLICATION: Mitchell Street: Application for Consent Use

Consent use in terms of the requirements of the Section 7 Hermanus Zoning Scheme to:

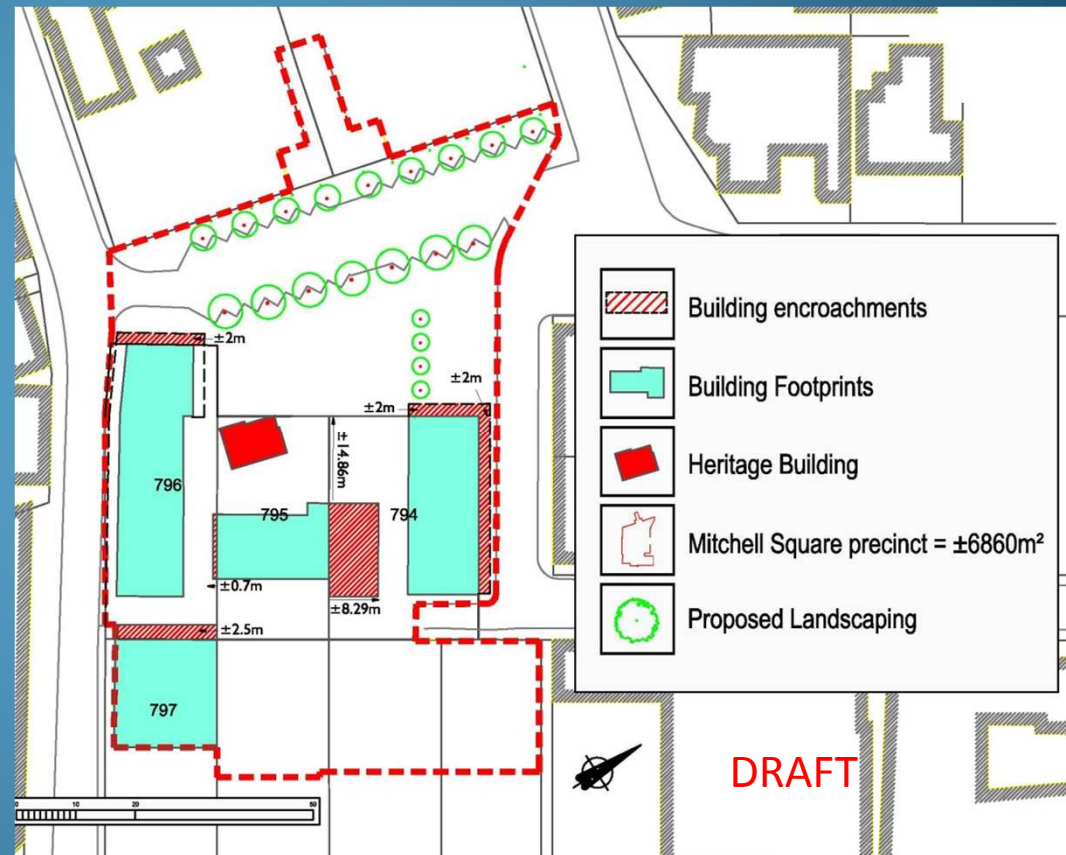
- utilize a section of Mitchell Street currently reserved for “Existing Street” for “public open space” (public square ( $\pm 1636\text{m}^2$ )).
- reserve the western edge of the Mitchell Square Precinct for “Public Parking” purposes.



## 5.1 LAND USE PLANNING APPLICATION: Erf 794, 796 & Erf 797: Application for Departure

Application for departure in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) for:

