



**ORDINARY MEETING OF THE MAYORAL
COMMITTEE**

**GEWONE VERGADERING VAN DIE
BURGEMEESTERSKOMITEE**

**INTLANGANISO YESIQHELO YEKOMITI
KASODOLOPHU**

MINUTES / NOTULE /

IMIZUZU

DATE / DATUM / UMHLA : 25 MAY / MEI / MEYI 2016

**VENUE / PLEK / INDAWO : BANQUETING HALL,
BANKETSAAL**

**CIVIC CENTRE / BURGERSENTRUM / IZIKO LOLUNTU
HERMANUS**

TIME / TYD / IXESHA : 10:00

OVERSTRAND

MUNICIPALITY / MUNISIPALITEIT / U-MASIPALA

MINUTES OF AN ORDINARY MEETING OF THE MAYORAL COMMITTEE HELD IN THE BANQUETING HALL, CIVIC CENTRE, HERMANUS, ON 25 MAY 2016, AT 10:00

PRESENT/ TEENWOORDIG

Councillors were present as per attached attendance register.

OFFICIALS PRESENT/ AMPTENARE TEENWOORDIG

Mr C Groenewald, Municipal Manager
Ms S Reyneke-Naudé, Director : Finance
Mr R Williams, Director : Community Services
Ms D Arrison, Director : Management Services
Mr N Michaels, Director : Protection Services
Mr S Müller, Director : Infrastructure & Planning
Mr S Madikane, Director: LED
Mr F Myburgh, Senior Manager : Gansbaai
Administration
Ms R Louw, Senior Manager : Strategic Services
Ms A Kotzé, Manager : Property Administration
Mr B King, Senior Manager : Financial Services
Ms E Hooneberg, Senior Manager : Income
Mr R Kuchar, Senior Manager : Town Planning &
Property Management
Mr L Smith, Chief : Fire & Rescue & Disaster
Management
Mr G Smit, Manager : Social Development
Mr C le Roux, Deputy Director : Finance
Mr F Frans, Manager : Housing Administration
Mr D van der Heever, Internal Audit Executive
Ms H van Tonder, Manager : Council Support
Services
Ms R Steenekamp, Media & Social Media
Co-ordinator
Ms D Taljaard, Councillors' Secretary
Ms S Swart: Administrative Officer : Council
Support Services
Ms D Laing, Clerk : Auditorium
Interns
ICT
Public

ALSO PRESENT:

MINUTES/.....

OVERSTRAND MUNICIPALITY
ATTENDANCE REGISTER

MAYORAL COMMITTEE MEETING
25 MAY 2016

ALDERMAN/COUNCILLORS	SIGNATURE	
ANDREWS, M		
APPELGREIN, P		
BEYERS-CRONJE, L		
BOTHA, D B		
BOTHA-GUTHRIE, N		
BRICE, K		
COETSEE, A		
COETZEE, DP		
DE CONING, R		
DYANI, M		Council
GXAMESI, S		
JANUARIE, JJS		
KLOPPERS-LOURENS J		Council
NGINATA, NNT		Council
KRIGE, L		Council
MAGOTHA, VC		Council
MANDINDI, CQ		Council
MAY, P		Council
NDEVU, L		Stet
OPPERMAN, M		Council
PIE, MT		Council
PONGOANE, MV		Council
PRINS, A		
SAPEPA, NM		Council
SMITH, RJ		

1. OPENING

The meeting was opened with prayer by Cllr M Andrews.

The Municipal Manager, Mr C Groenewald, read the notice convening the meeting.

2. APPLICATIONS FOR LEAVE OF ABSENCE

None

3. CONFIRMATION OF MINUTES

- 3.1 Minutes of an **Ordinary Meeting** of the **Mayoral Committee** held on **Thursday, 28 April 2016 at 10:00.**

RESOLVED

that the Minutes of an **Ordinary Meeting** of the **Mayoral Committee** held on **Thursday, 28 April 2016 at 10:00, be confirmed.**

4. STATEMENTS AND COMMUNICATIONS BROUGHT FORWARD BY THE EXECUTIVE MAYOR/EXECUTIVE DEPUTY MAYOR

None

5.
**MONTHLY REPORT TO COUNCIL ON SUPPLY CHAIN MANAGEMENT (SCM)
POLICY: PARAGRAPH 36, 16(1)(b) AND 17(1)(c) FOR APRIL 2016**

8/2/2

C Le Roux
11 May 2016

(028) 313 8080

Corporate Head Office

EXECUTIVE SUMMARY

The purpose of this report is to inform Council of all deviations from the Supply Chain Management Policy, approved by the delegated authority in terms of Paragraph 36 of the Supply Chain Management Policy, as well as approvals in terms of 16(1)(b) and 17(1)(c) for April 2016.

RECOMMENDATION TO THE COUNCIL:

1. that the deviations from the procurement processes, approved in terms of the delegated authority for April 2016, **be noted**; and
2. that the awards made in terms of Paragraph 16(1)(b) and 17(1)(c), approved in terms of the delegated authority for April 2016, **be noted**.

RESPONSIBLE OFFICIAL :

C LE ROUX

TARGET DATE FOR IMPLEMENTATION :

TO BE NOTED

6.
FINAL INTEGRATED DEVELOPMENT PLAN (IDP) REVIEW 2016/17

2/12/1

R Louw

10 May 2016

(028) 313 8071

Corporate Head Office

EXECUTIVE SUMMARY

The purpose of this report is to table the final reviewed IDP for the 2016/17 financial year. This will be the 4th and final reviewed document for the 2012/2017 IDP cycle.

RECOMMENDATION TO THE COUNCIL:

that the final reviewed Integrated Development Plan (IDP) for 2016/17 **be approved.**

RESPONSIBLE OFFICIAL :

R LOUW

TARGET DATE FOR IMPLEMENTATION :

1 JULY 2016

7.
WATER SERVICES DEVELOPMENT PLAN FOR 2016/2017

1/1/6

H Blignaut

(028) 313 5047

Corporate Head Office

5 May 2016

EXECUTIVE SUMMARY

The purpose of this report is to table the Water Services Development Plan (WSDP) for the 2016/2017 financial year for approval.

