

**AGENDA of the
Portfolio Committee : Infrastructure and Planning
16 February 2016
(Also the agenda for the Mayoral Committee Meeting : 24 February 2016)**

2.

**ERVEN 748 & 723, DE KELDERS, OVERSTRAND MUNICIPAL AREA : PROPOSED
REMOVAL OF RESTRICTIONS, SUBDIVISION AND CONSOLIDATION : MESSRS
PLANACTIVE TOWN- AND REGIONAL PLANNERS ON BEHALF OF THE LUIS DE
VILLIERS FAMILY TRUST**

Erf 748 & 723 GDK (2629)

SW van der Merwe

13 January 2016

(028) 313 8900

Hermanus Administration

1. Executive Summary

An application has been received on 14 July 2015 from Messrs PlanActive Town- and Regional Planners on behalf of the registered owner of Erf 723 & 748, De Kelders, The Luis de Villiers Family Trust, for a boundary re-alignment comprising the following applications, namely

- removal of restrictive title condition D. II (e) contained in Title Deed T70279/1995 pertaining to Erf 748, De Kelders;
- subdivision of Erf 748, De Kelders into Portion A (276m²) and a Remainder (603m²); and
- consolidation of Portion A (276m²) with Erf 723, De Kelders.

A Locality Plan of the subject properties concerned is attached as Annexure A. The proposed Subdivision- and Consolidation Plans are attached as Annexure B, and the Motivation Report from the applicant in support of the proposal is attached as Annexure C.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning
Town- and Spatial Planning

3. Compliance with Strategic Priorities

Provision of democratic, accountable and ethical governance
Promotion of tourism, economic and social development

4. Delegated Authority

Executive Mayor

5. Legal Requirements

- Section 2.3 of the Overstrand Integrated Zoning Scheme Regulations

**AGENDA of the
Portfolio Committee : Infrastructure and Planning
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(Also the agenda for the Mayoral Committee Meeting : 24 February 2016)**

- Section 24 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985)
- Removal of Restrictions Act, 1967 (Act 84 of 1967)

6. Background/Discussion/Evaluation/Conclusion

Background

Erven 723 (795m²) and 748 (897m²), De Kelders are both owned by The Luis De Villiers Family Trust and zoned for residential purposes. Erf 748 is a vacant erf, whilst Erf 723 is developed with a dwelling house and associated outbuildings with the original building plan approval dating back to 1962. Building plan approval was granted for further additions on 14 February 1978. As a result of an unregistered consolidation the outbuildings (laundry room) and a retaining wall relating to Erf 723 were constructed partly on the adjoining Erf 748.

The current application seeks to rectify the historical encroachments, thereby ensuring the existing structures are accommodated on Erf 723, De Kelders maintaining a 2m lateral building line between the two erven. The application therefore entails the following; namely:

- removal of restrictive title condition D. II (e) contained in Title Deed T70279/1995 pertaining to Erf 748, De Kelders;
- subdivision of Erf 748 into Portion A (276m²) and a Remainder (603m²); and
- consolidation of Portion A (276m²) with Erf 723 to create a consolidated erf measuring 1071m².

Discussion

Registered notes were served on adjoining property owners including the De Kelders- & Perlemoenbaai Ratepayers' Associations. No objections were received.

Evaluation

The main purpose of the application for subdivision, consolidation and removal of restrictive title conditions is to re-align the communal boundary between Erf 723 and 748, De Kelders thereby ensuring that the existing encroachments are rectified and the applicable Title Deed and Scheme Regulation building lines are adhered to. No new/additional erven will be created as a result of the proposal.

**AGENDA of the
Portfolio Committee : Infrastructure and Planning
16 February 2016
(Also the agenda for the Mayoral Committee Meeting : 24 February 2016)**

Subdivision

The subdivision of a 276m² portion of Erf 748, De Kelders would leave a single residential erf measuring 603m² in extent. Adjoining erven south of Erf 748, located both sides of Birkenhead Street measures 616m² in extent expect for the corner plots. The opinion is thus held that the Remainder of Erf 748 following subdivision would not detract from the character of the area and is still capable of being developed for single residential purposes in according with the provisions of the Scheme Regulations.