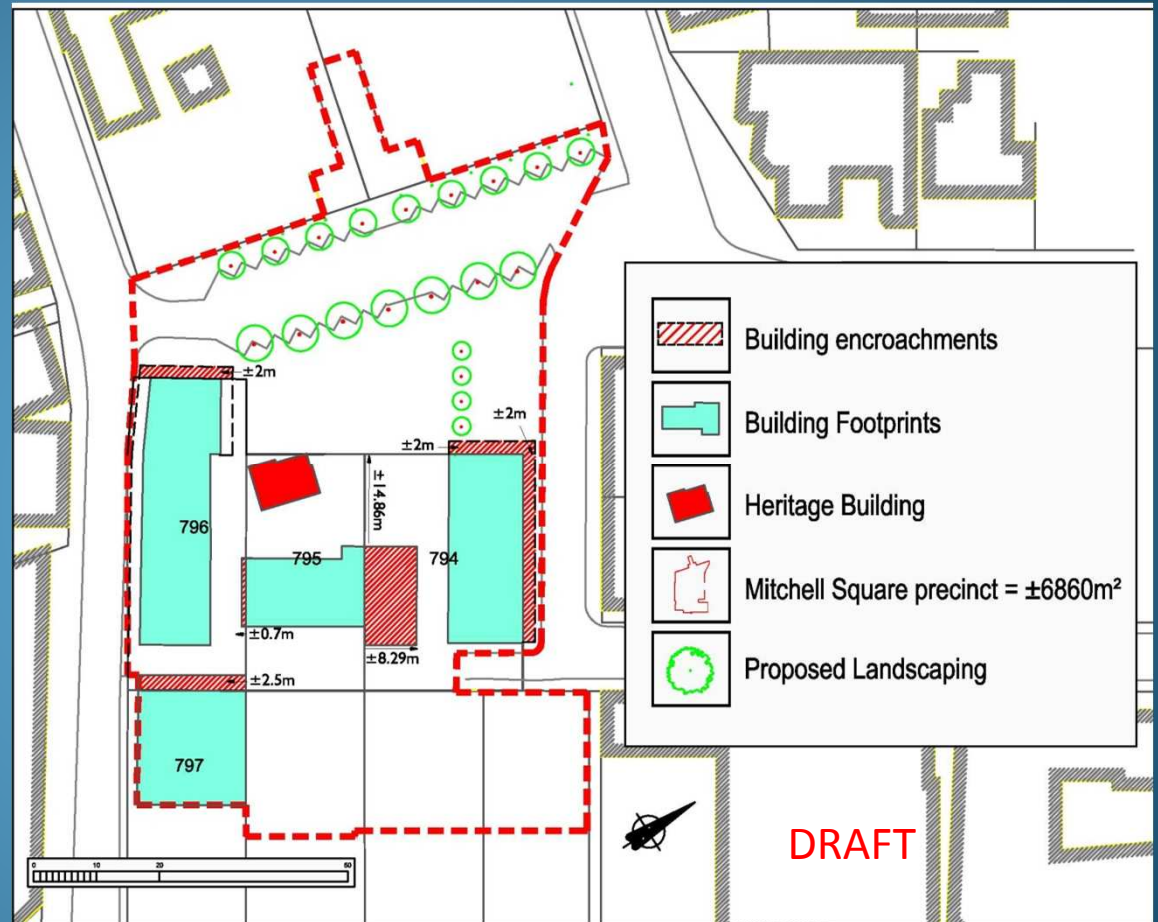
- encroachment on the first and second levels of three buildings (the areas are being utilized for pedestrian walkways) located on erf 794, 796 and 797 with approximately 2m – 2.5m over the said erf boundaries;
- for the construction of a building on Erf 797, Hermanus encroaching over the lateral building line/property boundary with approximately 2.5m.



## 5.2 LAND USE PLANNING APPLICATION Erf 794: Application for Departure

Application for departure in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) for:

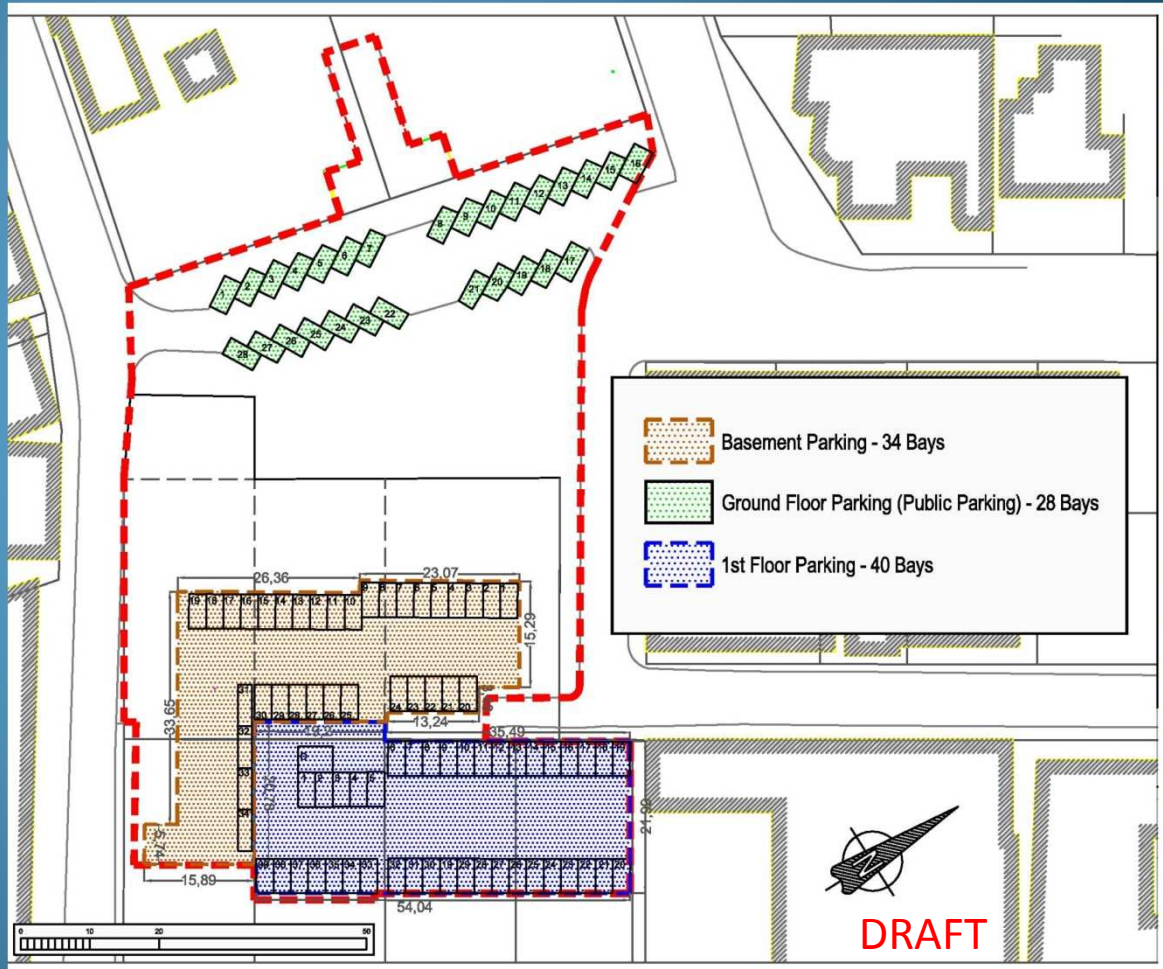
- The encroachment of the building on erf 795 over the north eastern property boundary with approximately 8.29m onto erf 794;
- Encroachment of the building on erf 795 over the southern boundary with approximately 0.7m onto erf 796.
- The encroachment of the setback requirements as per the Hermanus Zoning Scheme on the north eastern and southern lateral building line on the second level.