RECOMMENDATION TO THE COUNCIL:

that the Water Services Development Plan for 2016/2017 **be approved.**

RESPONSIBLE OFFICIAL :

H BLIGNAUT

TARGET DATE FOR IMPLEMENTATION :

1 JULY 2016

**8.
REVISION OF ALL BUDGET RELATED POLICIES OF THE OVERSTRAND
MUNICIPALITY**

5/B

**S Reyneke-Naude
25 May 2016**

(028) 313 8040

Corporate Head Office

EXECUTIVE SUMMARY

The purpose of the report is to present council with the amended budget related policies for approval and implementation with effect from 1 July 2016.

RECOMMENDATION TO THE COUNCIL:

that the revised policies **be approved** and implemented with effect from 1 July 2016.

RESPONSIBLE OFFICIAL :

S REYNEKE-NAUDE

TARGET DATE FOR IMPLEMENTATION :

1 JULY 2016

**9.
FINAL BUDGET FOR OVERSTRAND MUNICIPALITY : 2016/2017**

5/1/18-2016/2017

BA King

(028) 313 8154

Corporate Head Office

12 May 2016

EXECUTIVE SUMMARY

This report presents the proposed budget of Overstrand Municipality for the 2016/2017 to 2018/2019 MTREF (Medium Term Revenue and Expenditure Framework) period.

RECOMMENDATION TO THE COUNCIL:

1. that, in terms of section 24 of the Municipal Finance Management Act, (Act 56 of 2003), the annual budget of the Municipality for the 2016/17 to 2018/2019 MTREF (Medium Term Revenue and Expenditure Framework) period **be approved** as set out in the following schedules:

- Schedule 1:** Budgeted financial performance (revenue & expenditure by municipal vote)
- Schedule 2:** Budgeted financial performance (revenue by source & expenditure by type)
- Schedule 3:** Budgeted multi- and single year capital appropriations by standard classification (vote) and funding by source
- Schedule 4:** Budgeted financial position
- Schedule 5:** Budgeted cash flow
- Schedule 6:** Cash backed reserves and acc. surplus reconciliation
- Schedule 7:** Asset management
- Schedule 8:** Basic service delivery measurement

2. that the property rates reflected in **Annexure A** to the item, **be imposed** for the budget year 2016/17;
3. that tariffs and charges reflected in **Annexure A** to the item, **be approved** for the budget year 2016/17;
4. that the Municipal Manager be authorised to sign all the necessary agreements and documents to give effect to the second draw down of the three year borrowing programme for external loans amounting to R30 million per annum;
5. that the following schedules be noted:

- Schedule 9:** Budgeted financial performance (revenue & expenditure by standard classification)
- Schedule 10:** Budgeted capital appropriations by municipal vote

6. that **cognisance be taken** of the letters of comment received from the community and the LG MTEC 3 Assessment Report by Provincial Treasury and the Provincial Department of Local Government, included in Annexures J and K to the item respectively of the budget report; and
7. that **cognisance be taken** of the 2016/2017 Budget Report.

RESPONSIBLE OFFICIAL :

BA KING

TARGET DATE FOR IMPLEMENTATION :

1 JULY 2016

10.

HERMANUS, RESCISSION OF COUNCIL RESOLUTION FOR THE TRANSFER OF THE REMAINDER OF ERF 2834 (EXCLUDING ERF 2836 AND INCLUDING ERF 2837), SANDBAAI, ±39,5ha IN EXTENT, FOR MIXED RESIDENTIAL DEVELOPMENT AND A RETIREMENT VILLAGE

7/2/3/2

Anja Kotze

(028) 316 3724

Hermanus Administration

3 May 2016

EXECUTIVE SUMMARY

To obtain approval for the rescission of Council's resolution dated 3 December 2014 for the transfer of the Remainder of Erf 2834 (excluding Erf 2836 and including Erf 2837), Sandbaai, ±39,5ha in extent, for mixed residential development and a retirement village, to Edevco International (Pty) Ltd.

RECOMMENDATION TO THE COUNCIL:

that Council's resolution dated 3 December 2014 for the transfer of the Remainder of Erf 2834 (excluding Erf 2836 and including Erf 2837), Sandbaai, ±39,5ha in extent, for mixed residential development and a retirement village, to Edevco International (Pty) Ltd at an amount of R42,500,000.00 (VAT excluded), **be rescinded.**

RESPONSIBLE OFFICIAL :

A KOTZE

TARGET DATE FOR IMPLEMENTATION :

8 JUNE 2016

TARGET DATE TO INFORM APPLICANT :

N/A

TARGET DATE TO INFORM OBJECTOR :

N/A

11.
OVERSTRAND JUNIOR TOWN COUNCIL FUNDING FOR 2015/16

5/16/1/2
GG Smit
12 May 2016

(028) 3138935

Corporate Head Office

EXECUTIVE SUMMARY

The purpose of this report is to request permission to deviate from the following provisions in the Grant-in-Aid Policy so as to enable the transfer of funds to Enlighten Education Trust for the management of the Overstrand Junior Town Council:

- (a) *"No transfer may be made which exceeds R50,000.00";*
- (b) *"Funding applications will only be considered on an annual basis in response to the annual advertisement";* and
- (c) *"Only applications made on the prescribed form may be considered."*

RECOMMENDATION TO THE COUNCIL:

1. that a deviation from the following restrictions in the Grant-in-Aid Policy **be approved:**
 - (a) *"no transfer may be made which exceeds R50, 000.00";*
 - (b) *"funding applications will only be considered on an annual basis in response to the annual advertisement";* and
 - (c) *"only applications made on the prescribed form may be considered."*
2. that a transfer of R70, 000.00 to Enlighten Education Trust for the Management of the Overstrand Junior Town Council **be approved.**

RESPONSIBLE OFFICIAL:

GG SMIT

TARGET DATE FOR IMPLEMENTATION:

JUNE 2016

12.

