

**PORTFOLIO COMMITTEE :
INFRASTRUCTURE & PLANNING**

Chairperson :

Cllr E Gillion

Committee Members :

**Cllrs D Botha, J Orban,
S Tebele & V Pungupungu**

**PORTEFEULJEKOMITEE :
INFRASTRUKTUUR & BEPLANNING**

Voorsitter :

Rdl E Gillion

Komiteelede :

**Rdle D Botha, J Orban,
S Tebele & V Pungupungu**

INFRASTRUCTURE & PLANNING PORTFOLIO COMMITTEE
INFRASTRUKTUUR & BEPLANNING PORTEFEULJEKOMITEE

16 February 2021

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16 February 2021
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**1.
TOWN & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS
CONSIDERED IN TERMS OF DELEGATED AUTHORITY: OCTOBER 2020 –
JANUARY 2021**

15/3/11

R Kuchar

Senior Manager : Town & Spatial Planning

22 January 2021

(028) 3138900

1. Executive Summary

To report on applications disposed of by the Authorised Official and Municipal Planning Tribunal in terms of the Spatial Land Use Management Act (SPLUMA) during the period from 23 October 2020 – 22 January 2021.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning
Town- and Spatial Planning

3. Compliance with Strategic Priority

Promotion of tourism, economic and social development

4. Delegated Authority

Executive Mayor

5. Legal Requirements

Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985)

6. Background/Discussion/Evaluation/Conclusion

Background

This item serves to inform Council of matters that were disposed of by the Authorised Official in terms of SPLUMA and the Municipal Planning Tribunal.

7. Financial Implications

None

8. Staff Implications

None

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9. Comments from other Departments, Divisions and Administrations

None

10. Annexures

To view, annexures are available at the office of the Senior Manager : Town- and Spatial Planning.

RECOMMENDATION:

that cognisance be taken of the town planning applications disposed of by the Authorised Official in terms of SPLUMA for the period 23 October 2020 – 22 January 2021:

- | | | |
|-----|--|------------------|
| 1. | Erf 4209, 5 Guillaume Close, Onrustrivier | 15 June 2020 |
| 2. | Erf 960, 20 Grysbok Crescent, Sandbaai | 8 September 2020 |
| 3. | Erf 2037, 41 Bergsig Street, Protea Park, Sandbaai | 27 October 2020 |
| 4. | Erven 107 and 108, 20 & 22 Khohlekala Street, Zwelihle | 27 October 2020 |
| 5. | Erf 6057, 280 Eighth Street, Voëlklip, Hermanus | 27 October 2020 |
| 6. | Erf 3265, 42 McFarlane Street, Onrustrivier | 27 October 2020 |
| 7. | Erf 90, 54 Kus Road, Sandbaai | 27 October 2020 |
| 8. | Erf 135, 33 Kerk Street, Gansbaai | 27 October 2020 |
| 9. | Remainder Erf 2046, 54 Seventh Street, Voëlklip, Hermanus | 28 October 2020 |
| 10. | Erf 126, 54 Main Road, Gansbaai | 28 October 2020 |
| 11. | Erf 9142, 78 Uthando Street, Zwelihle, Hermanus | 28 October 2020 |
| 12. | Erf 4996, 6 Park Lane, Onrustrivier | 28 October 2020 |
| 13. | Erf 2452, 38 de Villiers Street, Onrustrivier | 28 October 2020 |
| 14. | Erven 2898 and 2899, 30 & 32 Green Street, Onrustrivier | 28 October 2020 |
| 15. | Farm 788 Caledon | 30 October 2020 |
| 16. | Farm Lomond No 942 | 1 November 2020 |
| 17. | Remainder Erf 2567, 134 Eleventh Street, Voëlklip, Hermanus | 6 November 2020 |
| 18. | Portion 2 of the farm Sand Down Estate No 22, Division Bredasdorp | 6 November 2020 |
| 19. | Erf 573, 94 Schneider Street, Franskraal | 6 November 2020 |
| 20. | Remainder of the farm Sand Down Estate No 220, Bredasdorp Division | 6 November 2020 |
| 21. | Erf 1498, 13 Vader Visser Street, Sandbaai | 9 November 2020 |
| 22. | Erf 1443, 30 Main Road, Sandbaai | 9 November 2020 |
| 23. | Erf 407, George Viljoen Street, Hawston | 9 November 2020 |
| 24. | Portion Erf 1, 1 Cresh Road, Hawston | 9 November 2020 |
| 25. | Erf 4015, 59 Crassula Avenue, Betty's Bay | 10 November 2020 |