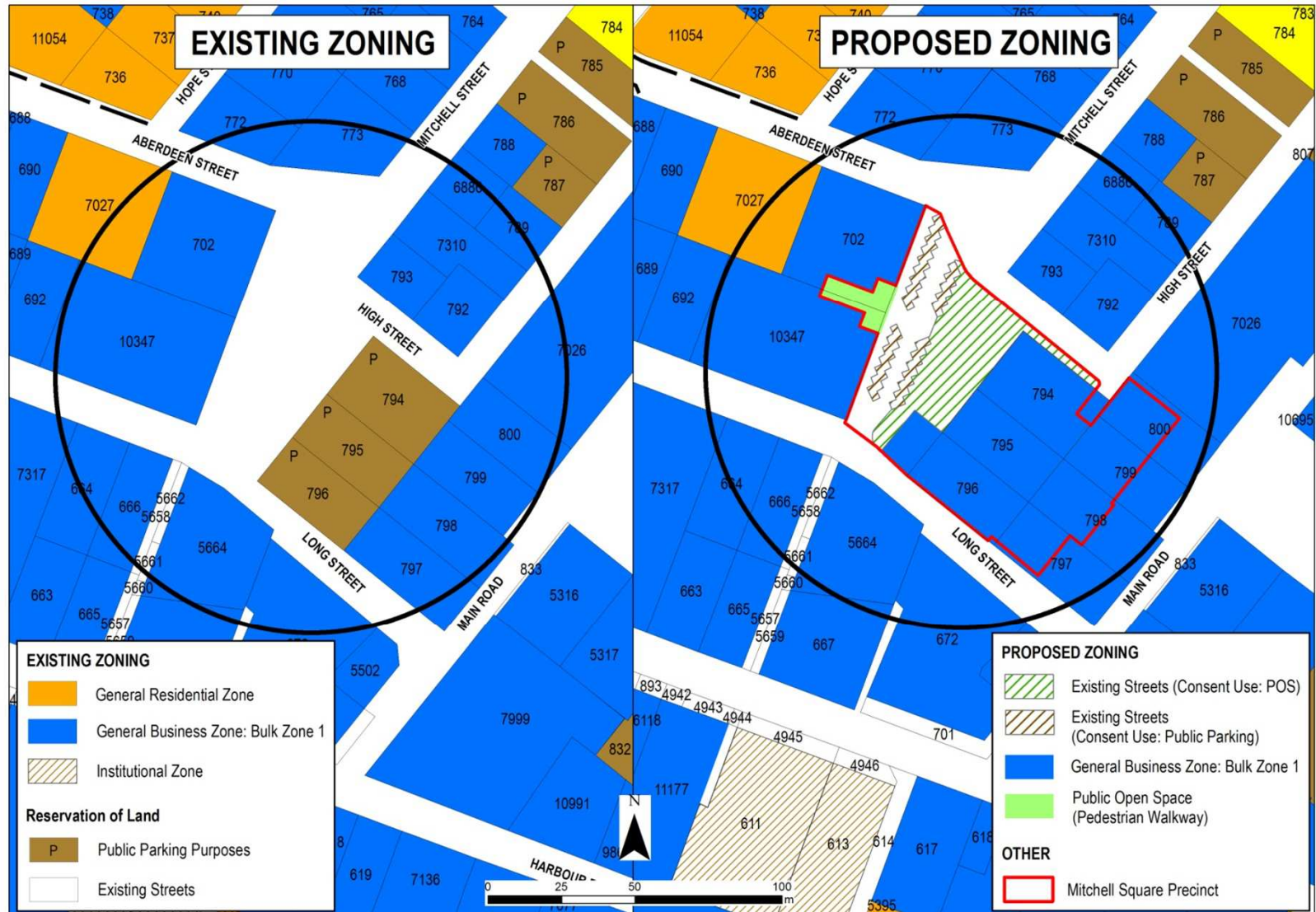
## 6. LAND USE PLANNING APPLICATION: Application for Departure (parking provision)

- Application for departure in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) for providing 78 parking bays less than required as per the Hermanus Zoning Scheme
- Parking to be secured for the proposed commercial / retail development i.e. register a servitude in this regard against erven 797, 798, 799 and 800.