PROPOSED EXTENSION OF CONTRACT SC1379/2013: PROVISION OF PARKING MANAGEMENT SYSTEM FOR HERMANUS CENTRAL BUSINESS DISTRICT

8/4

X Kosi

(028) 313 8195

Corporate Head Office

12 May 2016

EXECUTIVE SUMMARY

The purpose of this report is to provide the necessary information and motivation on the proposed amendment of the Contract SC1379/2013: Provision of Parking Management System for Hermanus Central Business District, ending 30 JUNE 2016, in terms of the enabling provisions of section 116(3) of the Local Government: Municipal Finance Management Act, Act No. 56 of 2003 (MFMA), to enable Council to make an informed decision whether to consent to the amendment of the contract.

RECOMMENDATION TO THE COUNCIL:

1. that **cognisance be taken** of the reasons for the proposed amendment to contract SC1379/2013 for provision of Parking Management System for Hermanus Central Business District, in terms of the enabling provisions of Section 116(3) of the Municipal Finance Management Act 2003 (Act 56 of 2003);

Ref no	Service Provider Name
SC1379/2013	Numque 20 CC

2. that the Municipal Manager be authorised to sign the necessary agreement and documents for the above contract; and
3. that, subject to the consideration of recommendations or representations to be received on or before 16 May 2016, if any, cognisance to be taken **of the reasons for the proposed amendments to contracts for Parking Management related systems and services as listed in the schedule below, in terms of the enabling provisions of Section 116(3) of the Municipal Finance Management Act 2003 (Act 56 of 2003).**

Service Provider / Supplier:		Numque 20 CC	SCM Supplier #	2959
Service / Goods Provided:		Parking Management System for Hermanus Central Business District		
Vote:	Item Description	OperLease:Machinery&Equipment	Cost Code	N/A
	Cost Account	11130203670000		
	Unique Key	20150212018364		
Amount (Excl. VAT)		Tariff based: 14% of income (Refer to annexure C to the item)	Contingency:	N/A

Escalation Percentage:	N/A	Escalation Date:	N/A		
Contract Owner:	Solomzi Madikane	Contract Champion:	Xolile Kosi		
CONTRACT PERIOD:					
Implementation date:	01 July 2016	End date:	30 June 2017	Period:	12 Months

RESPONSIBLE OFFICIALS :**S MADIKANE
X KOSI****TARGET DATE FOR IMPLEMENTATION :****1 JULY 2016**

**13.
PROPOSED AMENDMENTS TO BUSINESS SYSTEM CONTRACTS TERMINATING
ON 30 JUNE 2016**

8/4

**J van Asperen
09 May 2016**

(028) 313 8959

Corporate Head Office

EXECUTIVE SUMMARY

The purpose of this report is to provide the necessary information and motivation on the proposed amendment of the Contracts as listed in paragraph 6, ending 30 JUNE 2016, in terms of the enabling provisions of section 116(3) of the Local Government: Municipal Finance Management Act, Act No. 56 of 2003 (MFMA), to enable Council to make an informed decision whether to consent to the amendment of the contracts.

All the contracts, except Bytes Systems Integration a Division of Altron TMT (Pty) Ltd, Maxitec and Wesbank First Auto were previously amended in 2013 through a Section 116 (3) process. The dynamic nature of Information and Communications Technology, as well as investments made in business systems warrant a continuous re-assessment of investments and system functionalities to ensure that value for money is achieved at all times. The long term impact of investments made in business systems and services warrants that the Overstrand Municipality continually re-assess its investment strategies to ensure on-going alignment with the deployment of business systems and services as well as alignment with the deployment strategies of the Provincial Government in the Western Cape and National Treasury.

RECOMMENDATION TO THE COUNCIL:

1. that, subject to considering the reasons for the proposed amendment of the contracts or agreements, and any representation to be received from the public on or before 23 May 2016, regarding the proposed amendment of the contracts or agreements procured through the supply chain management policy of the Municipality, **consent be given to the amendment of the contracts or agreements for ICT related systems and services as listed in the schedule below, to give effect to the provisions of Section 116(3) of the Municipal Finance Management Act 2003 (Act 56 of 2003).**

Ref no	Service Provider Name
SC1327(v)/2013	Altech Netstar (Pty) Ltd
SC1327(vii)/2013	Business Engineering (Pty) Ltd
SC1327(ii)/2013	Bytes Systems Integration A Division Of Altron TMT (Pty) Ltd
SC1327(i)/2013	Bytes Universal Systems, A Division Of Altron TMT (Pty) Ltd

SC1327(viii)/2013 SC1327(x)/2013	Geodebt Solutions CC
SC1327(vi)/2013	Ignite Advisory Services
SC1418A/2013	Maxitec
SC1327(ix)/2013	Payday Software Systems (Pty) Ltd
SC1327(iv)/2013	Water Management Services CC
SC1335/2013	Wesbank First Auto

2. that the Municipal Manager be authorised to sign the necessary agreements and documents for the above contracts.

RESPONSIBLE OFFICIALS:

**DESIREÉ ARRISON
 RODERICK WILLIAMS
 SANTIE REYNEKE-NAUDE
 STEPHEN MULLER
 SOLOMZI MADIKANE
 MORNE POTGIETER
 ELMARIE HOONEBERG
 HANLIE VAN TONDER
 HANNES VORSTER
 JOHN SIMSON
 JOHNET VAN ASPEREN
 LUCINDA BUCCHIANERI
 MIKE BARTMAN
 NOLUTHANDO ZWENI
 RIAAN KUCHAR
 ROCHELLE LOUW
 THEO LOUBSER**

TARGET DATE FOR IMPLEMENTATION :

1 JULY 2016

14.
**PROPOSED OVERSTRAND MUNICIPALITY DEVELOPMENT CONTRIBUTION
POLICY**

15/1/1B
D Hendriks
May 2016

(028) 316 3724

Hermanus Administration

EXECUTIVE SUMMARY

The purpose of this report is for Council to adopt the proposed Development Contribution Policy in terms of the by-law on Municipal Land Use Planning. The necessary permission was obtained to publish the proposed development Contribution Policy in the press in order to give the public an opportunity to make representations.

RECOMMENDATION TO THE COUNCIL:

that, in terms of the by-law on Municipal Land use Planning , section 81(1),(2),(3), read with section 11(3)(a) of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000), the Development Contribution Policy **be adopted**.

