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**ERF 2702, PARK LANE, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR CONSENT USE AND PERMISSION REQUIRED IN TERMS OF THE
LAND USE SCHEME: URBAN DYNAMICS SOUTH CAPE TOWN AND REGIONAL
PLANNERS ON BEHALF OF OVERSTRAND MUNICIPALITY**

2702 HON (5068/2025)

H Olivier

3 February 2026

(028) 313 8900

Hermanus Administration

1. EXECUTIVE SUMMARY

An application was received on 21 August 2025 from Urban Dynamis South Cape Town and Regional Planners on behalf of Overstrand Municipality on Erf 2702, Onrustrivier in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the following:

- ❖ **Consent Use** in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for Utility Services to accommodate the proposed improvements and upgrades to the existing Onrus Main Sewer Pump Station and ancillary infrastructure.
- ❖ **Permission Required in terms of the Land Use Scheme** in terms of Section 16(2)(g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 to approve the proposed site development plan.

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 2702 is situated in Onrustrivier, north of the Onrust River Lagoon. It measures 1,37ha in extent. There is an existing sewer pump station on the property, and the Remainder is some grassed area and reeds closer to the lagoon.

The pump station is currently experiencing operational difficulties to process the required flows. The pump station requires improvements and upgrades to ensure its efficient functionality to avoid risk of pollution due to overflows.

Application is now made for a consent use for Utility Services and the approval of a Site Development Plan to accommodate the improvements and upgrades.

4. SUMMARY OF APPLICANT'S MOTIVATION

THE MOTIVATION CAN BE SUMMARIZED AS FOLLOWS:

- ❖ The pump station is currently experiencing operational difficulties to process the required flows. The pump station requires improvements and upgrades to ensure its efficient functionality to avoid risk of pollution due to overflows.
- ❖ A positive environmental authorization/approval was obtained from DEADP.
- ❖ The property is zoned Open Space Zone 2 (Public Open Space), with a portion being a public street (Petersen Street).
- ❖ The Overstrand Municipal Spatial Development Framework of 2020 (OSDF) advocates approved service delivery within tons of the Greater Hermanus Area. The improvements to the Onrus Main Sewer Pumping Station (OMSPS) are fully consistent with the objectives of OSDF.

❖ STATUS QUO SEWER NETWORK

- Onrustrivier and Vermont drainage areas gravitate to the Onrus main sewer pumping station, and it then gets pumped to a transition manhole in Mount Pleasant and gravitates to the Hermanus Wastewater Treatment Works in Zwelihle, Hermanus.
- The sewer system is predominantly a small-bore system with septic tanks.
- Approximately 3755 households are situated within the area, with a further 1647 residential units that could still be developed in the following 20 years.
- Five (5) additional pumping stations had to be constructed in the past to pump sewage into the small-bore pipes and then the sewerage gravitates to the Onrus main sewer pumping station. Kidbrooke pumping station pumps directly into the rising main of OMSPS.
- The existing rising main have sufficient capacity, but a second parallel rising main is included in the preliminary design for future use, but only a short section of this pipeline will now be constructed in Park Lane at this stage.

❖ STATUS QUO ERF 2702

- Existing infrastructure is a pump station, facilities building including MCC, emergency generator and Eskom transformer, and underground pipelines and electrical cables.
- The area is already disturbed.

❖ PROPOSED DEVELOPMENT PLAN

- The proposed reservoir that will be underground to limit visual impact, will have approximately 500kl capacity. The reservoir will reduce risk of sewage overflowing into the estuary if the pumpstation or rising main fails.
- The pump station structure will be underground to reduce visual or noise impact.
- The two incoming sewers will be rerouted around existing infrastructure to provide space to construct the new infrastructure.
- The existing facilities room (building above ground) will be increased with approximately 38m² to conform to the Occupational Health and safety requirements and house a larger MCC. The generator will be relocated to ensure sufficient sound attenuation inside the building.

- Stormwater drainage with pipe and paving will be put in to drain water from Park Lane, and the sight will be slightly raised to ensure drainage from the paved areas to the river.
- The MC room (building) addition are minor in scale.

❖ DESIRABILITY

- The design of the infrastructure and services respond positively to the site and local contextual conditions and is compatible with the character of the area.
- There is compliance with current spatial planning policies, as the site is in an established built area where improved services infrastructure is supported.
- It connects with existing infrastructure, ensuring an efficient operating sewer network, and avoiding infrastructure failure and pollution.
- The infrastructure complies with good practise engineering principles and standards, while environmental and socio-economic aspects were considered (visual, noise, access etc.), ensuring safety and welfare of the surrounding community.
- It will have no adverse impact on biodiversity and natural resources, and environmental authorization was obtained in terms of NEMA.

PLANNING PRINCIPLES

❖ **Spatial Justice**

Complies as it does not unnecessarily reduce access to land or the use thereof and improved infrastructure development supports the overarching goals of spatial justice.

❖ **Spatial Sustainability**

Complies, proposed improvements to the Onrus Main Sewer Pumping Station will contribute to sustainable and efficient services infrastructure in the area.

❖ **Efficiency**

Complies as there will be no impacts on existing resources or services. The proposed upgraded sewer infrastructure will promote and enhance services efficiencies in the area.

❖ **Spatial Resilience**

Will improve the resilience of infrastructure, improving its capacity to support the growing catchment area, while also reducing risk of infrastructure failure and potential pollution.

❖ **Good Administration**

The correct consultation process is followed in consultation with the Municipality, and relevant government tiers and the public are enabled to participate.

5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Local newspaper	Yes	25 September 2025	31 October 2025
E-mail notices & site notice	Yes	25 September 2025	31 October 2025

Internal departments	Yes	25 September 2025	31 October 2025
Ward councillor	Yes	25 September 2025	31 October 2025
Total comments	TWO (2)		
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
Engineering Services	08/01/2026	See Annexure F.
Cape Nature	24/11/2025	See Annexure G.
Western Cape Government: DEADP (Environmental)	11/08/2025	See Annexure H.
BOCMA	20/01/2026	See Annexure I.
Telkom	14/01/2026	See Annexure J.
Municipal Environmental	18/11/2025	See Annexure K.
Fire Department	22/10/2025	No objection.
Building Control	30/09/2025	No objection.
Municipal Property Management	27/11/2025	No objection.
Eskom	<i>Eskom did not provide a comment on the application.</i>	

7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION

The application was duly advertised in the local newspaper. Notices were e-mailed to surrounding residents in the area and the Onrustrievier Ratepayers Association. A notice board was also placed on-site by the consultant.

Two (2) letters of objection were received, with the one letter on behalf of four surrounding property owners.

OBJECTIONS

- *SJ & MH de Jongh*
- *Andrew Greeff Architects on behalf of the following parties:*
 - *A & R Greeff*
 - *N Dodsworth*
 - *T van der Poel*
 - *A & D Finlayson*

The applicant was provided with an opportunity to respond to the objections received. The objections are attached as Annexure D and the applicant's response is attached as Annexure E respectively.

The objections, the applicant's reply and the Municipal Town Planner's response thereon can be summarized as follows:

 **OBJECTOR - SJ & MH DE JONGH**

OBJECTION 1 - DUMPING OF WASTE BY ROAD TRANSPORT

The objector states that tanker trucks currently dump sewage at the pump station on an almost daily basis, entering the site via Park Lane. The objector further contends that this has a detrimental effect on living conditions in the street and surrounding area due to smells during the dumping process, traffic and noise.

The objector insist that this practice is not acceptable and should be stopped immediately.

APPLICANT'S RESPONSE

The Overstrand Municipality (OSM) indicated that the regular dumping by tankers at the pump station has been ceased during normal circumstances. It is only in emergency cases that dumping is still required at the pump station.

On this basis, the concern of the objector is addressed. It should be noted that the pump station is part of a critical network of municipal sewer services, required to provide basic sewer services to the catchment.

TOWN PLANNER'S RESPONSE

The comments are noted and addressed by the applicant.

OBJECTION 2 - DESIGN LEVELS ABOVE NATURAL GROUND

The objector is opposed to the design level of ±600 mm above natural ground level. The objector states that these levels contradict the statements in the planning report that the structures will be underground.

APPLICANT'S RESPONSE

The design engineers indicated that:

- Both structures will be constructed predominantly underground, as can be clearly seen on the 3D site layout drawing.
- The cover levels of the proposed reservoir and pumping station relate to existing surrounding property levels and their overland drainage, overall overland site drainage, maximizing emergency storage capacities, also taking into account the flood line levels.
- The cover slabs are also not designed to carry heavy traffic loads, which would potentially enter the site. The cover levels are approximately 150mm to 300mm above ground on the northern side and 500mm on the southern side.
- On this basis, it is clear that there are good engineering design reasons and factors informing the levels of the structures, to ensure efficient functioning and operations, as well as safety aspects.

The fact that structures protrude only ± 500 mm above natural ground level is already a positive mitigation applied by the engineers.

TOWN PLANNER'S RESPONSE

The comments are noted.

As indicated above the storage tank and pumping station had to be a certain height to be above flood lines. Another reason is to ensure that heavy traffic does not drive onto it, as it cannot carry such load.

It is indicated that the slab will only protrude 150–300mm above the ground level on the northern side. The residential properties that are close by is situated to the north, so the visual impact will be minimal.

The slab will be approximately 500mm above the ground level on the southern side, but it will be facing the lagoon. The residential property to the south is not close to this area, and it will not be impacted by the structure.

OBJECTION 3 - ABSENCE OF LANDSCAPING

The objector object to the absence of landscaping. It is further suggested that structures must be fully underground with topsoil and vegetation over to make the structures invisible, with only manholes visible. The proposed paving is too much hard landscaping and should be softened.

APPLICANT'S RESPONSE

It is noted that the paved areas reflected on the SDP will serve as vehicle manoeuvring and access area for maintenance purposes. It is agreed that landscaping can be added along the verges to thereby soften the site and provide visual screening.

TOWN PLANNER'S RESPONSE

The comments are noted.

The paving is required to accommodate vehicles. It is noted that some form of landscaping will be done to soften the site.

OBJECTION 4 - DESIGN SUGGESTIONS

The objector makes the following suggestions with regard to the design of the pump station and appurtenant works:

- No gantries or any other overhead structures are to be allowed,
- All manhole covers be properly sealed and regularly inspected to prevent bad odour escaping.
- Proper design of manholes/suction pipes to ensure closed sucking system, to prevent bad smells escaping.
- Mitigation measures to reduce noise levels of standby generators should be specified.
- Park Lane must be upgraded.
- Measures must be taken to limit public traffic into Park Lane. Currently, motorists turn off into Park Lane and then struggle to turn around in the cul-de-sac.
- The pump station area should not be fenced.
- Current overhead lines (Telkom & fibre) be removed and laid underground.
- Lowering the ESKOM line along Park Lane
- I&APs should be allowed opportunity to provide further input before design of above ground structures are finalised. The aesthetics is important as it impacts value of properties.

APPLICANT'S RESPONSE

- Suggestions are noted.
- Gantries will be omitted.
- Appropriate covers will be installed.
- Noise levels will be compliant with prescribed standards in terms of the Municipal By-Law.
- The upgrade of Park Lane forms part of the construction contract
- Park Lane is clearly assigned as a cul-de-sac (as shown below).



- No fencing is currently proposed but may be considered should theft or vandalism occur in future.
- This is outside the scope of the project.
- This is outside the scope of the project.
- The SDP includes sufficient details with regard to the structures. The I&APs now commented on the designs and no further processes are required.

TOWN PLANNER'S RESPONSE

The comments are noted.

The applicant did address the concerns regarding the gantries and controlling smells from manholes and suction points, also that noise levels of the generator will comply with the relevant legislation.

It is also indicated that Park Lane will be upgraded. It is clearly indicated for motorists, with clear street signage, that the road is a cul-de-sac.

The applicant's opinion to move the overhead infrastructure underground and to lower Eskom's line is not part of this project, and not a realistic request.

It is indicated that no fence will be put up, only if there is vandalism, which is a reasonable comment.

In terms of the public participation process requirements in the Planning By-Law the applicant do not have to consult further with the objectors.

The comments regarding property values are noted. The fact that there is aging infrastructure on the site and there was sewage spillage can also be considered to negatively impact on property values. The upgrade of the services can then be seen as a positive for property values. The upgrade of the road will also have a positive impact on property values. Ultimately, it is speculative to say property value will lower.

OBJECTOR – A GREEFF & 3 OTHERS

OBJECTION 5 - DESIGN LEVELS ABOVE NATURAL GROUND LEVEL

The objector objects against any large, visible, bare reinforced concrete structures including slabs protruding above the 3,08m level. All structures are to be constructed underground & be overlaid by soft landscaping / planting.

The objector opposes gantries or similar structures above the 3,08m level.

The reservoir straddles onto Remainder Erf 581/0.

APPLICANT'S RESPONSE

The design engineers indicated that:

- Both structures will be constructed predominantly underground, as can be clearly seen on the 3D site layout drawing.
- The cover levels of the proposed reservoir and pumping station relate to existing surrounding property levels and their overland drainage, overall overland site drainage, maximizing emergency storage capacities, also taking into account the flood line levels.
- The cover slabs are also not designed to carry heavy traffic loads, which would potentially enter the site. The cover levels are approximately 150mm to 300mm above ground on the northern side and 500mm on the southern side.
- On this basis, it is clear that there are good engineering design reasons and factors informing the levels of the structures, to ensure efficient functioning and operations, as well as safety aspects.
- The fact that structures protrude only ± 500 mm above natural ground level is already a positive mitigation applied by the engineers.
- Gantries are omitted from the design.

TOWN PLANNER'S RESPONSE

See the response under objection 2.

The storage tank appears to straddle over Farm 581/0 boundary on the locality plan, but on the detailed site layout plan it is clearly indicated within the boundaries of Erf 2702.

OBJECTION 6 - VEHICLE MOVEMENT

The objector request that vehicular turning circles be depicted on the drawings to prove adequacy for turning movements.

The objector indicates that Park Lane should not be the primary accessway for tankers due to the narrow road configuration, the steep slope of the road and the risk to residents. It is suggested that access can be obtained via Petersen Street to the west.

Boom access on Park Lane is suggested.

APPLICANT'S RESPONSE

The design engineers indicated that the turning area was designed according to turning requirements.

It should be noted that once the proposed upgrades are implemented, the need for emergency suction at the pumpstation will be minimal and tanker vehicle movement will therefore reduce substantially.

Boom access is not proposed as part of this project, seeing that Park Lane is a public street.

TOWN PLANNER'S RESPONSE

The comments are noted.

The applicant sufficiently addressed the points of objection and indicates that the upgraded pumpstation will require minimal tanker and vehicle movement.

A public road (Park Lane) may not be enclosed in any way, and it must be open for the public to access such road without any restriction of movement.

Proposals that Peterson Road be used as an alternative is not viable as it would require that a whole new road will have to be constructed, and this is in an area that is very wet and overgrown with reeds.

OBJECTION 7 - ABSENCE OF LANDSCAPING

The objector object to the absence of landscaping. It is further suggested that structures must be fully underground with topsoil and vegetation over to make the structures invisible, with only manholes visible. The proposed paving is too much hard landscaping and should be softened. It is suggested that exposed aggregate be used.

APPLICANT'S RESPONSE

Landscaping will be introduced along the verges of the site to provide visual mitigation. Landscaping over the structures will not be possible.

Exposed aggregate is a good suggestion and will be considered.

TOWN PLANNER'S RESPONSE

The applicant's comments are noted, and to landscape the whole slab area would in all probability not work as it cannot carry the additional load. The areas around the storage tank and pumpstation can however be landscaped, and a landscape plan will have to be submitted for approval.

OBJECTION 8 – FENCING

The objector opposes any fencing around the site, only during construction.

APPLICANT'S RESPONSE

Noted. No fencing is currently proposed but may be considered should theft or vandalism occur in future.

TOWN PLANNER'S RESPONSE

The comments are noted.

OBJECTION 9 – PAVING

The objector states that the design of the proposed paved area should be more considered.

APPLICANT'S RESPONSE

The suggested exposed aggregate pavers will be considered. Landscaping will be introduced where appropriate, to improve the aesthetics of the site.

TOWN PLANNER'S RESPONSE

The comments are noted.

OBJECTION 10 - GENERATOR ROOM

The objector indicates that the proposed sound/noise mitigations should include attention to the soffit & walls and isolation from the surface bed as a counter reverberation measure.

APPLICANT'S RESPONSE

Reasonable noise mitigation will be applied to ensure compliance with the relevant noise restrictions of the Municipal By-Law.

TOWN PLANNER'S RESPONSE

The proposals by the applicant are noted. As indicated by the applicant, mitigation measures will be applied to comply with acceptable noise levels in terms of applicable legislation.

OBJECTION 11 - BUILDING ELEVATIONS

The objector is of the opinion that, given the fact that the site is overlooked by four high value residential properties, consultation regarding the proposed elevational treatment is required. It is also the opinion that the building is too large, and it is questioned if it cannot be made smaller.

APPLICANT'S RESPONSE

Noted. The structures were designed by Engelbrecht & Scorgie Architects, applying necessary elevational treatments to respond to the nature of the buildings, relative to its environs. No further consultation is required.

TOWN PLANNER'S RESPONSE

The generator room/buildings plans will have to be considered by the Municipal Building Control Division, who will at that stage have to advise if the building is aesthetically acceptable.

The application was circulated to the Building Control Division, and they had no objection to the application.

OBJECTION 12 - SITE WORKS

The objector requests confirmation of the raised height of the site.

APPLICANT'S RESPONSE

The site elevations are clearly indicated on the SDP.

TOWN PLANNER'S RESPONSE

The objector is considering the ground level height above the existing pumpstation, being approximately 3,08m. It appears that the natural ground level height is approximately 3,3m to 3,5m on the southern boundaries of the two residential properties to the north. Considering the comments by the applicant regarding the height of the storage tank and pump station being 150mm to 300mm above ground on the northern side, it means that the natural ground level will be raised to a maximum with approximately 0,35m in certain areas of the site. This is an assumption due the existing flat nature of the site.

The owners of both properties to the north did cut into the natural slope to accommodate their specific designed dwellings. If this was not done the dwellings would have been situated on a higher level, with possible less impact on them in relation to the proposed pump station and storage tank.

The property owners next to the storage tank and pumpstation were also aware of the fact that this was the Onrus pumpstation, and some form of upgrade would have been envisaged in future.

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

See Paragraph 7 above.

9. MUNICIPAL ASSESSMENT OF COMMENTS

See Paragraph 7 above.

All Municipal Branches and other institutions support the application.

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

Improved infrastructure development supports the overarching goals of spatial justice.

Spatial Sustainability

Improvements to the Onrus Main Sewer Pumping Station will contribute to sustainable and efficient services infrastructure in the area.

Efficiency

The proposed upgraded sewer infrastructure will promote and enhance services efficiencies in the area.

Spatial Resilience

Improving the capacity of the infrastructure to support the growing catchment area, will reduce risk of infrastructure failure and potential pollution.

Good Administration

Procedure as determined by the relevant By-Law of the Municipality has been followed and a good public participation process was followed.

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

The application is consistent with the planning principles.

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

The upgrading of existing services infrastructure will help the area reach its goals as indicated in the SDF.

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

N/A

10.6 Impact on Municipal engineering services

The application will improve the quality of municipal engineering services.

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

N/A

10.8 Existing and proposed zoning comparisons and considerations

Consistent since the zoning remains the same.

11. ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS

N/A

12. THE DESIRABILITY OF THE PROPOSAL

Erf 2702 is situated in Onrustrivier, north of the Onrust River Lagoon. It measures 1,37ha in extent. The property is zoned Open Space Zone 2 (Public Open Space). There is an existing sewer pump station, facilities building and associated infrastructure on the property, and the Remainder is some grassed and gravel area with weed, with reeds closer to the lagoon.

The pump station is currently experiencing operational difficulties to process the required flows. The pump station requires improvements and upgrades to ensure its efficient functionality to avoid risk of pollution due to overflows.

Application is now made for a consent use for Utility Services and the approval of a site development plan to accommodate the improvements and upgrades.

The application was sent to Cape Nature and the Western Cape Government: DEADP (Environmental) and an appropriate EIA ROD was obtained, meaning that it will not have an environmental impact on the area. See Annexure H.

The pump station is accessed via Park Lane, and this road will be upgraded and will still function as the access road to the pump station.

The application was circulated to all relevant Municipal branches and other departments/institutions. The application was advertised and two (2) letters of objection were received. The one objection letter was submitted by 4 surrounding property owners.

The objections and the applicant's response were discussed in detail in this report. The major concerns are that the storage tank and pumping station will protrude above ground level, the size of the generator building, and there is concern about the visual impact of the infrastructure. There are also concerns about landscaping and paving types proposed, noise pollution from the generator room and access to the area via Park Lane.