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| 26. | Erf 4440, 15 Duiker Street, Northcliff, Hermanus | 10 November 2020 |
| 27. | Erf 8297, 46 Aloe Street, Kleinmond | 10 November 2020 |
| 28. | Remainder Portion 335 and Portion 370 of the farm Onrust River No 581 – Main Road, Onrustrivier | 16 November 2020 |
| 29. | Erf 2930, 169 Sixth Street, Voëlklip, Hermanus | 17 November 2020 |
| 30. | Portion 34 of farm Rocklands No 633, Division Caledon | 17 November 2020 |
| 31. | Erf 4576, 1 Podalyria Street, Betty's Bay | 17 November 2020 |
| 32. | Erf 4753, 31 Lobelia Street, Onrustrivier | 24 November 2020 |
| 33. | Erf 5756, 21 Selkirk Street, Eastcliff, Hermanus | 24 November 2020 |
| 34. | Erf 672, F59 Essex Road, Hawston | 24 November 2020 |
| 35. | Erf 2022, 16 Beuhemia Street, Vermont | 25 November 2020 |
| 36. | Erf 7964, 49 Freesia Street, Mount Pleasant | 25 November 2020 |
| 37. | Erven 6804 and 6516, 2 Heide Street and Katjeepering Street, Mount Pleasant, Hermanus | 27 November 2020 |
| 38. | Erf 728, 10 Dirkie Uys Street, Northcliff, Hermanus | 27 November 2020 |
| 39. | Erf 1447, Vermont – Street names | 1 December 2020 |
| 40. | Erf 3318, 51 Dolphin Drive, Betty's Bay | 1 December 2020 |
| 41. | Erf 2834, Sandbaai – Street names | 1 December 2020 |
| 42. | Erf 1174, 14 Gull Close, Vermont | 9 December 2020 |
| 43. | Erf 3115, 25 Main Road, Onrustrivier | 14 December 2020 |
| 44. | Erf 173, 16 Fabriek Street, Gansbaai | 14 December 2020 |
| 45. | Erf 6724, 14 Lower Beach Road, Kleinmond | 8 January 2021 |
| 46. | Erf 1196, Vyfer Street, De Kelders | 8 January 2021 |
| 47. | Erf 4145, Wallers Road, Betty's Bay | 8 January 2021 |
| 48. | Erven 3696 and 3697, 94 Main Road, Onrustrivier | 8 January 2021 |
| 49. | Erf 4740, 22 Thirteenth Avenue, Kleinmond | 8 January 2021 |
| 50. | Erf 4292, 65 Main Road, Kleinmond | 8 January 2021 |
| 51. | Erf 642, 7 Mark Street, Gansbaai | 13 January 2021 |
| 52. | Erf 4291, c/o Fifth Street & Fifteenth Avenue, Voëlklip, Hermanus | 13 January 2021 |
| 53. | Erf 1585, 21 Kwaiwater Road, Eastcliff, Hermanus | 13 January 2021 |
| 54. | Erf 981, B42B Viljoen Street, Hawston | 13 January 2021 |
| 55. | Erf 4391, 292 Third Street, Voëlklip, Hermanus | 13 January 2021 |

that cognisance be taken of the town planning applications disposed of by the Municipal Planning Tribunal in terms of SPLUMA for October 2020 and November 2020 that took place on 29 October 2020 and 26 November 2020:

| | | |
|----|--|------------------|
| 1. | Erf 221, 3 School Street, Fisherhaven | 29 October 2020 |
| 2. | Erf 115, 39 The Crescent, Fisherhaven | 29 October 2020 |
| 3. | Erf 1362, 95 Ceaser Road, Pringle Bay | 29 October 2020 |
| 4. | Erf 1292, 34 Kleine Street, Stanford | 26 November 2020 |
| 5. | Erf 12221, 5 Kwaiwater Road, Eastcliff, Hermanus | 26 November 2020 |
| 6. | Erf 4846, 15 Eleventh Avenue, Kleinmond | 26 November 2020 |
| 7. | Erf 7073, 2 Aster Street, Mount Pleasant, Hermanus | 26 November 2020 |

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| | | |
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| 8. | Erf 10347, 17 Long Street, Northcliff, Hermanus | 26 November 2020 |
| 9. | Erf 5580, 2 Coral Road, Betty's Bay | 26 November 2020 |
| 10. | Portion 229 of Farm 575, Benguela Cove | 26 November 2020 |
| 11. | Portion 3 (De Gang) of Farm 575, Afdakrivier | 26 November 2020 |
| 12. | Erf 4725, 21 Berghof Drive, Onrustrivier | 26 November 2020 |
| 13. | Erf 1709, 7 Hes se Gang, Vermont | 26 November 2020 |

| | |
|--|----------------------|
| RESPONSIBLE OFFICIAL : | R VAN ANTWERP |
| TARGET DATE FOR IMPLEMENTATION : | 10 MARCH 2021 |
| TARGET DATE TO INFORM APPLICANT : | N/A |
| TARGET DATE TO INFORM OBJECTOR : | N/A |

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**1.
TOWN & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS
CONSIDERED IN TERMS OF DELEGATED AUTHORITY: OCTOBER 2020 –
JANUARY 2021**