RESPONSIBLE OFFICIAL :

D HENDRIKS

TARGET DATE FOR IMPLEMENTATION :

1 JUNE 2016

PORTFOLIO COMMITTEE :
FINANCE & ECONOMIC DEVELOPMENT

Chairperson :

Cllr D Coetzee

Committee Members :

**Ald P May, Cllrs L Krige,
R de Coning, S Gxamesi**

PORTEFEULJEKOMITEE :
FINANSIES & EKONOMIESE ONTWIKKELING

Voorsitter :

Rdl D Coetzee

Komiteede:

**Rdh P May, Rdle L Krige,
R de Coning, S Gxamesi**

1.
WRITING OFF OF IRRECOVERABLE DEBT

5/17/1

EM Hooneberg

(028) 313 8149

Corporate Head Office

21 April 2016

EXECUTIVE SUMMARY

The purpose of the report is to request Council to approve the writing off of debt that has become irrecoverable.

RECOMMENDATION TO THE COUNCIL:

that the irrecoverable debt to the value of R153 546.45 as listed, be written off as bad debt.

RESPONSIBLE OFFICIAL :

EM HOONEBERG

TARGET DATE FOR IMPLEMENTATION :

31 MAY 2016

PORTFOLIO COMMITTEE :

MANAGEMENT SERVICES

Chairperson :

Ald P Appelgrein

Committee Members :

**Cllrs J Kloppers-Lourens, M Andrews,
M Sapepa & C Mandindi**

PORTEFEULJEKOMITEE :

BESTUURSDIENSTE

Voorsitter :

Rdh P Appelgrein

Komiteelede :

**Rdle J Kloppers-Lourens, M Andrews,
M Sapepa & C Mandindi**

1.

APPROVAL OF RISK MANAGEMENT IMPLEMENTATION PLAN

2/B

A Riddles

(028) 313 8001

Corporate Head Office

19 April 2016

EXECUTIVE SUMMARY

To obtain Council's approval for the Risk Management Implementation Plan for 2015/2016.

RECOMMENDATION TO THE COUNCIL:

that the Risk Management Implementation Plan for 2015/2016, **be approved.**

RESPONSIBLE OFFICIAL :**A RIDDLES****TARGET DATE FOR IMPLEMENTATION :****MAY 2016**

2.
DRAFT PUBLIC PARTICIPATION POLICY

2B

**DS Arrison
21 April 2016**

(028) 313 8911

Corporate Head Office

EXECUTIVE SUMMARY

The purpose of this report is to recommend to Council the approval of the Draft Public Participation policy.

RECOMMENDATION TO THE COUNCIL:

1. that the draft Public Participation Policy for the Overstrand Municipality as amended, **be noted**; and
2. that the draft policy be advertised for public input.

RESPONSIBLE OFFICIAL :

DS ARRISON

TARGET DATE FOR IMPLEMENTATION :

1 AUGUST 2016

PORTFOLIO COMMITTEE :

PROTECTION SERVICES

Chairperson :

Ald P Appelgrein

Committee Members :

**Cllrs A Prins, J Kloppers-Lourens,
V Macotha & M Pie**

PORTEFEULJEKOMITEE :

BESKERMINGSDIENSTE

Voorsitter :

Rdh P Appelgrein

Komiteelede :

**Cllrs A Prins, J Kloppers-Lourens,
V Macotha & M Pie**

1.
**QUARTERLY MONITORING REPORT FOR THE PERIOD JANUARY TO MARCH
2016: DIRECTORATE: PROTECTION SERVICES**

3/2/3/8

**N J Michaels
19 April 2016**

(028) 313 8054

Corporate Head Office

EXECUTIVE SUMMARY

To inform Council of the functioning and activities of the Directorate: Protection Services.

RESOLVED:

that the quarterly monitoring report of the functioning and activities of the Directorate: Protection Services for the period January to March 2016, **be noted**.

RESPONSIBLE OFFICIAL :

N J MICHAELS

TARGET DATE :

1 JUNE 2016

PORTFOLIO COMMITTEE :

COMMUNITY SERVICES

Chairperson :

Cllr M Opperman

Committee Members :

**Ald M Ponoane, Cllrs L Beyers-Cronje,
N Nqinata & L Ndevu**

PORTEFEULJEKOMITEE :

GEMEENSKAPSDIENSTE

Voorsitter :

Rdl M Opperman

Komiteelede :

**Rdh M Ponoane, Rdle L Beyers-Cronje,
N Nqinata & L Ndevu**

1.

WARD COMMITTEE SYSTEM: REVISION OF WARD COMMITTEE RULES

3/B

R Williams

(028) 313 8019

Corporate Head Office

25 April 2016

EXECUTIVE SUMMARY

To obtain Council's approval for the revised rules regarding the Ward Committee System within the Overstrand municipal area.

RECOMMENDATION TO THE COUNCIL:

that the revised Ward Committee Rules for Overstrand Municipality as amended, **be approved.**

RESPONSIBLE OFFICIAL :**R WILLIAMS****TARGET DATE FOR IMPLEMENTATION :****4 AUGUST 2016**

2.
HOUSING: TRANSFER OF 90 HOUSING UNITS TO BENEFICIARIES IN PEACH HOUSES PROJECT, ZWELIHLE

17/5/4/1

FW Frans

(028) 313 8148

Hermanus Administration

25 April 2016

EXECUTIVE SUMMARY

The purpose of the report is to request approval of Council to transfer 90 (ninety) housing units to potential beneficiaries in a development that is generally known as Peach Houses in Zwelihle.

RECOMMENDATION TO THE COUNCIL:

1. that Council **approves** the sale of the 90 (ninety) rental units, Zwelihle, to the respective tenants based on the following options, namely;
 - a Integrated Residential Development Programme;
 - b Finance linked institutional subsidies programme;
 - c Private purchase.
2. that the sales price of R27,100.00 (zero rated VAT) per property (land building) **be approved**;
3. that, in the absence of the original tenant(s), the housing opportunity **be considered** for immediate family that qualify in terms of the applicable subsidy to purchase the particular property with the understanding that such cases will be individually presented to Council for consideration; and
4. that the list of original tenants in the Peach Houses project be **noted**.

