



MEETING OF THE MUNICIPAL PLANNING TRIBUNAL (MPT)

A G E N D A

DATE:	30 APRIL 2026
VENUE:	VIRTUAL
TIME:	10:00

OVERSTRAND MUNICIPALITY

Office of the Chairperson: MPT
Civic Centre
HERMANUS
7200

23 April 2026

TO : THE MEMBERS OF THE MUNICIPAL PLANNING TRIBUNAL

CONVENING NOTICE : SESSION OF THE MUNICIPAL PLANNING TRIBUNAL (MPT)

NOTICE IS HEREBY GIVEN that the **Municipal Planning Tribunal (MPT)** will go into session virtually on **Thursday, 30 April 2026** at **10:00** to consider the attached agenda.

S MULLER
CHAIRPERSON : MUNICIPAL PLANNING TRIBUNAL

Distribution:

1. Mr S Müller (Chairperson)
2. Ms T de Waal (Vice-Chairperson)
3. Mr H Blignaut (Member)
4. Ms R Louw (Member)
5. Mr R Kuchar (Authorised Official)
6. Mr S van der Merwe (Principal Town Planner)
7. Ms H van der Stoep (Principal Town Planner)
8. Mr H Olivier (Town Planner)
9. B Minnar (Town Planner)
10. Secretariat

MUNICIPAL PLANNING TRIBUNAL (MPT)

30 April 2026

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1. OPENING

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4.1 ERF 5474, 51 MAIN ROAD, NORTHCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: WRAP PROJECT OFFICE ON BEHALF OF THE ISMAIL AND MIRIAM EBRAHIM FOUNDATION

Report attached

4.2 ERF 932, 30 MARINE DRIVE, VERMONT, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION: KROEP & ROSSOUW PROFESSIONAL LAND SURVEYORS ON BEHALF OF UNIVERSITY CAMPUS LIVING (PTY) LTD & OPHISOL (PTY) LTD

Report attached

4.3 ERF 6135, 18 CLIFF ROAD AND A PORTION OF REMAINDER ERF 249, WESTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CLOSURE OF PUBLIC OPEN SPACE, REZONING, CONSOLIDATION AND REGISTRATION OF A SERVICES SERVITUDE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF D & P TURPIE AND OVERSTRAND MUNICIPALITY

Report attached

4.4 ERF 1336, 21 INGANG STREET, DE KELDERS: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF PR JACOBS

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4.5 ERF 639, 9 LAW STREET, PEARLY BEACH, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE CONDITIONS AND CONSENT USE: PLAN ACTIVE TOWN- & REGIONAL PLANNERS ON BEHALF OF JC KOEKEMOER

Report attached

4.1**ERF 5474, 51 MAIN ROAD, NORTHCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR CONSENT USE: WRAP PROJECT OFFICE ON BEHALF OF THE
ISMAIL AND MIRIAM EBRAHIM FOUNDATION****5474 HNC (4937/2025)****H van der Stoep
3 March 2026****(028) 313 8900****Hermanus Administration**

1. EXECUTIVE SUMMARY

An application was received on 17 March 2025 from WRAP Project Office on behalf of The Ismail and Miriam Ebrahim Foundation on Erf 5474, Hermanus for a consent use in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 to allow four (4) individual residential units.

A Locality Plan of the property concerned is attached as Annexure A. The Motivation Report from the applicant in support of the proposal is attached as Annexure B, while the proposed Site Development Plan is attached as Annexure C.

2. DECISION AUTHORITY

Municipal Planning Tribunal

3. BACKGROUND / SITE HISTORY

Erf 5474, Hermanus hereafter referred to as the subject property is currently utilised as a mosque (masjid), serving as a place of worship for congregants of the Muslim religion. The property also includes several support structures that facilitate its operation and maintenance.

The owners propose to renovate and improve the existing structures, specifically by altering the existing dwelling house to create separate dwelling units within the current built form. It is important to emphasise that no new structures are being proposed. All dwelling units will be accommodated within the existing building envelope

The proposed renovations and alterations will ensure the efficient use of space while maintaining the property's primary function as a place of worship. This enhancement will also contribute to improved functionality and better utilisation of the existing infrastructure without increasing the built footprint.

4. SUMMARY OF APPLICANT'S MOTIVATION

The owners have identified the need to provide their employees with suitable accommodation on the property, ensuring convenience and direct access to their place of work. To achieve this, the existing dwelling house is proposed to be converted into four (4) individual dwelling units, each intended to accommodate an employee of the mosque. These units will be designed to provide functional and dignified living spaces, each consisting of two bedrooms, a kitchen, and a bathroom.

The proposed dwelling units align with the applicable development parameters, as they are specifically intended for the bona fide accommodation of employees directly involved in the operation and maintenance of the mosque. By providing on-site accommodation, the proposal will enhance the efficiency of the mosque's daily operations, ensuring that essential personnel are readily available to manage religious, administrative, and maintenance functions. This arrangement will also reduce the need for employees to commute, contributing to overall sustainability by minimising travel related impacts.

Furthermore, the development will remain within the existing built footprint, ensuring that no additional bulk is introduced on the property. The integration of these units within the current structure will preserve the architectural character of the site while promoting a harmonious relationship between the residential and community components. Given that the property is already established as a community facility, the introduction of these dwelling units represents a logical and necessary enhancement that supports the continued operation of the mosque.

The proposal also aligns with broader planning principles that promote the efficient use of existing infrastructure and resources. By adapting the current structure rather than constructing new buildings, the development will contribute to sustainable land use practices while avoiding unnecessary expansion. Additionally, the provision of on-site accommodation will improve security for the property, as the presence of employees during and outside operational hours will provide passive surveillance and deter potential security concerns.

In light of these considerations, the proposed dwelling units should be supported as they comply with the relevant planning policies, maintain the integrity of the existing property, and fulfil a demonstrated need for employee accommodation in a practical and sustainable manner.

LAND USE ENVIRONMENT

There is a mixture of zonings surrounding the subject property, although the area is considered to be a mixed-use area with businesses, residential and higher density development.

The need for the proposed development arose from the property owners' vision to be able to optimise the utilisation of the entire extent of the subject property.

NEED AND DESIRABILITY

SOCIO-ECONOMIC IMPACT

The proposed conversion of the existing dwelling house into four dwelling units will have a positive socio-economic impact by providing secure, on-site accommodation for employees, enhancing both their quality of life and their ability to perform their duties efficiently. By ensuring that employees reside within close proximity to their workplace, the proposal reduces commuting costs and travel time, allowing them to dedicate more time to the effective operation and maintenance of the mosque.

This contributes to improved service delivery within the religious institution, benefiting the broader community that relies on the facility for worship and associated activities.

Additionally, the provision of formal, self-contained living spaces enhances the dignity and well-being of employees by offering improved living conditions compared to shared accommodation within a single dwelling. Each unit will provide adequate space and essential amenities, promote a better standard of living while foster a sense of stability and job security.