Consolidation

The consolidation of Portion A with Erf 723 is supported as it will serve to rectify historical encroachments over the common boundary between the subject properties whilst the applicable building lines in terms of the Scheme Regulations and the Title Deed will be maintained. Given the historical nature of these structures, the fact that no new additions are proposed no objection is raised to the proposed consolidation since the proposal will not have an adverse impact on the character of the area or the residential amenity of the adjoining properties.

Removal of Restrictive Title Conditions

The Title Deed of Erf 748 contains a stipulation preventing subdivision without consent of the administrator. The proposal merely comprises the re-alignment of the communal boundary between the subject properties and will not create additional erven whilst the further subdivision of Erf 748, De Kelders will require municipal consent. The application for the removal of the relevant restrictive title condition is therefore recommended for approval to the Provincial Government Western Cape.

Conclusion

That the application be supported as per the recommendation below.

7. Financial Implications

None

8. Staff Implications

None

**AGENDA of the
Portfolio Committee : Infrastructure and Planning
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9. Comments from other Departments, Divisions and Administrations

Services Report

Attached as Annexure D.

Operational Services

Attached as Annexure E.

Environmental Officer

No objection

Electro Technical Services

“No objection. Any movement of the service connection will be for the owers account. Should any additional capacity be required, the standard application procedure will be followed and all investigation and upgrading fees will be for the client’s account.”

Fire Department

“No objection provided that all structures meet the requirements of the National Fire Protection Regulations SANS 10400T:2011 and the Overstrand Community Fire Safety Bylaw P.N. 6454 of 2007.”

10. Annexures

- Annexure A: Locality Plan
- Annexure B: Proposed Subdivision- and Consolidation Plan
- Annexure C: Motivation Report
- Annexure D: Services Report
- Annexure E: Comment: Operational Services
- Annexure F: Comment: Telkom

RECOMMENDATION:

1. that, in terms of the provisions of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for subdivision of Erf 748, De Kelders into two portions, namely Portion A ($\pm 276\text{m}^2$) and a Remainder ($\pm 603\text{m}^2$), **be approved**;
2. that, in terms of the provision of Section 2.3 of the Overstrand Zoning Scheme Regulations the application for the consolidation of Portion A with Erf 723, De Kelders, **be approved**;

**AGENDA of the
Portfolio Committee : Infrastructure and Planning
16 February 2016
(Also the agenda for the Mayoral Committee Meeting : 24 February 2016)**

3. that the application for removal of restrictive title condition D. II (e) as per Title Deed T70279/1995 applicable to Erf 748, De Kelders in terms of the provisions of the Removal of Restrictions Act, 1967 (Act 84 of 1967) **be recommended for approval** to the Provincial Government Western Cape;
4. that the approvals in paragraphs 1. and 2. above be subject to the following conditions:
 - (a) that the restrictive Title Deed conditions be successfully removed by the Provincial Government Western Cape;
 - (b) that the conditions imposed in the Services Report (attached as Annexure D), the conditions of the Operational Services Department (attached as Annexure E) and the conditions of Telkom (attached as Annexure F), be complied with;
 - (c) that approved SG Diagrams be submitted to the Municipality for record purposes;
 - (d) that the approval does not absolve the applicant/owner from compliance with any other relevant legislation; and
 - (e) that the development parameters as prescribed in the Overstrand Zoning Scheme Regulations, be complied with.
5. that the applicant be notified of its right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above conditions of approval.

RESPONSIBLE OFFICIAL :	SW VAN DER MERWE
TARGET DATE FOR IMPLEMENTATION :	9 MARCH 2016
TARGET DATE TO INFORM APPLICANT :	9 MARCH 2016
TARGET DATE TO INFORM OBJECTORS:	N/A

**AGENDA of the
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**ERVEN 748 & 723, DE KELDERS, OVERSTRAND MUNICIPAL AREA : PROPOSED
REMOVAL OF RESTRICTIONS, SUBDIVISION AND CONSOLIDATION : MESSRS
PLANACTIVE TOWN- AND REGIONAL PLANNERS ON BEHALF OF THE LUIS DE
VILLIERS FAMILY TRUST**

Erf 748 & 723 GDK (2629)