RESPONSIBLE OFFICIAL:

FW FRANS

TARGET DATE FOR IMPLEMENTATION:

JULY 2016

**PORTFOLIO COMMITTEE :
INFRASTRUCTURE & PLANNING**

Chairperson :

**Deputy Executive Mayor,
Cllr R Smith**

Committee Members :

**Cllrs K Brice, D Botha
M Dyani & JJ Januarie**

**PORTEFEULJESKOMITEE :
INFRASTRUKTUUR & BEPLANNING**

Voorsitter :

**Uitvoerende Onderburgemeester
Rdl R Smith**

Komiteelede :

**Rdle K Brice, D Botha
M Dyani & JJ Januarie**

1.
**TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS
 CONSIDERED IN TERMS OF DELEGATED AUTHORITY : MARCH 2016 TO APRIL
 2016**

15/3/11

R van Antwerp
 15 April 2016

(028) 313 8039

Hermanus Administration

EXECUTIVE SUMMARY

To report on applications disposed of by the Senior Manager : Town- & Spatial Planning during the period from 11 March 2016 – 15 April 2016.

RESOLVED:

that **cognisance be taken** of the town planning applications disposed of by the Senior Manager : Town- & Spatial Planning in terms of delegated authority for the period 11 March 2016 – 15 April 2016:

1.	Erf 2126, Sandbaai	11 March 2016
2.	Erf 501, Vermont	16 March 2016
3.	Erf 3976, Onrus River	16 March 2016
4.	Erf 3294, Onrus River	16 March 2016
5.	Erf 2234, Pearly Beach	18 March 2016
6.	Erf 2206, Pearly Beach	18 March 2016
7.	Erf 7356, Hermanus	18 March 2016
8.	Erf 4269, Hermanus	18 March 2016
9.	Erf 2792, Hermanus	18 March 2016
10.	Erven 1541 and 7339, Hermanus	18 March 2016
11.	Erf 5471, Hermanus	18 March 2016
12.	Portion 14 of the farm Vygerug (Portion of Portion 3) of the Baviaans Fonteyn No. 703	22 March 2016
13.	Portion 2 of Farm 308 and Farm 339	30 March 2016
14.	Erf 1651, Franskraal	30 March 2016
15.	Erf 11105, Hermanus	1 April 2016
16.	Erf 10323, Hermanus	1 April 2016
17.	Erf 130, Pringle Bay	1 April 2016
18.	Erf 273, Pearly Beach	1 April 2016
19.	Erf 2260, Pearly Beach	11 April 2016
20.	Erf 1072, Franskraal	11 April 2016
21.	Erf 2414 Pearly Beach	11 April 2016
22.	Erf 1113, De Kelders	11 April 2016
23.	Erf 1076, Franskraal	11 April 2016
24.	Portion 41 of the farm Birkenhead No. 711	11 April 2016
25.	Erf 1701, Zwelihle	12 April 2016

26.	Erf 6759, Kleinmond	15 April 2016
27.	Erf 5065, Kleinmond	15 April 2016
28.	Erf 4510, Hermanus	15 April 2016
29.	Erf 3497, Onrus River	15 April 2016
30.	Erf 462, Sandbaai	15 April 2016
31.	Erf 2867, Onrus River	15 April 2016
32.	Erf 3081, Hermanus	15 April 2016
33.	Erf 2480, Onrus River	15 April 2016
34.	Erf 3271, Hermanus	15 April 2016

RESPONSIBLE OFFICIAL :**R VAN ANTWERP****TARGET DATE FOR IMPLEMENTATION :****8 JUNE 2016****TARGET DATE TO INFORM APPLICANT :****N/A****TARGET DATE TO INFORM OBJECTOR :****N/A**

2.

**ERF 10347, 17 LONG STREET, HERMANUS, OVERSTRAND MUNICIPAL AREA :
PROPOSED CONSENT USE : MESSRS COETSEE VAN ZYL ATTORNEYS ON
BEHALF OF DRS SCHIMMER & RIEDELSHEIMER**

10347 HNC (2818)**H van der Stoep****12 April 2016****(028) 313 8900****Hermanus Administration**

EXECUTIVE SUMMARY

An application has been received on 18 February 2015 from Messrs Coetzee van Zyl Attorneys on behalf of Drs Schimmer & Riedelsheimer on Erf 10347, Hermanus in order to conduct informal trading on a specific portion of the property concerned.

RESOLVED:

that the item **be referred back**.

RESPONSIBLE OFFICIAL :**H VAN DER STOEP****TARGET DATE FOR IMPLEMENTATION :****8 JUNE 2016****TARGET DATE TO INFORM APPLICANT :****8 JUNE 2016****TARGET DATE TO INFORM OBJECTOR :****N/A**

3.

ERF 4369, 69 CHIAPPINI STREET, ONRUS RIVER, OVERSTRAND MUNICIPAL AREA : TITLE DEED RELAXATION AND PROPOSED DEPARTURE : LA SCHEEPERS

4369 HON (3107)**H Olivier****8 April 2016****(028) 313 8900****Hermanus Administration**

EXECUTIVE SUMMARY

An application has been received on 2 November 2015 from LA Scheepers on Erf 4369, Onrus River for a departure from the relevant Scheme Regulations in order to relax the street building line from 4m to 2m and the 2m eastern lateral building line to 0m to accommodate a shade port.

The application also include a relaxation of the 1,89m street building line and 0,94m lateral building line as stipulated in the Title Deed to 0m to accommodate the mentioned structure. This condition was inserted in favour of the Municipality.

RESOLVED:

1. that the application for the relaxation of the eastern 0,94m Title Deed building line to 0m and the 1,89m street building line, as stipulated in Condition C(c) of Title Deed T005492/1911 of Erf 4369, Onrus River, **be approved**;
2. that, in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure from the relevant Scheme Regulations on Erf 4369, Onrus River to allow the relaxation of the eastern lateral building line from 2m to 0m and the street building line from 4m to 0m, to accommodate a shade port, **be approved**, subject to the following conditions:
 - (a) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (b) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (c) that this approval is only for the relaxation of building lines indicated on Plan No. 2015/08/33, which was submitted with the application;

- (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage; and
 - (e) that all the conditions imposed by Eskom in their letter dated 2 February 2016 be complied with.
3. that the applicant be notified of its right of appeal in terms of Section 62 of the Local Government: Municipal Systems Act No. 32 of 2000 with regard to the above decision.