15/3/11

R Kuchar

Senior Manager : Town & Spatial Planning

22 January 2021

(028) 3138900

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
16 FEBRUARY 2021, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

RESPONSIBLE OFFICIAL :

R VAN ANTWERP

TARGET DATE FOR IMPLEMENTATION :

10 MARCH 2021

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Spatial Land Use Management Act (SPLUMA) Approvals

**1. ERF 4209, 5 GUILLAUME CLOSE, ONRUSTRIVIER, OVERSTRAND
MUNICIPAL AREA: PROPOSED DEPARTURE: BS LEUVENNINK**

4209 HON (3141/2019)

H Olivier

(028) 313 8900

Hermanus Administration

6 March 2020

Executive Summary

An application has been received on 28 May 2018 from BS Leuvennink on Erf 4209, Onrustrivier for an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a departure to relax the northern lateral building line from 2m to 0m to accommodate an existing built braai and shade port and to relax the street building line from 4m to 0m to accommodate the shade port.

RESOLVED :

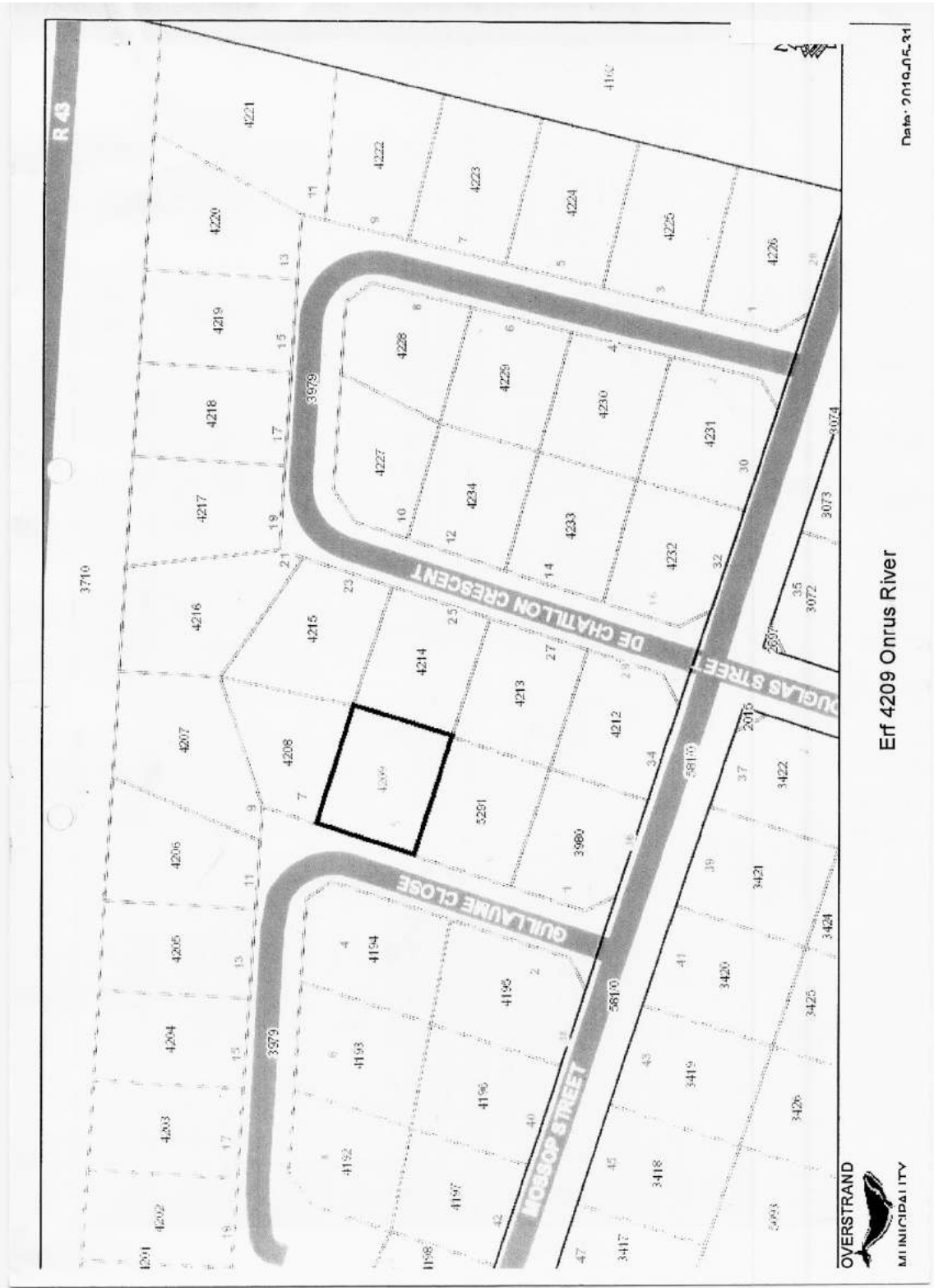
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure on Erf 4209, Onrustrivier for a departure to relax the northern lateral building line from 2m to 0m to accommodate an existing built braai and shade port and to relax the street building line from 4m to 0m to accommodate the shade port, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the relaxation of the lateral and street building line as indicated on plan 2019/01/01 dated 14 January 2019 submitted with the application;
 - (b) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (c) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with;
 - (e) that all the conditions in the Services Report, be complied with;
 - (f) that all the conditions by Telkom, be complied with, and