SW van der Merwe

(028) 313 8900

Hermanus Administration

13 January 2016

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
16 FEBRUARY 2016, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

RESPONSIBLE OFFICIAL :

SW VAN DER MERWE

TARGET DATE FOR IMPLEMENTATION :

9 MARCH 2016

TARGET DATE TO INFORM APPLICANT :

9 MARCH 2016

TARGET DATE TO INFORM OBJECTORS:

N/A



Scale: NTS
 Drawing Nr: dekelders748l.drw
 Date: MAY 2014

Plan Description:
LOCALITY MAP

Property Description:
**ERVEN 723 & 748
 DE KELDERS**

All distances approximate
 and subject to survey.
 COPY RIGHT RESERVED

PLAN Active
 Stads- en Streeksbeplanners
 Town & Regional Planners

**PROPOSED SUBDIVISION, CONSOLIDATION AND
REMOVAL OF RESTRICTIVE TITLE DEED
CONDITIONS**

ERVEN 723 & 748 DE KELDERS

**DIVISION: CALEDON
OVERSTRAND MUNICIPALITY**

MOTIVATION REPORT

1. BACKGROUND

Plan Active Town & Regional Planners has been appointed by Mr JJ du Toit, on behalf of the Luise de Villiers Familietrust, the owners of erven 723 & 748 De Kelders, to apply for the subdivision, consolidation and removal of restrictive title deed conditions of the aforementioned properties.

Erven 723 and 748 De Kelders are held by title deed numbers T70278/1995 and T70279/1995 respectively. Currently an existing structure (laundry) associated with erf 723 De Kelders encroaches the common erf boundary between erven 723 and 748 De Kelders. The existing retaining wall is also situated within the 1,57m lateral building line specified in the title deeds of erven 723 and 748 De Kelders. It is therefore the intention of our client to subdivide erf 748 De Kelders into two portions and simultaneously consolidate Portion A, a portion of erf 748 De Kelders, with erf 723 De Kelders to address the existing encroachments.

The extent of the portion offered for consolidation (Portion A, a portion of erf 748 De Kelders) deviates from the allowable 10% of the property's total extent and therefore an application in terms of Section 23 of LUPO for the erf boundary realignment is not applicable.

2. APPLICATION DETAILS

Application is made for / in terms of:

- Section 24 of the Ordinance on Land Use Planning, Ordinance 15 of 1985, for the subdivision of erf 748 De Kelders into Portion A and a remainder;
- The consolidation of Portion A, a portion of erf 748 De Kelders, with erf 723 De Kelders;
- The Removal of Restrictions Act, Act 84 of 1967 as amended, for the removal of the restrictive title deed conditions applicable to erf 748 De Kelders.

3. NEED AND DESIRABILITY

The Department of Environmental Affairs and Development Planning's Guidelines on Need and Desirability (October 2011) stipulates what is needed and desired for a specific area must be strategically and democratically determined. The need and desirability of development must therefore be measured against the contents of the credible Integrated Development Plan (IDP), Spatial Development Framework (SDF) and Environmental Management Framework for the area, and the sustainable development vision, goals, objectives, strategies and policies formulated in, and the desired spatial form and pattern of land use reflected in the area's credible IDP and SDF.

The abovementioned guidelines further clarify that the concept of need and desirability can be explained in terms of the general meaning of its two components in which *need* refers to *time* and *desirability* to *place*. Need and desirability can be equated to *wise use of land* – i.e. the question of what is the most sustainable use of land. This in turn implies that any proposed development must be socially, environmentally and economically sustainable and that decisions must take into account the interests, needs and values of all the relevant stakeholders involved in the project.

The following criteria are used to motivate the need and desirability for the proposed subdivision of erf 748 De Kelders, the consolidation of Portion A, a portion of erf 748

De Kelders, with erf 723 De Kelders and the simultaneous removal of the restrictive title deed condition applicable to erf 748 De Kelders:

3.1 PROPERTY DESCRIPTION

Erf 723 De Kelders is situated on the corner of Front and Barnard Street. Erf 748 De Kelders is situated on the corner of Birkenhead and Barnard Street. Please refer to the locality plan attached.