RESPONSIBLE OFFICIAL :	H OLIVIER
TARGET DATE FOR IMPLEMENTATION :	8 JUNE 2016
TARGET DATE TO INFORM APPLICANT :	8 JUNE 2016
TARGET DATE TO INFORM OBJECTOR :	N/A

4.

ERF 5849, 3 FIFTEENTH AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE AND TITLE DEED RELAXATION : ISW BOONZAAIER

5849 KKM (3070)**H van der Stoep****15 February 2016****(028) 313 8900****Hermanus Administration**

EXECUTIVE SUMMARY

An application has been received on 1 October 2015 from ISW Boonzaaier on Erf 5849, Kleinmond for a departure from the relevant Scheme Regulations in order to relax the 4m street building line and 2m lateral building line with Er 5848 to 0m to accommodate a built structure over the entrance and a higher boundary wall on the property concerned.

An application has also been received for a relaxation of the Title Deed restriction to relax the street building line from 3,15m to 0m to accommodate a built structure over the entrance and a higher boundary wall on the property concerned.

RESOLVED:

1. that the relaxation of the Condition A of Title Deed T52402/1983 on Erf 5849, Kleinmond to relax the street building line from 3,15m to 0m to accommodate a built structure over the entrance and a higher boundary wall on the property concerned, **be approved**;
2. that, in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for a departure from the relevant Scheme Regulations on Erf 5849, Kleinmond in order to relax the 4m street building line and 2m lateral building line with Erf 5848 to 0m to accommodate a built structure over the entrance and a higher boundary wall on the property concerned, **be approved**;
3. that the approvals in 1. and 2. above be subject to the following conditions:
 - (a) that this approval is only for the relaxation of building lines and existing structures indicated on Plan Numbers D.1081.K (1 and 2) dated 16 September 2015, which was submitted with the application;
 - (b) that no more roofed structures be allowed to be built on the property, except if the applicant demolish some of the existing structures and complies with the 50% coverage of a residential erf;
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation;

- (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (e) that building plans be submitted to the Building Control Department for approval, and that all conditions of the Building – and Fire Department be complied with at that stage; and
 - (f) that all the conditions imposed in the Services Report be complied with.
4. that the applicant be notified of its right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.

RESPONSIBLE OFFICIAL :	H VAN DER STOEP
TARGET DATE FOR IMPLEMENTATION :	8 JUNE 2016
TARGET DATE TO INFORM APPLICANT :	8 JUNE 2016
TARGET DATE TO INFORM OBJECTOR :	N/A

5.

ERF 6376, 130 ROOS STREET, MOUNT PLEASANT, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE : CCC WILKINSON**6376 HMP (3038)****H Olivier****11 April 2016****(028) 313 8900****Hermanus Administration**

EXECUTIVE SUMMARY

Application has been received on 8 September 2015 from CCC Wilkinson on Erf 6376, Mount Pleasant for a departure from the relevant Scheme Regulations in order to relax the 2m north eastern lateral building line to 0m to accommodate a caregiver/domestic unit (second dwelling) on the property.

RESOLVED:

1. that, in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for departure on Erf 6376, Mount Pleasant to relax the 2m north eastern lateral building line to 0m to accommodate a proposed caretaker/domestic unit (second dwelling), **not be approved**, for the following reasons:
 - The property is zoned Residential Zone I and not developed with a semi-detached unit, and development of habitable areas (dwelling, second dwelling, domestic quarters, etc.) onto property boundaries cannot be supported;
 - There is sufficient space on the property to accommodate extensions to the dwelling and even a second dwelling without traversing building lines;
 - By allowing habitable structures/buildings onto property boundaries it could create negative impacts on neighbours and also impact on the character of the area.
2. that the portion of the illegal building traversing the 1m eastern lateral building line should be demolished, and building plans should be submitted to the Building Department for approval showing the rectification of the situation; and
3. that the applicant be notified of its right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.

RESPONSIBLE OFFICIAL :	H OLIVIER
TARGET DATE FOR IMPLEMENTATION :	8 JUNE 2016
TARGET DATE TO INFORM APPLICANT :	8 JUNE 2016
TARGET DATE TO INFORM OBJECTOR :	N/A

6.
**ERF 4717, 29 STEENBOK STREET, NORTHCLIFF, HERMANUS, OVERSTRAND
MUNICIPAL AREA : PROPOSED DEPARTURE : MESSRS ENGELBRECHT &
SCORGIE ON BEHALF OF GJ STANDER**

4717 HNC (3087)

H van der Stoep

13 March 2016

(028) 313 8900

Hermanus Administration

EXECUTIVE SUMMARY

An application has been received on 12 October 2015 from Messrs Engelbrecht & Scorgie (G. Engelbrecht) on behalf of GJ Stander on Erf 4717, Hermanus for a departure from the relevant Scheme Regulations in order to relax the lateral building line from 2m to 0m and the rear building line from 2m to 0m to accommodate an existing outbuilding which also exceeds the 9m maximum length.

RESOLVED:

1. that, in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for a departure from the relevant Scheme Regulations on Erf 4717, Hermanus in order to relax the lateral building line from 2m to 0m and the rear building line from 2m to 0m to accommodate a double garage, which also exceeds the 9m maximum length, **be approved**, subject to the following conditions:
 - (a) that this approval is only for the relaxation of building lines and existing structures (excluding the extensions of the outbuilding) indicated on Plan Number erf 4717_standar_WA_A2/01-rev dated September 2015, which was submitted with the application;
 - (b) that correct building plans be submitted to the Building Control Department for approval, and that all conditions of the Building – and Fire Department be complied with at that stage;
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with; and
 - (e) that all conditions imposed in the Services Report be complied with.