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- (g) that all the conditions by Eskom, be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

REASONS FOR RECOMMENDATION

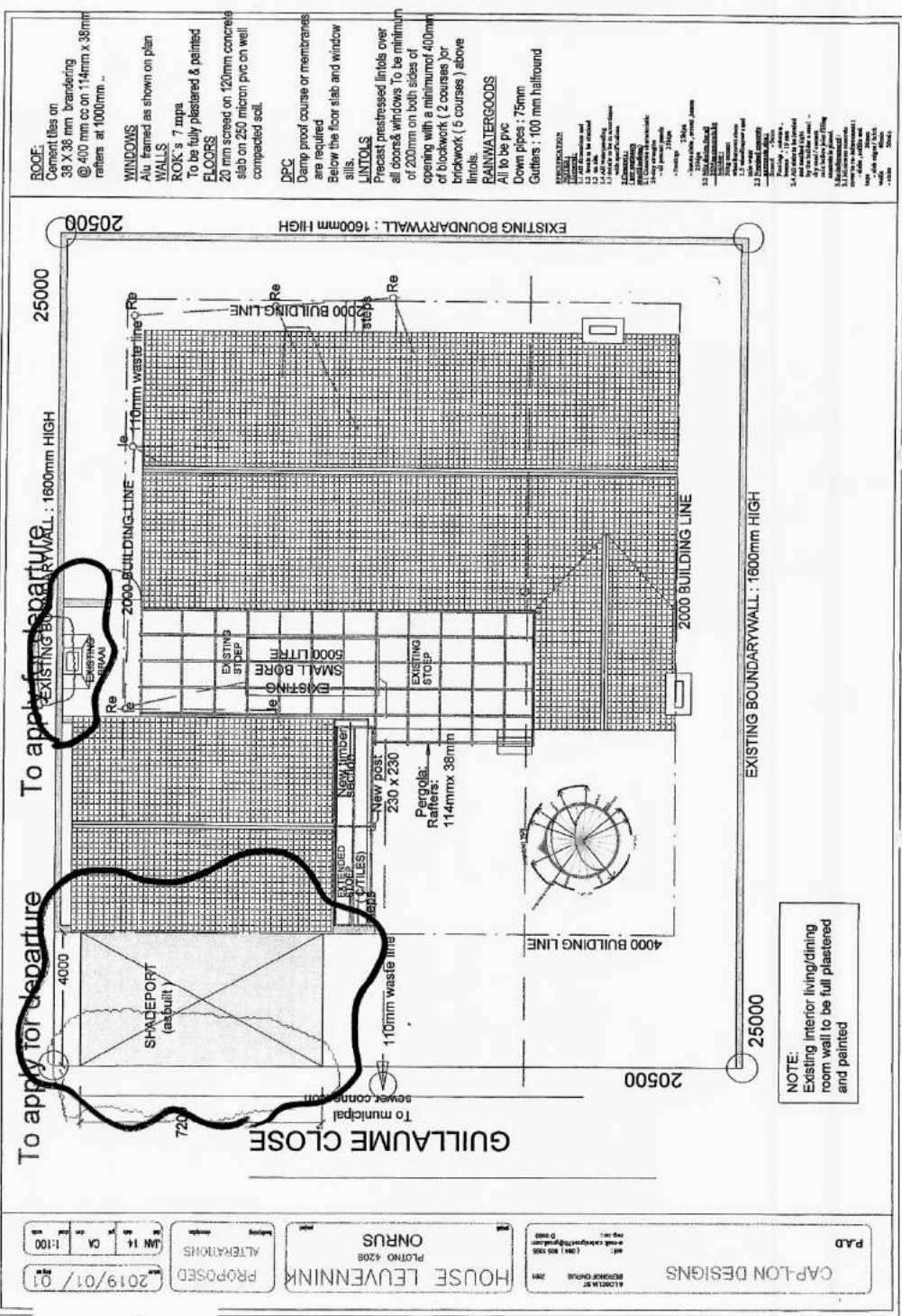
- ❖ The application has followed due process.
- ❖ None of the internal departments or neighbours has any objections.
- ❖ The relaxation will not have a negative impact on the character of the area or neighbour's privacy.