Park Lane will be upgraded, and it is the existing road that will be used to serve this area. The applicant also indicated that there will be compliance with the noise regulations.

The concerns regarding the visual impact by the objectors are noted, but for the services to be functional the storage tank and pumping station will have to be raised slightly, firstly to deal with flood lines and secondly to ensure no vehicles drive over the covering slabs as it is not designed to carry heavy weight. It is then also for that reason why the slab cannot be landscaped with soil and plants, as it would compromise the structural integrity. The natural ground level on the northern side of the storage tank and pump station will also be raised with an approximate maximum of 0,35m in some places for the aforementioned reasons, and to help drain storm water.

The two adjacent properties to the north were developed with houses that was cut into the gradient, and the property owners should have foreseen that the municipal services would have had to be upgraded in future.

It must also be noted that Erf 5601 directly north of the site has a 1,8m height boundary wall around the property, and its view will be much higher than the proposed infrastructure.

The property on Erf 5579 has an existing clear view fence but also have low shrubs that will limit the view of the infrastructure.

The only other properties to the north that will be able to have a view over the storage tank and pump station, is Erf 5595. Due to the distance from the site and the fact that such property is situated on a much higher gradient, the visual impact will be limited.

The extension to the generator room would mostly be blocked by the existing building, and the dwelling on Erf 5598 behind it is situated a fair distance away and on a much higher gradient, and the new extension will be visually blocked by existing vegetation. From Erf 5579 the extension will be partially visible, but it will not block views to the river mouth or sea as reeds around the generator room is higher than the existing building or proposed extension. Landscaping will be done around the generator room, pump station and storage tank.

A building plan will have to be submitted for the extensions to the generator room, and the Building Control Division will have to consider the aesthetics at that stage.

The objectors' concerns regarding especially the visual impact are noted, but due to the site constraints a specific design was required. If the services are not upgraded health and safety of surrounding property owners and the public would be at risk due to possible sewage spillage. Even the natural environment of the Onrust River lagoon will be at risk. This would impact quality of live and possibly property values.

The existing site is not visually pleasing with patches of grass, gravel tracks and some areas covered by weed. The new paving and landscaping would help to beautify the area and have a positive impact on the surrounding area.

Considering the above, the application is desirable as the perceived negative impact of the new infrastructure is outweighed by the service it will provide to the larger community, and by creating a healthier and safer environment.

With mitigating landscaping, the visual impact on surrounding property owners can also be mitigated. The application is desirable and is supported.

13. RECOMMENDATION

1. that the objections **be noted**.
2. 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 2702, Onrustrivier for a consent use for Utility Services to accommodate the proposed improvements and upgrades to the existing Onrus Main Sewer Pump Station and ancillary infrastructure, **be approved**, in terms of the provisions of Section 61 of the By-Law;
3. 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 2702, Onrustrivier for permission required in terms of the Land Use Scheme for the proposed Site Development Plan, **be approved**, in terms of the provisions of Section 61 of the By-Law;
4. that the approvals in 2 and 3 above be subject to the following conditions:
 - (a) that development be in line with the undated Site Development Plan 2B dated 15 August 2025, the floor plan and elevation plans and the undated site layout plan 23211-C-000-03, submitted with this application (attached as Annexure C);
 - (b) that building plans be submitted to the Building Department for all new building work on the property for approval, and that all conditions of the Building and the Fire Department be complied with at that stage;
 - (c) that all other development parameters as prescribed in the relevant Land Scheme be complied with;
 - (d) that all the conditions in the Services Report (attached as Annexure F), be complied with;
 - (e) that the conditions imposed by the Western Cape Government: DEADP (Environmental) – EIA ROD - (attached as Annexure H), be complied;
 - (f) that the conditions imposed by BOCMA (attached as Annexure I), be complied with;
 - (g) that the conditions by the Municipal Environmental Branch (attached as Annexure K), be complied with, and

- (h) that a detailed landscape plan be submitted for approval by the Divisional Manager: Town and Spatial Planning.
5. that the following comments be noted.
- Cape Nature (Annexure G), and
 - Telkom (Annexure J).
6. that the applicant and objectors be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2020 regarding the above decision.

14. REASONS FOR RECOMMENDATION

- ❖ The application is supported by all relevant Municipal Departments and State or other institutions.
- ❖ The design of the storage tank and pump station was to ensure the flood line is addressed, that heavy vehicles do not drive over the slab as it cannot carry such weight, and the paving is to ensure stormwater is properly drained from the site and vehicles can easily manoeuvre in this area.
- ❖ The objections about the possible impact on surrounding property owners were addressed by the applicant, and the visual impact and operational impact (noise, smells, traffic) can sufficiently be controlled due to the higher standard and capacity of the infrastructure, proper landscaping and proper site management.
- ❖ At this stage, the site is not visually pleasing, and the new paving and landscaping will improve the aesthetics of the site.
- ❖ The upgrading of existing services infrastructure will help the area reach its potential (densification, etc.) as indicated in the Municipal SDF, 2020.
- ❖ The application is in line with the Planning Principles as improving the capacity of the infrastructure to support the growing catchment area, will reduce risk of infrastructure failure and potential pollution, and the upgraded sewer infrastructure will promote and enhance services efficiencies in the area.
- ❖ The application is desirable as the perceived negative impact of the new infrastructure is outweighed by the service it will provide to the larger community and by creating a healthier and safer environment.
- ❖ The application is desirable and is supported.

15. ANNEXURES

- Annexure A: Locality Plan
- Annexure B: Motivation Report with development plans
- Annexure C: Site Development Plan, Building and Elevation Plans and Site Layout Plan
- Annexure D: Objections received.
- Annexure E: Applicant's response to objections received.
- Annexure F: Services Report
- Annexure G: Comment: Cape Nature
- Annexure H: Comment: Western Cape Government: DEADP (Environmental) – EIA ROD
- Annexure I: Comment: BOCMA
- Annexure J: Comment: Telkom
- Annexure K: Comment: Municipal Environmental Branch

SIGNATURES**AUTHOR:**Name: **HENK OLIVIER**SACPLAN Reg No: **B/8128/2004**

Signature: _____

Date: _____

REGISTERED PLANNERName: **H VAN DER STOEP**SACPLAN Reg No: **A/1708/2013**

Signature: _____

Date: _____

ONRUSTRIVEI ERF 2702

LOCAL CONTEXT

-  SUBJECT PROPERTY
-  CADASTRAL BOUNDARIES

148

Annexure A

PLEASE NOTE:
All boundary positions, distances and property sizes
to be verified by a Professional Land Surveyor.

REF:

COMPILED BY: F. BIZ

INDEMNITY

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DATE: August 2025

SCALE: See Linecuts

PLAN NO: 1

FILENAME:

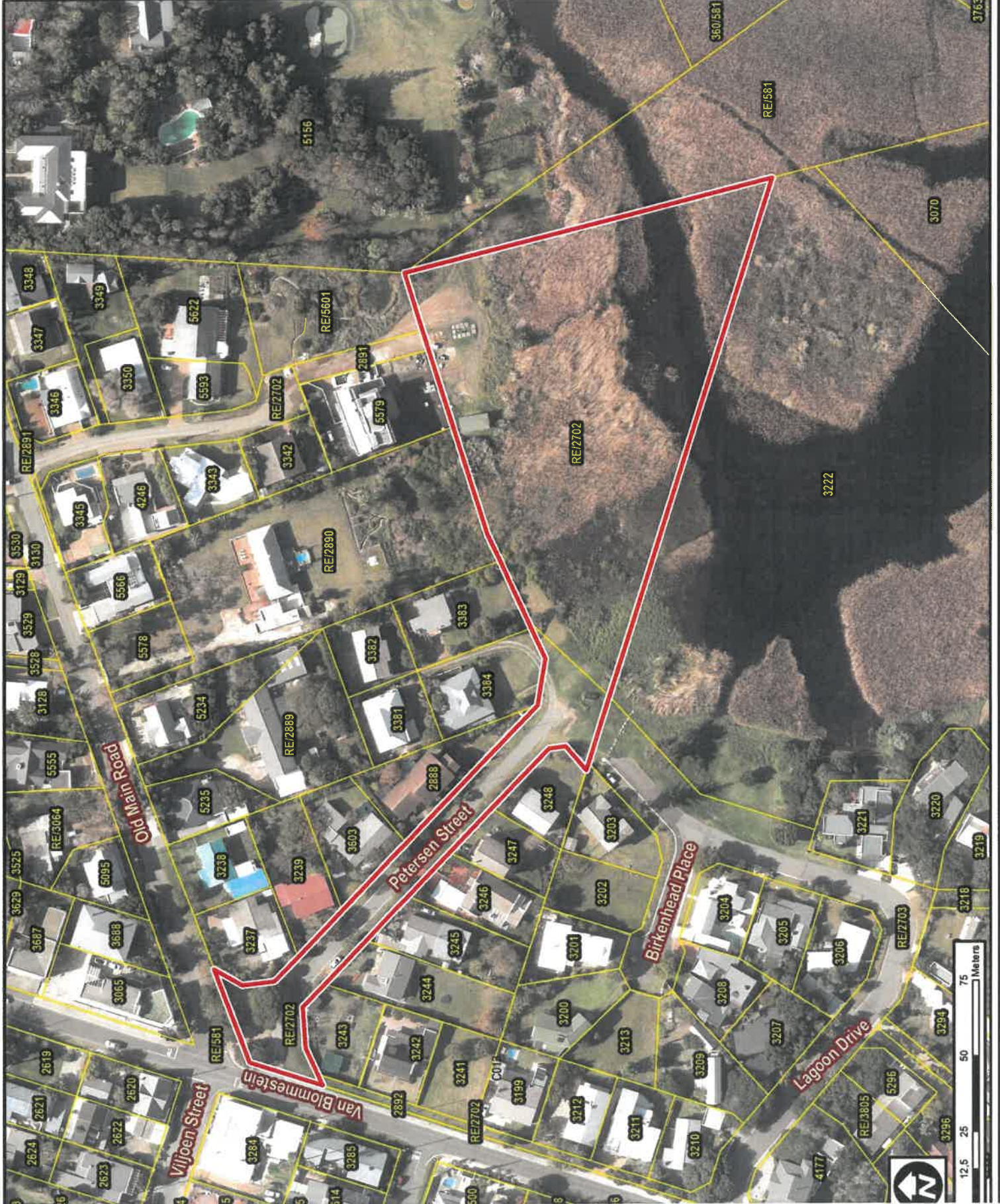
URBAN DYNAMICS SOUTH AFRICA
P R I V A T E L Y

SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2,
CARL CRONJE DRIVE, BELLVILLE, 7800

TEL: (021) 948 1545

Website: www.udnac.co.za

Urban Dynamics South Cape (Pty) Ltd. Reg. No: 1997/008197/07



SECTION 1 BACKGROUND

1.1 INTRODUCTION AND BRIEF

Urban Dynamics Cape (Pty) Ltd. consulting Town and Regional Planners were appointed by the Overstrand Municipality, to prepare and submit an application for a **Consent Use** and **Site Development Plan approval** on Erf 2702 Onrust River.

The application relates to the proposed improvements and upgrades to the existing Onrus Main Sewer Pump Station on Erf 2702. The pump station is currently experiencing operational difficulties to process the required flows. This situation necessitated the planning of improvements and upgrades to the facilities, to ensure its efficient functionality and to thereby avoid risks of pollution due to overflows.

An application has been undertaken for environmental authorisation in terms of the National Environmental Management Act (NEMA). The process was recently in August 2025 concluded with a positive **Environmental Authorisation** from DEA&DP (refer **Annexure G**).

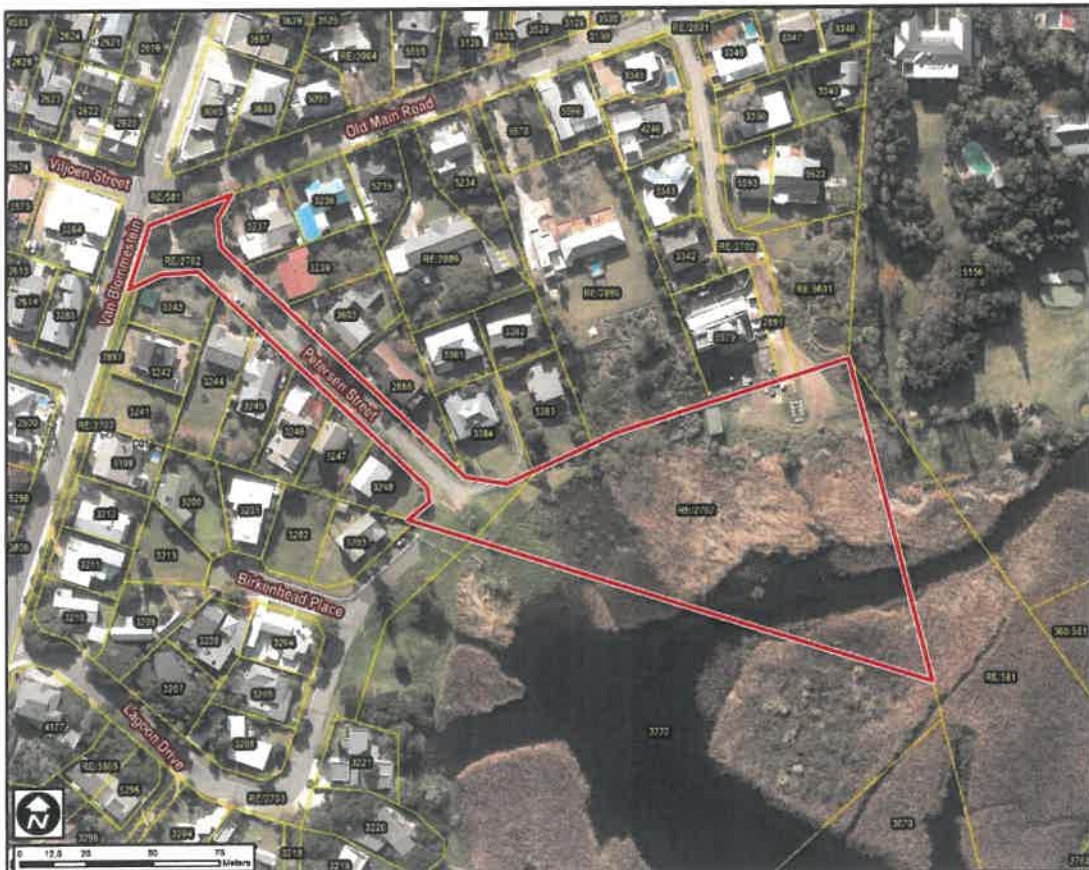


Figure 1: Local Context Plan



1.2 APPLICATION DETAILS

It is now the intention of this application to obtain approval of the required zoning rights to accommodate the pump station and ancillary infrastructure on Erf 2702 Onrust River, as follows:

- **Consent Use** to allow '**Utility Services**' on Open Space (OS2), as allowed for in the Overstrand Zoning Scheme, in terms of **Section 16(2)(O)** of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and
- **Approval of the Site Development Plan**, as allowed for in the Overstrand Zoning Scheme, in terms of **Section 16(2)(g)** of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

1.3 PROPERTY DESCRIPTION AND OWNERSHIP

The application area is described in the title deeds as follows:

Table 1: Property Description

PROPERTY	EXTENT	TITLE DEED	REGISTERED OWNER/S
Erf 2702	± 1,37 ha	T18824/1949	Overstrand Municipality

A copy of the title deed is attached hereto as **Annexure C** and the SG Diagrams as **Annexure D**.

1.4 ZONING CONTEXT

The application site is located within the developed urban area of Onrust River, including single residential properties and public open space areas. Figure 2 shows the zoning context of the application site, while the application site is zoned as Open Space OS2 (Public Open Space) with a portion of the site also being a public street (Petersen Street).



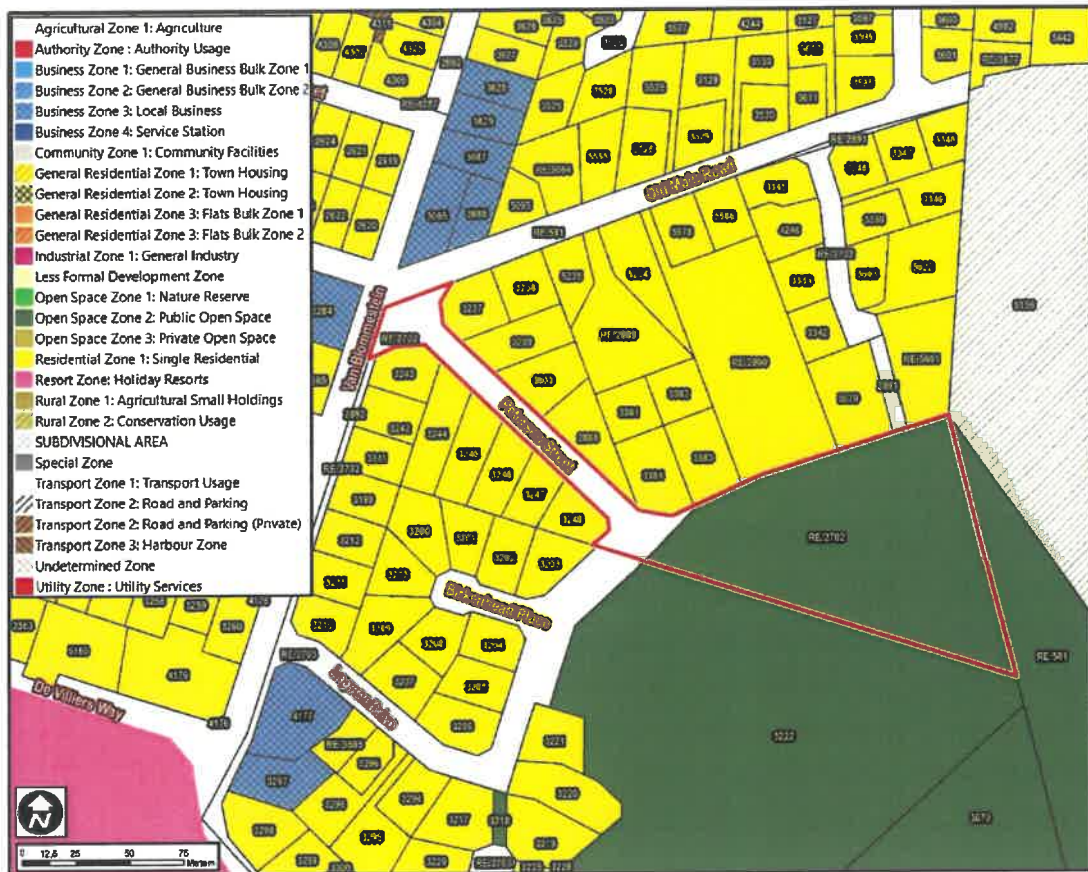


Figure 2: Zoning Context

1.5 POLICY CONTEXT

The Overstrand Municipal Spatial Development Framework of 2020 (OSDF) is currently the prevailing spatial policy for the area. The OSDF advocates improved service delivery within the towns of the Greater Hermanus area. On this basis, **the proposed improvements to the Onrus main sewer pumping station are fully consistent with the objectives of the OSDF.**



SECTION 2 DEVELOPMENT PROPOSAL

As reflected in the sections above, the Onrus main sewer pumping station is an existing facility on Erf 2702 Onrust River. The intention is now to implement critical improvements in order to ensure the efficient functioning and operations of the infrastructure.

The proposed improvements are illustrated on the proposed Site Development Plan, as set out below:

2.1 STATUS QUO – SEWER NETWORK

Lyners Engineers are appointed by the Overstrand Municipality to oversee the design of the improvements to the Onrus main sewer pumping station. Lyners provided an overview description of the existing sewer infrastructure network in the broader area, to provide a better understanding and context to the proposed improvements on Erf 2702 Onrust River.

- **Sewer Masterplan**

The Onrus Main Sewage Pumping Station (OMSPS) forms part of the Greater Hermanus sewer system. Sewage from Vermont and Onrus drainage areas ultimately gravitate to the OMSPS from where it is pumped to a transition manhole in Mount Pleasant and further gravitates to the Hermanus Waste Water Treatment Works (WWTW) in Zwelihle, Hermanus.

- **Small-Bore System**

The sewer network in the catchment area is predominantly a small-bore system with septic tanks (solids free system) and less than 2% of the households in the catchment do not have septic tanks.

- **Development in the Catchment Area**

Approximately 3755 households are situated within the drainage area and a further approximately 1647 residential units could be developed within the next 20 years according to the Sewer Masterplan.

- **Pumping Stations in the Catchment**

The topography of the catchment area necessitated the construction of five additional pumping stations in the past, which all pump sewage into the small-bore system and which then gravitates to the OMSPS.