The extent of the subject properties are as follows:

ERF NUMBER	EXTENT (in m ²)
Erf 723	795
Erf 748	879

3.2 ZONING

The subject properties have the following land use rights:

ERF NUMBER	ZONING
Erf 723	Residential Zone 1: Single Residential
Erf 748	Residential Zone 1: Single Residential

Please refer to the zoning map as well as the zoning certificates dated 1 July 2014 and 6 November 2014 attached.

Surrounding properties are also zoned for single residential purposes.

3.3 LAND USE

There is an existing single storey dwelling with outbuilding and garage situated on erf 723 De Kelders. Erf 748 De Kelders is a vacant plot, except for the existing laundry and retaining wall associated with erf 723 De Kelders that currently encroaches the common erf boundary.

Land uses that surround the subject properties are dwellings, guesthouses, museums, restaurants and public roads.

3.4 PROPOSAL

- The subdivision of erf 748 De Kelders into Portion A and a remainder in terms of Section 24 of the Ordinance on Land Use Planning, Ordinance 15 of 1985;
- The consolidation of Portion A, a portion of erf 748 De Kelders, with erf 723 De Kelders.
- The removal of the restrictive title deed conditions of erf 748 De Kelders in terms of the Removal of Restrictions Act, Act 84 of 1967 as amended.

Currently an existing structure (laundry) associated with erf 723 De Kelders encroaches the common erf boundary between erven 723 and 748 De Kelders. The existing retaining wall is also situated within the 1,57m lateral building line specified in the title deeds of erven 723 and 748 De Kelders. The Overstrand Zoning Scheme allows for the positioning of a retaining wall lower than 2,1m within the applicable building lines. To address the existing encroachments it is the intention of our client to subdivide erf 748 De Kelders into two portions and simultaneously consolidate Portion A, a portion of erf 748 De Kelders, with erf 723 De Kelders.

It is proposed to subdivide erf 748 De Kelders as follows:

TOTAL AREA:	879m ²
AREAS FOR SUBDIVISION:	PORTION A: ±276m ² REMAINDER: ±603m ²
OWNER:	Luise de Villiers Familietrust
TITLE DEED:	T70279/1995

When the proposed subdivision line was considered cognisance was taken of:

- the minimum erf sizes stipulated for the area;
- surrounding average erf sizes;
- the spatial planning policies for the area;
- the position of the existing structures;
- the applicable land use restrictions.

Please refer to the Subdivision and Consolidation Plan attached.

It is then proposed to consolidate Portion A, a portion of erf 748 De Kelders, with erf 723 De Kelders as follows:

1. Portion A (±276m²) to be consolidated with
Erf 723 De Kelders (795m² in extent)
to create a newly consolidated portion of ±1071m².

Please refer to the Subdivision and Consolidation Plan attached.

After subdivision and consolidation Remainder erf 748 De Kelders will be vacant and the existing structures on newly consolidated erf 723 De Kelders will remain. The proposed erf boundary realignment will also ensure that the existing retaining wall is situated on newly consolidated erf 723 De Kelders. The subdivision line was determined to allow 1,57m between the existing retaining wall and the proposed subdivision line to ensure that the lateral building line of 1,57m specified in the title deed is met. It is therefore not proposed to deviate from any land use restrictions (specified in the scheme regulations and the title deed) to accommodate the proposed subdivision and consolidation application.

It is important to note that no additional portions are created with the proposed subdivision and consolidation application. Prior to subdivision and consolidation

there are two properties and afterwards two properties still remain. It is also evident that the proposed erf sizes after subdivision and consolidation are compatible with the surrounding property sizes (erven adjacent to Remainder erf 748 De Kelders are $\pm 600\text{m}^2$ in extent).

The proposed coverage of the existing structures on the newly created portions after subdivision and consolidation does not exceed the maximum coverage of 50% for single residential erven. The coverage for the respective portions after subdivision will be as follows:

- Portion A: 0%
- Newly consolidated erf 723 De Kelders: $\pm 21\%$ (does not exceed the maximum allowable coverage of 50% for Single Residential Zone properties).

No new additions or alterations are proposed on any of the portions at this stage. Any future development of the subject properties will be done in accordance with the Overstrand Scheme Regulations.