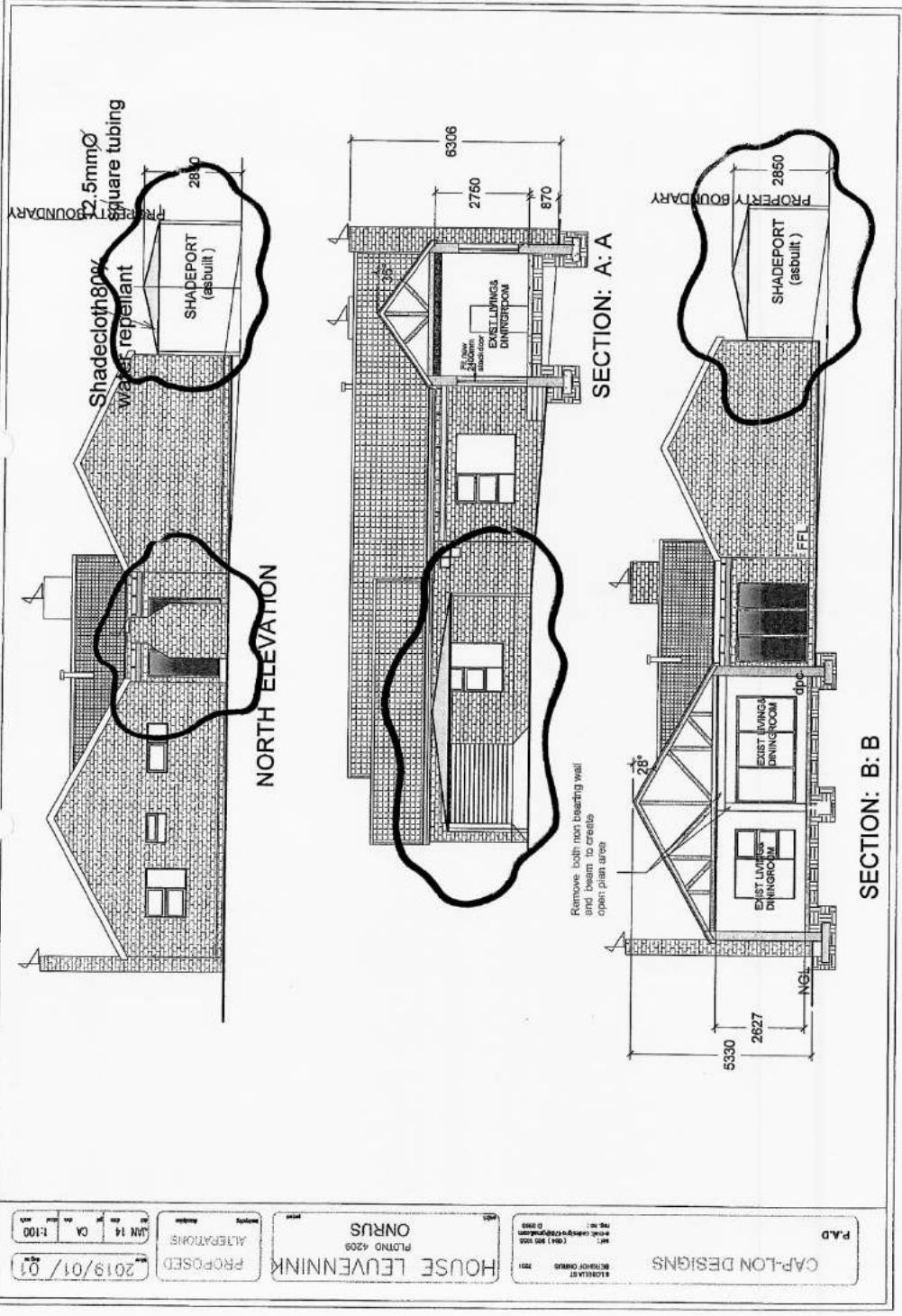


Date: 2016.05.31

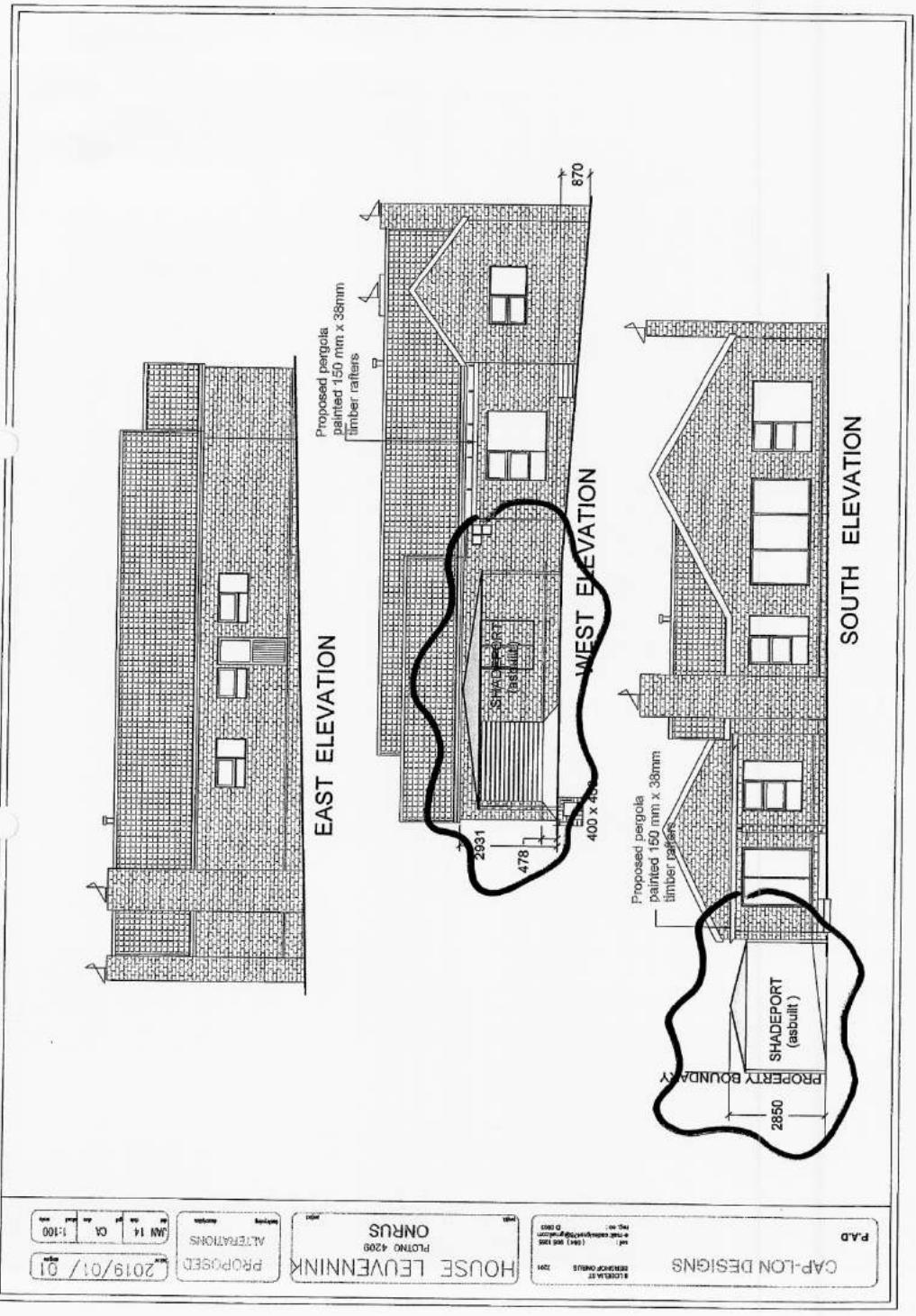
Erf 4209 Onrus River







| | | | | | |
|---|--|--|--|--|--|
| 2019/01/01 PROPOSED ALTERNATIONS JUN 14 CA 1:100 | | HOUSE LEUVENNINK PLOTNO 4209 ONRUS | | P.A.D. CAP-LON DESIGNS 11 COLLEGE ST BRISTOL ONRUS 2011 TEL: (041 893 5025) FAX: (041 893 5025) INFO: (041 893 5025) | |
|---|--|--|--|--|--|



| | | |
|---|---|--|
| 2019/01/01 PROPOSED ALTERNATIONS JAN 14 CA 1:100 2850 | HOUSE LEUVENINK PLOTNO 4205 ONRUS | P.A.D. CAP-LON DESIGNS 1201 4 COLMAN ST BIRCHMOUNT (021) 985 1201 cap-lon@cap-lon.co.za www.cap-lon.co.za |
|---|---|--|

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 4209, ONRUS RIVER (3141/2019)**

Stormwater (SW) : In order
Electricity : Escom
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 should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 10400 – P:2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 4209, Onrus River, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.

p.p. D Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

09/12/2019
DATE

**AGENDA of the
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**2. ERF 960, 20 GRYSBOK CRESCENT, SANDBAAI, HERMANUS,
OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: WCG
MARAIS**

960 HSB (3281)

H Boshoff

(028) 313 8900

Hermanus Administration

11 August 2020

Executive Summary

An application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) was received on 19 August 2019 from WCG Marais, applicable to Erf 960, Sandbaai for the relaxation of the southern lateral building from 2m to 0m to accommodate a carport, as well as the relaxation of the eastern lateral building line from 2m to 0m in order to accommodate a covered stoep area.

