

17 February 1998

Jan Hanekom Partnership  
8 Huckle Street  
MOSSEL BAY  
6500

Sir

**AMENDMENT OF LAYOUT PLAN FOR EXTENTION 27, COMMONAGE, MOSSEL BAY**

With reference to your application in the above regard I wish to inform you that my Council resolved as follows:

1. That the amendment to the layout plan of a portion of Erf 2001 (commonage) (75ha) in terms of Sections 30 of the Ordinance of Land Use Planning, 1985 as shown on subdivisional plan (981200114) as amended be approved.
2. That the various objections expressed by certain individuals not be entertained.
3. That the detailed comments of the applicant on all the issues and objections be accepted.
4. That the various comments expressed by certain government departments be included as requirements of approval.

**4.1 Cape Nature Conservation:**

- 4.1.1. A final site inspection by this office, together with the consultant, where the right is reserved to move units in order to reduce the disturbance to sensitive indigenous vegetation
- 4.1.2. An environmental management plan addressing the following:
  - i) Rehabilitation of indigenous vegetation areas after construction.
  - ii) Mitigatory measures to ensure minimum disturbance before and during construction phases.
  - ii) A programme for alien vegetation.
  - iv) A fire management plan.
  - v) Monitoring of all operations under the guidance of an environmental control officer to the satisfaction of council and Cape Nature Conservation.

**4.2 Department of Water Affairs and Forestry**

- 4.2.1 Geen besoedeling van grond- of oppervlak waterbronne mag plaasvind nie.
- 4.2.2 Die disponering van riooluitvloeiing moet te alle tye voldoen aan die vereistes van Artikel 21 en 23 van die Watenvet, 1956 (Wet 54 van 1956). Die ontwikkeling se rioolnetwerk moet aangesluit word by Pinnacle Point Rioolwerke. Indien 'n rioolpompstasie opengang moet word om aansluiting, moet die plasing en ontwerp van so 'n aard wees dat geen besoedeling van riviere sal plaasvind tydens nood situasies nie.

- 4.2.3 Die hantering van vaste afval moet te alle tye voldoen aan die vereistes van Artikel 20(l) van die Wet op Omgewingsbewing, Wet 73 van 1989. (Gereelde verwydering van afval na 'n goedgekeurde stortingsterrein moet geskied).
- 5 That the comments as expressed by certain individuals be included as requirements of approval.
  - 5.1 Santos Haven is totally opposed to the planning of any major road between Ext.27 and Santos Haven 2.
  - 5.2 Santos Haven accepted the agreement reached with the developer of Ext. 27 to transfer the encroachment on the east of Santos Haven for a nominal fee to Santos Haven.
  - 5.3 Santos Haven note the developers undertaking to, where possible, make minor adjustments to the layout plan to reduce the impact on the views from the Santos Haven 2 cottages.
  - 5.4 That traffic calming structures be implemented in Schoeman Street to the satisfaction of the Chief : Traffic Services.
- 6.1 The layout of the residential development must be done with due regard to the environmental analyses of the site.
  - 6.1.1. Only "footprint" development must be allowed with no fencing of individual plots.
  - 6.1.2. Contact must be made with the Lepidopterist Society to establish whether there are any rare or endangered butterflies in the area.
  - 6.1.3. A Fire management plan needs to be drawn up and form part of the overall Environmental Management Plan (EMP).
  - 6.1.4. Fynbos areas have infestation of *Acacia cyclops* in varying densities and a schedule indicating eradication methods and time scales must form part of the EMP.
  - 6.1.5. The EMP must be compiled before commencement of any construction and be to the satisfaction of Council and Cape Nature Conservation.
  - 6.1.6. An Environmental Monitoring Committee, under the guidance of an environmental consultant, must be established to ensure that disturbance to the natural vegetation is kept to an absolute minimum, that rehabilitation occurs where, and if necessary, and that all conditions as mentioned are adhered to, to the satisfaction of Cape Nature Conservation. Regular site inspections before, during and after construction must be carried out by the environmental consultant with site reports available to all relevant parties involved.
- 6.2 Architectural Guidelines must be drawn up for the proposed development and form part of the Home Owners Constitution.