2. that, in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for a departure from the relevant Scheme Regulations on Erf 4717, Hermanus in order to relax the lateral building line from 2m to 0m and the rear building line from 2m to 0m to accommodate an existing outbuilding which also exceeds the 9m maximum length, **not be approved**, due to the following reasons:
- (a) the applicant did know that the buildings are constructed illegally since he was involved with the removal of restrictions process;
 - (b) the Overstrand Zoning Scheme clearly indicates that a second dwelling be built complying with the development parameters;
 - (c) there is sufficient space to extend the outbuilding without transgressing the building lines; and
 - (d) the illegal structure on the eastern boundary be removed within three (3) months of the date of the decision letter, since no building plan has been submitted to rectify the situation.
3. that the applicant be notified of its right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.

RESPONSIBLE OFFICIAL :	H VAN DER STOEP
TARGET DATE FOR IMPLEMENTATION :	8 JUNE 2016
TARGET DATE TO INFORM APPLICANT :	8 JUNE 2016
TARGET DATE TO INFORM OBJECTOR :	N/A

7.

ERF 4856, 23 LAKESIDE DRIVE, BETTY'S BAY, OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE & RELAXATION : S SCHUTTE ON BEHALF OF RA & V ROBERTSON

4856 KBB (3167)**H van der Stoep****11 April 2016****(028) 313 8900****Hermanus Administration**

EXECUTIVE SUMMARY

An application has been received on 17 December 2015 from S Schutte on behalf of RA & V Robertson on Erf 4856, Betty's Bay for a departure from the relevant Scheme Regulations in order to relax the lateral building line with Erf 4855 from 2m to 0m to accommodate a proposed carport.

An application has also been received for a relaxation of the Title Deed restriction in order to relax the lateral building line with Erf 4855 from 1,5m to 0m to accommodate a proposed carport.

RESOLVED:

1. that the relaxation of the Title Deed Condition B.7. of Title Deed T11427/2016 on Erf 4856, Betty's Bay in order to relax the lateral building line with Erf 4855 from 1,5m to 0m to accommodate a proposed carport, **be approved**;
2. that, in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for a departure from the relevant Scheme Regulations on Erf 4856, Betty's Bay in order to relax the lateral building line with Erf 4855 from 2m to 0m to accommodate a proposed carport, **be approved**, subject to the following conditions:
 - (a) that this approval is only for the relaxation of building lines to accommodate a carport only as indicated on Plan Number D.577.B (1-4) dated 1 December 2015, which was submitted with the application;
 - (b) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (c) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;

- (d) that building plans be submitted to the Building Control Department for approval, and that all conditions of the Building – and Fire Department be complied with at that stage; and
 - (e) that all conditions imposed in the Services Report be complied with.
3. that the applicant be notified of its right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.

RESPONSIBLE OFFICIAL :	H VAN DER STOEP
TARGET DATE FOR IMPLEMENTATION :	8 JUNE 2016
TARGET DATE TO INFORM APPLICANT :	8 JUNE 2016
TARGET DATE TO INFORM OBJECTOR :	N/A

8.

ERF 456, 22 MAIN ROAD, HERMANUS, OVERSTRAND MUNICIPAL AREA : PROPOSED REZONING, AMENDMENT OF THE SPATIAL DEVELOPMENT FRAMEWORK AND DEPARTURE: CORNELIA VAN ZYL ON BEHALF OF THE JAPIE GROVE FAMILY TRUST

456 HWC (2719)

H van der Stoep

7 March 2016

(028) 313 8900

Hermanus Administration

EXECUTIVE SUMMARY

An application has been received on 1 October 2014 from Messrs I.C. @ Plan Town Planners on behalf of the Japie Grove Family Trust on Erf 456, Hermanus for the following:

- ❖ Rezoning from Residential Zone I : Single Residential to General Business Zone: Bulk Zone II;
- ❖ Departure from the relevant Scheme Regulations in order to relax the lateral building line from 3m to 0m in order to accommodate the business;
- ❖ Amendment of the Spatial Development Framework to utilize the property for business purposes, and
- ❖ Amendment of the Overstrand Municipal Growth Management Strategy to utilize the property for business purposes.

RESOLVED:

1. that, in terms of Section 17 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application on Erf 456, Hermanus for the rezoning of from Residential Zone I to General Business Zone : Bulk Zone II in order to conduct medical consulting rooms on the property concerned, **not be approved**;
2. that, in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application on Erf 456, Hermanus for a departure from the Scheme Regulations to relax the lateral building line from 3m to 0m in order to accommodate the business, **not be approved**, due to the following reasons:
 - (a) the policy documents as approved by Council does not earmark the area as business;
 - (b) Main Road is already congested with restricted traffic flow, which is exacerbated during holidays and the festive season;
 - (c) the application will enhance creep within the residential neighbourhoods of Northcliff and Westcliff, which is predominantly residential;

- (d) the character of the street will move from a low impact subservient use to that of a dominant business character;
 - (e) the application cannot comply with the parking requirements as per the Overstrand Zoning Scheme;
 - (f) the desirability of the application has not been proven in terms of convenience for patients, road users and alleviating traffic flow conditions; and
 - (g) the extent of the proposed practice is not in line with a low impact practice, but rather to a mini surgery which is not envisaged along Main Road.
3. that the applicant be notified of their right of appeal in terms of the provisions of the Local Government Municipal Systems Act, 2000 (Section 62) with regard to the above decision.

RECOMMENDATION TO THE COUNCIL:

1. that, in terms of the Municipal Systems Act, Act 32 of 2000, application for Amendment of the Overstrand Municipal Wide Spatial Development Framework, 2006 to change the reservation of Erf 456, Hermanus from “Residential” to “Commercial”, **not be approved**; and
2. that, in terms of the Municipal Systems Act, Act 32 of 2000, application for Amendment of the Overstrand Municipal Spatial Growth Management Strategy, 2010 to change the reservation of Erf 456, Hermanus from “Residential” to “Commercial”, **not be approved**.

RESPONSIBLE OFFICIAL :	H VAN DER STOEP
TARGET DATE FOR IMPLEMENTATION :	8 JUNE 2016
TARGET DATE TO INFORM APPLICANT :	8 JUNE 2016
TARGET DATE TO INFORM OBJECTOR :	N/A

9.