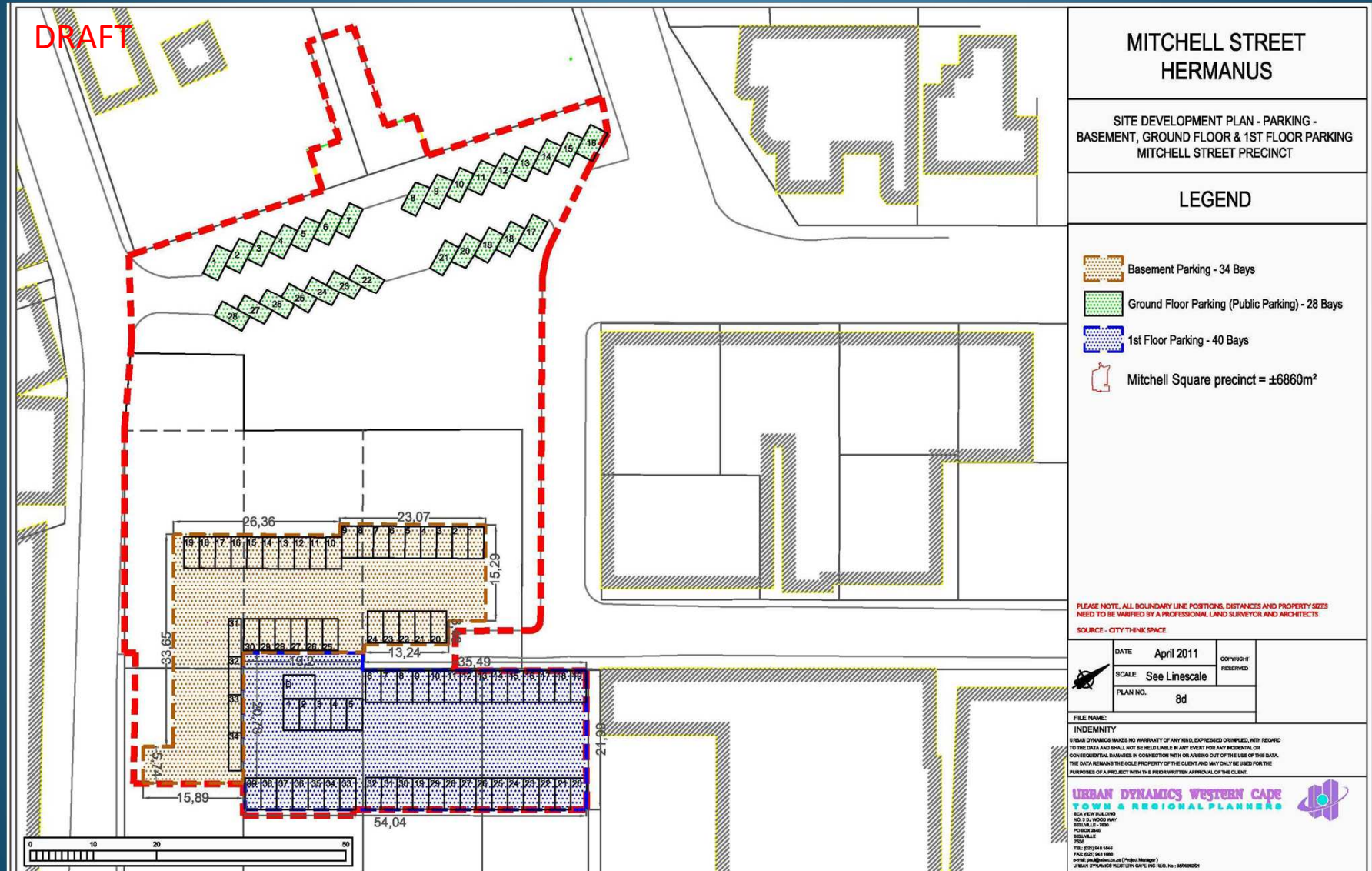




# EXISTING VS PROPOSED ZONING

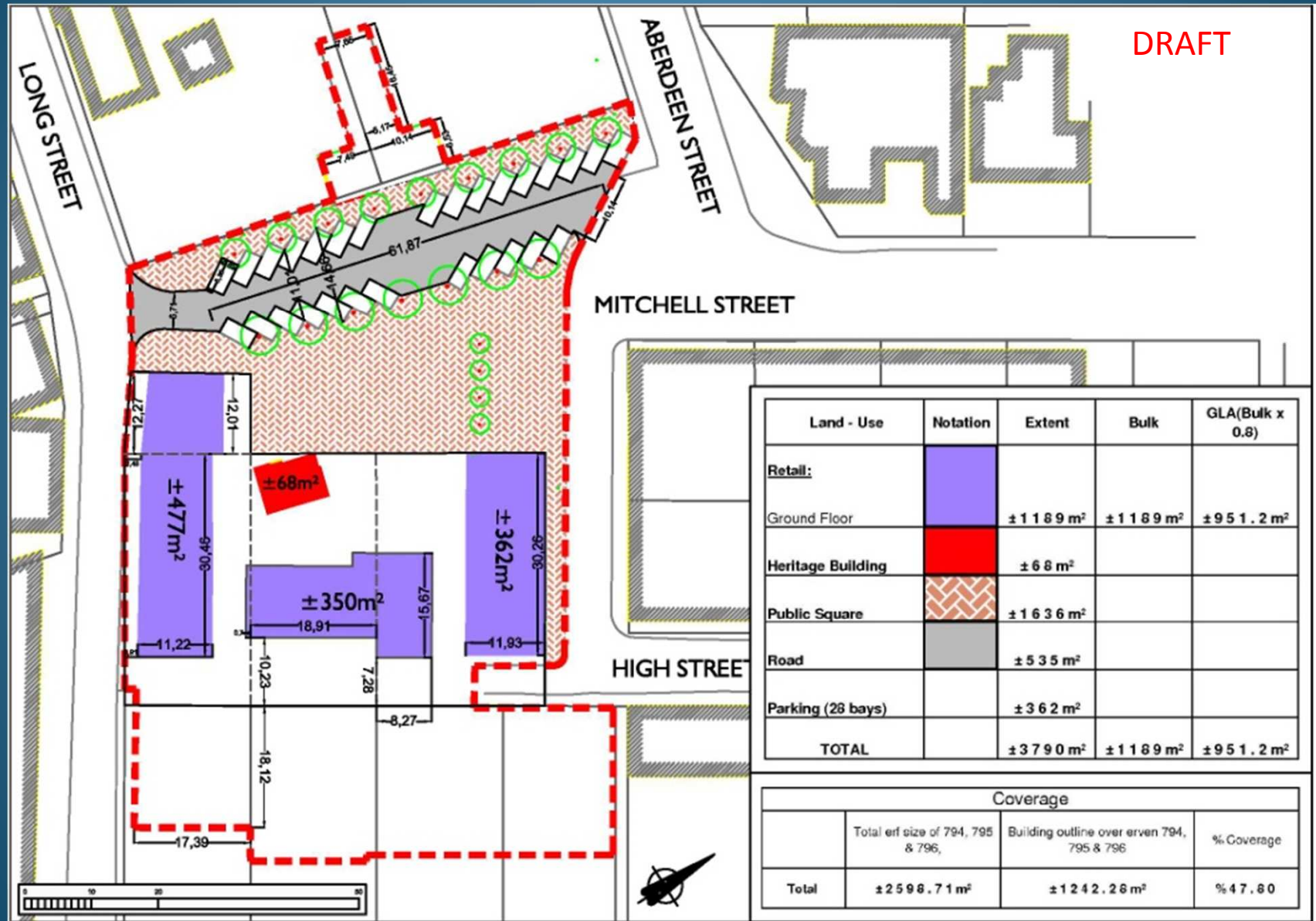


# DRAFT SITE DEVELOPMENT PLAN: PARKING

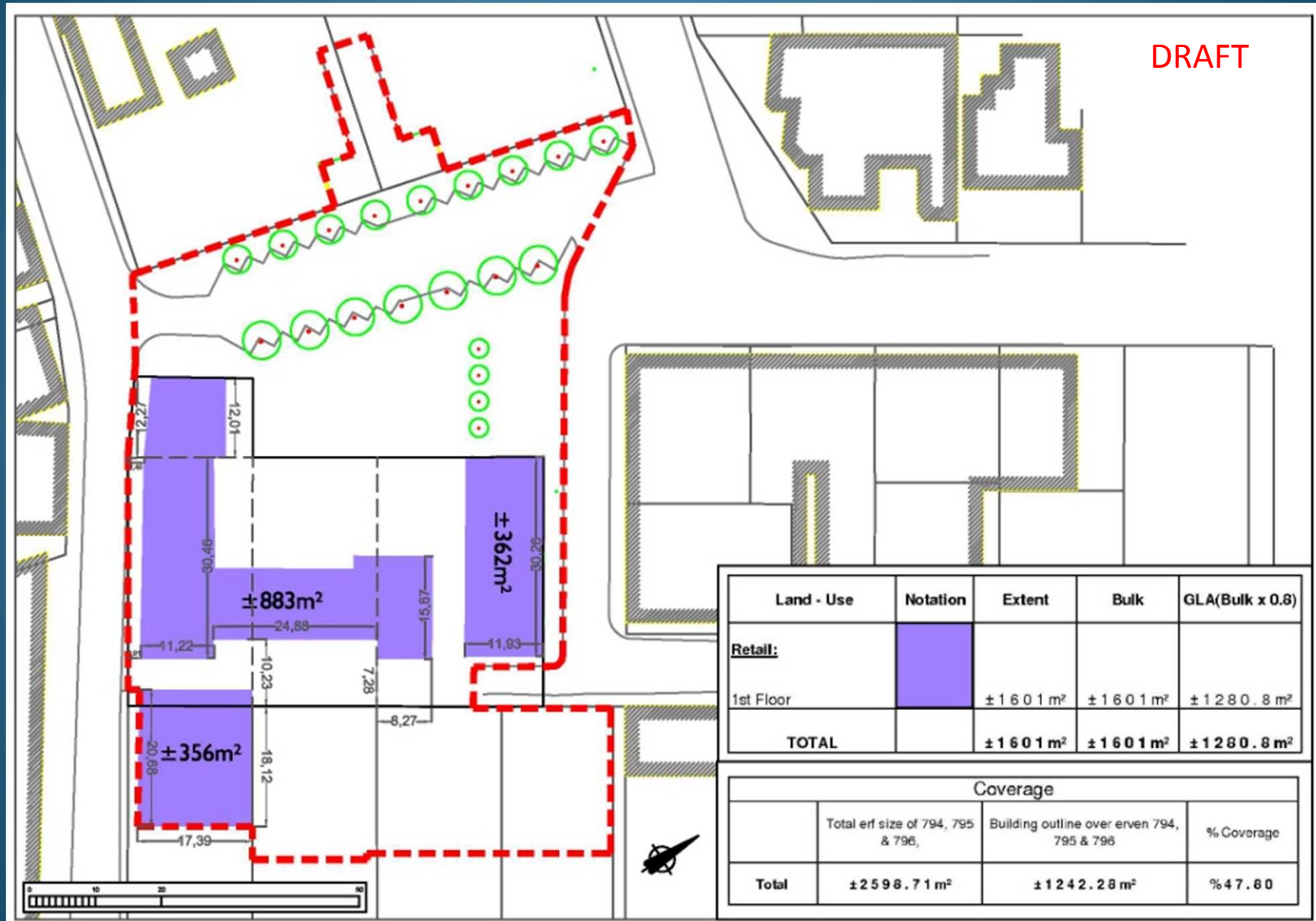




