

ADMIRAL'S KLOOF
(UPPER MOUNT PLEASANT TOWNSHIP)
SIMON'S TOWN

S I M O N ' S T O W N M U N I C I P A L I T Y

AGENDA
MINUTES

of the ordinary meeting of the Council held on Tuesday 25.9.84

SUBDIVISION OF CONSOLIDATED ERVEN 834 - 838 : BAVIAANS-
KLOOF (PTY) LTD : THE TOWN CLERK REPORTS : T8/11

G.7

A plan of the proposal is attached. The smaller plot sizes are appropriate for this area and the subdivision is recommended with the usual conditions plus conditions relating to semi-detached dwellings if this is the form of development intended.

ATTACHED

ANNEXURE

G.7

MINUTES 25 SEPT 1984

No. 603/84 SUBDIVISION OF CONSOLIDATED ERVEN 834 - 838 : BAVIAANSKLOOF
(PTY) LTD : THE TOWN CLERK'S REPORT : T8/11

RESOLVED nem con

That the subdivision be approved, subject to the usual conditions but incorporating provision for semi-detached dwellings if necessary.

1.0 INTRODUCTION

This memorandum presents certain proposals to the Simon's Town Council with regard to UPPER MOUNT PLEASANT TOWNSHIP, which was purchased from the Council during the latter part of 1983 by a subsidiary of the Simon's Town Development Company (Pty) Limited, namely, Bavianskloof Estate (Pty) Limited.

In our memorandum submitted to Council with the tender documents in 1983, we indicated that we proposed to retain the form of the township, subject to minor adjustments, pending a proper contour survey after the clearing of scrub and thickets. This survey is now complete and the fruits thereof are embodied in the written proposals presented below, supported by the attached plans.

2.0 THE PROPOSALS

We ask the Council to give its approval to the following:

2.1 Land Exchange

That Erf No. 825 (589 m² in extent) purchased by our Company, remain the property of the Council and that, in exchange therefor, Council grant us a portion of the public place (Erf No. 844) and road at the head of Wilfred Street, outlined in red on the attached plan - this portion to be subdivided into two pieces, marked A and B. This area is approximately 1 078 m². As a further condition of the exchange, we undertake to raise the ground level of Erf No. 825, insofar as it is practicable, so as to extend the area available for turning and parking at the head of Cardiff Road. This reclamation to be done with due regard to the need to preserve the trees on Erf No. 825.

This exchange would include the remodelling of the turning circle originally laid out at the head of Wilfred Street, and the closure of a portion of the road and public place.

2.2 Subdivision, Erven No's. 839 to 842

We propose the subdivision of these four erven into eight portions, as shown on the attached plan, for the purpose of developing eight semi-detached dwelling units. Plans of these dwellings accompany this memorandum. We are prepared to accept that the development of these dwellings, in accordance with the attached plans within two years, be a condition of the approval of subdivision.

2.3 Consolidation and Re-subdivision, Erven No's. 834 to 838

We propose the consolidation of these five erven and their re-subdivision into nine portions, of which four would be for the extension of the semi-detached dwelling scheme outlined in para. 2.2 above, two for small detached dwellings similar to the semi-detached units, with the remaining three being of similar size to remaining erven of the township.

2.4 Erf No. 843 and Remaining Erven

Erf No. 843, also known as "the tennis court", is intended for immediate use as a base for building operations. We intend developing this site for multiple dwellings and garaging - at a similar density to that proposed in para. 2.2. We intend to make separate application to Council, together with architect's drawings, at a later date. The remaining erven in the township we wish to keep unchanged.

2.5 Building Manual

As set out in our tender document, we propose that all building in the township be controlled by a Design and Building Manual, whose purpose is to establish an environmental theme compatible with that of "old" Mount Pleasant, and to ensure the architectural integrity of the area as a whole. A copy of the proposed manual is attached, for approval.

2.6 Roads and Services

Plans prepared by our consulting engineers, Kantey & Templer, have already been submitted to the Town Engineer's Department. We propose the acceptance of these plans as an integral part of the land exchange and subdivision.

Not shown on the engineer's drawings are the service arrangements for the upper or southern sites, fronting on to Barnard Street and its extension. We propose that these be serviced from Wilfred Street and that appropriate conditions be drafted to allow these services to be carried over the lower properties.

Access to the upper sites, proposed in para 3.3, to be by extending the original township road, Barnard Street. This land is commonage, owned by the Council.

In our tender, we indicated our willingness to provide all services within the township at our cost. In addition, we agreed to provide a sewer down Cardiff Road and to resurface this street. (These areas were outlined in purple and brown on the plan accompanying the tender).

In the light of our subdivision proposals, it is obvious that additional traffic will be generated along Barnard Street. We believe that that portion of Barnard Street, from its intersection with Breda Street to the township border, should be given a permanent surface as well. We are prepared to construct this surface at our cost, notwithstanding the benefits which will accrue to other property owners on this street (those of erven 847, 792 and 790), and have asked the engineers to incorporate this in their plans.