The five pumping stations and their estimated pumping capacities are as follows:



NAME	NO OF OCCUPIED ERVEN IN THE DRAINAGE AREA	ESTIMATED PUMPING CAPACITY (ℓ/s)
• Vermont Bitou Pumping Station	610	10
• Onrus Room Pumping Station	730	39
• Onrus Atlantic Pumping Station	180	10
• Milkwood Pumping Station	40	6
• Bosplasie Pumping Station	100	4
TOTAL	3 755 (2 095 erven drain directly to the OMSPS)	

Furthermore, the Kidbrooke pumping station pumps directly into the rising main from the OMSPS.

• Rising Main

The existing rising main from the OMSPS is predominantly a 400mm dia CID FC pipe (OD 458mm) and is approximately 3.43km long. This rising main has sufficient capacity for the ultimate development and will be retained.

As part of the improvements at the OMSPS, a second parallel rising main, 400mm dia is included in the preliminary design in order to future proof the design. Only a short section of this pipeline will be constructed in Park Lane at this stage.

2.2 STATUS QUO – ERF 2702

Existing infrastructure on Erf 2702 includes:

- Pump station
- Facilities building, including MCC, emergency generator, as well as an Eskom transformer (separate room).
- Underground pipelines and electrical cables.

Figures 3 and 4 reflect the above-mentioned infrastructure and structures, at site plan level (full extent of Erf 2702) and at a zoomed in SDP level for the disturbed footprint on the site, respectively. Detailed services design plans are included in the attached SDP plan set.



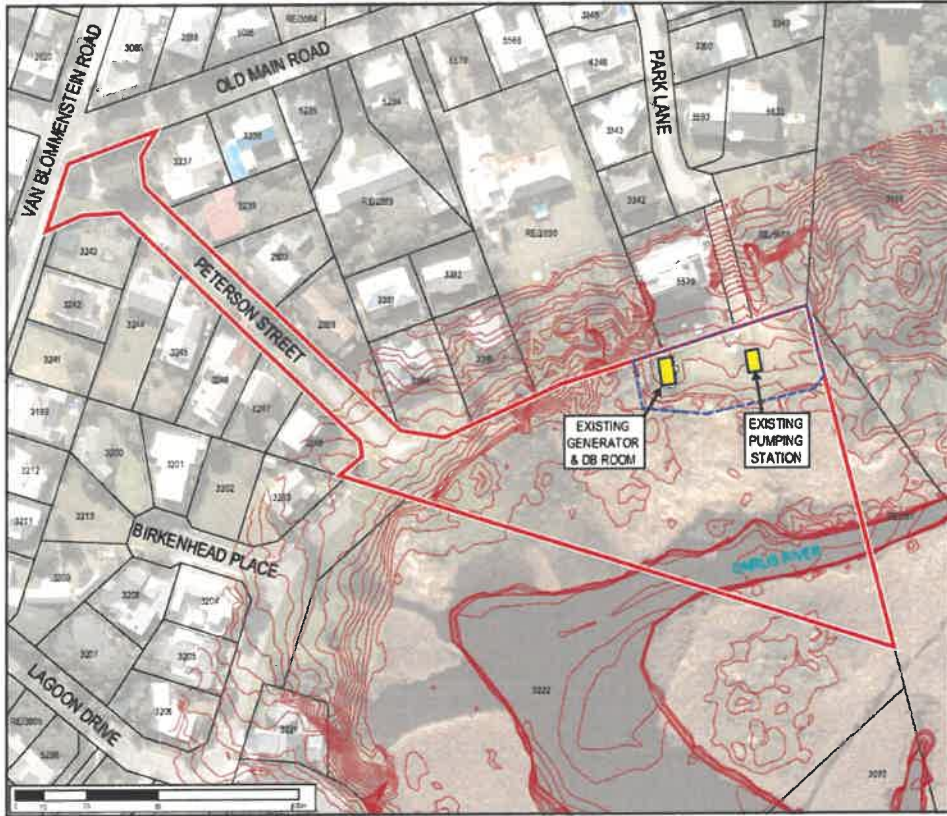


Figure 3: Status Quo – Site Plan

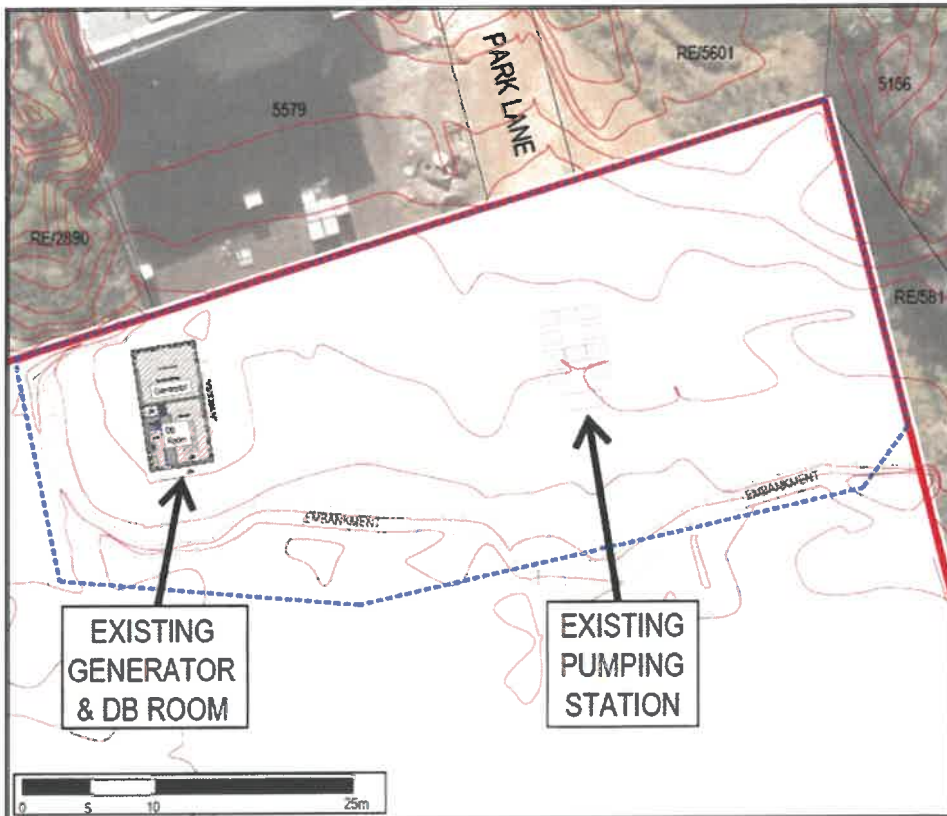


Figure 4: Status Quo – Zoomed in SDP level



2.3 PROPOSED SITE DEVELOPMENT PLAN (SDP)

The proposed development on Erf 2702 Onrust River is aimed at improving the capacity and efficiencies of the existing OMSPS, as described below and reflected in Figures 5 and 6, respectively:

- **Emergency Overflow Capacity: Concrete reservoir**

The proposed reservoir will have capacity of approximately 500 kℓ and will be constructed underground to limit any visual impact. The purpose of the reservoir is to reduce the risk of sewage overflowing into the estuary in the event of a pumpstation or rising main failure.

- **Proposed Pumping Station Structure**

It is proposed that a new underground pumping station will be constructed, to minimize potential visual and noise impacts. The pump station will consist of a sump / wet well and valve chamber, duty and standby pumps, which will increase the redundancy of the system.

- **Appurtenant / Ancillary Infrastructure**

There are existing underground services on the site. It is proposed that two main incoming sewers will be rerouted to provide sufficient space for the construction of the new infrastructure. Overflow pipes and drainpipes will be constructed to link the pumping station and rising main with the proposed emergency overflow reservoir and to pump sewage back from the overflow structures.

- **MCC Room**

The existing building houses the current MCC and emergency generator set as well as an Eskom transformer (separate room).

It is proposed that the existing MCC room and generator room will be increased with a further approximately 38m² to conform to the Occupational Health and Safety requirements and to house a larger MCC. The generator will be relocated to ensure that sufficient sound attenuation can be provided inside the building.

- **Site Works**

An access way and site paving are proposed with a 375mm dia stormwater pipe to convey the stormwater from the existing access road (Park Lane) to the river. Earthworks will be undertaken to slightly raise the site and ensure drainage from the paved areas.



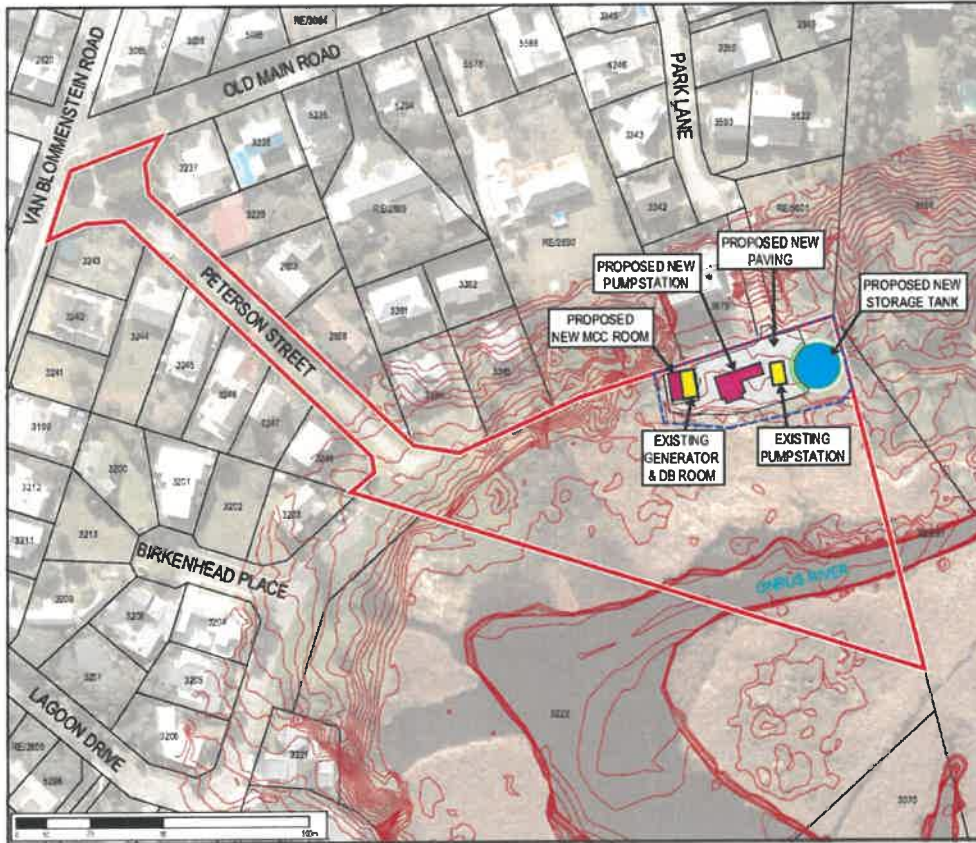


Figure 5: Proposed - Site Plan

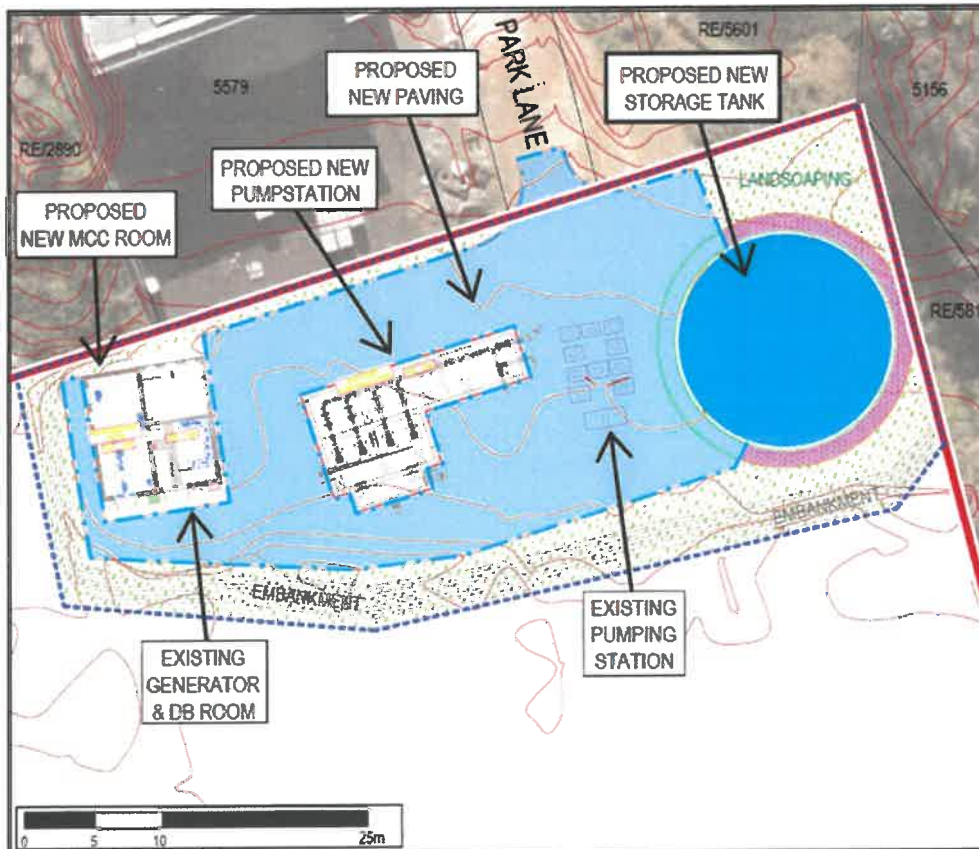


Figure 6: Proposed - Site Development Plan



Figure 7 provides an illustrative 3D view of the SDP, providing a better understanding of the scale and nature of development. It is noted that the pump station and the storage tank structures will be constructed mostly below ground level, while the additions to the MC room are minor in scale.

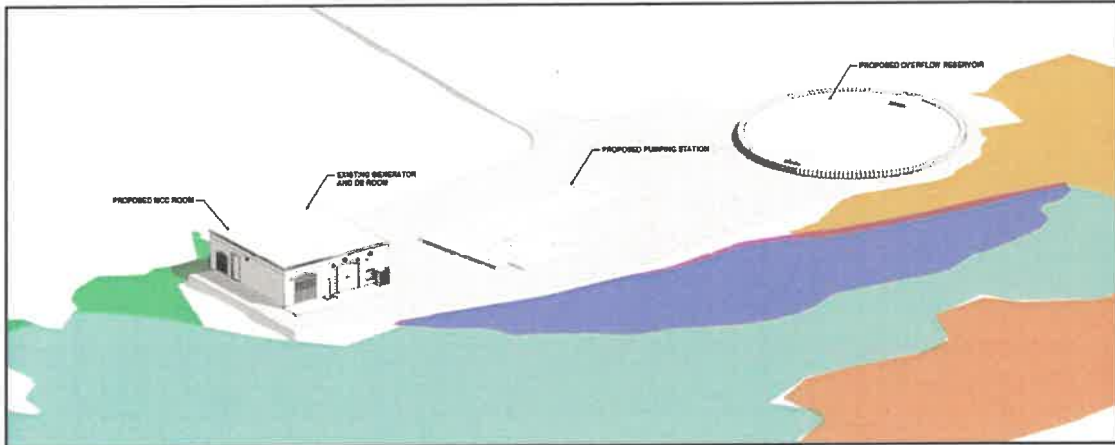


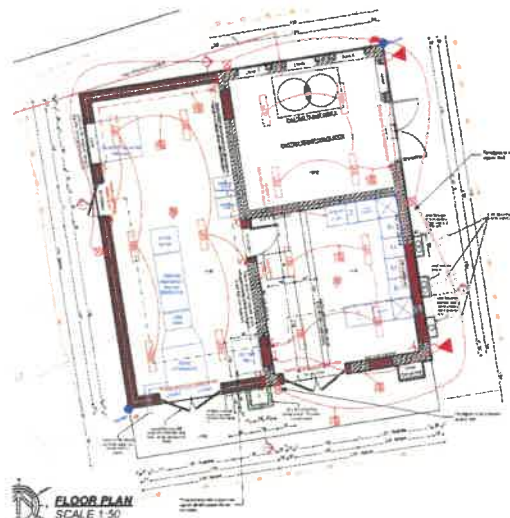
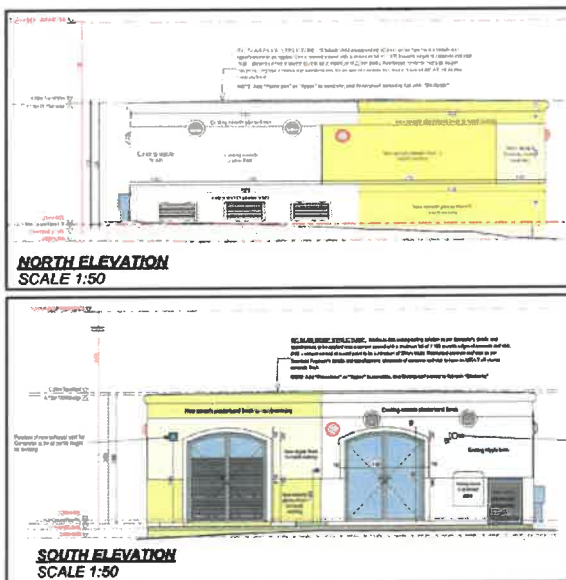
Figure 7: 3D view (Lyners Engineers)



Figure 8: 3D Render (Scorgie & Eng.)



Figure 9: 3D Render (Scorgie & Eng.)



Figures 10: Elevations & Floor Plan of MCC building (Scorgie & Engelbrecht)



2.4 CONCLUSION

The proposed improvements and upgrades to the Onrus Main Sewer Pump Station, as reflected in the proposed Site Development Plan (SDP), are required to improve the efficiency and functionality of this critical municipal sewer infrastructure. The SDP reflects that most of the upgrades and new facilities will be constructed below ground level, to minimise potential visual and noise impacts. The disturbed area on Erf 2702 will be marginally altered to accommodate the proposed upgrades, which will not have any adverse impacts in the area. Overall, the SDP as proposed reflects a sensitive and sensible proposal, taking into consideration the site and contextual character of the area.



SECTION 3 MOTIVATION & DESIRABILITY

The proposed Consent Use and SDP to accommodate upgrades and improvements to the Onrus Main Sewer Pump Station, are further motivated on the following basis:

3.1 DESIRABILITY CRITERIA I.T.O. THE OVERSTRAND MUNICIPALITY BY-LAW (2020)

The proposed Consent Use to enable Utility Services on the OS2 zoned Erf 2702 Onrust River, was assessed in terms of the terms of the Overstrand Planning By-Law (2020) and in terms of NEMA (refer paragraph 3.4 below). When considering the proposal in terms of the desirability criteria for decision making in terms of the Overstrand Planning By-Law (2020), it is concluded as follows:

- **The design of the proposed infrastructure and ancillary services respond positively** to the site and local contextual conditions, therefore it is considered as being **compatibility with the character of the area**, taking into consideration the relevant site sensitivities;
- **Compliance** and alignment with current spatial planning policies, as the site is established within the built area where improved services infrastructure is supported in the relevant spatial planning policies;
- **Connects with existing infrastructure**, ensuring that the sewer network can operate efficiently, to avoid infrastructure failure and associated pollution risks;
- **Contributes positively to improved municipal infrastructure;**
- The infrastructure improvements were planned and designed to adhere to **good practice engineering principles and standards**, while environmental and socio-economic aspects were considered (visual, noise, access, etc.), thereby ensuring **safety and welfare** of the surrounding Onrus community;
- **No adverse impact** on biodiversity or natural resources, as the impacts have been fully assessed and mitigated in terms of NEMA and other applicable policies, following which **environmental authorisation** was successfully obtained from the relevant authorities.

Following the above assessment, it is clear that the proposed improvements to the Onrus Main Sewer Pump Station, including ancillary services infrastructure, are fully aligned with decision making criteria of the Overstrand By-Law on Municipal Planning (2020), and should be supported for approval accordingly.



3.2 Compliance with LUPA Principles

The Land Use Planning Act (LUPA, 2014) includes a series of land use principles that should guide development in the Western Province.

The planning principles were reviewed, and the proposed infrastructure development assessed. It is concluded that the proposed development concept is fully compliant with the planning principles prescribed in LUPA (2014), as summarised in the table below:

LUPA PRINCIPLES	COMPLIANCE / RESPONSE
Spatial Sustainability ✓	COMPLIANT The proposed improvements to the OMSPS will contribute to sustainable and efficient services infrastructure in the area, thereby contributing to spatial sustainability.
Spatial Justice ✓	COMPLIANT The proposed development aligns with the principle of spatial justice by ensuring that it does not unnecessarily reduce access to land or the use thereof. Furthermore, improved infrastructure development supports the overarching goals of spatial justice.
Efficiency ✓	COMPLIANT No adverse impacts on existing resources or services are anticipated on account of this proposal. In fact, the proposed upgraded sewer infrastructure will promote and enhance services efficiencies in the area.
Good Administration ✓	COMPLIANT The application is submitted in terms of the relevant legislative frameworks and will be processed accordingly.
Spatial Resilience ✓	COMPLIANT The upgraded OMSPS will improve the resilience of the infrastructure, improving its capacity to support the growing catchment area, while also reducing risk of infrastructure failure and potential pollution.