From an economic perspective, the renovations and alterations required for the conversion will generate short term employment opportunities within the local construction and service industries, supporting economic activity in the area. In the long term, the accommodation of employees on-site can lead to more efficient property management and maintenance, ensuring the sustainability of the mosque as an important community facility.

Moreover, the presence of employees on-site at all times improves security for both the property and surrounding area, reducing the risk of vandalism or other criminal activities. This contributes to a safer environment, benefiting both the mosque and the wider community. Overall, the proposal supports socio-economic development by providing stable employment-linked housing, improving working and living conditions, generating short-term economic activity, and enhancing security, all while ensuring the sustainable use of existing infrastructure.

COMPATIBILITY WITH SURROUNDING USES

The proposed use of the property is not expected to drastically change, and the proposal is compatible with the surrounding area. Impact on the external engineering services, additionally the Overstrand Municipality's Engineering Department will review the application to ensure that the availability of services is adequate. Impact on safety, health and wellbeing of the surrounding community. It is not expected that the proposed conversion of the dwelling house to dwelling units will have an impact on the safety, health or wellbeing of the surrounding community.

IMPACT ON HERITAGE

The subject property is not listed in the OM Heritage Register. Impact on the biophysical environment - the proposal is not expected to have an impact on the environment as no new development is proposed.

TRAFFIC IMPACTS, PARKING, ACCESS AND OTHER TRANSPORT RELATED CONSIDERATIONS

The proposal is not expected to have a negative impact on transport related activities, as the same employees can be accommodated in the existing dwelling house. The proposal only skilfully creates separate dwelling units. Impact on views, sunlight and character of the area. The proposed use change of the existing structures is not expected to have an impact on the views and sunlight of the surrounding area as the dwelling units will be contained within the existing structure.

OPPORTUNITY COST

An opportunity cost in the context of land use planning refers to a development proposal which leads to the devaluation or foregoing valued land use rights of interested and affected parties when an application is approved. The proposed subdivision will increase the surrounding property values as more housing opportunities will be created and new development will take place.

SERVICES

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated. Electricity, Water, Sewage and Solid Waste. The subject property is connected to the Overstrand Municipality's services network, including electricity, water, sewage, and solid waste management. While the conversion of the existing dwelling house into four dwelling units may result in a slight increase in service demand, the overall impact will be comparable to that of a single dwelling occupied by multiple employees.

In both scenarios, the same number of residents will be accommodated on-site, and water usage, electricity consumption, sewage disposal, and waste generation will remain largely unchanged. The primary difference lies in the internal layout, with each unit having its own kitchen and bathroom, improving functionality and living conditions without significantly increasing resource demand. As the zoning allows for the use with consent from the municipality and no change in zoning is proposed, we are of the opinion that the existing infrastructure is sufficient to accommodate the proposed change. The conversion ensures more efficient use of space while maintaining a responsible and sustainable approach to service consumption. Given these factors, the proposal does not place an undue burden on municipal services and should be supported as a logical and practical improvement to the property.

Access and Egress Access is obtained from the Main Road, and the proposal is not expected to affect the existing access and egress points.

PARKINGExisting Parking

- 30 Parking Bays
- 2 Parking Bays Existing Dwelling
- 28 Parking Bays
- Place of worship 112 'Seats'

Proposed Parking:

- 32 Parking Bays
- 4 Parking Bays 4 Proposed Dwelling Units •
- 28 Parking Bays
- Place of worship – 112 'Seats'

The parking requirements are complied with.

POLICIES AND REGULATIONSOverstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The property is not located within the EMOZ.

Heritage Protection Overlay Zone (HPOZ)

The property is located adjacent to a 'Route of Regional Significance' and the proposal to convert the existing dwelling house into smaller dwelling units in the existing building envelope will not have an impact on the scenic drive.

Spatial Planning Policies

This proposal to convert the existing dwelling is not in conflict with any provisions of the Western Cape Provincial Spatial Development Framework, 2014 or the Overstrand Spatial Development Framework, 2020.

PLANNING PRINCIPLES

Spatial Justice

Spatial justice ensures that planning proposals do not contribute to apartheid-era spatial development imbalances. The proposed conversion of the existing dwelling house into smaller, self-contained dwelling units promotes equitable access to housing by providing on-site accommodation for employees directly involved in the operation of the mosque. This approach supports inclusive urban development by optimising the use of existing infrastructure without reinforcing past spatial inequalities

Spatial Sustainability

Spatial sustainability seeks to create viable and functional communities. The proposed conversion enhances the efficient use of the subject property by providing much needed accommodation within the existing built form. This method of densification ensures that additional housing opportunities are created without expanding the property's footprint or requiring additional land, aligning with sustainable development principles that promote compact and resource-efficient urban environment

Efficiency

The proposal maximises the utilisation of the subject property by transforming the existing dwelling into smaller, functional residential units. This ensures that the available space is used efficiently while improving living conditions for employees. The conversion allows for an optimised layout that meets housing needs without unnecessary expansion, making the most of the existing structure and services.

Spatial Resilience

The proposed conversion aligns with existing spatial planning policies and Overstrand Municipality regulations, ensuring compliance with broader planning objectives. By adapting the existing built form to meet evolving needs, the proposal enhances the resilience of the property, ensuring it remains functional and relevant without the need for extensive redevelopment.

Good Administration

The OM has a credible track record of good administration regarding the method of public participation which invites and accepts comments from the public to make an informed decision as well as complying with the prescribed time frames pertaining to the processing of applications.

5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Notices via e-mail / site notice	Yes	7 April 2025	16 May 2025
Internal Departments	Yes	7 April 2025	16 May 2025
Ward Councillor	Yes	7 April 2025	16 May 2025
Total comments	ONE (1)		
Total letters of support	NONE		
Was public participation undertaken in accordance with section 46- 50 of the By-law on Municipal Land Use Planning?			Yes
Was the application processed correctly (if no, elaborate below):			Yes
Is the proposal consistent with the principles referred to in chapter 2 of SPLUMA and Chapter VI of LUPA? (can be elaborated further below)			Yes

6. SUMMARY OF COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS

Name	Date received	Summary of comments
Building Control	08/04/2025	No objection. The building plan application must comply with all applicable law.
Fire Department	16/04/2025	No objection subject to compliance with the provisions of SANS 10400-A:2016, 10400-T:2020 and the By-Law relating to fire safety.
Services Report	16/05/2025	See Annexure F.
District Health	16/05/2025	See Annexure G.
Western Cape Government: Infrastructure (Road Planning)	05/06/2025	See Annexure H.

7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION

E-mail notification letters were also sent out to surrounding property owners and a notice board was also placed on-site by the applicant's consultant.

During the public participation process, one (1) letter of non-support was received from L May, owner of Aloe House Guesthouse. See Annexure D. The applicant was provided the opportunity to respond to the letter of non-support, refer to Annexure E.

The letter of objection, the applicant's reply and the Municipal Town Planners response thereon can be summarized as follows:

OBJECTION

The objector provided no reasons. Only stated **object**.