- 6.3 Within the proposed architectural context, small villages must be created to give a unique identity to each individual stand.
- 6.4 Large areas and corridors of the natural fynbos and thicket must be rehabilitated and managed to re-establish naturally.
- 6.5 Landscaping must be limited to the entrances to the development and done only with indigenous species.
- 6.6 Residences and private gardens will be limited to the footprints of the building areas as well as 80m<sup>2</sup> back garden.
- 6.7 Fencing of erven must be restricted.
- 6.8 Wildlife, such as mammals and birds, must be protected by the Home Owners Association.
- 6.9 Natural areas must be made available for passive recreation (bird watching, walks, viewpoints, etc).
- 6.10 The development area must be fenced to the north and the west up to the rocky cliffs with visually sensitive fencing to cater for security for this development. The eastern boundary of the development abuts the proposed Golf Course development, which will also have security fencing. No fence must be erected between the two developments. The western fence must be designed to allow fauna free movement.
- 6.11 Vehicular access to the residential area must be controlled.
- 6.12 Pedestrian access gates must allow the general public access to the coastal nature area.
- 6.13 The Municipal property next to the coast, to the south of this site, will stay in public hands and be freely accessible to the general public to use. The Developer must incorporate the maintenance of this area in the development, as it form an integral part of, and will add to, the ambience of the proposed development.
- 6.14 The natural areas within the development as well as all developed open spaces within the development, as well as a portion of Erf 3438, south of the development as stated above, must be maintained and managed by a Home Owners' Association (GIOA). The constitution of the HOA must contain a Site Management Plan (StvP) to dictate development in sensitive areas, future rehabilitation and long term management of the natural vegetation and the development. The SMP must also address aspects such as the species of plants and the grasses which will be permitted in private gardening.
- 6.15 Construction must be undertaken in a manner which causes as little environmental destruction as possible. An action plan laying down the rules for the construction process must be drawn up and incorporated in the SMP.

The extent of cut-and-fill must be indicated and methods to rehabilitate or stabilise slopes explained.

Construction and development will be monitored by Cape Nature Conservation, Mossel Bay Municipality, and natural systems or built environment will be required to be rehabilitated in

the event of damage incurred during development, to the satisfaction of the relevant local authority and Cape Nature Conservation.

- 6.16 That the developer be requested that a trust fund, for financing conservation and the management of the development, be established to be administered by the local authority of which 0,05% of the sale of a plot or unit from the developer to be paid into the Trust Fund in perpetuity,
7. All traffic signs and road markings must be affixed by the developer for his account to comply with the S A Guidelines for Road Traffic Signs Manual as proposed by the Department of Transport, and  
  
A detailed drawing must be provided for the approval of the Chief: Traffic Officer.
8. **Stormwater**  
The stormwater management system must be designed to the satisfaction of the relevant departments so as not to detrimentally affect the coastline or the environment.
9. **Telecommunications**  
The necessary telecommunication facilities to the property must be provided by the developer for his account to the satisfaction of the relevant bodies.
10. **Refuse removal**  
A concealed refuse yard must be built at each of the entrances to the development to the local authority's Health Departments standards. The HOA must ensure collection of the refuse from each Erf and store it in these yards for collection by the Municipality.
- 11 That the necessary engineering plans for the various municipal services be approved by the relevant departments before any construction commences.
12. That the necessary as built plans if applicable be delivered to the relevant departments on completion of the construction of the services.
13. That the proposed phasing of services as indicated by the applicant be accepted on condition that an acceptable guarantee be delivered per phase.
14. That all municipal services be provided by the developer for his account to the satisfactory of the relevant departments in accordance with the services agreement.
15. That the normal external services contribution per Erf be levied as negotiated with the Municipality. (The amount is subject to changes depending on the amount of unit/erven to be constructed on the property).
16. That clearance in terms of Section 31(I) of Ordinance 15 of 1985 only be granted after the necessary services (Water, electricity, roads and sewerage have been installed completely or as per 6.13 and 6.14 supra.
17. That the municipality be provided with computer software of the approved SG plan in DFX format (scale 1:2500 or 1:5000).

Yours faithfully

TOWN ENGINEER  
TOWN TREASURER

Copy for your information.