Table 2: Compliance with LUPA Principles



3.3 NATIONAL ENVIRONMENTAL MANAGEMENT ACT – NEMA

The proposed OMSPS improvements were assessed in the National Environmental Management Act (NEMA), including public consultation and specialist investigations. The process concluded with a positive Environmental Authorisation (EA) by the Department of Environmental Affairs and Development Planning (DEA&DP). The EA is attached as **Annexure G**.

3.4 CONCLUSION

When considering the above-mentioned motivation, desirability criteria and planning principles, it can be concluded that the proposed Consent Use and SDP on Erf 2702 Onrust River, is **fully consistent with the relevant criteria of desirability as well as planning principles. No negative implications or adverse impacts are envisioned** in terms of the character of the surrounding area, existing development rights, existing spatial policies, safety and welfare of the community as well as the conservation of the natural and built environment.

3.5 RECOMMENDATION

Given the aforementioned, it is our considered opinion that the following application can be recommended for approval in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning (2020), namely:

- **Consent Use** to allow '**Utility Services**' on Open Space (OS2), as allowed for in the Overstrand Zoning Scheme, in terms of **Section 16(2)(O)** of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and
- **Approval of the Site Development Plan**, as allowed for in the Overstrand Zoning Scheme, in terms of **Section 16(2)(g)** of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



ONRUSTRIVIER ERF 2702

ERF 2702 - SITE PLAN (STATUS QUO)

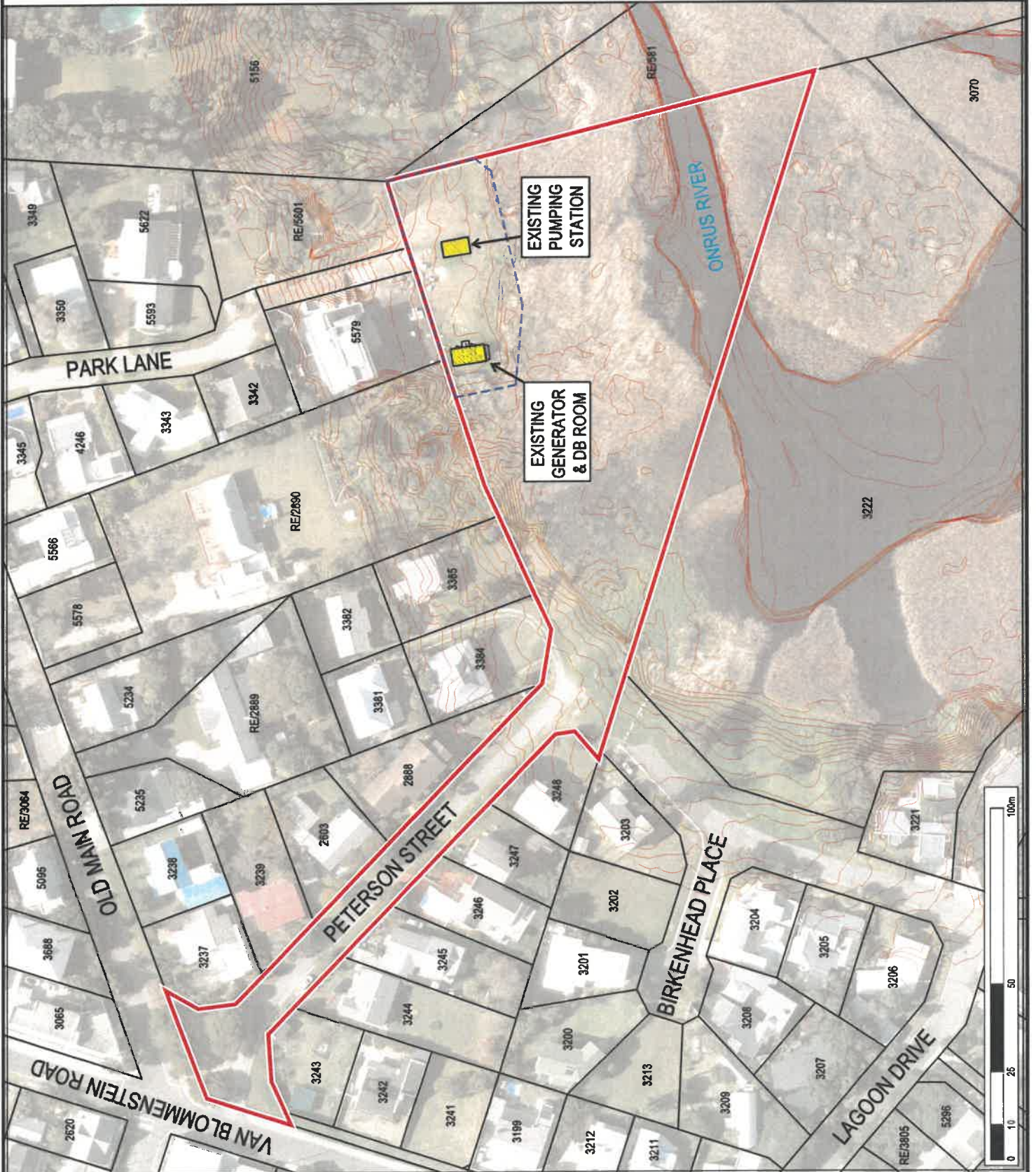
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- CADASTRAL BOUNDARIES
- DEVELOPMENT AREA
- CONTOUR LINES (0.25m intervals)

162

PLEASE NOTE:
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DATE	15 August 2025	CLIENT
SCALE	See inset scale	
PLAN NO.	1A	



ONRUSTRIVIER

ERF 2702

SITE DEVELOPMENT PLAN (STATUS QUO)

164

-  SUBJECT PROPERTY
-  CADASTRAL BOUNDARIES
-  DEVELOPMENT AREA
-  CONTOUR LINES (0.25m intervals)

PLEASE NOTE:
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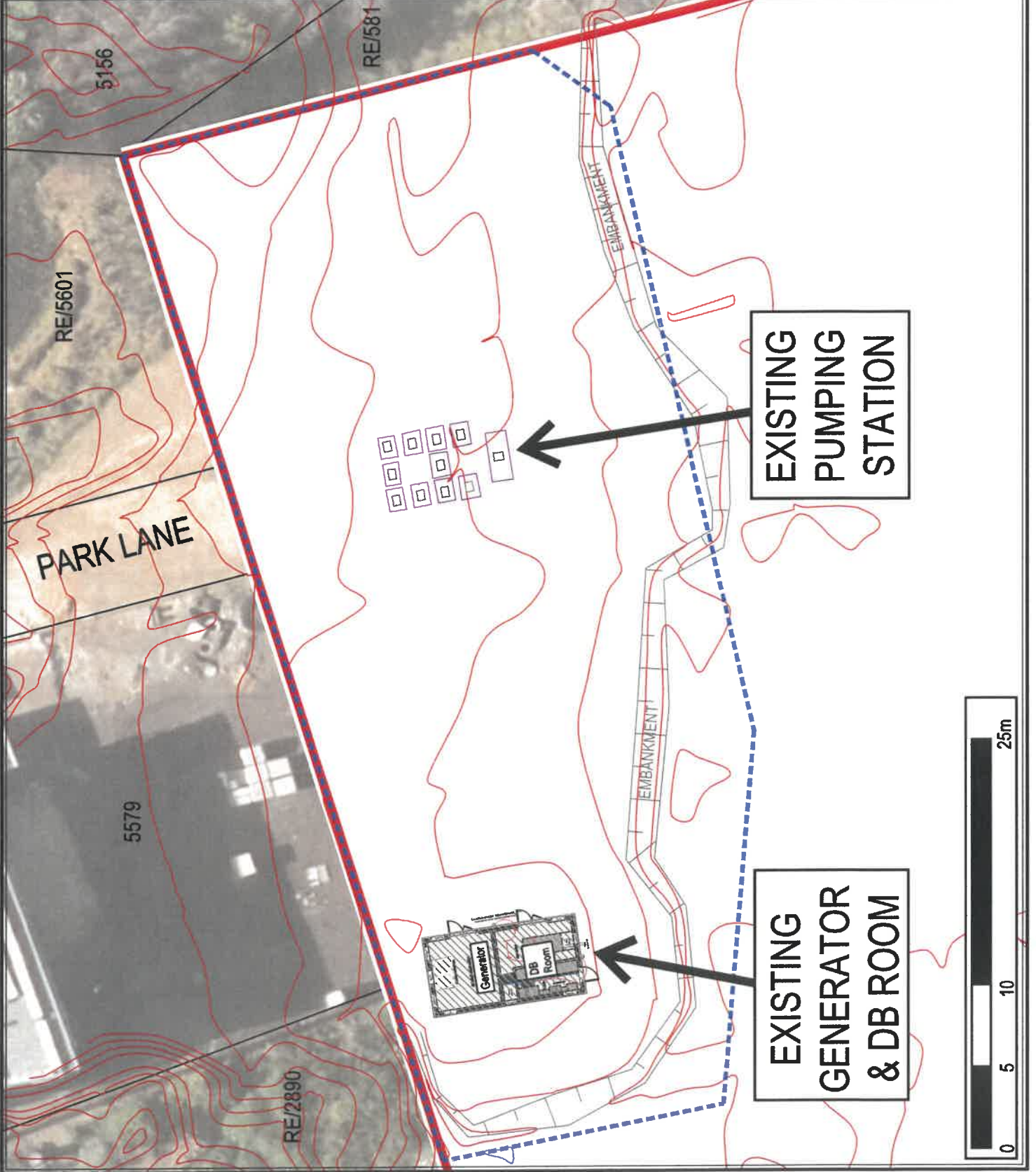
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DATE	15 August 2025	CLIENT	
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PLAN NO.	2A		

URBAN DYNAMICS SOUTH CAPE
TOWN & REGIONAL PLANNERS

BOOTH DATE OFFICE PARK GROUND FLOOR, UNIT 2, CARL CROOK DRIVE
SALISBURY
7800

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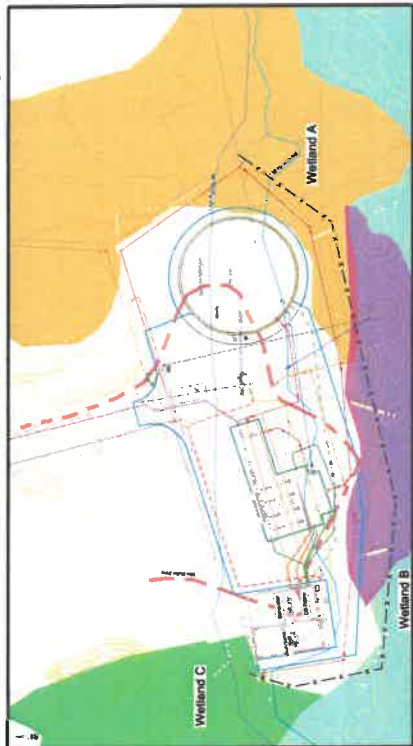


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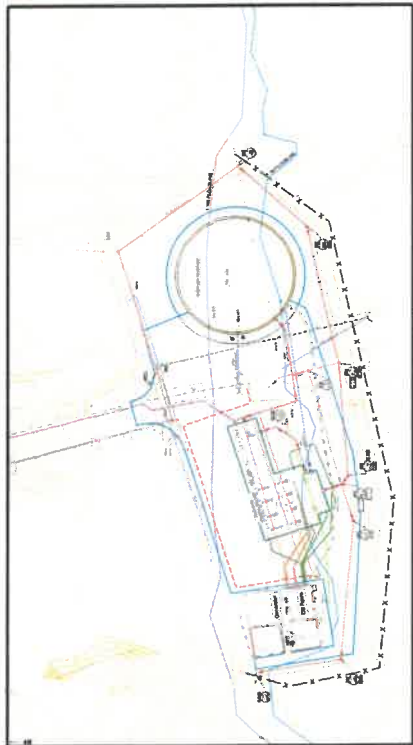
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GENERATOR
& DB ROOM**



The reference made to Engineer will also refer to Employer's Agent for GCC 2015 Contracts



REFER TO DRAWING 2311-C-000-06 (ENVIRONMENTAL CONSTRAINTS AND REQUIREMENTS)



REFER TO DRAWING 2311-C-000-04 (PROPOSED SERVICE LAYOUT)



SCALE	ON A1	SHEET	1 OF 1
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DRAWING NO:			COORDINATE SYSTEM: WGS84 UTM

PROJECT NAME	UPGRADING OF ONRUS MAIN PUMP STATION
TITLE	ISOMETRIC VIEW OF PROPOSED SITE LAYOUT



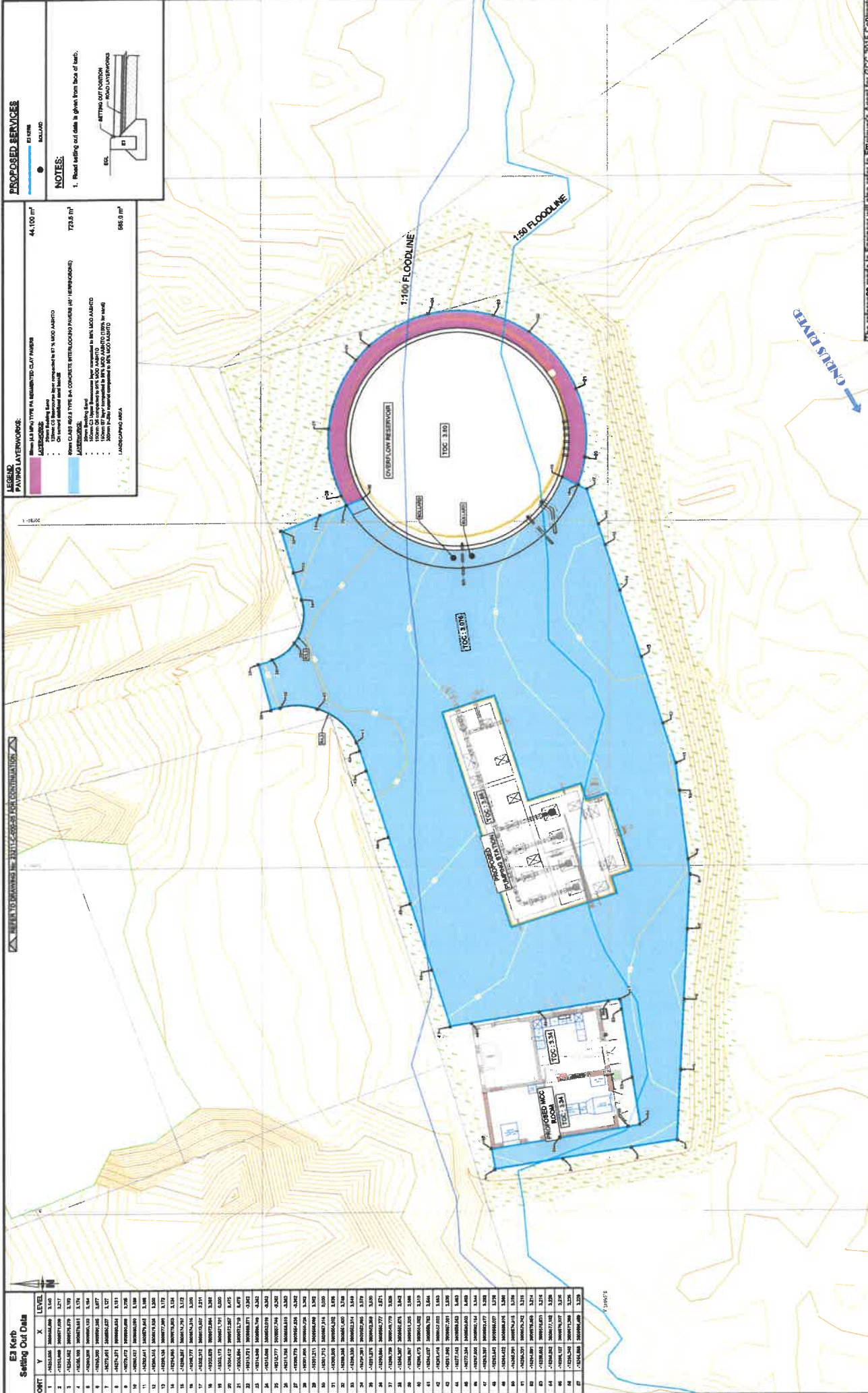
APPROVED:	ENGINEERS:	DATE:	2022-08-12
APPROVED:	CLIENT:	DATE:	

LYNERS
CONSULTING ENGINEERS
PO BOX 464
TYBERVALLEY
7620
Tel: 021 914 0000
email: info@lyniers.co.za

DESIGNED	MG	DRAWN	RW	CHECKED	MF
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REV	ISSUED FOR INFORMATION	DATE	REV	DATE	REV	DATE

SCALE BAR
AS SHOWN
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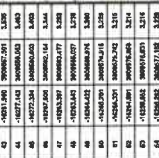
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PROPOSED SERVICES

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3	866.0	m ²

NOTES:

- Read setting out data is given from face of kerb.



CLIENT
OVERSTRAND
Participation in a Strategic Partnership

CONSULTING ENGINEERS
LYNERS
100 RIVERWAY
TYNSDALE
7530
TM 021 914 0000 FAX 021 914 0077
www.lyners.com.au

DESIGNED MG
DRAWN RW
CHECKED MF

SCALEBAR
0 3.75 7.5
1:125
1:100

REVISIONS

REV	DESCRIPTION	DATE	BY	CHK	APP
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APPROVED
ENGINEERS: _____ DATE: 2023-03-24
APPROVED _____ CLIENT: _____ DATE: _____

PROJECT
UPGRADING OF ONRUS MAIN PUMPING STATION

TITLE
PAVING, KERBS AND LAYERWORKS

SCALE OR A1
SCALE: 1:125
CONTRACT No. C23211
DRAWING No. 23211-C-001-04
REV: COORDINATE SYSTEM: WGS84 / UTM

1 OF 1

REVISIONS

The reference made to Engineer will also refer to Employer's Agent for GCC 2015 Contract.