APPLICANT'S RESPONSE

The objector has failed to provide the reason for the objection. Therefore, the objection is not valid.

TOWN PLANNER'S RESPONSE

The objector's concern relates to the noise pollution and complaints received regarding the call to prayer. However, this complaint falls outside the official public participation timeframe of the application. The objector did not elaborate or give any reasons; the objection is noted.

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

Refer to point 7 of this report.

9. MUNICIPAL ASSESSMENT OF COMMENTS

Refer to point 7 of this report.

10. MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)

10.1 Background

N/A

10.2 (In)consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

The application is in line with the planning objectives applicable to this application. The objectives relating to:

Spatial Justice

The proposal will not further perpetuate historic spatial imbalances.

Spatial sustainability

The development will be the conversion of the existing dwelling into four (4) residential units on a community zone erf. This has a spatial impact in terms of use and whether it is sustainable remains questionable to start providing housing opportunities on an erf, with a specific use as a Place of Worship.

Efficiency

Additional services to the property will not be required as the erf is fully serviced. However, should upgrade be required, it will be to the applicant's account.

Spatial Resilience

The building will be subject to the National Building Regulations, 1977 and SANS.

Good administration

The application followed the required planning procedures to ensure that land use activity is in line with Municipal By-Laws and a public participation process had been followed.

10.3 (In)consistency with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014)

Same as Point 10.2 above.

10.4 (In)consistency with the IDP/Various levels of SDF's/Applicable policies

The property is in line with the forward documents since it remains a Place of Worship.

10.5 (In)consistency with guidelines prepared by the Provincial Minister

N/A

10.6 Impact on Municipal Engineering Services

No additional services will be required. The proposed development is supported by the Engineering Services Department, subject to conditions (attached as Annexure E).

10.7 Outcomes of investigations/applications i.t.o other legislation

The property does comply with the approved site development plan in terms of parking and as demarcated on the site.

10.8 Existing and proposed zoning comparisons and considerations

The existing zoning remains in place.

11. ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS

N/A

12. THE DESIRABILITY OF THE PROPOSAL

The erf is located in Northcliff (Extension 4). The land use of a Place of Worship on Erf 5474 dates back to the late 1990's according to records available.

OBJECTION

The objector failed to elaborate on the reasons for the objection.

PARKING ARRANGEMENT

In terms of the Overstrand Land Use Scheme the parking requirement for a Place of Worship is 1 bay per 6 seats.

Present situation:

In the motivation the Consultant indicated that the Prayer Hall is 112m². However, an area of 208m² is indicated on the site plan. The parking requirement will be based on the Prayer Hall of 208m² in extent.

Prayer hall: 208m² - 208 worshippers @1 bay per 6 worshippers = 35 parking bays.
Dwelling: 2 parking bays.

The total parking bays required: 37 parking bays of which 30 bays are onsite, and the remainder located on Erven 455 and 482.

In terms of the Mosque General Design Regulations, the area per worshipper is calculated at 1,2m by 0,6m totalling 0,72m²/worshipper. The general rule in the Overstrand is to allow 1m²/worshipper. With the development of the mosque, the parking was identified as an area to be addressed. The property does not have enough parking, and the Foundation obtained Erven 455 and 482 to cater for overflow parking.

The proposed parking as indicated in the motivation report, the Consultant indicated 32 parking bays onsite of which two parking bays are located at the dwelling and 30 parking bays on the western and southern side on the erf.

The total parking bays required:

Prayer Hall (208m ²):	35 parking bays
3x dwelling units:	3 parking bays
Total parking bays required for the development:	<u>8 parking bays</u>

Important is the arrangement between the Municipality and the Foundation to provide the 30 parking bays on site and the overflow on Erven 455 and 482.

The Mosque has sufficient parking to cater for 2 additional dwelling units.

CONSENT USE FOR ADDITIONAL DWELLING UNITS

The property is zoned Community Use Zone, which provides for additional dwelling units. The land use is a Place of Worship and per definition, as a primary right include a pastorage. This is in line with the Mosque General Regulations to provide the Imam with housing, which is available onsite.

During a site inspection with the Foundation, the four (4) dwelling units were discussed to obtain clarity on the use of the units. It became clear that two (2) of the units will be allocated to two (2) Imams and one (1) unit to the maintenance manager.

The Hermanus Mosque has two (2) Imams to serve its worshippers and to ensure privacy for the well-being for the individual households, it is needed and desirable to provide each household with its own dwelling unit. The Foundation has its own maintenance manager, responsible for all the mosques affiliated to the Foundation. This unit will be utilized on an *ad-hoc* basis as required. The fourth (4) unit applied for is not necessary as per the discussion

One of the approved domestic rooms will be converted into a storage facility and will not require additional construction that will expand the footprint of the storage facility.

Based on the discussions, the application for four (4) residential units is not supported, but only three (3) units and a storage facility.

CONCLUSION

The application for a consent use for four (4) dwelling units is not recommended for approval, but three (3) dwelling units and a storage facility.

13. RECOMMENDATION

1. that the application in terms of Section 16.(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 5474, Hermanus for consent use to allow four (4) dwelling units, **be partially approved**, to only allow three (3) dwelling units and one (1) storage facility in terms of the provisions of Section 61 of the By-Law, but, subject to the following conditions:
 - (a) that the approval be limited to three (3) dwelling units and one (1) storage facility;
 - (b) that the three (3) units may only be occupied by the two (2) Imams and one (1) maintenance manager;
 - (c) that the units may not be let for self-catering, holiday accommodation or persons not affiliated with the Mosque;
 - (d) that a parking layout plan be submitted with parking bays dimensions;
 - (e) that revised building plans reflecting the above approval be submitted to the Building Control Department for approval, and that all conditions of the Building Control – and the Fire Department be complied with at that stage;
 - (f) that the Mosque manage the behaviour of patrons (both inside and outside the building);
 - (g) that no activities constituting a source of public nuisance, safety and health shall be carried out;
 - (h) that a Health Certificate be obtained from the Health Department of the Overberg District Municipality and a Fire Prevention Certificate from the Municipal Fire Department.
 - (i) that the Overstrand Municipality retains the right to enforce any relevant legislation and or By-Laws;
 - (j) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (k) that all other development parameters as prescribed in the relevant Land Use Scheme be complied with;

- (l) that all the conditions in the Services Report (attached as Annexure F), be complied with, and
 - (m) that all the conditions imposed by Telkom (attached as Annexure I), be complied with.
2. that the applicant and objector be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 with regard to the above decision.

14. REASONS FOR RECOMMENDATION

- ❖ The Mosque have two (2) Imams that require housing on site. Their responsibilities include that availability at any given time.
- ❖ The Mosque also serves as an academic institution to assist worshippers in the teachings of their religion, which require an additional Imam.
- ❖ The Foundation has a full-time maintenance manager responsible for all mosques affiliated with the Foundation; thus, housing is required to accommodate the manager who will make use of the unit on an ad-hoc basis.
- ❖ A Domestic quarter will be converted into a storage facility, which the Mosque need for maintenance equipment. The conversion will not extent in footprint and is indicated on an approved building plan.
- ❖ The fourth dwelling unit is not supported as indicated in the evaluation of the application. The Foundation indicated during a site inspection that the fourth dwelling is not a requirement.