ERF 6375, 131 DAHLIA STREET, MOUNT PLEASANT, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE : A MENTOOR

6375 HMP (3174)**H Olivier****11 April 2016****(028) 313 8900****Hermanus Administration**

EXECUTIVE SUMMARY

Application has been received on 28 December 2015 from A Mentoor on Erf 6375, Mount Pleasant for a departure from the relevant Scheme Regulations in order to relax the 2m north eastern rear building line to 0m and to relax the 2m south eastern lateral building line to 0m to accommodate a second dwelling and double garage.

RESOLVED:

1. that, in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), application for departure on Erf 6375, Mount Pleasant to relax the 2m north eastern rear building line and the south western lateral building lines to 0m to accommodate a double garage, **be approved**, subject to the following conditions:
 - (a) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (b) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (c) that this approval is only for the relaxation of the eastern lateral building line as indicated on Plan No. 2829, submitted with the application;
 - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
 - (e) that all the conditions in the Services Report be complied with; and
 - (f) that all the conditions by Telkom in their letter be complied with.

2. that, in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for departure on Erf 6375, Mount Pleasant to relax the 2m north eastern rear building line to 0m to accommodate a proposed new second dwelling, **not be approved**, due to the following reasons:
- This erf is not developed with semi-detached unit, and considering the large size of the erf of 578m², the development of a dwelling (second) onto a property boundary cannot be supported;
 - The total length of the second dwelling and double garage would be 18,8m onto a property boundary, which is excessive construction onto a property boundary, and cannot be supported;
 - There is sufficient space on the property to better plan the placement of the extensions to the main dwelling and second dwelling to not encroach building lines, and
 - Allowing excessive buildings/structures onto property boundaries could have a negative impact on the character of the area.
3. that the applicant be notified of its right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.

RESPONSIBLE OFFICIAL :	H OLIVIER
TARGET DATE FOR IMPLEMENTATION :	8 JUNE 2016
TARGET DATE TO INFORM APPLICANT :	8 JUNE 2016
TARGET DATE TO INFORM OBJECTOR :	N/A

10.

ERF 3451, BETTY'S BAY : PROPOSED SUBDIVISION : COR VAN ROOYEN LAND SURVEYOR ON BEHALF OF MESSRS CE LIEBENBERG, AD LUCKHOFF AND AH LUCKHOFF

3451 KBB (1875)

H van der Stoep

19 April 2016

(028) 3138900

Hermanus Administration

EXECUTIVE SUMMARY

An application has been received on 22 September 2011 from Messrs. Cor van Rooyen Land Surveyor on behalf of the property owners, Messrs CE Liebenberg, AD Luckhoff & AH Luckhoff for the subdivision of Erf 3451, De Wet Crescent, Betty's Bay into three residential erven of approximately 2530m² each and three servitudes, each being 2m wide.

RESOLVED:

1. that, in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for a subdivision of Erf 3451, Betty's Bay into three (3) residential erven of approximately 2530m² each, **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the Subdivisional Plan, Drawing No: 1A dated October 2011, as submitted with the application;
 - (b) that no new access points be created;
 - (c) that a right of way servitude be registered for the proposed portions;
 - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (e) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with;
 - (f) that all the conditions in the Service Report be complied with;
 - (g) that all the conditions imposed by Telkom be complied with;
 - (h) that all the conditions imposed by Eskom be complied with; and
 - (i) that all the conditions imposed by Environmental Authorisation from the Western Cape Government : Environmental Affairs & Development Planning be complied with.

2. that the applicant be notified of its right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above conditions of approval.

RESPONSIBLE OFFICIAL : H VAN DER STOEP

TARGET DATE FOR IMPLEMENTATION : 8 JUNE 2016

TARGET DATE TO INFORM APPLICANT : 8 JUNE 2016

TARGET DATE TO INFORM OBJECTOR : 8 JUNE 2016

11.

**ERF 36, 10 CLARENCE DRIVE, ROOIELS, OVERSTRAND MUNICIPAL AREA :
PROPOSED DEPARTURE : A MURPHY****36 KRE (3006)****H van der Stoep****(028) 3138900****Hermanus Administration****17 March 2016**

EXECUTIVE SUMMARY

An application has been received on 6 August 2015 from A Murphy on Erf 36, Rooi Els for a departure from the relevant Scheme Regulations in order to relax the 2m lateral and rear building lines, respectively, to accommodate the proposed alterations and additions to the existing dwelling on the property concerned.

RESOLVED:

1. that, in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for a departure from the relevant Scheme Regulations on Erf 36, Rooi Els in order to relax the 4,5m rear building line to 0m on ground floor level, change of use for storage purposes and a wall to be constructed in the existing garage, **be approved**;
2. that, in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for a departure from the relevant Scheme Regulations on Erf 36, Rooi Els in order to relax the northern boundary lateral building line from 4,5m to 2,5m, **be approved**;
3. that, in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for a departure from the relevant Scheme Regulations on Erf 36, Rooi Els in order to relax the northern boundary lateral building line from 4,5m to 3,15m to accommodate the deck , **be approved**;
4. that approvals 1, 2 and 3 above are subject to the following conditions:
 - (a) that this approval is only for the relaxation of building lines and existing structures indicated on Plan Number JC5857/102 (excluding the deck on the north western side of the staircase over 4,5m rear building line) dated January 2016, which was submitted with the application;
 - (b) that the uses for the deck exclude entertainment or restaurant purposes;

- (c) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (e) that all conditions imposed in the Services Report be complied with; and
 - (f) that amended building plans be submitted to the Building Control Department for approval, and that all conditions of the Building – and Fire Department be complied with at that stage.
5. that the replacement of the roof with a slab structure above the ground floor level be granted, but a balustrade be put on the 3.15m title deed building line and that the slab structure not be accessible beyond the balustrade; and
6. that the applicant be notified of his right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.

RESPONSIBLE OFFICIAL :	H VAN DER STOEP
TARGET DATE FOR IMPLEMENTATION :	8 JUNE 2016
TARGET DATE TO INFORM APPLICANT :	8 JUNE 2016
TARGET DATE TO INFORM OBJECTOR :	8 JUNE 2016

The meeting adjourned at 10:55

DATE

N BOTHA-GUTHRIE – EXECUTIVE MAYOR