6418 Metres @ 1:100 = 641.8 Metres
1:1000 = 641.8 Metres





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9618 Metres @ 1:100 = 961.8 Metres
1:1000 = 961.8 Metres

ONRUSTRIVIER

ERF 2702

SITE DEVELOPMENT PLAN (PROPOSED)

-  SUBJECT PROPERTY
-  CADASTRAL BOUNDARIES
-  DEVELOPMENT AREA
-  CONTOUR LINES (0.25m intervals)

175

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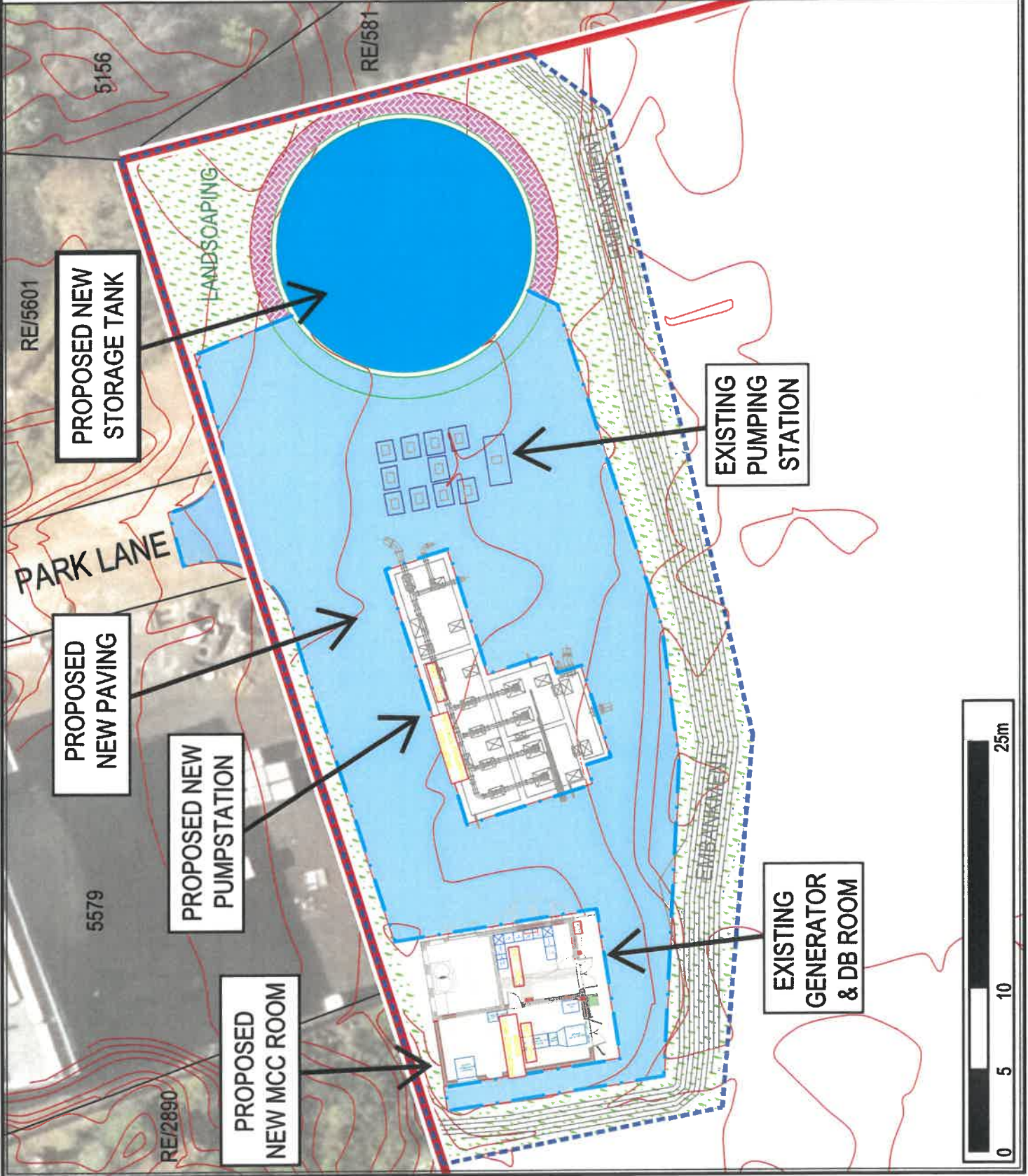
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URBAN DYNAMICS SOUTH CAPE
TOWN & REGIONAL PLANNERS

SOUTH CAPE OFFICE (PINE GROVE) FLOOR UNIT 2, CORNER ORANGE LANE
PINE GROVE, WEST COAST
7200
TEL: (021) 448 1144
WWW.URBANDYNAMICS.CO.za

34



**TP - A Theart
(H Olivier)**

ADDENDUM A

Date : 31-10-2025
Page : 1 of 2
Rev. : 2

Messrs R. Kuchar & H. Olivier
Town Planning Department
16A Paterson Street, Northcliff, Hermanus
OVERSTRAND MUNICIPALITY

Dear Sir

RE : CONSENT USE FOR PROPOSED IMPROVEMENTS & UPGRADE TO THE EXISTING ONRUS MAIN SEWER PUMPING STATION & ANCILLARY INFRASTRUCTURE, & SITE DEVELOPMENT PLAN PERMISSION APPLICATION IN TERMS OF THE LAND USE SCHEME

1. Your formal notification for file reference 2702 HON, application no. 5068/2025 dated 25-09-2025 refers.
2. Improvements & upgrades to the existing Onrus Main Sewer Pump Station & Affiliating Services Infrastructure (Utility Services) document authored by URBAN DYNAMICS CAPE (Pty) Ltd Town & Regional Planners dated August 2025 also refers.
3. We, the undersigned Interested & Affected Parties (I&AP), comment as follows (the OSM Forms for Objection / Comment / Support including personal particulars are attached as addendums B, C, D & E) :
4. **Proposed New Emergency Overflow Concrete Reservoir :**
 - 4.1 We note the statement that the proposed structure is of low visual impact given the visual sensitivity of the site occurring within the Onrus River Estuary.
 - 4.2 However, the levels depicted to the top of the concrete lids are proposed at 3,80m. The current finished ground level / top of the existing pump station manhole covers is 3,08m. This means that the proposed structure would protrude 0,72m above ground.
 - 4.3 The necessity for manhole covers is understood.
 - 4.4 We note that the proposed reservoir straddles erf 2702 & remainder erf 581/0.
 - 4.5 We object to any large, visible, bare reinforced concrete structures including slabs protruding above the 3,08m level. All structures are to be constructed underground & be overlaid by soft landscaping / planting.
5. **Proposed New Pumping Station :**
 - 5.1 We note the statement that the proposed structure is of low visual impact given the environmental sensitivity of the site occurring within the Onrus River Estuary.
 - 5.2 However, the levels depicted to the top of the reinforced concrete lid are proposed at 3,66m. The current finished ground level / top of the existing pump station manhole covers is 3,08m. This means that the proposed structure would protrude 0,58m above ground.
 - 5.3 The necessity for manhole covers is understood.
 - 5.4 We oppose any gentries or any other similar structures (not currently proposed) above the level of 3,08m.
 - 5.5 We object to any large, visible, bare reinforced concrete structures including slabs protruding above the 3,08m level. All structures are to be constructed underground & be overlaid by soft landscaping / planting.
6. **Proposal New Appurtenant / Ancillary Infrastructure :**
 - 6.1 Given the amount of sewer water tanker, & Veolia & OSM bakkie traffic on the site as witnessed on an almost daily basis, a paved round-about & access road around the site is understood.
 - 6.2 However, having witnessed the turning circles as evident on the site the space for the movement of these vehicles as currently proposed seems insufficient. vehicular turning circles are to be depicted on the application drawings to prove adequacy.
 - 6.3 Interlocker type, precast pavers with an exposed aggregate concrete finish approximating a gravel road as currently existing will be supported.
 - 6.4 Only temporary fencing of the site during construction is proposed. Any proposed permanent fencing or gates will be opposed.
 - 6.5 We object to the unconsidered design of the proposed paved area. a more considered design is to be provided to the I&AP.
(Note that the OSM has recently cut down the palm tree below the proposed berm as depicted on the provided drawings)
7. **Proposed Alterations & Additions to the Existing Generator & DB Room, & New MCC Room :**
 - 7.1 We note the statement that sound attenuation specifications are proposed.
 - 7.2 This will need to include attenuation to the soffit & walls, & isolation from the surface bed as a counter reverberation (as frequently experienced in the dwelling on erf 5579) measure.
 - 7.3 The proposed size seems larger than what is strictly required. This size is to be strongly motivated, & not merely a duplication of the current structures footprint. A minimum size is to be confirmed.
 - 7.4 As this site is overlooked by four high value residential dwellings, consultation regarding the proposed elevational treatment is required.
(We suggest that a reduced structural envelope, painted black, with vertical timber slats fixed to the facade including double doors in order to blend the larger structure into the Fragmites reed background [to the North & East elevations], be seriously considered)

FILE NO. Erf 2702 - Hon
SCAN NO. 2894717
COLLABORATOR NO.

IP
31 OCT 2025

8. Proposed Site Works

- 8.1 We note the proposed slightly raised earthworks & wheat bales (or berm) site levels to ensure adequate site drainage.
 8.2 We support the demolition & removal of the two existing ventilation points occurring within in the Onrus River Estuary.
 8.3 The raised height of the site is to be confirmed & further I&AP comment submitted.

9. Proposed Tanker Pumping Point Shift

- 9.1 Park Lane, serving a now high-end residential area, could service as a secondary / emergency access road, but not the primary access.
 9.2 The existing, concealed, private parking & access driveway to erf 5579 & steep Park Lane slope endanger the private dwelling Owners & Children egressing the erf in motor vehicles on an (almost) daily basis. **Should fully laden tankers breaking ability on the steep Park Lane slope fail, serious injury could result. See diagram addendum F.**
 9.3 The site, erf 2702, extends to the top of Petersen Street. There is currently a suction / pumping access point to the Western side of the existing structure. This infrastructure should be extended to the base of Peterson Street (a gently sloped, tarred road). When pumping occurs the foul sewer smell is such that all adjoining residences have to close all south facing doors & windows. A well sealed / closed / valved installation must be put in place. **See photograph of unsealed manhole cover & loose hose addendum G.**
 9.4 We support the previously proposed boom access control on the Park Lane boundary of erf 2702.
 9.5 We object to Park Lane serving as the primary access to pump sewerage on erf 2702. Peterson Street is to serve this purpose. (Petersen Street would also serve future dredging operations to the Onrus River Estuary)
10. We await your formal reply.

Yours sincerely

SIGNED - SEE ADDENDUM B

 Andrew & Ronel Greeff
 OWNERS : Erf 5579

SIGNED - SEE ADDENDUM D

 Truhamm van der Poel
 OWNER : Erf 2890

SIGNED - SEE ADDENDUM C

 Natalie Dodsworth
 OWNER : Remainder Erf 5601

SIGNED - SEE ADDENDUM E

 Andrew & Delana Finlayson
 OWNERS : Erf 4996

Copy to : Loretta Gillion, email - loretta@overstrand.gov.za



**DIRECTORATE: PLANNING & DEVELOPMENT
TOWN & SPATIAL PLANNING**

LAND USE PLANNING APPLICATION RESPONSE FORM

E-mail to relevant person stipulated on the notice: loretta@overstrand.gov.za / alida@overstrand.gov.za
16 Paterson Street / PO Box 20 HERMANUS, 7200 / Tel: 028 313 8900

APPLICATION DETAILS

Application erf number:

2702

APP ID:

How did you receive notice of the application?

SMS & EMAIL

STATE YOUR INTEREST IN THE APPLICATION:

- COMMON BOUNDARY NEIGHBOUR
- INTERESTED & AFFECTED PARTY

TICK RELEVANT BOX



OBJECTION

COMMENT

SUPPORT

REASONS FOR OBJECTION / COMMENT / SUPPORT:

APPENDUM A

- GROUP LETTER OF OBJECTION & COMMENT DATED 31.10.2025

APPENDUM B

- DSM FORM DATED 31.10.2025

Feel free to continue on separate page(s)...

PERSONAL INFORMATION (To be completed in full - Compulsory)

Name & surname (PRINT)

ANDREW & RONEL GREFF

Your erf number: 5579

Company/Trust details:

Postal address:

20 PATERSON STREET, NORTHCLIFF, HERMANUS

Contact details:

Cell: 082 415 3559 / 082 4521091

E-mail address:

andrewgreff@icloud.com / blackearthinteriors@gmail.com

Signature:

Date:

31.10.2025

Please note that in terms of the Protection of Personal Information Act (POPIA), you will be entering into a public process and as such agree and consent to your name, surname, contact details and comment(s) may be disclosed/used in the application process. Any objection, comment or representation received as a result of a public notice process must be in writing and addressed to the person mentioned in the notice within the time period stated in the notice.

APPENDUM B

	<p align="center">DIRECTORATE: PLANNING & DEVELOPMENT TOWN & SPATIAL PLANNING</p> <p align="center">LAND USE PLANNING APPLICATION RESPONSE FORM</p> <p align="center">E-mail to relevant person stipulated on the notice: loretta@overstrand.gov.za / alida@overstrand.gov.za 16 Paterson Street / PO Box 20 HERMANUS, 7200 / Tel: 028 313 8900</p>
<p align="center">APPLICATION DETAILS</p>	

Application erf number:

2702

APP ID:

How did you receive notice of the application?

SMS & EMAIL

STATE YOUR INTEREST IN THE APPLICATION:

- COMMON BOUNDARY NEIGHBOUR
- INTERESTED & AFFECTED PARTY

TICK RELEVANT BOX <input checked="" type="checkbox"/>	OBJECTION	<input type="checkbox"/>	COMMENT	<input type="checkbox"/>	SUPPORT
<p align="center">REASONS FOR OBJECTION / COMMENT / SUPPORT:</p>					

APPENDUM A

- GROUP LETTER OF OBJECTION & COMMENT DATED 31.10.2025

APPENDUM C

- OSM FORM DATED 17.10.2025

Feel free to continue on separate page(s)...

PERSONAL INFORMATION (To be completed in full – Compulsory)

Name & surname (PRINT)

Natalie Dodsworth

Your erf number: 5601

Company/Trust details:

Postal address:

Foxbury House, Hascombe Rd, Godalming,
Surrey GU8 4AE, UK

Contact details:

Cell: +44 7598 156296

E-mail address:

natalie.dodsworth100@gmail.com

Signature:

N. Dodsworth

Date:

13/10/25

Please note that in terms of the Protection of Personal Information Act (POPIA), you will be entering into a public process and as such agree and consent to your name, surname, contact details and comment(s) may be disclosed/used in the application process. Any objection, comment or representation received as a result of a public notice process must be in writing and addressed to the person mentioned in the notice within the time period stated in the notice.

APPENDUM C


**DIRECTORATE: PLANNING & DEVELOPMENT
TOWN & SPATIAL PLANNING**
LAND USE PLANNING APPLICATION RESPONSE FORM

 E-mail to relevant person stipulated on the notice: loratta@overstrand.gov.za / alida@overstrand.gov.za
 16 Paterson Street / PO Box 20 HERMANUS, 7200 / Tel: 028 313 8900

APPLICATION DETAILS

Application erf number:

2702

APP ID:

How did you receive notice of the application?

SMS & EMAIL

STATE YOUR INTEREST IN THE APPLICATION:

- COMMON BOUNDARY NEIGHBOUR
- INTERESTED & AFFECTED PARTY

TICK RELEVANT BOX


OBJECTION
COMMENT
SUPPORT
REASONS FOR OBJECTION / COMMENT / SUPPORT:

APPENDUM A

- GROUP LETTER OF OBJECTION DATED 31.10.2025

APPENDUM D

- DSM FORM DATED 27.10.2025

Feel free to continue on separate page(s)...

PERSONAL INFORMATION (To be completed in full – Compulsory)

Name & surname (PRINT)

Truhann van der Poel

Your erf number: 2890

Company/Trust details:

One Vision Investments 445 (Pty) Ltd

Postal address:

24 Richelieu Street, Durbanville, 7550

Contact details:

Cell: +27824166446

 E:  onevision445@gmail.com

Signature:



Date: 2025-10-27

 Please note that in terms of the Personal Information Act (POPIA), you will be entering into a public process and as such agree and consent to your name, surname, contact details and comment(s) may be disclosed/used in the application process. Any objection, comment or representation received as a result of a public notice process must be in writing and addressed to the person mentioned in the notice within the time period stated in the notice.

APPENDUM P



**DIRECTORATE: PLANNING & DEVELOPMENT
TOWN & SPATIAL PLANNING
LAND USE PLANNING APPLICATION RESPONSE FORM**

E-mail to relevant person stipulated on the notice: laretta@overstrand.gov.za / idea@overstrand.gov.za
16 Paterson Street / PO Box 20 HERMANUS, 7200 / Tel: 028 313 8990

APPLICATION DETAILS

Application erf number:

2702

APP ID:

How did you receive notice of the application?

SMS & EMAIL

STATE YOUR INTEREST IN THE APPLICATION:

- INTERESTED & AFFECTED PARTY

TICK RELEVANT BOX



OBJECTION

COMMENT

SUPPORT

REASONS FOR OBJECTION / COMMENT / SUPPORT:

ADDENDUM A

- GROUP LETTER OF OBJECTION & COMMENT DATED 31.10.2025

ADDENDUM E

- OSM FORM DATED 31.10.2025

Feel free to continue on separate page(s)...

PERSONAL INFORMATION (To be completed in full - Compulsory)

Name & surname (PRINT)

JA & D FINLAYSON

Your erf number:

4996

Company/Trust details:

Postal address:

POSTNET SUITE 115, PRIVATE BAG X16 HERMANUS

Contact details:

Cell:

0824677967

E-mail address:

andrewf@fvdm.co.za

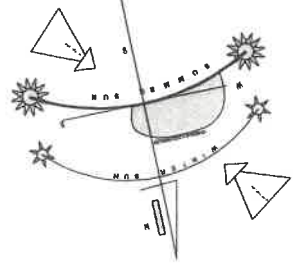
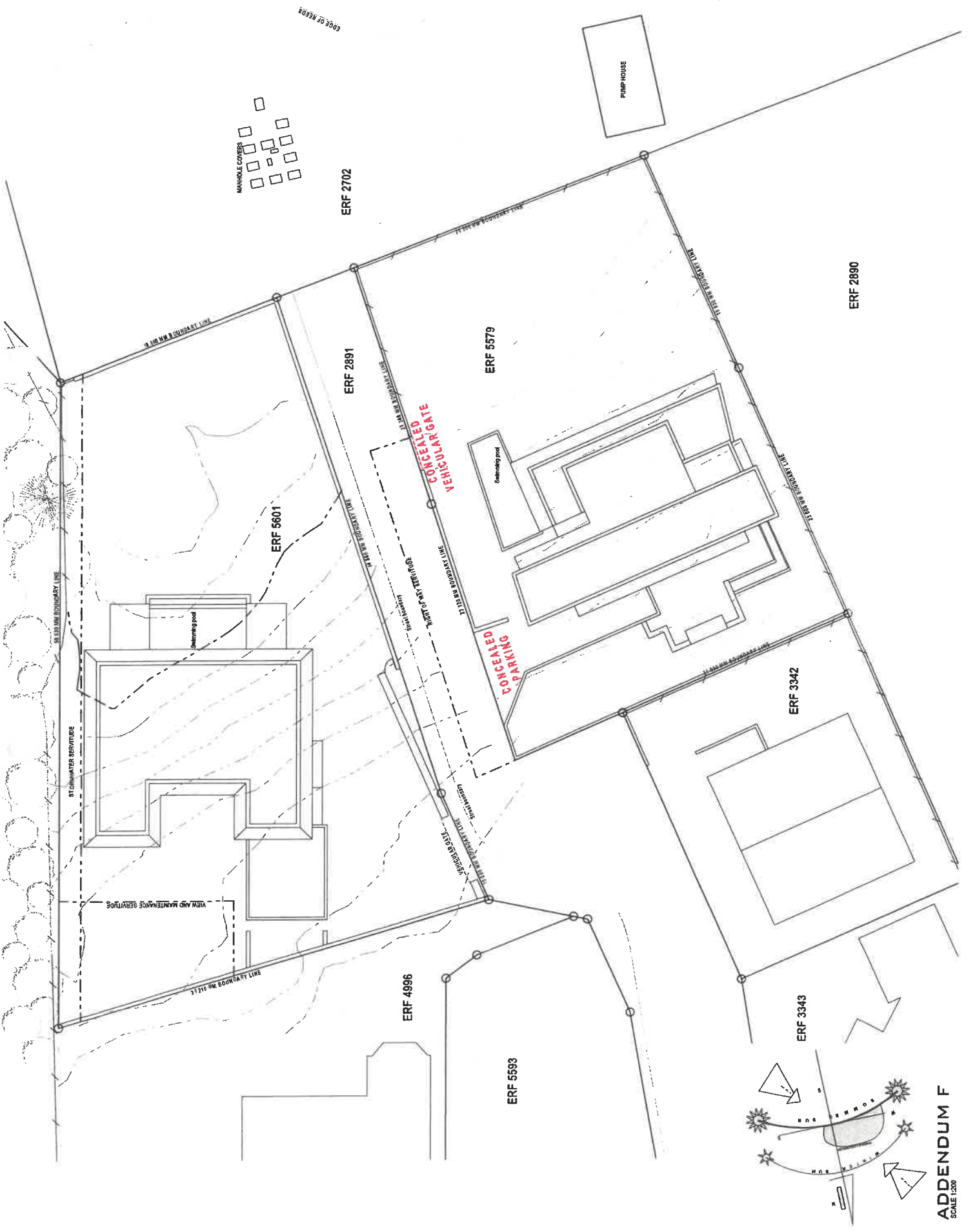
Signature:

Date:

31/10/2025

Please note that in terms of the Protection of Personal Information Act (POPIA), we will only use your personal information for the purposes for which it was collected, unless you have consented to other uses. If you have any queries, please contact us at privacy@overstrand.gov.za.