15. ANNEXURES

Annexure A:	Locality Plan
Annexure B:	Motivation Report
Annexure C:	Site Development Plan
Annexure D:	Comment received
Annexure E:	Applicant's response to comment received
Annexure F:	Service Report
Annexure G:	Comment: District Health
Annexure H:	Comment: Western Cape Government: Infrastructure (Road Planning)
Annexure I:	Comment: Telkom

SIGNATURES

REGISTERED PLANNER

Name: **H VAN DER STOEP**

SACPLAN registration number: **A/1708/2013**

Signature: _____

Date: _____

1. Locality Plan
Erf 5474 - Hermanus



Subject property

Plan prepared by: Veronica Jansen

Tel: 028 313 1411

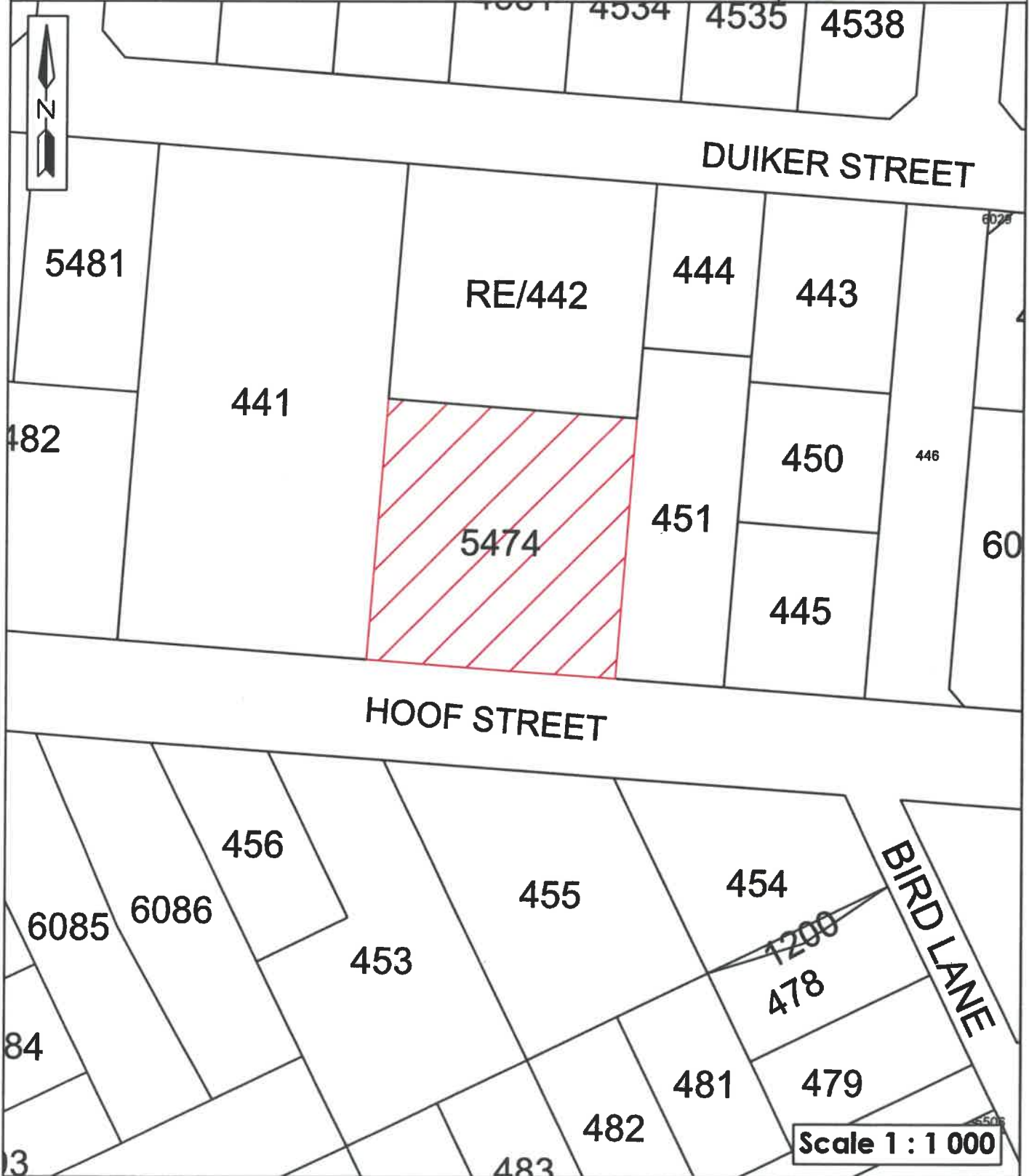
Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office

Town Planning & Project Management



Scale 1 : 1 000

2. Aerial Plan
Erf 5474 Hermanus



Plan prepared by: Veronica Jansen

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



NTS



1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
OM By-Law	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
PSDF	Western Cape Provincial Spatial Development Framework, 2014
LUPA	Western Cape Land Use Planning Act, 2014.
MSDF	Overstrand Spatial Development Framework, 2020

2. PROPERTY DETAILS

Erf description	Erf 5474 Hermanus
Erf extent	2344m ²
Current zoning	Community Zone 1: Community Facilities

3. BACKGROUND

Erf 5474, Hermanus hereafter referred to as the subject property is currently utilised as a mosque (masjid), serving as a place of worship for congregants of the Muslim religion. The property also includes several support structures that facilitate its operation and maintenance.

The owners propose to renovate and improve the existing structures, specifically by altering the existing dwelling house to create separate dwelling units within the current built form. The owners have appointed WRAP Project Office to submit the application on their behalf. Refer to **Annexure A – Power of Attorney**. It is important to emphasise that no new structures are being proposed. All dwelling units will be accommodated within the existing building envelope. Refer to **Annexure C – Approved Building Plans**.

The proposed renovations and alterations will ensure the efficient use of space while maintaining the property's primary function as a place of worship. This enhancement will also contribute to improved functionality and better utilisation of the existing infrastructure without increasing the built footprint.

Approval of the following application is required:

- Consent use to allow dwelling units.

4. PROCEDURE TO ACHIEVE THE OWNER'S INTENT

WRAP Project Office was appointed to compile and submit a land use planning application to achieve the vision highlighted in *Section 3* of this report. The following is proposed:

4.1 Consent Use to allow dwelling units on Erf 5474 – Hermanus.



MOTIVATION

The owners have identified the need to provide their employees with suitable accommodation on the property, ensuring convenience and direct access to their place of work. To achieve this, the existing dwelling house is proposed to be converted into four (4) individual dwelling units, each intended to accommodate an employee of the mosque. These units will be designed to provide functional and dignified living spaces, each consisting of two bedrooms, a kitchen, and a bathroom.