The zoning of the respective portions after subdivision and consolidation will remain unchanged (Residential Zone 1: Single Residential).

There is a restrictive title deed condition in title deed no. T70279/1995 that has to be removed to accommodate the proposed subdivision of erf 748 De Kelders. Application is made for the removal of the restrictive title deed conditions to allow for the subdivision of erf 748 De Kelders. Please refer to Section 3.7 of this report for the details concerning the removal of the restrictive title deed conditions application.

To conclude, the proposed subdivision and consolidation of erven 748 and 723 De Kelders are not in contrast to the existing land uses tendencies in the surrounding environment and we therefore do not foresee any problems with the proposed application.

The proposed subdivision and consolidation of the abovementioned properties will not have a negative impact on the environment, traffic or character of the area. We therefore do not anticipate any problems with the proposed application.

3.5 ACCESS

Access to the newly subdivided and consolidated erven will remain unchanged and will be as follows:

- Portion A: Access from Birkenhead or Barnard Street (portion currently undeveloped);
- Remainder: access from Front Street.

3.6 SERVICES

All services on the subject properties already exist.

Additional services will be provided to the satisfaction of the Overstrand Municipality.

3.7 TITLE DEED

Title deed no. T70278/1995 (erf 723 De Kelders) does not have any restrictive title deed conditions that need to be relaxed / removed in order for the subdivision and consolidation application to be approved. The encroachment of the existing garage within the lateral building lines of the title deed was address with a separate building line relaxation application to the Department of Environmental Affairs and Development Planning.

However, title deed no. T70279/1995 has restrictive conditions that need to be removed to accommodate the proposed subdivision of erf 748 De Kelders. The following title deed conditions restrict the proposed development and need to be removed:

Page 4-5, paragraph D. II (e):

D. ONDERHEWIG VERDER aan en met die voordeel van die volgende voorwaardes vervat in Transportakte Nr. 12624 gedateer 27 Oktober 1942, opgelê deur die Administrateur toe hy die stigting van die dorp DE KELDERS UITBREIDING Nr. 1 kragtens Ordonnansie Nr. 33 van 1934 goedgekeur het, naamlik:-

II. AS SYNDE ten gunste van die Administrateur:

- (e) Dat hierdie erf nie onderverdeel sal word nie behalwe met die skriftelike toestemming van die Administrateur.*

The reasons for the removal of restrictive title deed conditions as mentioned above are as follows:

- Application is made for the subdivision of erf 748 De Kelders; therefore the above-mentioned condition prohibits the proposed subdivision.

We request that the Department of Environmental Affairs and Development Planning remove any other title deed conditions not mentioned above but deemed necessary for the approval of the proposed subdivision.

There is no bond registered against erf 748 De Kelders. The bondholder's consent dated 17 July 2014 for the bond registered against erf 723 De Kelders is attached.

3.8 FORWARD PLANNING

The Overstrand Municipal Wide Spatial Development Framework (2006) earmarks the area where erven 723 and 748 De Kelders are situated, for residential purposes. Please refer to the Overstrand SDF Plan attached.

The character (residential) and zoning (Residential Zone 1: Single Residential) of the subject properties will remain unchanged and therefore the subject properties fall within the existing planning for the Gansbaai area.

Erven 723 and 748 De Kelders form part of Planning Unit no. 1 as identified by the Overstrand Municipal Spatial Growth Management Strategy (OMSGMS, 2010).

Furthermore the OMSGMS (2010) stipulates that the area where erven 723 and 748 De Kelders are situated does not allow for an increase in density of more than 14,7 density units per hectare. It is not proposed to create an additional density unit (prior to subdivision and consolidation there are two properties and afterwards two properties will remain) and consequently there will be no impact on the overall density of the area.

The proposed subdivision and consolidation will not change the land use or character of the subject properties and will not contribute towards further densification in the area. Consequently the proposal is not in conflict with the spatial development policies for the Overstrand area.

3.9 ENVIRONMENTAL IMPACT

The proposed subdivision and consolidation of erven 723 and 748 De Kelders do not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).

It is not proposed to develop Remainder erf 748 De Kelders. Any future development of the subject property will be done in accordance with the Overstrand Scheme Regulations and will adhere to all applicable legislation (including NEMA).