ADDENDUM E



ADDENDUM F
 SCALE 1:200



Loretta Gillion

From: info@andrewgreeffarchitects.co.za
Sent: Friday, 31 October 2025 14:03
To: Henk Olivier; Riaan Kuchar
Cc: Loretta Gillion; 'Ronel Greeff'; 'Andrew Finlayson'; 'Natalie Dodsworth'; 'Truhann van der poel'
Subject: Consent Use for Proposed Improvements & Upgrade to the Existing Onrus Main Sewer Pumping Station & Ancillary Infrastructure
Attachments: Addendum A.pdf; Addendum B, C, D & E.pdf; Addendum F.pdf; Addendum G.jpg 2025-10-27.jpg

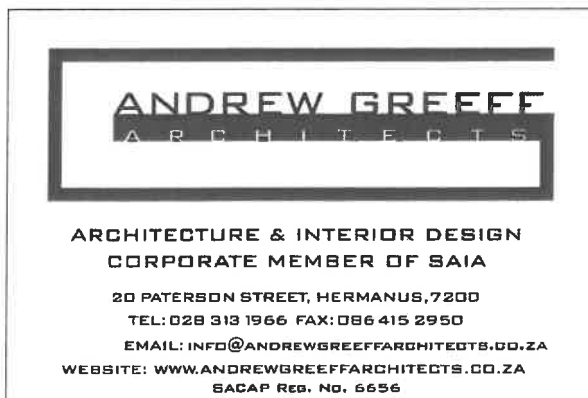
Dear Riaan & Henk

RE : CONSENT USE FOR PROPOSED IMPROVEMENTS & UPGRADE TO THE EXISTING ONRUS MAIN SEWER PUMPING STATION & ANCILLARY INFRASTRUCTURE, & SITE DEVELOPMENT PLAN PERMISSION APPLICATION IN TERMS OF THE LAND USE SCHEME

Attached find correspondence for your attention.

Kind regards

Andrew Greeff Pr.Arch Ml.Arch
PRINCIPAL



OVERSTRAND MUNICIPALITEIT
 REKORDBEHEER
 31 OCT 2025
 DOCUMENT CONTROL
 OVERSTRAND MUNICIPALITY

10/13

Loretta Gillion

From: Fanie de Jongh <fanie.wild@gmail.com>
Sent: Friday, 31 October 2025 15:49
To: Loretta Gillion
Cc: Henk Olivier; dejongh.166@gmail.com
Subject: FW: Erf 2702, Onrust Rivier: Application for Consent Use
Attachments: Application of consent use- Addendum A.pdf; LUP Response Form - COMMENT_OBJECTION_SUPPORT.pdf

Good day

Below email refers.

Attached please find co-signatures of my wife being co-owner of erf 3342. Apologies for any inconvenience.

Regards/Groete

SJ de Jongh (PR Eng/Pr Ing)
076 466 9251

From: Fanie de Jongh <fanie.wild@gmail.com>
Sent: Friday, 31 October 2025 14:34
To: 'loretta@overstrand.gov.za' <loretta@overstrand.gov.za>
Cc: 'holivier@overstrand.co.za' <holivier@overstrand.co.za>
Subject: Erf 2702, Onrust Rivier: Application for Consent Use

Good day

See attached.

Acknowledgement of receipt will be appreciated.

Regards/Groete

SJ de Jongh (PR Eng/Pr Ing)
076 466 9251

FILE NO.	Erf 2702-HON
SCAN NO.	
COLLABORATOR NO.	2894711

P

ADDENDUM: A

To: H Olivier

Town Planning Department

29 October 2025

Overstrand Municipality

Re: Application Consent Use: Erf 2702, Onrust Rivier Main Sewer Pump Station

The notification from Overstrand Municipality dated 25 September 2025 regarding the upgrading of the main sewer pump station on erf 2702, has reference.

As interested and affected party in the application for consent use of erf 2702:

1. We **object** to the current (and presumably future) practice of dumping sewage waste generated from elsewhere, by means of road transport into the pump station. Tanker trucks are currently dumping sewage on an almost daily basis into the pump station, entering the pump station area via Park Lane. It has a detrimental effect on living conditions in the street and surrounding area(s) due to the smells generated by the dumping process, traffic and noise levels. We are uncertain as to where the waste is coming from (presumably ex domestic septic tanks as part of the small-bore system?), however **this practice is not acceptable**. Tankers trucks must either dump at Hawston or the Hermanus sewage works, not at this pump station. It must be stopped immediately and permanently.
2. We **object** to the proposed design levels (Top of concrete) of both the 500kl storage tank and pump station structure protruding approximately 600mm above natural ground level. This is not in line with paragraph 2.3 of the document "Proposed Consent Use & SDP" prepared by Urban Dynamics stating that both these structures will be constructed **underground**.
3. We **object** to the absence of any landscaping over the above-mentioned structures. These structures must either be put fully underground or covered with a 150 mm layer of topsoil and vegetated to make it invisible. Only manhole covers must be visible. With the large paving areas proposed there will be too much hard areas in this sensitive and beautiful "vlei" area and must be softened as far as possible.
4. We **request** that consideration be given to the following aspects of the design of the pump station and appurtenant works:
 - a. No gantries or any other overhead structures are to be allowed.
 - b. All manhole covers be properly sealed and regularly inspected to prevent bad odor escaping. With the prevailing breeze from the sea the slightest leak is smelled in the surrounding houses.
 - c. Proper design of manholes/suction pipes to ensure a closed "sucking" system (to be used in the event of an emergency situations only), to prevent bad smells

escaping during the operation. The use of open manholes with the covers simply being taken off and the suction pipes dropped in is not good practice. It must be piped throughout.

- d. The designers must please indicate as to what mitigation measures will be taken to reduce noise levels of the standby generators.
- e. Park lane road will have to be upgraded with a total rebuild of all layer works (and kerbs both sides). It is currently failing and will not withstand further construction traffic.
- f. Measures must be taken to limit public traffic into Park Lane. Currently a great number of motorists, either accidentally or out of curiosity turn off in Park Lane only to find it is a Cul de Sac and then struggle to turn around. It is not clear how this will be handled in the design. It is also not clear whether the pump station area will be fenced off. We are against it should it be on the cards.
- g. The current overhead lines (Telkom and fibre) be removed and laid underground, in line with modern day road construction practices.
- h. Similarly, the possibility of lowering the ESKOM line feeding down Park Lane should also be investigated.
- i. Lastly, it is suggested that all interested and affected parties be allowed to provide further input before the design of above ground structures is finalized. The importance of aesthetics is stressed as it greatly impacts on the value of the surrounding properties, all of which is on the high end of the value scale.

Thank you for the opportunity to provide input at this stage. We trust it will be received in good spirit.

Yours faithfully.



SJ de Jongh
Pr Eng



MH de Jongh


**DIRECTORATE: PLANNING & DEVELOPMENT
TOWN & SPATIAL PLANNING**
LAND USE PLANNING APPLICATION RESPONSE FORM

 E-mail to relevant person stipulated on the notice: loretta@overstrand.gov.za / alida@overstrand.gov.za
 16 Paterson Street / PO Box 20 HERMANUS, 7200 / Tel: 028 313 8900

APPLICATION DETAILS

Application erf number:	2702	APP ID:
How did you receive notice of the application?	email	

STATE YOUR INTEREST IN THE APPLICATION:

Co-owners of adjoining property

 TICK RELEVANT BOX

OBJECTION

COMMENT

SUPPORT

REASONS FOR OBJECTION / COMMENT / SUPPORT:

Refer to Addendum A attached,

Feel free to continue on separate page(s)...

PERSONAL INFORMATION (To be completed in full – Compulsory)

Name & surname (PRINT)	SJ & MH de Jongh	Your erf number:	3342
Company/Trust details:			
Postal address:	7 Park Lane, Onrust Rivier		
Contact details:	Cell:	0764669251/0825732204	
	E-mail address:	fanie.wild@gmail.com/dejongh.166@gmail.com	
Signature:		Date:	29 ct 2025

Please note that in terms of the Protection of Personal Information Act (POPIA), you will be entering into a public process and as such agree and consent to your name, surname, contact details and comment(s) may be disclosed/used in the application process. Any objection, comment or representation received as a result of a public notice process must be in writing and addressed to the person mentioned in the notice within the time period stated in the notice.

RESPONSE TO OBJECTIONS ERF 2702 ONRUST RIVER

1. INTRODUCTION

The application includes Consent Use for Utility Services on Erf 2702 Onrust River, and application for SDP approval.

At the outset it is important to note the following:

- There is an existing pump station on the site;
- The proposal is to improve and upgrade the pump station facilities to ensure it can efficiently handle sewer flow from the catchment area;
- AN Environmental Assessment was undertaken in terms of NEMA, following which the DEA&DP issued an Environmental Authorisation in August 2025; and
- The land use application was advertised for public comments from 27 September to 31 October 2025.

Following advertising of the above-mentioned land use application from 27 September to 31 October 2025, two public objections were received, namely:

- Messrs. SJ & MH de Jongh
- Mr. Andrew Greef, including: Natalie Dodsworth, Truhand van der Poel, Andrew & Delana Finlayson. It is noted that this objection was submitted as a combined objection from 4 surrounding land owners.

The issues raised by the objectors are summarised in Tables 1 & 2 below, including responses from the applicant, OSM & consulting engineers.

2. Response to Objections


2.1 SJ & MH de Jongh

Table 1: Comments Received & Response

Objection	Comments	Response
<p>a. Dumping of waste by road transport</p>	<p>The objector states that tanker trucks currently dump sewage at the pump station on an almost daily basis, entering the site via Park Lane. The objector further contends that this has a detrimental effect on living conditions in the street and surrounding area due to smells during the dumping process, traffic and noise.</p> <p>The objector insist that this practice is not acceptable and should be stopped immediately.</p>	<p>The OSM indicated that the regular dumping by tankers at the pump station has been ceased during normal circumstances. It is only in emergency cases that dumping is still required at the pump station.</p> <p>On this basis, the concern of the objector is addressed. It should be noted that the pump station is part of a critical network of municipal sewer services, required to provide basic sewer services to the catchment.</p>
<p>b. Design Levels above natural ground</p>	<p>The objector is opposed to the design level of ± 600 mm above natural ground level. The objector states that these levels contradict the statements in the planning report that the structures will be underground.</p>	<p>The design engineers indicated that:</p> <ul style="list-style-type: none"> - Both structures will be constructed predominantly underground, as can be clearly seen on the 3D site layout drawing. - The cover levels of the proposed reservoir and pumping station relate to existing surrounding

		<p>property levels and their overland drainage, overall overland site drainage, maximizing emergency storage capacities, also taking into account the flood line levels.</p> <ul style="list-style-type: none">- The cover slabs are also not designed to carry heavy traffic loads, which would potentially enter the site. The cover levels are approximately 150mm to 300mm above ground on the northern side and 500mm on the southern side.- On this basis, it is clear that there are good engineering design reasons and factors informing the levels of the structures, to ensure efficient functioning and operations, as well as safety aspects. <p>The fact that structures protrude only ± 500mm above natural ground level is already a positive mitigation applied by the engineers.</p>
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<p>c. Absence of Landscaping</p>	<p>The objector object to the absence of landscaping. It is further suggested that structures must be fully underground with topsoil and vegetation over to make the structures invisible, with only manholes visible. The proposed paving is too much hard landscaping and should be softened.</p>	<p>It is noted that the paved areas reflected on the SDP will serve as vehicle manoeuvring and access area for maintenance purposes. It is agreed that landscaping can be added along the verges to thereby soften the site and provide visual screening.</p>
<p>d. Design Suggestions</p>	<p>The objector makes the following suggestions w.r.t. the design of the pump station and appurtenant works:</p> <ul style="list-style-type: none"> - No gantries or any other overhead structures are to be allowed - All manhole covers be properly sealed and regularly inspected to prevent bad odour escaping. - Proper design of manholes/suction pipes to ensure closed sucking system, to prevent bad smells escaping - Mitigation measures to reduce noise levels of standby generators should be specified. - Park Lane must be upgraded 	<p>Noted.</p> <ul style="list-style-type: none"> - Gantries omitted - Appropriate covers will be installed - Noise levels will be compliant with prescribed standards in terms of the Municipal By-Law - The upgrade of Park Lane forms part of the construction contract

	<ul style="list-style-type: none"> - Measure must be taken to limit public traffic into Park Lane. Currently, motorists turn off into Park Lane and then struggle to turn around in the Cul-de-Sac. - The pump station area should not be fenced. - Current overhead lines (Telkom & fibre) be removed and laid underground - Lowering the ESKOM line along Park Lane - I&AP's should be allowed opportunity to provide further input before design of above ground structures are finalised. The aesthetics is important as it impacts value of properties. 	<ul style="list-style-type: none"> - Park Lane is clearly assigned as a cul-de-sac (as shown below).  - No fencing is currently proposed, but may be considered should theft or vandalism occur in future. - This is outside the scope of the project. - This is outside the scope of the project. - The SDP includes sufficient details w.r.t. the structures. The I&AP's now commented on the designs and no further processes are required.
--	---	---

2.2 Andrew Greef & Other

Table 2: Comments Received & Response

Objection	Comments	Response
<p>a. Design Levels above natural ground level</p>	<p>The objector objects against any large, visible, bare reinforced concrete structures including slabs protruding above the 3,08m level. All structures are to be constructed underground & be overlaid by soft landscaping / planting.</p> <p>The objector opposes gantries or similar structures above the 3,08m level.</p>	<p>The design engineers indicated that:</p> <ul style="list-style-type: none"> - Both structures will be constructed predominantly underground, as can be clearly seen on the 3D site layout drawing. - The cover levels of the proposed reservoir and pumping station relate to existing surrounding property levels and their overland drainage, overall overland site storage capacities, also taking into account the flood line levels. - The cover slabs are also not designed to carry heavy traffic loads, which would potentially enter the site. The cover levels are approximately 150mm to 300mm above ground on the northern side and 500mm on the southern side. - On this basis, it is clear that there are good engineering design reasons and factors informing the levels of the structures, to ensure

		<p>efficient functioning and operations, as well as safety aspects.</p> <p>The fact that structures protrude only ± 500mm above natural ground level is already a positive mitigation applied by the engineers.</p> <ul style="list-style-type: none"> - Gantries are omitted from the design.
<p>b. Vehicle movement</p>	<p>The objector request that vehicular turning circles be depicted on the drawings to prove adequacy for turning movements.</p> <p>The objector indicates that Park Lane should not be the primary accessway for tankers due to the narrow road configuration, the steep slope of the road and the risk to residents. It is suggested that access can be obtained via Petersen Street to the west.</p> <p>Boom access on Park Lane is suggested.</p>	<p>The design engineers indicated that the turning area was designed according to turning requirements.</p> <p>It should be noted that once the proposed upgrades are implemented, the need for emergency suction at the pumpstation will be minimal and tanker vehicle movement will therefore reduce substantially.</p> <p>Boom access is not proposed as part of this project, seeing that Park Lane is a public street.</p>

<p>c. Absence of Landscaping</p>	<p>The objector object to the absence of landscaping. It is further suggested that structures must be fully underground with topsoil and vegetation over to make the structures invisible, with only manholes visible. The proposed paving is too much hard landscaping and should be softened. It is suggested that exposed aggregate be used.</p>	<p>Landscaping will be introduced along the verges of the site to provide visual mitigation. Landscaping over the structures will not be possible. Exposed aggregate is a good suggestion and will be considered.</p>
<p>d. Fencing</p>	<p>The objector opposes any fencing around the site.</p>	<p>Noted. No fencing is currently proposed, but may be considered should theft or vandalism occur in future.</p>
<p>e. Paving</p>	<p>The objector states that the design of the proposed paved area should be more considered.</p>	<p>The suggested exposed aggregate pavers will be considered. Landscaping will be introduced where appropriate, to improve the aesthetics of the site.</p>
<p>f. Generator Room</p>	<p>The objector indicates that the proposed sound / noise mitigations should include attenuation to the soffit & walls and isolation from the surface bed as a counter reverberation measure.</p>	<p>Reasonable noise mitigation will be applied to ensure compliance with the relevant noise restrictions of the Municipal By-Law.</p>

<p>g. Building elevations</p>	<p>The objector is of the view that, given the fact that the site is overlooked by four high value residential properties, consultation regarding the proposed elevational treatment is required.</p>	<p>Noted. The structures were designed by Engelbrecht & Scorgie Architects, applying necessary elevational treatments to respond to the nature of the buildings, relative to its environs. No further consultation is required.</p>
<p>h. Site Works</p>	<p>The objector requests confirmation of the raised height of the site.</p>	<p>The site elevations are clearly indicated on the SDP.</p>

3. CONCLUSION

It is evident from the above that the objections received relate to technical engineering design aspects of the proposed sewer pump station facility, and the perception of the objectors that there could be some negative impacts on their properties.

In this regard, it is noted very importantly that: (1) Environmental Authorisation from DEA&DP is already in place, and (2) that the sewer pump station upgrade is a critical engineering service project in order to improve and upgrade the capacity and functioning of the existing facility. On this basis, the proposal will in fact be beneficial to the surrounding environs and residents, as properly functioning sewer infrastructure is most important in avoiding pollution, spills, smells, etc.

Given the above, it is our considered view that the objections received against the proposed consent use and SDP for the upgrading of the sewer pump station facilities on Erf 2702 Onrust River, do not reveal any adverse impacts that should influence the design of the facility, nor does it indicate any concerns with regards to the merit and desirability for approving the application in terms of the Overstrand Planning By-Law (2020). As per the above responses, landscaping mitigation will be implemented as a positive response to the concerns raised.

**COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR:
APPLICATION FOR CONSENT USE & PERMISSION REQUIRED I.T.O. LAND
USE SCHEME : ERF 2702, ONRUS (5068/2025)**

Stormwater (SW)	:	In order
Electricity	:	Eskom
Water	:	In order
Sewer	:	In order
Roads and traffic	:	In order

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 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*;
3. 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;
4. that any additional and / or extended vehicle entrances will be for the owner's account;
5. that no reservation of on-street parking be allowed;
6. that stormwater discharged from higher lying properties and generated in the catchment area of the property be allowed to drain freely through the property;
7. that stormwater reticulation and connection(s) to the municipal system be provided at the owners cost, if required.


 RICARDO ANDREW


 DATE

PRINCIPAL TECHNOLOGIST: DEVELOPMENT CONTROL


CONSERVATION INTELLIGENCE: SOUTH

postal 16 17th Avenue, Voëlklip, Hermanus, 7200
 physical 16 17th Avenue, Voëlklip, Hermanus, 7200
 website www.capenature.co.za
 enquiries Rhett Smart
 telephone 087 087 8017
 email rsmart@capenature.co.za
 reference LS14/2/6/1/7/2/2702_consent_Onrus
 date 24 November 2025

Overstrand Municipality
 P.O. Box 20
 Hermanus
 72

Attention: Henk Olivier
 By email: loretta@overstrand.gov.za

Dear Mr Olivier

Application for Consent Use for the Upgrade of the Onrus Main Sewer Pump Station and Associated Infrastructure on Erf 2702, Onrus (Overstrand Municipality ref. no.: 2702 HON; 5068/2025)

CapeNature would like to thank you for the opportunity to comment on the application and would like to make the following comments.

The proposed upgrade of the sewer pump station received environmental authorisation on 11 August 2025. Concerns were raised and addressed within the Basic Assessment process, and we do not have any further comments to add. We can confirm that the layout proposed in the consent use application is the same as the approved preferred layout in the Basic Assessment Report dated 24 February 2025.

CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.

Regards

Rhett Smart
 Digitally signed
 by Rhett Smart
 Date: 2025.11.25
 07:24:30 +02'00'

Rhett Smart
 For: Manager: Landscape Conservation Intelligence South

The Western Cape Nature Conservation Board trading as CapeNature

Board Members: Ms Marguerite Loubser (Chairperson), Prof Gavin Maneveldt (Vice Chairperson), Mr Tom Blok, Ms Reyhana Gani, Dr Colin Johnson, Ms Ayanda Mvandaba, Prof Nicolaas Olivier, Ms Chwayita Shude-Mareka, Dr Razeena Omar



Department of Environmental Affairs and Development Planning

Samornay Smidt

Directorate: Development Management, Region 1

Samornay.Smidt@westerncape.gov.za | Tel: 021 483 5828

REFERENCE: 16/3/3/1/E2/26/1010/25
NEAS REFERENCE: WCP/EIA/0001614/2025
DATE: 11 AUGUST 2025

The Municipal Manager
 Overstrand Municipality
 Infrastructure Services
 PO Box 20
HERMANUS
 7200

Attention: Mr. S. Muller

Tel: (028) 313 8019
 Email: smuller@overstrand.gov.za

Dear Sir

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014: THE PROPOSED UPGRADE OF THE EXISTING MAIN PUMP STATION ON REMAINDER OF ERF NO. 2702 AND INSTALLATION OF A SUB-SURFACED SEWAGE PIPELINE, ONRUS

1. With reference to the above application, the Department hereby notifies you of its decision to **grant** Environmental Authorisation and **adopt** the Maintenance Management Plan, attached herewith, together with the reasons for the decision.
2. In terms of Regulation 4 of the EIA Regulations, 2014, you are instructed to ensure, within 14 days of the date of the Environmental Authorisation, that all registered interested and affected parties ("I&APs") are provided with access to and reasons for the decision, and that all registered I&APs are notified of their right to appeal.
3. Your attention is drawn to Chapter 2 of the Appeal Regulations 2025, which prescribes the appeal procedure to be followed. This procedure is summarised in the attached Environmental Authorisation.