The proposed dwelling units align with the applicable development parameters, as they are specifically intended for the bona fide accommodation of employees directly involved in the operation and maintenance of the mosque. By providing on-site accommodation, the proposal will enhance the efficiency of the mosque's daily operations, ensuring that essential personnel are readily available to manage religious, administrative, and maintenance functions. This arrangement will also reduce the need for employees to commute, contributing to overall sustainability by minimising travel-related impacts.

Furthermore, the development will remain within the existing built footprint, ensuring that no additional bulk is introduced on the property. The integration of these units within the current structure will preserve the architectural character of the site while promoting a harmonious relationship between the residential and community components. Given that the property is already established as a community facility, the introduction of these dwelling units represents a logical and necessary enhancement that supports the continued operation of the mosque.

The proposal also aligns with broader planning principles that promote the efficient use of existing infrastructure and resources. By adapting the current structure rather than constructing new buildings, the development will contribute to sustainable land use practices while avoiding unnecessary expansion. Additionally, the provision of on-site accommodation will improve security for the property, as the presence of employees during and outside operational hours will provide passive surveillance and deter potential security concerns.

In light of these considerations, the proposed dwelling units should be supported as they comply with the relevant planning policies, maintain the integrity of the existing property, and fulfil a demonstrated need for employee accommodation in a practical and sustainable manner.

5. LAND USE ENVIRONMENT

There is a mixture of zonings surrounding the subject property, although the area is considered to be a mixed-use area with businesses, residential and higher density development being located. The surrounding area's zoning is illustrated in **Plan 3 – Zoning Plan**.

6. TITLE DEED

Title deed T21767/2011 (refer to **Annexure B**) was perused and there are no restrictive conditions prohibiting the owners from establishing dwelling units on the property.



MOTIVATION

7. ZONING

The following zoning parameters were assessed in conjunction with the CO1 OMLUS zoning as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law:

Community Zone 1: Community Facilities			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
Primary use	Clinic, Crèche, Day Care Centre, Multi-Purpose Centre, Place of Assembly, Place of Instruction and Place of Worship	<ul style="list-style-type: none"> Place of Worship 	Comply
Consent use that may be applied for	Dwelling Units , Cemetery, Conference Facility, Dwelling House, Hospital, Institution, Recreational Facilities, Residential Building, Transmission Apparatus (Subject to the provisions of chapter 16.10) and Urban Agriculture	<ul style="list-style-type: none"> Dwelling Units 	Applied for and motivated.
Development parameters			
Floor factor	(i) The floor factor on the land unit shall not exceed 1.2, provided that (ii) The floor factor for a Place of Worship is 2.	±0,34	Comply
Coverage	The maximum coverage for all buildings on the land unit shall not exceed 60%.	Coverage = 34 %	Comply
Height	The maximum height of any building is 10,5 m, measured from the base level to the top of the structure, provided that there is a 14,0 m height limit for a bell tower, steeple, minaret or similar architectural feature to accentuate the significance of a building.	Top of structure – <10,5m Top of minaret – 14,0m Refer to Annexure D – Proposed building plans	Comply



MOTIVATION

Building lines	(i) All building lines shall be 5,0 m. (ii) The general building line exemptions of 16.1 apply.	Existing approved dwelling house located at 4,65m.	Comply
Setback	(i) A setback of 8,0 m, measured from the centreline of the street, applies and must be provided. (ii) The provisions in 16.2 apply.	Comply	Comply
Parking	Parking and access shall be provided on the land unit in accordance with 17.1.	<p><u>Existing Parking</u> 30 Parking Bays</p> <p>2 Parking Bays Existing Dwelling</p> <p>28 Parking Bays Place of worship</p> <p>112 'Seats'</p> <p><u>Proposed Parking</u> 32 Parking Bays</p> <ul style="list-style-type: none"> • 4 Parking Bays 4 Proposed Dwelling Units • 28 Parking Bays Place of worship – 112 'Seats' 	Comply

8. SERVICES

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

Electricity, Water, Sewage and Solid Waste

The subject property is connected to the Overstrand Municipality's services network, including electricity, water, sewage, and solid waste management. While the conversion of the existing dwelling house into four dwelling units may result in a slight increase in service demand, the overall impact will be comparable to that of a single dwelling occupied by multiple employees.



MOTIVATION

In both scenarios, the same number of residents will be accommodated on-site, and water usage, electricity consumption, sewage disposal, and waste generation will remain largely unchanged. The primary difference lies in the internal layout, with each unit having its own kitchen and bathroom, improving functionality and living conditions without significantly increasing resource demand. As the zoning allows for the use with consent from the municipality and no change in zoning is proposed, we are of the opinion that the existing infrastructure is sufficient to accommodate the proposed change. The conversion ensures more efficient use of space while maintaining a responsible and sustainable approach to service consumption. Given these factors, the proposal does not place an undue burden on municipal services and should be supported as a logical and practical improvement to the property.

Access and Egress

Access is obtained from the Main Road, and the proposal is not expected to affect the existing access and egress points.

9. NEED AND DESIRABILITY

The need and desirability of the approval and implementation of this proposal in accordance with Section 66 (1) (c) of the OM By-Law can be illustrated as follow:

Need and desirability

The need for the proposed development arose from the property owners' vision to be able to optimise the utilisation of the entire extent of the subject property.

Socio-economic impact	<p>The proposed conversion of the existing dwelling house into four dwelling units will have a positive socio-economic impact by providing secure, on-site accommodation for employees, enhancing both their quality of life and their ability to perform their duties efficiently. By ensuring that employees reside within close proximity to their workplace, the proposal reduces commuting costs and travel time, allowing them to dedicate more time to the effective operation and maintenance of the mosque.</p> <p>This contributes to improved service delivery within the religious institution, benefiting the broader community that relies on the facility for worship and associated activities.</p> <p>Additionally, the provision of formal, self-contained living spaces enhances the dignity and well-being of employees by offering improved living conditions compared to shared accommodation within a single dwelling. Each unit will provide adequate space and essential amenities, promoting a better standard of living while fostering a sense of stability and job security.</p> <p>From an economic perspective, the renovations and alterations required for the conversion will generate short-term employment opportunities within the local</p>
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MOTIVATION

	<p>construction and service industries, supporting economic activity in the area. In the long term, the accommodation of employees on-site can lead to more efficient property management and maintenance, ensuring the sustainability of the mosque as an important community facility.</p> <p>Moreover, the presence of employees on-site at all times improves security for both the property and surrounding area, reducing the risk of vandalism or other criminal activities. This contributes to a safer environment, benefiting both the mosque and the wider community.</p> <p>Overall, the proposal supports socio-economic development by providing stable employment-linked housing, improving working and living conditions, generating short-term economic activity, and enhancing security, all while ensuring the sustainable use of existing infrastructure.</p>
Compatibility with surrounding uses	The proposed use of the property is not expected to drastically change, and the proposal is compatible with the surrounding area.
Impact on the external engineering services	Refer to section 8 above, additionally the Overstrand Municipality's Engineering Department will review the application to ensure that the availability of services is adequate.
Impact on safety, health and wellbeing of the surrounding community	It is not expected that the proposed conversion of the dwelling house to dwelling units will have an impact on the safety, health or wellbeing of the surrounding community.
Impact on heritage	The subject property is not listed in the OM Heritage Register.
Impact on the biophysical environment	The proposal is not expected to have an impact on the environment as no new development is proposed.
Traffic impacts, parking, access and other transport related considerations	The proposal is not expected to have a negative impact on transport related activities, as the same employees can be accommodated in the existing dwelling house. The proposal only skilfully creates separate dwelling units.