3.10 HERITAGE VALUE

The subject properties do not fall within the Heritage Overlay Area of De Kelders. The existing structures on the subject property are not older than 60 years and therefore there is no heritage value associated with the subject properties. The proposed subdivision and consolidation also does not trigger any listed activities in terms of the Heritage Act.

4. RECOMMENDATION

When this application is evaluated it is important to take note of the following:

- The proposed portion sizes are compatible with the surrounding erf sizes;
- The proposed portion sizes are within the minimum portion sizes allowed for in the area;
- Prior to subdivision and consolidation there are two properties and afterwards only two properties remain; subsequently no additional portions are created;
- All services on the subject property already exist and additional services will be provided to the satisfaction of the local authority;
- Impact on the traffic and services will be kept to a minimum (no new portions are created);
- The proposal is compatible with the existing built character of the area as well as the future planning policies for the area;
- The proposal will have no impact on the environment or heritage value of the area.

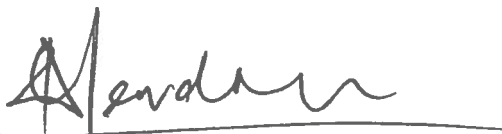
The application can be supported for your favourable evaluation. The opinion is held that this application will have no negative impact on the land values, privacy and traffic of the area.

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION, CONSOLIDATION & REMOVAL OF
RESTRICTION: ERVEN 748 & 723, DE KELDERS**

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

Conditions:

1. that only the existing water and sewer connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
3. that the repositioning of the electricity service connection if necessary, will be for the developer's account,
4. that on-site parking facilities be provided to the satisfaction of the Department: Operations;
5. that any additional and / or extended vehicle entrances will be for the developer's account.



**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

7 October 2015
DATE

Munisipaliteit – U-Masipala – Municipality
OVERSTRAND

INTERNAL MEMORANDUM

Aandag / For Attention:	Town Planning department: S. van der Merwe	Van / From:	J. de Villiers
Afskrif / Copy:	D. Hendricks	Datum / Date:	21/09/2015

15/3/1

RE: PROPOSED SUBDIVISION AND CONSOLIDATION OF ERVEN 723 & 748, DE KELDERS

The request for comment from the Department: Operation (Gansbaai) dated 14/08/2015 with regard to the abovementioned proposal refers.

The proposal entails the following:

- Subdivision of Erf 748, De Kelders (879m², zoned "Single Residential"), into two parts, namely Portion A of erf 748 (276m²) and Remainder of Erf 748 (603m²).
- Consolidation of Portion A of Erf 748 with adjacent Erf 723.
- Removal of restrictive title deed conditions of Erf 748.

1. ANALYSIS

1.1. Water

1.1.1. The existing water connection to Erf 723 shall be used to service the proposed consolidated erf consisting of Portion A of Erf 748 and Erf 723.

1.1.2. The proposed development will not have a significant impact on the existing water supply network. The Department: Infrastructure and Planning must however give comment with regard to network capacities and the relevant Bulk Services Levies.

1.2. Sewer

1.2.1. The existing sewer conservancy tank on Erf 723 shall be used to service the proposed consolidated erf consisting of Portion A of Erf 748 and Erf 723.

1.2.2. Sewerage will be removed from the sewer conservancy tanks as per municipal arrangement.

- 1.2.3. The developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage.
- 1.2.4. The proposed development will not have a significant impact on the existing sewer removal service. The Department: Infrastructure and Planning must however give comment with regard to the relevant Bulk Services Levies.
- 1.3. **Streets**
 - 1.3.1. Access can be obtained from Front & Barnard Street.
 - 1.3.2. Any additional and / or extended vehicle entrances will be for the owner's account.
- 1.4. **Storm water**
 - 1.4.1. The "Common Law" shall apply with regards to storm water discharge.
- 1.5. **Parking**
 - 1.5.1. "On-site parking" must be provided. The parking areas are to be provided at a ratio as described by the Town Planning Scheme, with permanent surfaces and layout to the satisfaction of the Department: Operations.
- 1.6. **Refuse removal**
 - 1.6.1. Refuse will be removed from sidewalks as per municipal arrangement.
- 1.7. **Irrigation water**
 - 1.7.1. No irrigation water is available in this area.
- 1.8. **Waste Water Treatment Works (WwTW)**
 - 1.8.1. The proposed development will not have have a significant Impact on the Waste Water Treatment Works. The Department: Infrastructure and Planning must however give comment with regard to plant capacities and the relevant Bulk Services Levies.
- 1.9. **Bulk Water Supply**
 - 1.9.1. The proposed development will not have a significant impact on the bulk water supply, reservoirs or other bulk water infrastructure. The Department: Infrastructure and Planning must however give comment with regard to the relevant Bulk Services Levies.