# DRAFT SITE DEVELOPMENT PLAN : GROUND FLOOR

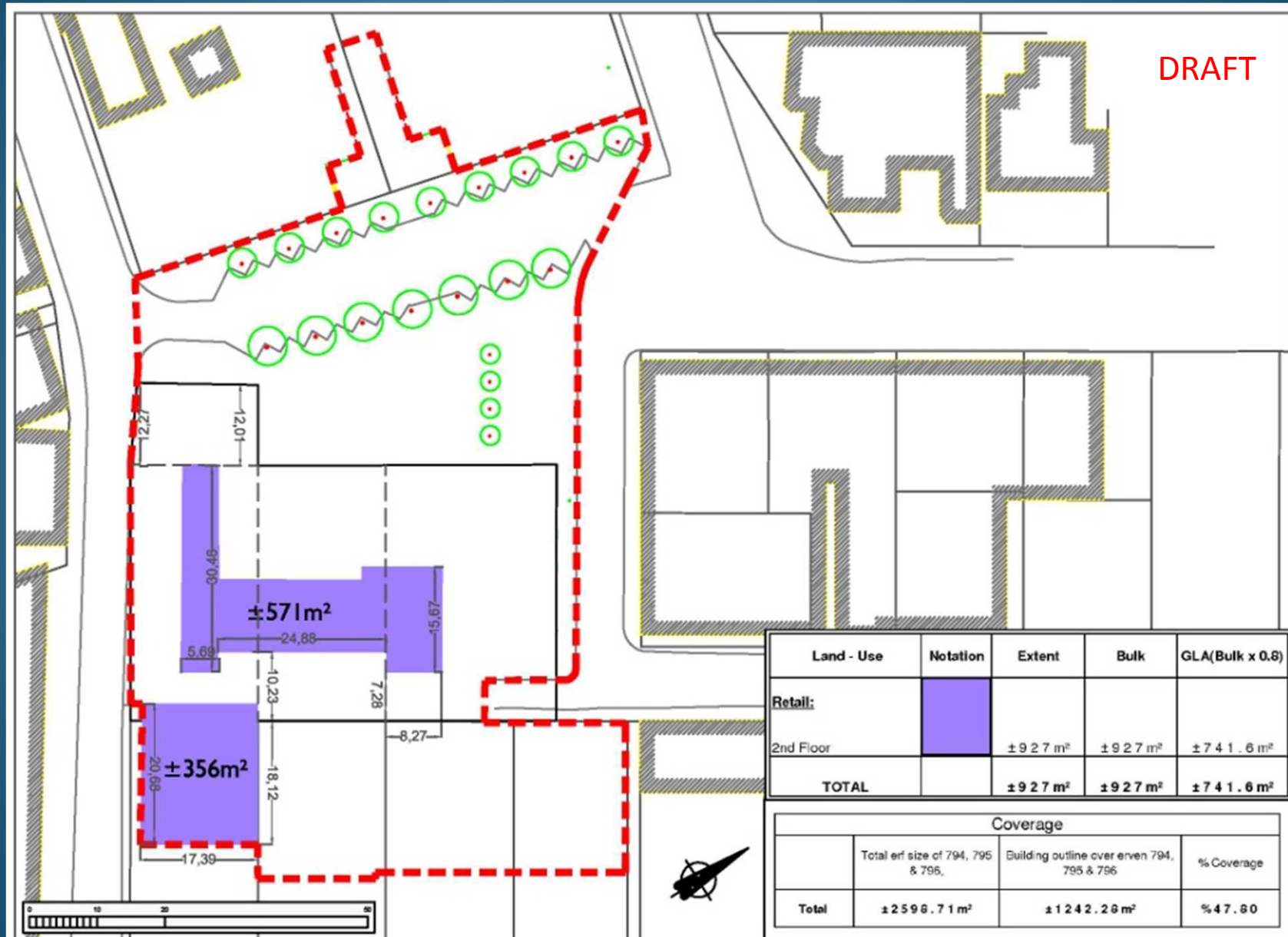


# DRAFT SITE DEVELOPMENT PLAN 1<sup>ST</sup> FLOOR





## DRAFT SITE DEVELOPMENT PLAN : 2<sup>ND</sup> FLOOR



# DISCUSSION

## **Matters of Concern:**

- Setback of proposed buildings to be constructed on erven 794, 796 and 797 to not encroach over the said property boundaries.
- The number of parking bays.
- Registration of a servitude against erven 797, 798, 799 and 800 (notarial bind) to secure the new parking bays for the proposed Mitchell Square commercial development.

## **Outstanding Information:**

- Power of Attorney
- Conveyancer Certificates
- Heritage Western Cape ROD