Impact on views, sunlight and character of the area

The proposed use change of the existing structures is not expected to have an impact on the views and sunlight of the surrounding area as the dwelling units will be contained within the existing structure.

Economic impact

Section 9 of this report indicated the economic impact that this development will have. Various role players will be employed and involved in the process. Jobs will be created on a temporary basis as construction is undertaken.

Opportunity cost



MOTIVATION

An opportunity cost in the context of land use planning refers to a development proposal which leads to the devaluation or foregoing valued land use rights of interested and affected parties when an application is approved. The proposed subdivision will increase the surrounding property values as more housing opportunities will be created and new development will take place.

10. POLICIES AND REGULATIONS

10.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The property is not located within the EMOZ.

10.2 Heritage Protection Overlay Zone (HPOZ)

The property is located adjacent a *'Route of Regional Significance'* the proposal to convert the existing dwelling house into smaller dwelling units in the existing building envelope will not have an impact on the scenic drive.

10.3 Spatial Planning Policies

This proposal to convert the existing dwelling is not in conflict with any provisions of the Western Cape Provincial Spatial Development Framework, 2014 or the Overstrand Spatial Development Framework, 2020.

11. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles which each development application must be guided by. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

Spatial Justice

Spatial justice ensures that planning proposals do not contribute to apartheid-era spatial development imbalances. The proposed conversion of the existing dwelling house into smaller, self-contained dwelling units promotes equitable access to housing by providing on-site accommodation for employees directly involved in the operation of the mosque. This approach supports inclusive urban development by optimising the use of existing infrastructure without reinforcing past spatial inequalities.

Spatial Sustainability

Spatial sustainability seeks to create viable and functional communities. The proposed conversion enhances the efficient use of the subject property by providing much-needed accommodation within the existing built form. This method of densification ensures that additional housing opportunities are created without expanding the property's footprint or requiring additional land, aligning with sustainable development principles that promote compact and resource-efficient urban environments.

Efficiency

The proposal maximises the utilisation of the subject property by transforming the existing dwelling into smaller, functional residential units. This ensures that the available space is used efficiently while improving living conditions for employees. The conversion allows for an optimised layout that meets housing needs without unnecessary expansion, making the most of the existing structure and services.

Spatial Resilience



MOTIVATION

The proposed conversion aligns with existing spatial planning policies and Overstrand Municipality regulations, ensuring compliance with broader planning objectives. By adapting the existing built form to meet evolving needs, the proposal enhances the resilience of the property, ensuring it remains functional and relevant without the need for extensive redevelopment.

Good administration

The OM has a credible track record of good administration regarding the method of public participation which invites and accepts comments from the public to make an informed decision as well as complying with the prescribed time frames pertaining to the processing of applications.



RECOMMENDATION

12. EVALUATION

The proposed conversion of the existing dwelling house into four smaller, self-contained dwelling units should be evaluated in the context of optimising and the efficient use of space. The current layout does not maximise the property's potential, and the proposed alterations will improve functionality while maintaining compliance with relevant planning policies.

The proposal does not introduce any new land use rights, as the property remains dedicated to residential use in conjunction with the mosque. The conversion aligns with spatial planning principles, ensuring that the development is sustainable, efficient, and responsive to housing needs.

Various stakeholders, including town planners, architects, and construction professionals, will contribute to the successful implementation of this proposal. Their expertise will ensure that the conversion is carried out in accordance with municipal regulations and best practices, supporting the long-term viability of the property. Given these considerations, the application warrants support as a logical and sustainable approach to enhancing the subject property's residential capacity.

13. RECOMMENDATION

Based on the abovementioned motivation, it is recommended that the following be approved:

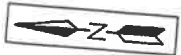
13.1 Consent Use to allow dwelling units in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

<p>4. Site Plan Erf 5474 Hermanus</p> <p>Erf 5474 Hermanus = 2 344 m²</p> <p>Ground Floor = 403 m² Mezzanine Floor = 109 m² Rear Hall = 160 m² Dwellings = 257 m² Total = 820 m²</p> <p>Coverage = ±34%</p> <p>Existing Parking 30 Parking Bays</p> <p>Additional Parking 2 Parking Bays</p> <p>Total Parking 32 Parking Bays</p>	<p>Plan prepared by: Thian Jansen on 2025/02/26 Based on plans from M Joseph Plan Number - 25/04 (001)</p> <p>All distances are approximate and subject to a survey</p> <p>Tel: 028 313 1411 Email: admin@wrapgroup.co.za Unit 8, Standard House, Corner of Royal and Dirkie Uys Street Hermanus, 7200</p>
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Project Office
Town Planning & Project Management

SCALE 1 : 250



NOTES

DRYWALL PARTITION
 Staggered JPS System Standard Unframed Stud
 accordance with the NATIONAL BUILDING
 CODE OF 1977 AND SANS 9400:1977.

WALLS
 Drywall Unframed Stud positioned at 600mm
 centres fixed into 63.5mm wide top and bottom
 tracks fixed on both sides with 72.5mm thick paper
 screws at 220mm centres and all corners fixed
 with 25 x 25mm corner beads and all joints to
 be taped and jointed as per manufacturer's
 specifications.

WINDOWS & DOORS, on fire doors (MDPT) (RH)
 All windows and doors to be fire rated in
 accordance with the NATIONAL BUILDING
 CODE OF 1977 AND SANS 9400:1977.
 Fire doors to be fire rated in accordance with
 the NATIONAL BUILDING CODE OF 1977 AND
 SANS 9400:1977.

NATURAL LIGHT & VENTILATION
 ALL WINDOWS AND DOORS TO BE PROVIDED WITH
 THE NECESSARY NATURAL LIGHT AND
 VENTILATION TO THE ROOMS SERVED BY THEM.
 ALL WINDOWS AND DOORS TO BE PROVIDED WITH
 THE NECESSARY NATURAL LIGHT AND
 VENTILATION TO THE ROOMS SERVED BY THEM.
 ALL WINDOWS AND DOORS TO BE PROVIDED WITH
 THE NECESSARY NATURAL LIGHT AND
 VENTILATION TO THE ROOMS SERVED BY THEM.