2. RECOMMENDATION

- 2.1. With regard to the application for subdivision of Erf 748, De Kelders into two parts, namely Remainder of Erf 748 and Portion A of Erf 748, and consolidation of Portion A of Erf 748 with adjacent erf 723, the Department: Operations has no objections to the application, subject to the following conditions:
- 2.1.1. That the existing water connection to- and sewer conservancy tank on Erf 723 shall be used to service the proposed consolidated erf consisting of Portion A of Erf 748 and Erf 723.
- 2.1.2. That the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage.
- 2.1.3. That on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operations.
- 2.1.4. That any additional and / or extended vehicle entrances will be for the owner's account.

Yours faithfully



J. de Villiers Pr. Eng.
Senior Manager: Operations
Gansbaai

Telkom

TR- A Theart
C S Jol Marwa



Network Engineering and Build

Telkom SA SOC Limited

10 Jan Smuts Drive
Pinelands
7404

Tel : 021 414 5554
Fax : 088 021 414 5554
Email : FredeMN1@telkom.co.za

Enquiries: Mikhail Fredericks
Our Ref. : WWIP_WHMN4253_15
Your Ref.: PA14025

02 December 2015

Attention : M Lerm

Plan Active

Dear Sir/Madam

Application for wayleave: Proposed subdivision, consolidation and removal of restrictions – ERF 723 & 748 – De Kelders.

With reference to your letter dated

I hereby inform you that Telkom approves the proposed work indicated on your drawing in principle. This approval is valid for 12 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 the drawing supplied, Telkom SA LTD infrastructure will not be affected. However, care should still be taken should it be evident that there is in fact Telkom network present on the actual sites.

FILE NO:	Even 723+748 Dk
SCAN NO:	09
COLLABORATOR NO:	861883

Telkom

Please notify this office immediately if you locate any Telkom plant that was not indicated.

Please contact our representative FREDERIK SWART at telephone number 028 514-1199 / 081 363 7815 at least 48 hours prior of commencement on construction work.

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 Telkom SA infrastructure be damaged while work is undertaken, kindly contact our representative immediately.

All Telkom SA LTD rights remain reserved.

Yours faithfully



Daniel Cornelius
Operations Manager
Wayleave Management: Western Region

Telkom	TELKOM PLANT NOT AFFECTED	Telkom
<p>If any plant not indicated exists and information or supervision is required please contact this office at least 48 hours before any work commences.</p> <p>FREDERIK SWART PH: (028) 514 1199</p>		
<u>Reference number</u>	<u>Marked Up</u>	<u>Date</u>
WWIP_WHMN4253_15	E. Burg	11/26/2015

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WWIP_WHMN4253_15	E. Burg	11/26/2015

WHMN4253_15



Legend

Existing Manhole	Existing PJB	Existing DLC	Existing Indoor DP	Existing Pole	Planned Overhead Route
Planned Manhole	Planned PJB	Planned DLC	Planned Indoor DP	Planned Pole	
To Be Recoverd PJB	To Be Recoverd PJB	To Be Recoverd DLC	To Be Recoverd SDC	To Be Recoverd Pole	
Existing Jointing Pit	Existing SDC	Existing Pillar Joint	Existing DP	Strut	Scale: 1:1200
Planned Jointing Pit	Planned SDC	Planned Pillar Joint	Planned DP	Stay	Date: 26/11/2015
To Be Recoverd SDC	To Be Recoverd SDC	To Be Recoverd DP	To Be Recoverd DP	Existing Overhead Route	Created By: Burgej