Yours faithfully

Zaahir Toefy
Digitally signed by Zaahir Toefy
 Date: 2025.08.11 09:45:08
 +02'00'

MR. ZAAHIR TOEFY
DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Cc: (1) Mr. C Dippenaar (GNEC (Pty) Ltd)
 (2) Ms. C Becker (GNEC (Pty) Ltd)
 (3) Ms. P Aplon (Overstrand Municipality)
 (4) Ms. R Volschenk (Overberg District Municipality)
 (5) Mr. R Smart (CapeNature)

Email: christoff@gnec.co.za
 Email: carina@gnec.co.za
 Email: paplon@overstrand.gov.za
 Email: rvolschenk@odm.org.za
 Email: rsmart@capenature.co.za

EA page 2 - blank page

REFERENCE: 16/3/3/1/E2/26/1010/25
NEAS REFERENCE: WCP/EIA/0001614/2025
ENQUIRIES: Samornay Smidt
DATE OF ISSUE: 11 AUGUST 2025

ENVIRONMENTAL AUTHORISATION

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED): THE PROPOSED UPGRADE OF THE EXISTING MAIN PUMP STATION ON REMAINDER OF ERF NO. 2702 AND INSTALLATION OF A SUB-SURFACED SEWAGE PIPELINE, ONRUS

With reference to your application for the abovementioned, find below the outcome with respect to this application.

DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended), the Competent Authority herewith **grants Environmental Authorisation** to the applicant to undertake the listed activities specified in section B below with respect to the Preferred Alternative, as described in the Basic Assessment Report ("BAR"), received on 30 April 2025.

In terms of the NEMA, viz, the EIA Regulations, 2014 (Listing Notices 1 and 3 of 2014 in Government Gazette No. 40772 of 7 April 2017) the Competent Authority hereby adopts the Maintenance Management Plan for watercourse related maintenance activities for the Proposed upgrade of the existing main pumping station on the remainder of Erf No. 2702, as well as the installation of a sub-surfaced sewage pipeline, Onrus.

The applicant for this Environmental Authorisation is required to comply with the conditions set out in section E below.

A. DETAILS OF THE APPLICANT FOR THIS ENVIRONMENTAL AUTHORISATION

Overstrand Municipality
 Infrastructure Services
 c/o Mr. S Muller
 PO Box 20
HERMANUS
 7200

Tel.: (028) 313 8019
Email: smuller@overstrand.gov.za

The abovementioned applicant is the holder of this Environmental Authorisation and is hereinafter referred to as "the holder".

B. LIST OF ACTIVITIES AUTHORISED

Listed Activities	Activities/Project Description
<p>EIA Regulations Listing Notice 1 of 2014 –</p> <p>Activity Number: 19</p> <p><i>The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse;</i></p> <p><i>but excluding where such infilling, depositing, dredging, excavation, removal or moving—</i></p> <p>(a) <i>will occur behind a development setback;</i> (b) <i>is for maintenance purposes undertaken in accordance with a maintenance management plan;</i> (c) <i>falls within the ambit of activities 21 in this Notice, in which case that activities applies;</i> (d) <i>occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or</i> (e) <i>where such development is related to the development of a port or harbour, in which case activities 26 in Listing Notice 2 of 2014 applies.</i></p>	<p>The proposed upgrade of the existing main pump station will require the movement of more than 10 cubic metres of soil and material in a watercourse.</p>
<p>EIA Regulations Listing Notice 1 of 2014 –</p> <p>Activity Number: 19A</p> <p>The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5 cubic metres from—</p> <p>(i) the seashore; (ii) the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever distance is the greater; or (iii) the sea; -</p> <p>but excluding where such infilling, depositing, dredging, excavation, removal or moving -</p> <p>(f) will occur behind a development setback; (g) is for maintenance purposes undertaken in accordance with a maintenance management plan;</p>	<p>The proposed upgrade of the existing main pump station will require the movement of more than 10 cubic metres of soil and material within 100m of an estuary.</p>

<p>(h) falls within the ambit of activity 21 in this Notice, in which case that activity applies;</p> <p>(i) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or</p> <p>where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.</p>	
<p>EIA Regulations Listing Notice 3 of 2014 –</p> <p>Activity Number: 12</p> <p>The clearance of an area of 300 square metres or more of indigenous vegetation except where such indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</p> <p>i. Western Cape</p> <ol style="list-style-type: none"> i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004; ii. Within critical biodiversity areas identified in bioregional plans; iii. Within the littoral active zone or 100 metres inland from the high-water mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the development setback line or even in urban areas; iv. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning; or v. On land designated for protection or conservation purposes in an Environmental Management Framework adopted in the prescribed manner, or a Spatial Development Framework adopted by the MEC or Minister. 	<p>More than 300m² of indigenous vegetation will be cleared with the installation of the proposed pipeline.</p>

The abovementioned list is hereinafter referred to as "**the listed activities**".

The holder is herein authorised to undertake the following alternative that includes the listed activities as it relates to the development:

The development entails the upgrade of the existing Onrus Main sewage pump station ("OMSPS") and the installation of a sub-surfaced sewer pipeline from the pump station to an existing transition manhole situated within the road reserve of Schulphoek Road (as indicated in the Site Plan attached as Annexure 2). The upgrades will include the following:

1. **Pump station Structures:**
A wet well pump station structure will be constructed. The pump station will operate with a total of four pumps (two pumps per stream) running in parallel. Inflow into the pump station will be managed using a splitter chamber and sluice gates.
2. **Valve and Water Chamber:**
A valve chamber will be constructed to house isolation valves, non-return valves, and a flow meter necessary for the proper operation and control of the pump station. A second flow meter chamber is proposed at the end of the rising main.
3. **Sewers and Pipelines:**
The two main incoming sewage pipelines will be re-routed to provide sufficient space for the construction of the new infrastructure. Overflow pipes and drainpipes will be constructed to link the pump station and rising main with the proposed emergency overflow storage structure and to pump sewage back from the overflow structures.
4. **MCC room:**
The existing MCC room and generator room will be expanded to meet Occupational Health and Safety requirements and to accommodate a larger MCC and generator. A walkway will be developed around the MCC room building.
5. **Stormwater Pipe:**
A 375mm diameter stormwater pipe will be installed to convey stormwater from the existing access road (Park Lane Road) to the river. A stormwater outlet structure will be developed at the point where the stormwater enters the Onrus River.
6. **Overflow structure:**
An underground emergency overflow storage structure with a capacity of 450kℓ will be constructed. The disturbed area will be revegetated with suitable indigenous vegetation.
7. **Site Level, paving and fencing:**
The pump station site level will be raised above the 1:100-year flood level, to ensure safety and minimise flood risk. Portions of the upgraded pump station site will be paved, and the site will be fenced, if required.
8. **Sewage Pipeline**
A 400mm diameter sub-surfaced sewage pipeline will be installed to transport the sewage from the pump station to the existing transition manhole located in the road reserve of Schulphoek Road. The sub-surfaced sewage pipeline will traverse several erven and will be approximately 3.45km in length. Majority of the pipeline route will be aligned within the road reserve and the pipeline will be attached to an existing bridge where it crosses the Onrus River.

C. SITE DESCRIPTION AND LOCATION

The pump station upgrade will be undertaken on the remainder of Erf No. 2702, and the sewage pipeline will be routed along several erven in Onrus, as listed below.

The SG21 digit codes are:

Remainder of Erf No. 2702	C01300160000270200000
Park Lane Road Reserve	C01300160000289100000
Old main Road Onrus Road	C01300000000058100000
Main Road Reserve	C01300000000058100364
Erf No. 581/366	C01300000000058100366
Erf No. 581/368	C01300000000058100368
Erf No. 581/363	C01300000000058100363
Erf No. 1291	C01300200000129100000
Erf No. 2834	C01300200000283400000
Erf No. 2633	C01300200000263300000
Erf No. 1447	C01300200000144700000
Main Road Reserve	C01300160000557000000
Erf No. 2064	C01300200000206400000
Erf No. 2152	C01300200000215200000
Erf No. 2861	C01300200000286100000
Erf No. 1450	C01300200000145000000
Erf No. 2829	C01300200000282900000
Erf No. 1748	C01300200000174800000
Schulphoek Road Reserve	C01300130000024300000

Co-ordinates:

Pump station co-ordinates			
Latitude (S)	34°	24'	49.30"
Longitude (E)	19°	10'	37.76"

Sewage pipeline route:			
Starting point co-ordinates			
Latitude (S)	34°	24'	49.34"
Longitude (E)	19°	10'	38.20"
Middle point co-ordinates			
Latitude (S)	34°	24'	39.87"
Longitude (E)	19°	11'	36.25"
End point co-ordinates			
Latitude (S)	34°	24'	54.95"
Longitude (E)	19°	12'	36.04"

Refer to Annexure 1: Locality Map and Annexure 2: Site Plan.

The above is hereinafter referred to as "the site".

D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER

Guillaume Nel Environmental Consultants (Pty) Ltd
c/o Mr. Christoff Dippenaar
PO Box 2632
PAARL
7620

Tel: 021 870 1874
Email: christoff@gnec.co.za

E. CONDITIONS OF AUTHORISATION

Scope of authorisation

1. The holder is authorised to undertake the listed activities specified in Section B above in accordance with and restricted to the Preferred Alternative, as described in the BAR received on 30 April 2025 on the site as described in Section C above and indicated in the Site Plan attached as Annexure 2.
2. The holder must commence with, and conclude, the listed activities within the stipulated validity period which this Environmental Authorisation is granted, or this Environmental Authorisation shall lapse and a new application for Environmental Authorisation must be submitted to the competent authority.
This Environmental Authorisation is granted for-
 - (a) A period of **ten (10) years** from the date of issue, during which period the holder must commence with the authorised listed activities.
 - (b) A period of **ten (10) years**, from the date the holder commenced with the authorised listed activities, during which period the authorised listed activities must be concluded.
3. The holder shall be responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the holder.
4. Any changes to, or deviations from the scope of the alternative described in section B above must be accepted or approved, in writing, by the Competent Authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the Competent Authority may request information in order to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the holder to apply for further authorisation in terms of the applicable legislation.

Written notice to the Competent Authority

5. Seven calendar days' notice, in writing, must be given to the Competent Authority before commencement of construction activities.

5.1 The notice must make clear reference to the site details and EIA Reference number given above.

5.2 The notice must also include proof of compliance with the following conditions described herein:

Conditions: 6, 7 and 11.

Notification and administration of appeal

6. The holder must in writing, within 14 (fourteen) calendar days of the date of this decision–

6.1 notify all registered Interested and Affected Parties ("I&APs") of –

6.1.1 the outcome of the application;

6.1.2 the reasons for the decision as included in Annexure 3;

6.1.3 the date of the decision; and

6.1.4 the date when the decision was issued.

6.2 draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of the National Appeals Regulations, 2025 (as amended) detailed in Section G below;

6.3 draw the attention of all registered I&APs to the manner in which they may access the decision;

6.4 provide the registered I&APs with:

6.4.1 the name of the holder (entity) of this Environmental Authorisation,

6.4.2 name of the responsible person for this Environmental Authorisation,

6.4.3 postal address of the holder,

6.4.4 telephonic and fax details of the holder,

6.4.5 e-mail address, if any, of the holder, and

6.4.6 contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the 2025 National Appeals Regulations (as amended).

7. The listed activities, including site preparation, must not commence within 20 (twenty) calendar days from the date the applicant notified the registered I&APs of this decision. In the event that an appeal is lodged with the Appeal Authority, the effect of this Environmental Authorisation is suspended until the appeal is decided i.e. the listed activities, including site preparation, must not commence until the appeal is decided.

Management of activities

8. The draft Environmental Management Programme ("EMPr") submitted as part of the application for Environmental Authorisation is hereby approved and must be implemented.

9. The Maintenance Management Plan ("MMP") adopted as part of this Environmental Authorisation must be implemented.
10. The EMPr must be included in all contract documentation for all phases of implementation.

Monitoring

11. The holder must appoint a suitably experienced environmental control officer ("ECO") before commencement of any land clearing or construction activities to ensure compliance with the EMPr and the conditions contained herein.
12. The ECO must report on compliance with the EMPr to this Department and the relevant authorities, in writing, every second month during the construction phase.
13. A copy of the Environmental Authorisation, EMPr, MMP, audit reports and compliance monitoring reports must be kept at the site of the authorised activities, and must be made available to anyone on request, including a publicly accessible website.
14. Access to the site referred to in Section C must be granted, and the environmental reports mentioned above must be produced, to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein.

Auditing

15. In terms of Regulation 34 of the NEMA EIA Regulations, 2014 (as amended), the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation and the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Report must be prepared by an **independent person** (other than the ECO appointed in terms of condition 11 above or the appointed Environmental Assessment Practitioner) and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014 (as amended).

The holder must undertake one environmental audit and submit an Environmental Audit Report to the Department three months after the construction phase commenced. A final Environmental Audit Report must be submitted to the Department within three months of the completion of the construction phase.

The holder must, within 7 days of the submission of each of the above-mentioned reports to the Competent Authority, notify all potential and registered I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).

Specific Conditions

16. Should any heritage remains be exposed during excavations or any other actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape. Heritage remains uncovered or disturbed during earthworks must not be further disturbed until the necessary approval has been obtained from Heritage Western Cape.

Heritage remains include: meteorites, archaeological and/or paleontological remains (including fossil shells and trace fossils); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artifacts and bone remains; structures and other built features with heritage significance; rock art and rock engravings; and/or graves or unmarked human burials including grave goods and/or associated burial material.

17. A qualified archaeologist and/or paleontologist must be contracted where necessary (at the expense of the holder) to remove any heritage remains. Heritage remains can only be disturbed by a suitably qualified heritage specialist working under a directive from the relevant heritage resources authority.
18. The relevant requirements with respect to occupational health and safety must be adhered to at all times.

F. GENERAL MATTERS

1. Notwithstanding this Environmental Authorisation, the holder must comply with any other statutory requirements that may be applicable when undertaking the listed activities.
2. Non-compliance with a condition of this Environmental Authorisation or EMPr may render the holder liable to criminal prosecution.
3. If the holder does not commence with the listed activities within the period referred to in Condition 2, this Environmental Authorisation shall lapse for those activities, and a new application for Environmental Authorisation must be submitted to the Competent Authority. If the holder wishes to extend the validity period of the Environmental Authorisation, an application for amendment in this regard must be made to the Competent Authority prior to the expiry date of the Environmental Authorisation.
4. The holder must submit an application for amendment of the Environmental Authorisation to the Competent Authority where any detail with respect to the Environmental Authorisation must be amended, added, substituted, corrected, removed or updated. If a new holder is proposed, an application for Amendment in terms of Part 1 of the EIA Regulations, 2014 (as amended) must be submitted.

Please note that an amendment is not required if there is a change in the contact details of the holder. In this case, the Competent Authority must only be notified of such changes.

5. The manner and frequency for updating the EMPr is as follows:

Amendments to the EMPr must be done in accordance with Regulations 35 to 37 of the EIA Regulations 2014, (as amended) or any relevant legislation that may be applicable at the time.

G. APPEALS

Appeals must comply with the National Appeal Regulations, 2025 (Government Notice No. R. 5985 in Government Gazette No. 52269 of 13 March 2025. Please note the provisions of Regulation 1(2) & (3) of the National Appeal Regulations 2025 when calculating the period of days.

1. The holder (applicant) of this decision must submit an appeal to the Appeal Administrator, any registered Interested and Affected Parties (I&AP's), and the decision maker (Competent Authority who issued the decision) within **20 calendar days** from the date this decision was sent by the decision maker.
2. The I&AP's (not the holder of this decision) must submit an appeal to the Appeal Administrator, the holder (applicant) of the decision, and the decision maker within **20 calendar days** from the date this decision was sent to the registered I&AP's by the holder (applicant) of the decision.
3. All appeals submitted must:
 - a. be in writing in the appeal form obtainable from the Departmental website;
 - b. include supporting documents referred to in the appeal; and
 - c. include proof of payment of the prescribed non-refundable appeal fee, if prescribed.
4. The holder (applicant) of the decision must:
 - a. notify registered I&AP's and affected organs of state of any appeal received, and make the appeal available to them, within 5 calendar days after the 20-day appeal period ends.
 - b. Submit proof of this notification to the Appeal Administrator within **5 calendar days** after sending the last notification.
5. The applicant, where applicable, the decision-maker, or any person notified under regulation 4 of the National Appeal Regulations, 2025 may submit a Responding Statement within **20 calendar days** from the date they received the appeal, in the form obtainable from the Department website to the Appeal Administrator and to the appellant, where the appellant is not the applicant.
6. Appeals, Responding Statements and supporting documents must be submitted to the Appeal Administrator by means of one of the following methods:
 - a. **By e-mail:**
DEADP.Appeals@westerncape.gov.za or
 - b. **By hand** where that person submitting does not hold an electronic mail account:
Attention: Mr Marius Venter
 Room 809, 8th Floor Utilitas Building,
 1 Dorp Street, Cape Town, 8001

Note: You are also requested to submit an electronic copy (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Administrator via email or to the address listed above.

A prescribed appeal form, responding statement form as well as assistance regarding the appeal processes is obtainable from the relevant website of the appeal authority: <http://www.westerncape.gov.za/eadp> or the office of the Minister at: Tel. (021) 483 3721 or email DEADP.Appeals@westerncape.gov.za.

H. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Environmental Authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully

Zaahir Toefy Digitally signed by Zaahir Toefy
Date: 2025.08.11 09:45:37
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MR. ZAAHIR TOEFY
DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING
DATE OF DECISION: 11 AUGUST 2025

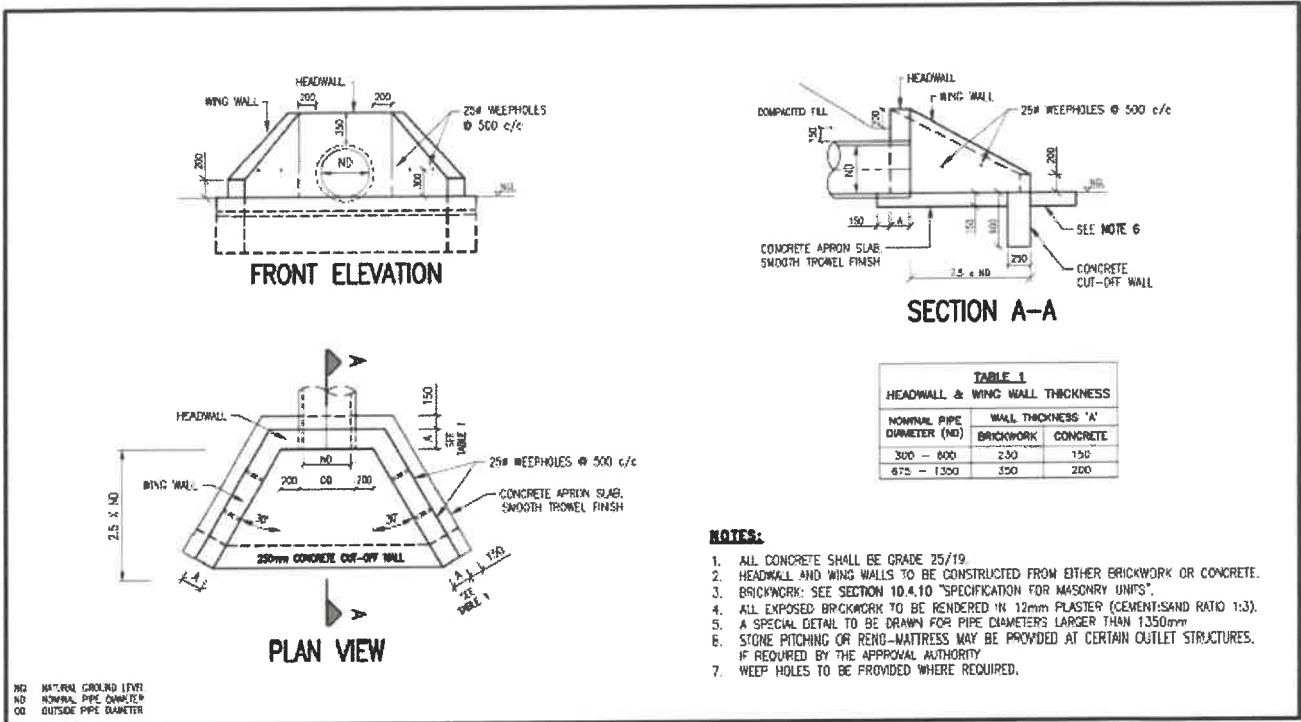
Cc: (1) Mr. C Dippenaar (GNEC (Pty) Ltd)
(2) Ms. C Becker (GNEC (Pty) Ltd)
(3) Ms. P Aplon (Overstrand Municipality)
(4) Ms. R Volschenk (Overberg District Municipality)
(5) Mr. R Smart (CapeNature)

Email: christoff@gnec.co.za
Email: carina@gnec.co.za
Email: paplon@overstrand.gov.za
Email: rvolschenk@odm.org.za
Email: rsmart@capenature.co.za

PUMP STATION LOCATION



STORMWATER OUTLET DESIGN



SEWAGE PIPELINE ROUTE



ANNEXURE 3: REASONS FOR THE DECISION

In reaching its decision, the Competent Authority considered, *inter alia*, the following:

- a) The information contained in the Application Form dated 11 February 2025 and the EMPr submitted together with final BAR received on 30 April 2025 and the additional information received on 5 August 2025.
- b) Relevant information contained in the Departmental information base, including the Guidelines on Public Participation and Alternatives (dated March 2013);
- c) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998);
- d) The comments received from I&APs and responses to these, included in the BAR received on 30 April 2025; and
- e) The balancing of negative and positive impacts and proposed mitigation measures.