STRUCTURE
 ALL STRUCTURE TO BE PROVIDED WITH
 THE NECESSARY STRENGTH AND
 STIFFNESS TO SUPPORT THE LOADS
 IMPOSED BY THE FINISHES AND
 FURNITURE TO BE PROVIDED TO THE
 BUILDING.

DRAINAGE
 ALL DRAINAGE TO BE PROVIDED WITH
 THE NECESSARY SLOPE AND
 FALL TO THE OUTSIDE TO PREVENT
 WATER FROM PENETRATING THE
 BUILDING.

WINDOW REFERENCE	WINDOW REFERENCE	WINDOW REFERENCE	WINDOW REFERENCE	WINDOW REFERENCE	WINDOW REFERENCE
W101	W102	W103	W104	W105	W106
W107	W108	W109	W110	W111	W112
W113	W114	W115	W116	W117	W118
W119	W120	W121	W122	W123	W124
W125	W126	W127	W128	W129	W130

PROPOSED ALTERATIONS TO EXISTING BUILDINGS

M. Joseph
 architect - project management

25 DE WILKINS DRIVE
 GLENVIEW, SOUTH AFRICA
 TEL: 021 934 1111
 FAX: 021 934 1112
 MOBILE: 082 949 1111





PROPOSED ALTERATIONS TO EXISTING BUILDINGS

SECTIONS & ELEVATIONS

DATE: 15/08/2011

WINDOW SCHEDULE

4.2 Inset Site Plan
Erf 5474 Hermanus

-  Dwelling Unit 1 - 53m²
-  Dwelling Unit 2 - 57m²
-  Dwelling Unit 3 - 45m²
-  Dwelling Unit 4 - 50m²

-- MAR 2026

Plan prepared by: Thlan Jansen

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit 8, Standard House,
Corner of Koyal and Dirkie Uys
Street Hermanus, 7200



4,65

5.0m building line




SCALE 1 : 100

SLIDING GATE

LINE OF MEZZANINE ABOVE

EXIST.
LOBBY
61 sqm.

EXISTING MAIN HALL
68 sqm.

<p>4. Site Plan Erf 5474 Hermanus</p>	<p>Erf 5474 Hermanus = 2 344 m²</p> <p>Ground Floor = 403 m² Mezzanine Floor = 109 m² Rear Hall = 160 m² Dwellings = 257 m² Total = 820 m²</p> <p>Coverage = ±34%</p> <p>Existing Parking 30 Parking Bays</p> <p>Additional Parking 2 Parking Bays</p> <p>Total Parking 32 Parking Bays</p>	<p>-- MAR 2026</p> <p>Plan prepared by: Thian Jansen on: 2026/02/03 Based on plans from: M. Joseph Plan Number: -25/04 (001)</p> <p>All distances are approximate and subject to a survey</p> <p>Tel: 028 313 1411 Email: admin@wrapgroup.co.za Unit 8, Standard House, Corner of Royal and Dirkie Uys Street Hermanus, 7200</p>	 <p>Project Office Town Planning & Project Management</p>
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SCALE 1 : 250



Annexure D

REKORDBEHEER

21 MAY 2025

DOCUMENT CONTROL

OVERSTRAND MUNICIPALITY

AJ Fourie

From: info@alohousehermanus.com
Sent: Wednesday, 16 April 2025 13:55
To: AJ Fourie
Subject: RE: Erf 5474, 51 Main Road, Northcliff, Hermanus - PUBLIC PARTICIPATION - You are regarded as a potentially affected property owner

Aloe House 53 Main Road :Object.

Kind Regards
L.May

From: AJ Fourie <ajfourie@overstrand.gov.za>
Sent: Monday, 07 April 2025 11:33
To: Loretta Gillion <loretta@overstrand.gov.za>
Subject: Erf 5474, 51 Main Road, Northcliff, Hermanus - PUBLIC PARTICIPATION - You are regarded as a potentially affected property owner

To whom it may concern

**ERF 5474, 51 MAIN ROAD, NORTHCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA:
 APPLICATION FOR CONSENT USE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF THE ISMAIL AND
 MIRIAM EBRAHIM FOUNDATION**

You are regarded as a potentially affected property owner.

Attached please find a self-explanatory notice/advert for your attention.

Sections 47 & 48 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 (By-Law) requires that notice must be given, and section 49 allows for a period of not less than 30 days from the date on which notice was given to affected persons to submit comments, objections or representations in respect of a land use planning applications. Council, during a meeting held on 30 November 2023, resolved that such notice be given via e-mail in accordance with the provisions of the Electronic Communications and Transactions Act, 25 of 2002. Due to ongoing difficulties in service delivery experienced by the South African Post Office, and as per the aforesaid Council resolution, **NO** registered mail/letters will be forwarded in the interim period.

Kindly regard this email as your formal notification of such land use application. Kindly provide your comment, objection or representations, if any, directly to Loretta Gillion (loretta@overstrand.gov.za) on or before **16 May 2025**.

Also note that the notice will be available at the Town & Spatial Planning Department, and on the municipal webpage at the following link: <https://www.overstrand.gov.za/en/documents/town-planning/land-use-planning-applications>.

Regards

AJ Fourie
Town- and Spatial Planning

FILE NO. Erf 5474-HNC
SCAN NO.
COLLABORATOR NO.
2666482

Annexure E



Project Office

Town Planning & Project Management

Our Reference: 25/04
Your Reference: 4937/2025

22 May 2025

The Municipal Manager
Overstrand Municipality
PO Box 20
Hermanus
7200

Attention: Mrs H van der Stoep

ERF 5474, 51 MAIN ROAD, NORTHCLIFF, HERMANUS: APPLICATION FOR CONSENT USE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF THE ISMAIL AND MIRIAM EBRAHIM FOUNDATION

Your email dated 21 May 2025 refers.

One objection was received and is addressed below:

According to Section 52 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 which outlines the **Requirements for submission of comments**, an objection must state the following:

- (3)(d)** the **reason** for the objection, comment or representation.
- (4)** The reasons for any objection, comment or representation must be set out in **sufficient detail** in order to—
- (a)** indicate the facts and circumstances which explains the objection, comment or representation;
 - (b)** demonstrate the undesirable effect which the application will have on the area;
 - (c)** demonstrate any aspect of the application which is not considered consistent with applicable policy.

The objector has failed to provide the **reason** for the objection. Therefore, this objection is not valid, and no comment is needed.

Considering the above, it is respectfully recommended that the planning application be approved as submitted.