Discussion between our engineers and officials of the Town Engineer's Department give us to understand that the old cast-iron water-main along Barnard Street is live for a portion of its length and, further, that it may not be possible to surface Barnard Street without damaging this pipe. We are told that replacement of this pipe by a modern substitute may well prove desirable, as its base may have become restricted by deposits accumulating over many years. We believe it reasonable to ask that Council bear the responsibility and cost of relaying/replacing this main, as the benefits of it do not flow directly to our development, but to the ratepayers of the town in general.

3.0 MOTIVATION

The foregoing proposals have been carefully considered in the light of environmental and town planning factors, the economics and practicability of the engineering works on a very steep and rocky site, and the observed and experienced conditions of the market placed - thus:

3.1 Environment & Planning

Our objective is to provide a gradation in housing density which declines from the existing semi-detached and detached housing in Mount Pleasant, to larger erven on the north-west end of Wilfred Street, in Admirals Kloof. Density is thus highest next to existing housing, decreasing as the urban finger probes the bush and forest of the kloof. As is shown by the architect's long sections, Plan No. 418 A03, the upper semi-detached units look completely over those in front, thus views are unimpaired and the sense of space achieved on this very steep site (grades from 1:2 to 1:2,5) is very real.

3.2 The Market

As Council is aware, substantial housing development is under way in Simon's Town. For numerous reasons, the white South African housing market is no longer buoyant and Simon's Town is not immune to national trends. We believe that there is a real danger of an oversupply situation developing in certain market categories. We believe that there is a need for lower cost housing for young, as well as mature and retired, families. The bulk of new housing projects in Simon's Town offer units in the R100 000+ category.

One of our directors has lived in Mount Pleasant for the last five years and has first hand knowledge of the social and physical changes which have taken place there. We know the size and type of family in this area as well as property values and what can be afforded. This, coupled with the knowledge gleaned from our other developments and our estate agency, Longshore Real Estate Agents (Pty) Limited, puts us in a unique position to correctly assess our development policy.

We are certain that our proposals for less expensive housing, with a traditional architectural theme, on good quality sites, is correct. Hence, our designs for semi-detached units which we intend to market at prices significantly below those of other projects.

3.3 Development Programme - Phase One

Immediately upon approval of these proposals, we intend to commence development of the critical eight semi-detached dwellings. Architecturally, the aesthetics have been modelled on the terraced houses of Assynt Villas situated at the corner of Cornwall and Wilfred Streets, Mount Pleasant. To permit of this development, a zero building line will be required on one lateral boundary of each erf. Complete drawings of these units have been included with this memorandum so that a proper assessment can be made of the proposal by Council. The installation of roads and services will proceed in parallel with this work.

Should immediate approval of the proposals be forthcoming from Council, we look forward to a start to finish time of 6-7 months.

3.4 Development Programme - Phase Two

The 9 sites immediately west of Phase One (see para 2.2) form phase two of the scheme. Building plans for them will be submitted to Council later in 1984, so that building development may proceed smoothly into this phase before the end of the year.

3.5 Development Programme - Phase Three

The timing of development of the remaining plots to the head of the cul-de-sac will depend upon their sales. Here we intend to work closely with purchasers in designing and building larger houses, allowing for greater individual choice.

4.0 CONCLUSION

We ask Council to give its consideration and approval to the foregoing Application and Proposals as speedily as it is able. We are totally convinced of the aesthetic and economic value of the scheme, and that the Council will share this conviction and give us its support.

Yours faithfully
SIMON'S TOWN DEVELOPMENT COMPANY (PTY) LIMITED

R ELLIS
DIRECTOR

4 April 1984.

ADMIRALS KLOOF

DESIGN AND BUILDING MANUAL

Admirals Kloof is an extension of a unique enclosure of Victorian and Edwardian dwellings, known as Mount Pleasant. This area was granted to the Town Council by the Admiralty in 1889, who immediately subdivided and serviced it. Stands were sold quickly and the area was probably fully developed by 1910. In fact, there are only one or two dwellings which date from more recent times.

During the last five years, substantial renovation of many dwellings has taken place and many have been purchased by persons who value Mount Pleasant's architectural character and actively seek to maintain it.

The developers of Admirals Kloof have chosen to reinforce the historic character of the area and to establish an environmental theme to ensure the architectural integrity of both Mount Pleasant and Admirals Kloof. So that property owners and their architects may be guided in the formulation of their designs, a set of general guidelines and mandatory restrictions are provided:

A. BASIC CONCEPT:

1. STATEMENT The basic concept of the architecture of Admirals Kloof is that it be sympathetic to, and in harmony with, the character of adjacent Mount Pleasant.

2. STYLE AND CHARACTER The style and character of Mount Pleasant's architecture is primarily of the British Victorian and Edwardian tradition, with typical adaptations of the South African environment, in the form of verandahs and stoeps. Earlier traditions are also in evidence however - of which the Historical Monument, "Ibeka", is but one example. It is recommended that property owners and their architects conduct an inspection of Mount Pleasant prior to the commencement of design. Extremes of style and the use of non-traditional materials, which could seriously damage the overall integrity and character, are to be avoided.