All information presented to the Competent Authority was taken into account in consideration of the application for Environmental Authorisation. A summary of the issues that were considered to be the most significant for the decision is set out below.

1. Public Participation

The public participation process included:

- identification of and engagement with I&APs;
- fixing notice boards at the site where the listed activities are to be undertaken and public areas on 23 October 2024;
- the placing of a newspaper advertisement in the 'Hermanus Times' on 23 October 2024;
- giving written notice to the owners and occupiers of land adjacent to the site where the listed activities are to be undertaken, the municipality and ward councillor, and the various Organs of State having jurisdiction in respect of any aspect of the listed activities on 23 October 2024;
- circulating the pre-application draft BAR to I&APs from 23 October 2024; and
- circulating the in-process draft BAR to I&APs from 10 March 2025.

The Department is satisfied that the Public Participation Process that was followed met the minimum legal requirements, and the comments raised, and responses thereto were included in the comments and response report.

Specific alternatives, management and mitigation measures have been considered in this Environmental Authorisation and EMPr to adequately address the concerns raised.

2. Alternatives

Preferred Alternative (Herewith authorised)

The preferred alternative entails the proposed upgrade of the existing Onrus Main sewage pump station and the installation of a sub-surfaced sewer pipeline that will transport sewage from the pump station to an existing transition manhole situated within the road reserve of Schulphoek Road (as indicated in the Site Plan attached as Annexure 2). The upgrades will include the following:

1. Pump station Structures:

A wet well pump station structure will be constructed. The pump station will operate with a total of four pumps (two pumps per stream) running in parallel. Inflow into the pump station will be managed using a splitter chamber and sluice gates.

2. Valve and Water Chamber:

A valve chamber will be constructed to house isolation valves, non-return valves, and a flow meter necessary for the proper operation and control of the pump station. A second flow meter chamber is proposed at the end of the rising main.

3. Sewers and Pipelines:

The two main incoming sewage pipelines will be re-routed to provide sufficient space for the construction of the new infrastructure. Overflow pipes and drainpipes will be constructed to link the pump station and rising main with the proposed emergency overflow storage structure and to pump sewage back from the overflow structures.

4. MCC room:

The existing MCC room and generator room will be expanded to meet Occupational Health and Safety requirements and to accommodate a larger MCC and generator. A walkway will be developed around the MCC room building.

5. Stormwater Pipe:

A 375mm diameter stormwater pipe will be installed to convey stormwater from the existing access road (Park Lane Road) to the river. A stormwater outlet structure will be developed at the point where the stormwater enters the Onrus River.

6. Overflow structure:

An underground emergency overflow structure with a capacity of 450kℓ will be constructed. The disturbed area will be revegetated with suitable indigenous vegetation.

7. Site Level, paving and fencing:

The pump station site level will be raised above the 1:100-year flood level, to ensure safety and minimise flood risk. Portions of the upgraded pump station site will be paved, and the site will be fenced, if required.

8. Sewage Pipeline

A 400mm diameter sub-surfaced sewage pipeline will be installed to transport the sewage from the pump station to the existing transition manhole located in the road reserve of Schulphoek Road. The sub-surfaced sewage pipeline will traverse several erven and will be approximately 3.45km in length. Majority of the pipeline route will be aligned within the road reserve and the pipeline will be attached to an existing bridge where it crosses the Onrus River.

A wet well pump station structure was selected as the preferred option, as a negative visual impact and unacceptable noise levels are associated with a dry well, above ground pump station. The MCC room will be located along the western border of the site next to the existing MCC and generator room, to limit the visual impact on the residents located to the north of the existing pump station. The paving has been reduced and will be installed only within the areas where paving is required to limit surface hardening. The paving surrounding the proposed underground overflow structure has been replaced with rehabilitation with suitable indigenous vegetation to assist with stabilising the site and limit potential soil erosion impacts. The preferred alternative incorporates the specialist input and comments received and is considered the best practical environmental option.

Layout and Technology Alternatives

The alternative layout includes positioning the MCC room in the northeastern corner of the site, which will have a negative visual impact on the residents to the north of the site. The new pump station will be constructed on the eastern side of the existing facility, while the emergency overflow storage tank will occupy the site of the current pump station. The location of the emergency overflow storage tank does not allow the construction of the overflow structure in parallel with the other items which increases the construction period and associated cost. With this option, the entire area will be paved, resulting in an increased disturbance to the natural environment and eliminating any opportunity for rehabilitation with endemic vegetation.

A drywell pump station was considered as an alternative technology. This option has many advantages from an operation and maintenance perspective, but it was not the preferred option due to the negative visual impact it would have and noise nuisance during normal operation.

"No-Go" Alternative

The No-Go alternative will result in the existing pump station being unable to effectively accommodate and transfer sewage to the WWTW in response to the growing demand. The no-go alternative is therefore not preferred, since it will not address the issues with regards to the potential sewage overflows and resultant pollution. In addition, the opportunity for job creation during the construction phase will also be lost.

3. Impact Assessment and Mitigation measures

3.1 Activities need and desirability

The OMSPS forms a critical component of the Greater Hermanus sewer infrastructure, receiving sewage from the Vermont and Onrus drainage areas. Effluent from these areas gravitates to the OMSPS, from where it is pumped to a transition manhole in Mount Pleasant and subsequently transported via gravity to the Hermanus WWTW located in Zwelihle, Hermanus. The need to upgrade the existing pump station and associated infrastructure was identified due to the increase in surrounding urban development and the occurrence of pump station failures leading to sewage spills into the estuary. This proposed upgrade will improve the operational efficiency and reliability of the sewer system. The upgraded infrastructure will accommodate higher peak flows (especially during holiday seasons) and manage stormwater from rainstorms. Enhancing the capacity of the pump station and associated pipeline infrastructure will mitigate the risk of system failures and potential sewage overflows, thereby contributing to improved public health, environmental protection, and service delivery within the Greater Hermanus area. This is in line with the Western Cape Provincial Coastal Management Programme, which aims to minimise the impact of pollution on the coastal environment, through the promotion of appropriate mechanisms to alleviate potential pollution and the improvement of the water quality of the coastal environment. The

proposed upgrades also align with the Provincial Spatial Development Framework, the National Development Plan, the Strategic Provincial Plan, the Overstrand Municipal Integrated Development Plan, and the Municipal Spatial Development Framework, as it will improve basic services and service delivery, reduce the potential risk of sewage spills and create job opportunities during the construction phase. Furthermore, the preferred development proposal was informed by specialist input and comments received during the public participation process and is considered the best practical environmental option.

3.2 Biophysical Impacts

The existing OMSPS is located adjacent to the Onrus Lagoon within the Overstrand Municipality, approximately 7 km west of Hermanus. The site is mapped to contain Hangklip Sand Fynbos and Overberg Sandstone Fynbos, classified as critically endangered and endangered vegetation types, respectively. The majority of the pipeline route is transformed as it is located within an urban area. A few short sections of the route are fringed by fynbos regrowth, mainly occupied by pioneer species. The section of the pipeline route across the Onrus River is also highly degraded. Two near threatened plant species were encountered along the proposed pipeline route, however, good populations of these two species occur in the natural vegetation within the broader vicinity of the pipeline. Based on the findings of the Botanical Impact Assessment, dated 12 August, compiled by MD Botanical Surveys, the impacts associated with the loss of habitat and loss of species are both rated as low significance before and after mitigation. The recommended mitigation measures include search and rescue and implementation of a rehabilitation plan. The proposed development is therefore deemed acceptable from a botanical impact perspective.

The identified freshwater features that could potentially be impacted by the proposed activities include the Onrus River, as well as its floodplain wetland further downstream (forming part of the Onrus Estuary), a wet area associated with a small drainage line, and a reed-dominated wetland seep. Construction activities associated with the pump station upgrade will encroach into the buffer zone of the surrounding wetland areas, with some encroaching into the delineated wetlands. Most of these activities will however fall within highly degraded areas, where biodiversity has already been compromised. No wetlands or other freshwater features will be traversed by the proposed pipeline, apart from the Onrus River, where the pipeline will be attached to a bridge, to mitigate the potential impact. The section of the river affected by the proposed pipeline crossing is currently highly modified, primarily due to significant upstream water abstraction and the impacts of surrounding urban development, the historical bridge construction, and a high infestation of alien invasive trees. The findings of the Freshwater Assessment, dated August 2024 (updated December 2024), compiled by everWater Freshwater Consulting Services, confirmed that subject to the implementation of all the recommended mitigation measures, the impact of the proposed upgrade activities is expected to be short-term and of low negative significance for the affected sections of the Onrus River and surrounding wetland areas. It is therefore deemed as acceptable from a freshwater impact perspective.

The most recent National Biodiversity Assessment ("NBA") (2019) rated the condition or Present Ecological State ("PES") of the Onrus Estuary as a heavily modified. The development site falls within a highly sensitive area. It is located within the Estuarine Functional Zone ("EFZ") of an "Endangered" estuary type, a National Freshwater Ecosystem Priority Area, the Cape Whale Coast Important Bird Area and near a Strategic Water Source Area. The development is also located below both the 1:50 and the 1:100-year flood lines of the system. Given that the September 2023 floods were considered a 1:200-year event, and in the context of a rapidly changing climate, there is the possibility of flooding of the site in the future. The preferred design of the proposed pump station upgrades

addresses this aspect by constructing the top slabs and floor levels of the structures above this 1:100-year flood energy level to ensure safety and minimise flood risk. Based on the findings of the Estuarine Impact Assessment dated February 2025, compiled by Anchor Environmental Consultants (Pty) Ltd, the identified impacts can be successfully mitigated to a low, very low and insignificant levels. Hence, with the implementation of and strict adherence to the recommended mitigation measures, the proposed development is deemed acceptable.

Given that the pump station upgrade is part of a broader plan to reduce sewage spills and improve the water quality of the Onrus Estuary, the project will have an overall medium positive impact on the wetland and estuary health in the long term, at a regional scale. This improvement will also reduce regular health risks for recreational water users of the estuary. The proposed development is therefore deemed acceptable from an aquatic impact perspective. The recommended mitigation measures have been incorporated into the preferred alternative and the project's EMPr.

An application for a Water Use Licence Authorisation ("WULA") in terms of the National Water Act, 1998 (Act 38 of 1998), that also considers the watercourse related impacts, is underway with the Department of Water and Sanitation.

Furthermore, a MMP has also been compiled to address routine maintenance activities taking place in the affected stretch of the watercourse. The maintenance of the structures authorised in this Environmental Authorisation forms part of this MMP. It must be noted that the accepted maintenance activities only relate to the activities described in the MMP. Should any new activities and associated infrastructure, not included in the MMP, require maintenance and if any of the applicable listed activities are triggered, an Environmental Authorisation must be obtained prior to the undertaking of such activities. It remains the responsibility of the proponent to determine if any other listed activities are triggered and to ensure that the necessary Environmental Authorisation is obtained.

The fact that the MMP is adopted by the Competent Authority does not absolve the applicant from its general "duty of care" set out in Section 28(1) of the NEMA, which states that "Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment." (Note: When interpreting their "duty of care" responsibility, cognisance must be taken of the principles of sustainability contained in Section 2 of NEMA).

Negative Impacts:

- The development will result in aquatic habitat loss and disturbance, flow and water quality impacts and terrestrial vegetation loss. The biophysical impacts and potential operational phase impacts will be mitigated to an acceptable level through the implementation of the preferred alternative, which has been informed by specialist input and comments received during the public participation process.
- Construction phase impacts associated with the development are likely to be present, including traffic impacts and elevated noise and dust levels. These impacts will be of temporary duration, and mitigation measures have been incorporated into the EMPr for implementation during the construction phase.

Positive impacts:

- The upgrade of the existing Onrus pump station and installation of the sewage pipeline will ensure adequate capacity and effective transfer of sewage from the pump station to the WWTW for treatment.
- Upgrading of the pump station will lead to the reduction in the risk of possible sewage overflows and resultant pollution.
- The proposed upgrades will also provide temporary employment opportunities during the construction phase and during future maintenance activities.

4. National Environmental Management Act Principles

The National Environmental Management Principles (set out in section 2 of the NEMA, which apply to the actions of all organs of state, serve as guidelines by reference to which any organ of state must exercise any function when taking any decision, and which must guide the interpretation, administration and implementation of any other law concerned with the protection or management of the environment), *inter alia*, provides for:

- the effects of decisions on all aspects of the environment to be taken into account;
- the consideration, assessment and evaluation of the social, economic and environmental impacts of activities (disadvantages and benefits), and for decisions to be appropriate in the light of such consideration and assessment;
- the co-ordination and harmonisation of policies, legislation and actions relating to the environment;
- the resolving of actual or potential conflicts of interest between organs of state through conflict resolution procedures; and
- the selection of the best practicable environmental option.

5. Conclusion

In view of the above, the NEMA principles, compliance with the conditions stipulated in this Environmental Authorisation, and compliance with the EMPr, the Competent Authority is satisfied that the proposed listed activities will not conflict with the general objectives of integrated environmental management stipulated in Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and that any potentially detrimental environmental impacts resulting from the listed activities can be mitigated to acceptable levels.

-----END-----

Annexure I 1/2



BREEDE-OLIFANTS

WATER MANAGEMENT AGENCY

Cnr Mountain Mill & East Lake Road, Worcester 6850, Private Bag X3055 Worcester 6849

Our Reference no: 4/10/1/G40H/Erf 2702/Park Lane/Onrust Rivier/Caledon RD
Date: 20 January 2026

Overstrand Municipality
Planning and Development: Town and Spatial Planning
P. O. Box 20
Hermanus
7200

For Attention: L Gillian
Madam,

REQUEST FOR COMMENT: CONSENT USE PERMISSION REQUIRED ITO LUS, ERF 2702, PARK LANE, ONRUSTRIVIER, CALEDON RD.

With reference to your electronic submission of information (email dated 25/09/2025), together with supporting documents, as well as the follow-up reminder dated 23/12/2025, herewith the following:

1. The BOCMA would like to apologise for the delay in submission of comments.
2. The BOCMA has no objection against the proposed consent use.
3. The site development plan can be implemented, provided that appropriate mitigation measures be implemented.
4. Overstrand Municipality submitted a water use license application (WULA – WU41468), which was assessed and recommended during the second half of 2025. A copy of this water use license (WUL) should reach the municipality soon (if not yet received).
5. The WUL gives specific recommendations to minimize the overall risk on the water resource, which need to be considered.
6. One such important aspect to consider, is to note that any activity within the 1:100 year flood line or within 100m of a watercourse (river, spring, natural channel, a lake or dam) or within 500m radius from the delineated boundary (extent) of any wetland or pan, triggers a water use activity in terms of Section 21 (c) & (i) of the National Water Act (NWA), 1998 (Act 36 of 1998). This aspect, fortunately was considered with WU41468.
7. Any new water use related activity, not applied for with WU41468 should adhere to all other relevant sections of the NWA, 1998 (Act 36 of 1998), not contained within this letter.

Please be advised that the comment provided is in the interest of responsible water resource management. The BOCMA reserves the right to revise initial comments and request further information based on any additional information that might be received. Please do not hesitate to contact this office if you have any further queries. Please ensure to quote the above reference in doing so.

Yours faithfully.



JAN VAN STADEN
CHIEF EXECUTIVE OFFICER (ACTING)



OVERSTRAND MUNISIPALITEIT
 REKORDBEHEER
 14 JAN 2026
 DOCUMENT CONTROL
 OVERSTRAND MUNICIPALITY

Annexure J 1/3

TP- A Theart
(H Olivier)

61 Oak Avenue, Highveld,
 Techno Park, Centurion 0157
 Private Bag X881, Pretoria, Gauteng, 0001

Our reference: **WWIP_WONR_0016_26**
 Your reference: 2702 HON
 Enquiries: N Mali
 Cell: +27 814366290
 Email: Ndilekam@Openserve.co.za

14 January 2026

Overstrand Municipality
 P O Box 20
 HERMANUS
 7200

OPTIC FIBRE & COPPER PLANT AFFECTED

WAY LEAVE APPLICATION : ERF 2702, PARK LANE, ONRUST RIVER: APPLICATION FOR CONSENT USE AND PERMISSION REQUIRED IN TERMS OF THE LAND USE SCHEME: URBAN DYNAMICS SOUTH CAPE TOWN AND REGIONAL PLANNERS ON BEHALF OF OVERSTRAND MUNICIPALITY.

Dear **Ms Loriaan Isaacs**

With reference to your application received 07 January 2026.

As important cables are affected, please contact our representative MELT van AS at telephone number 021 852 1717 / 081 363 7873 / MeltVA@openserve.co.za at least 48 hours prior of commencement on construction work.

I hereby inform you that Open Serve approves the proposed work indicated on your drawing in principle. This approval is valid for six (06) 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.

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

TP 14 JAN 2026

FILE NO. Erf 2702-HON ✓

SCAN NO.

COLLABORATOR NO.
2952711



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 Open Serve infrastructure be damaged while work is undertaken, kindly contact our representative immediately.

All Open Serve rights remain reserved.

Yours sincerely

(pp) N Mak

Selwyn Bowers (Operations Manager)
Wayleave Management: Western Region

TPA-EMS-250909-01

Town Planning Application on 02-09-2025

Generated on Unifi by Penelope Aplan on 09-09-2025

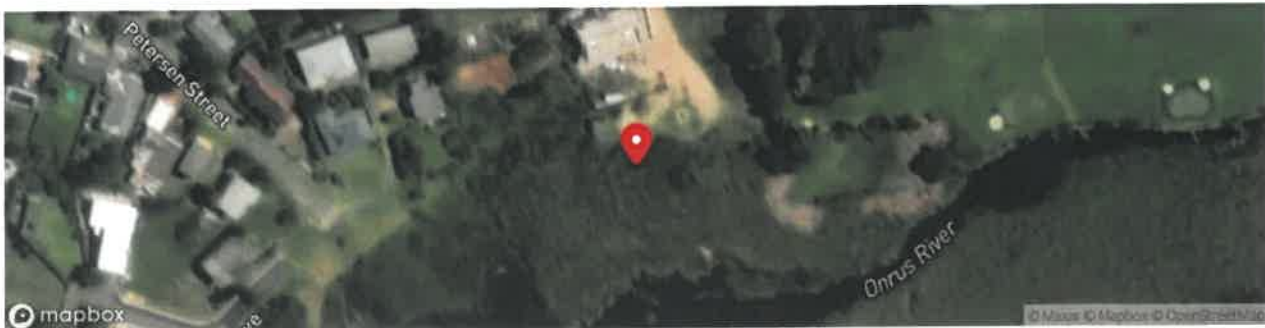
Basic Information

Captured Reference	09-09-2025 12:47 TPA-EMS-250909-01	Call Time	02-09-2025 12:47	Captured By Office	Penelope Aplan EMS
District	Overberg	Status			Open
Municipality	Overstrand				

Description

Erf 2702 ONR: Consent-use & SDP

Geographical Information



Erf 2702 Onrus (-34.4138; 19.1770)

Application Details

File Reference	2849743
Applicant	Urban Dynamics obo Civil Engineering Planning: OSM
Property Details	Erf 2702 Onrus

Application Comments

This application is for consent-use and SDP approval for the upgrade of existing sewer infrastructure adjacent to the Onrus River estuary. The site falls within the Coastal protection EMOZ and the rural risk zone. Coastal Protection EMOZ. This is however not a proposal for a new development, but for the upgrade of existing sewer infrastructure. Development parameters for the Rural Risk zone can not be applied based on the type of infrastructure. It is recommended that permeable paving be installed to facilitate natural infiltration.

Applicant to adhere to the conditions set out in the Environmental Authorization. No additional approvals required in terms of the EMOZ regulations.

Application Types

Amendment of SDF/Sectorial Plans

Consent-use

Closing Comments

Penelope Aplan



09/09/2025

Name and Surname

Signature

Date