Yours faithfully

T JANSEN
PROFESSIONAL TOWN PLANNER (A/2858/2019)

Project Planning | Project Feasibility | Land Use Applications | Project Execution Management | Liquor Licensing

Unit B, Standard House,
Cnr Royal and Dirkie Uys Street
Hermanus

PostNet Hermanus Suite 170
Private Bag X16, Hermanus,
7200

Tel: +27 (0)28 313 1411
Email: admin@wrapgroup.co.za
Web: www.wrapgroup.co.za



**COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR:
APPLICATION FOR CONSENT USE: ERF 5474, NORTHCLIFF (4937/2025)**

Stormwater (SW)	:	Refer to conditions
Electricity	:	Refer to conditions
Water	:	Refer to conditions
Sewer	:	Refer to conditions
Roads and traffic	:	Refer to conditions

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Principal Technologist: Hermanus for written approval;
5. that any additional and / or extended vehicle entrances will be for the owner's account;
6. that no reservation of on-street parking be allowed;
7. that stormwater discharged from higher lying properties and generated in the catchment area of the property be allowed to drain freely through the property;
8. that stormwater reticulation and connection(s) to the municipal system be provided at the owners cost, if required.



**RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL**

16/05/2025
DATE

Annexure G

<p>FILE REF: 5474 HNC APP ID:4937/2025 AJF</p>	<h1 style="margin: 0;">Internal Memorandum</h1>			
<p>FROM:</p> <p>TOWN & SPATIAL PLANNING</p> <p>TOWN PLANNER: Henk Olivier</p> <p>DATE: 07 April 2025</p>	<p>APPLICANT: MESSRS WRAP PROJECT OFFICE ON BEHALF THE ISMAIL AND MIRIAM EBRAHIM FOUNDATION</p> <p>PROPERTY DETAILS: ERF 5474, 51 MAIN ROAD, NORTHCLIFF, HERMANUS</p> <p>APPLICATION: CONSENT USE</p>			
	<u>PUBLIC LIAISON MANAGER</u>	<u>BUILDING CONTROL</u>	<u>DISTRICT HEALTH</u>	<u>ELECTRICAL</u>
	ENVIRONMENTAL	<u>ENGINEERING SERVICES</u>	<u>FIRE DEPARTMENT</u>	LOCAL HERITAGE
	<u>OPERATIONAL</u>	<u>TRAFFIC</u>	<u>WASTE MANAGEMENT</u>	<u>WARD COUNCILLOR</u>
	<h2 style="margin: 0;">INTERNAL DEPARTMENT COMMENTS</h2>			
	<p>No objection w.r.t. application: Should operations on site change this department should be informed. Accommodation should "only" be made to "employees"; Renting dwellings out for any reason other than accommodating employees will not be acceptable. Additional requirements will then be applicable.</p>			
<p>NOTES: Please provide your comments (with specific reference to any conditions of approval that should be imposed) in the space provided above or in a separate Memo by not later than the date stipulated below. If you require an extension of time for submission of comments, kindly request this in writing. Should no comments be received, it will be assumed that you have no objection to the proposal and where appropriate, the MPT will be informed accordingly.</p> <p><i>Building Control Department to confirm that all structures on the properties are in accordance with the approved building plans.</i></p>	<p>SIGNATURE: </p>			
	<p>DATE: 16 - 05 - 2025</p>			

CLOSING DATE:
16 MAY 2025



Should the information be insufficient for you to make an informative comment, please list any additional documentation that you would require to make informed comments.



Department of Infrastructure
Vanessa Stoffels

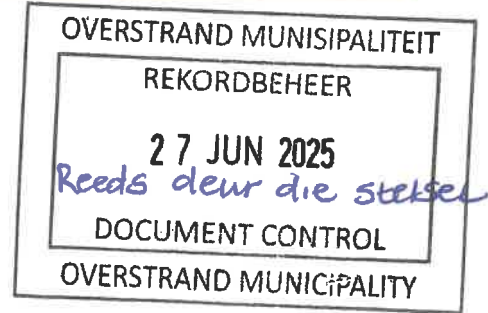
Chief Directorate: Road Planning

Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: DOI/CFS/RN/LU/REZ/SUB-21/310 (Application No: 2025-04-0056)

The Municipal Manager
Overstrand Municipality
P O Box 20
HERMANUS
7200

*TP- A Theart
(H Olivier)*



Attention: AJ Fourie

Dear Sir/Madam

ERF 5474, HERMANUS: PROPOSED CONSENT USE

1. Letter 5474 HNC to this Branch dated 07 April 2025.
2. The subject property is in Hermanus and takes access off Main Road 28.
3. The proposal is for consent use to allow four additional dwelling units.
4. This Branch offers no objection to the proposal in terms of the Land Use Planning Act 3 of 2014.

Yours Sincerely

DD FORTUIN
For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH
DATE: 5 JUNE 2025

FILE NO.	<i>Erf 5474-HNC</i>
SCAN NO.	
COLLABORATOR NO.	<i>2677832</i>





15 Bosmansdam Road
Milnerton
Cape Town
7441

Sanet Botha
Tel: 081 4093918
Email: WayleavesSR@Telkom.co.za

Our Ref.: WHMN 2080 25
Your Ref:

5 August 2025

Overstrand Municipality

Dear Sir / Madam

OPTIC FIBRE/COPPER PLANT AFFECTED

WAYLEAVE: ERF 5474, 51 MAIN ROAD, HERMANUS.

With reference to your application dated 4 April 2025.

As important OPTIC FIBRE cables are affected, please contact our representative Melt van As telephone number 081 3637873 at least 48 hours prior of commencement on construction work.

As per sketch attached, Openserve infrastructure will be affected, consequently the conditions below and on the attached legend will apply.

I hereby inform you that Openserve approves the proposed work indicated on your drawing in principle. This approval is valid for **6 months only**, after which reapplication must be made if the work has not been completed.

Any changes or deviations from the original planning during or prior to construction must immediately be communicated to this office.

Approval is granted, subject to the following conditions.

Telecommunication services position is shown as accurately as possible but should be regarded as approximate only.

Should alterations or relocation of existing infrastructure be required, such work will be done at the request and cost of the applicant.

Please notify this office within 21 working days from this letter of acceptance and if any alternative proposal is available or if a recoverable work should commence.

It would be appreciated if this office can be notified within 30 days of completion of the construction work. Confirmation is required on completion of construction as per agreed requirements.

Should Openserve infrastructure be damaged while work is undertaken, kindly contact our representative immediately.

All Open Serve rights remain reserved.

Yours faithfully



Sanet Botha

Wayleave Management: Western Region & Southern Region



Legend

	Existing Manhole		Existing P&B		Existing Indoor DP		Existing Overhead Route		Consult Terminus (Virtual Element)
	Planned Manhole		Planned P&B		Planned Indoor DP		Planned Overhead Route		To Be Recovered Overhead Route
	To Be Recovered Manhole		To Be Recovered P&B		To Be Recovered SDC		Existing Underground Route		Planned Underground Route
	Existing Jointing PR		Existing SDC		Existing DP		To Be Recovered Underground Route		To Be Recovered Overhead Route
	Planned Jointing PR		Planned SDC		Planned DP		To Be Recovered Pole		To Be Recovered Pole
	To Be Recovered Jointing PR		To Be Recovered SDC		To Be Recovered DP		Street		Stay
	To Be Recovered Pole		To Be Recovered Pole		Access Point (Virtual Element)		Access Point (Virtual Element)		Access Point (Virtual Element)