B. BUILDING DESIGN RECOMMENDATIONS

1. ENVIRONMENTAL DESIGN CONSIDERATIONS The area is spread out along the contours of the land with a north and north-east orientation. The micro climate of the kloof is generally hotter and somewhat more humid than other parts of Simon's Town. This is primarily due to the absence of wind - it is very sheltered from the south-easter - and the thick vegetation. A variety of fruits and vegetables grow very well in this area and gardens should be considered at the design stage. Some sites have large rocks and tall gum trees upon them. It is to be hoped that many of these features will be retained when building.

2. EXTERIOR WALLS Traditional Mount Pleasant architecture is characterised by the walls being the dominant visual element, with relatively small window and door openings. The walls are of brick, smooth plastered and painted. Dressed, natural stone is often used below ground floor level.

Restriction: "Exterior walls must be of brick, plastered and painted. Departures from the above require the written consent of the Simon's Town Development Company (Proprietary) Limited".

BOUNDARY & RETAINING WALLS Such walls may be common to other properties. Traditional walls of this type are of masonry, plastered and painted, often with an ornamental capping, or of natural stone.

Restriction: "Boundary walls shall be of masonry plastered and painted, or of natural stone. Corrugated iron, wire and cement or concrete prefabricated walling systems are prohibited. Timber fencing may be used with the consent of the Company. The public facades of concrete retaining walls shall be faced with natural stone or a visually appropriate and approved substitute. Details of the location and design of all such walls shall be submitted to the Company for approval".

4. ROOFS

Pitched roofs, hipped roofs, gables and parapets are all in evidence in Mount Pleasant. Traditional roof materials are grey slate and sheet metal. Eaves overhangs are typically moderate.

Restriction: "Roof covering materials to be of the variety of slates or sheer metal. Alternative materials to be submitted to the Company for approval".
5. WINDOWS & DOORS

Timber is the traditional material, normally painted rather than stained or varnished. Burglar bars are not recommended. Timber shutters, either folding or sliding, are suggested.

Restriction: "Windows and doors shall be of timber. Metal windows and external burglar bars are prohibited".
6. BALCONIES, STOEPS,
TERRACES, PATIOS,
AWNINGS

These elements should follow the traditional theme in their design and materials. The use of pergolas (timber) is encouraged and awnings of flexible material can be considered for protection and colour. Metal folding blinds are unacceptable.

Restriction: "Metal folding blinds are prohibited".
7. YARDS, WASHING LINES,
DUST BINS

Restriction: "An enclosed service yard of adequate area shall be provided for storage, clothes drying and dust bins. The walls of this yard shall conform in character, materials and appearance with those of the house".
8. VEHICLES

Restriction: "Accommodation for the parking of at least two motor vehicles on a hard surface shall be provided on site. Garages shall conform in external appearance to the house".
9. ARCHITECTURAL
STANDARDS

Restriction: "All plans of proposed buildings and structures must be prepared by a registered architect. The owners of erven, and their successors-in-title, shall not, upon completion of the buildings in terms of the approved plans, make any alterations, additions or demolitions to any part of the structures erected on the property without the written consent of the local authority, nor shall they permit the external appearance of the property to deteriorate into an untidy or dirty condition. All plans must be submitted to the Simon's Town Development Company (Proprietary) Limited, for scrutiny and comment, prior to their approval by the local authority".



PARTNERSHIP DE VILLIERS

PROJECT NO 90047

ADMIRALS KLOOF SIMONSTOWN

EMPLOYER

NEWPORT REAL ESTATES

SITE HANDOVER

Held on site at 8h30 on the
29 November 1990.

PRESENT

Simonstown Municipality	:	Messrs	G Badenhorst
GCF Construction	:		G Jones
	:		W Frazerburg
Partnership de Villiers	:		E Haughton
	:		K Gardener

The site was inspected by the persons listed above. The maintenance period will commence on the completion of the following items:

1. The completion of the sidewalk and edging at the end of the turning circle.
2. Two isolated sections of edging.
3. The completion of the rolling of the sidewalks.
4. Clearing and repairing the existing stone pitched drain.
5. Removing from site all the tree trunks left from the clearing operation.
6. Re-cork sections of channel.
7. Benching to be altered in the first sewer manhole along Wilfred Street.
8. Adjust both fire hydrant covers in Wilfred Street.
9. Pressure test, connect up, backfill, repair layers and surfacing for the water main.
10. Mark kerbs, place fence standards and backfill house connections.
11. Complete two house connections at the end of Cardiff Street.
12. Complete stormwater drainage outlet at the end of Wilfred Street.
13. General clearing and cleaning of site and removing site establishment.

DISTRIBUTION LIST

Newport Real Estates	:	Messrs	I Fife
Simonstown Municipality	:		I G Atwell
	:		G Badenhorst
G C F Construction	:		G Jones
Partnership de Villiers	:		Office