RESOLVED :

1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 960, Sandbaai for the relaxation of the southern lateral building from 2m to 0m to accommodate a carport, as well as the relaxation of the eastern lateral building line from 2m to 0m to accommodate a covered stoep area, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the dimensions of the structures as indicated on Plan Numbers 2. and 3. dated August 2019 that was submitted with the application;
 - (b) that the necessary building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
 - (c) that the structures must comply with National Fire Protection Regulations SANS 10400T : 2011 and the Community Fire Safety By-Law;
 - (d) that the requirements of Engineering Services and Telkom respectively, be complied with;
 - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation, and

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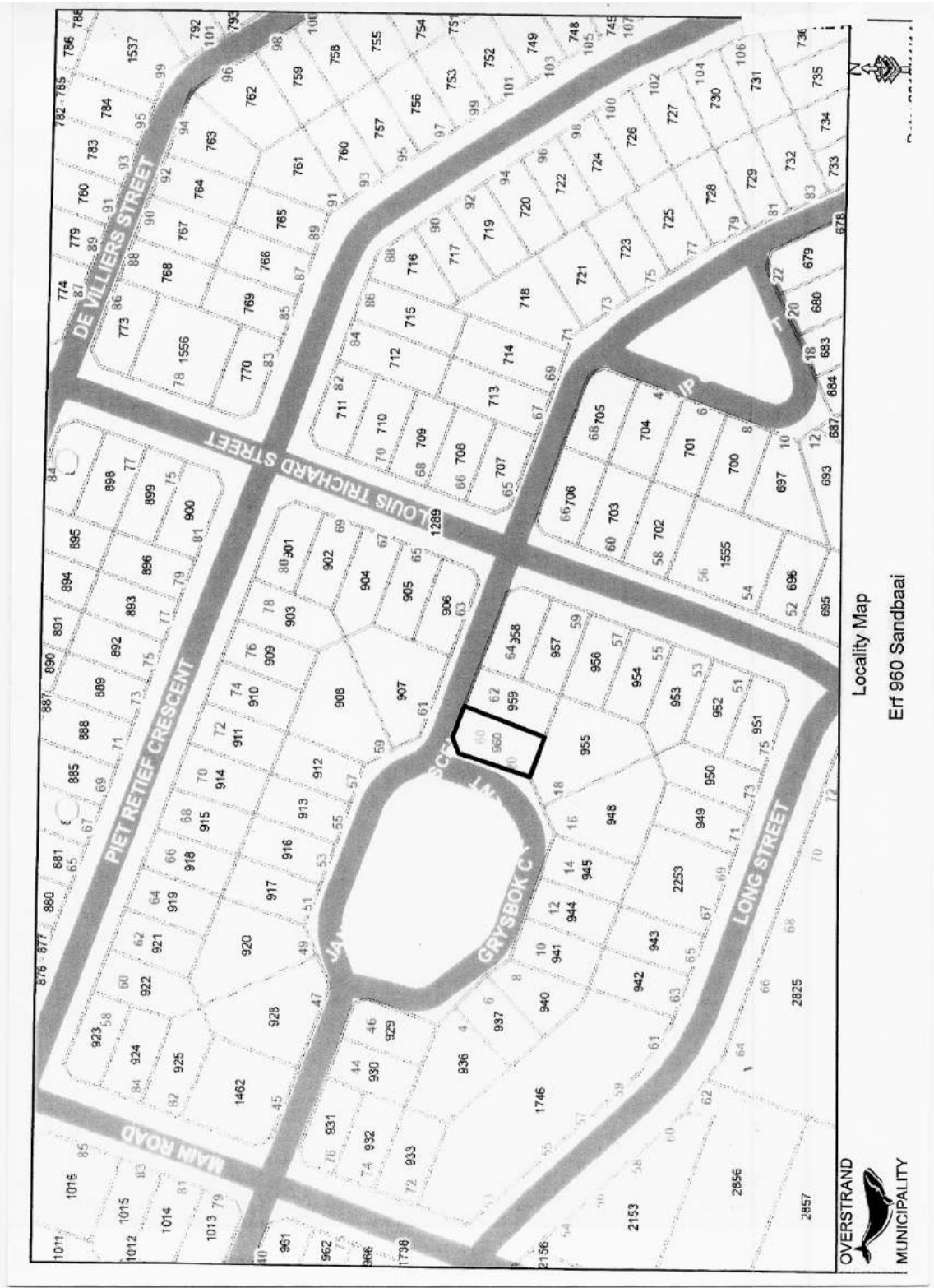
- (f) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
2. that the applicant and the commenters be notified of their respective appeal rights in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditional approval.

REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ None of the internal departments have any objection.
- ❖ The roof pitch of the applicant's garage is approximately 5,5m high, whilst the roof structure of the carport is lower than the roof overhang of the garage. The carport's roof structure slopes down towards the commenter's property and is $\pm 2,6$ m high at its lowest point at the boundary and $\pm 2,8$ m at its highest point where it is fixed to the outer wall of the garage. The carport thus complies with the requirements regarding height as set out in the Zoning Scheme Regulations.
- ❖ The roof structure of the garage more likely contributes to the shadowing of certain parts of the commenter's dwelling at certain times of the day only, and not the carport itself.
- ❖ It was determined during a site visit on an overcast day as well as from the photos submitted by the commenter that sufficient sunshine penetrates the dwelling in order not to switch lights on unnecessarily.
- ❖ The commenter's property at that side of the application property is approximately ± 500 mm lower than the applicant's property and the boundary wall of the applicant is $\pm 1,5$ m high and when viewed from the commenter's side the wall is technically ± 2 m in height that also contributes to less sunlight falling on the commenter's dwelling.
- ❖ The applicant could have constructed a double storey dwelling at the commenter's side of the property whilst still complying with the applicable development parameters that would have impacted significantly more on the commenter's property than currently.
- ❖ The commenter did not properly demonstrate that it is the sole doing of the construction of the carport that lead to the shadowing of certain parts of its dwelling unit. Without the carport there would still be shadowing of the commenter's property due to the closeness of the two (2) dwellings and the roof height of the applicant's garage.
- ❖ The covered structure at the rear of the applicant's dwelling does not impact on the rights of the commenter or the character of the immediate built environment. The structure has a flat roof and only protrudes partly above the boundary wall and together with the trees on the commenter's property that conceals most of the structure above the boundary wall it has a minimal impact with regard to views from the commenter's property. It further only occupies ± 16 % of the common boundary that is not regarded as mentionable.

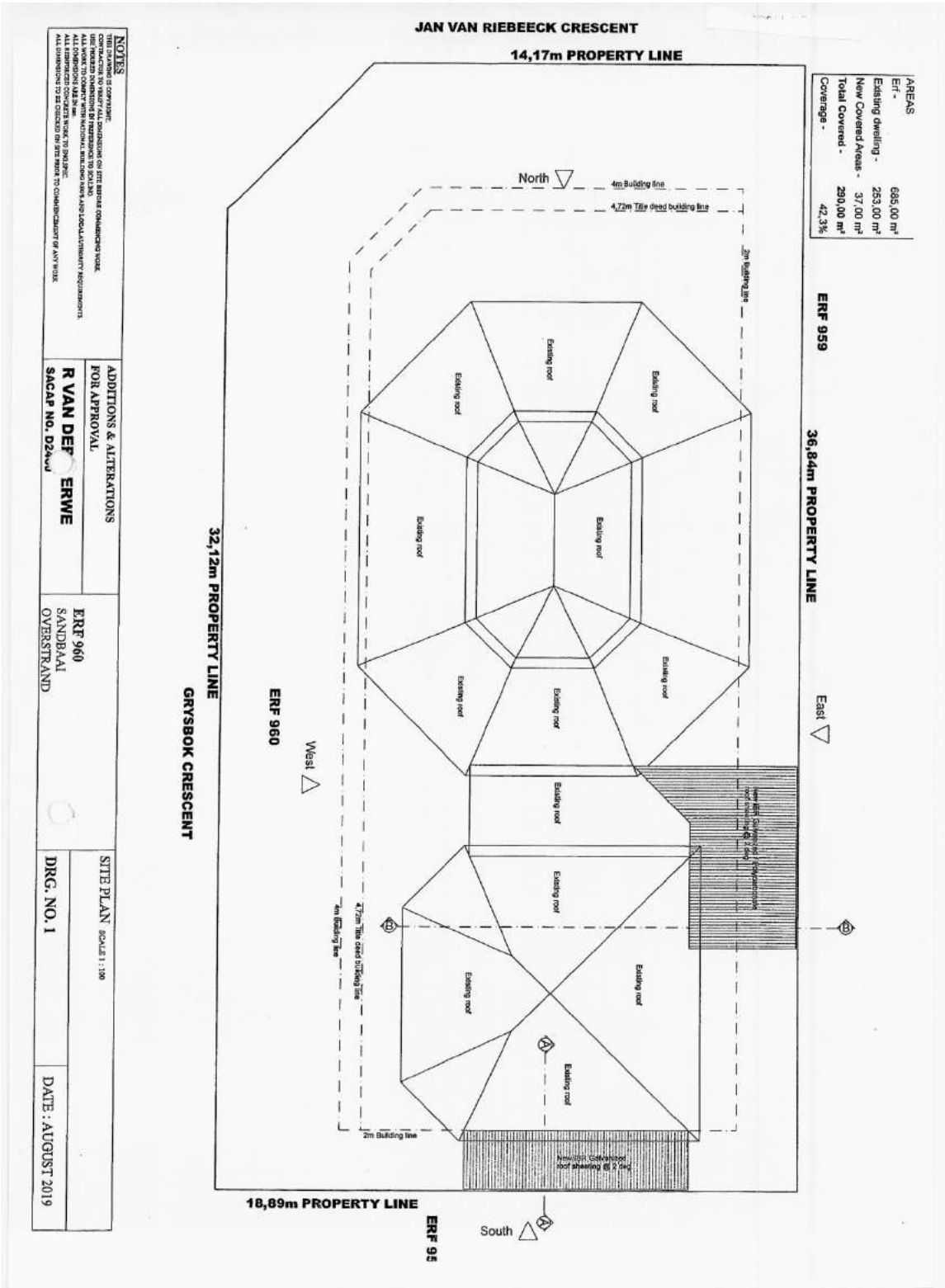
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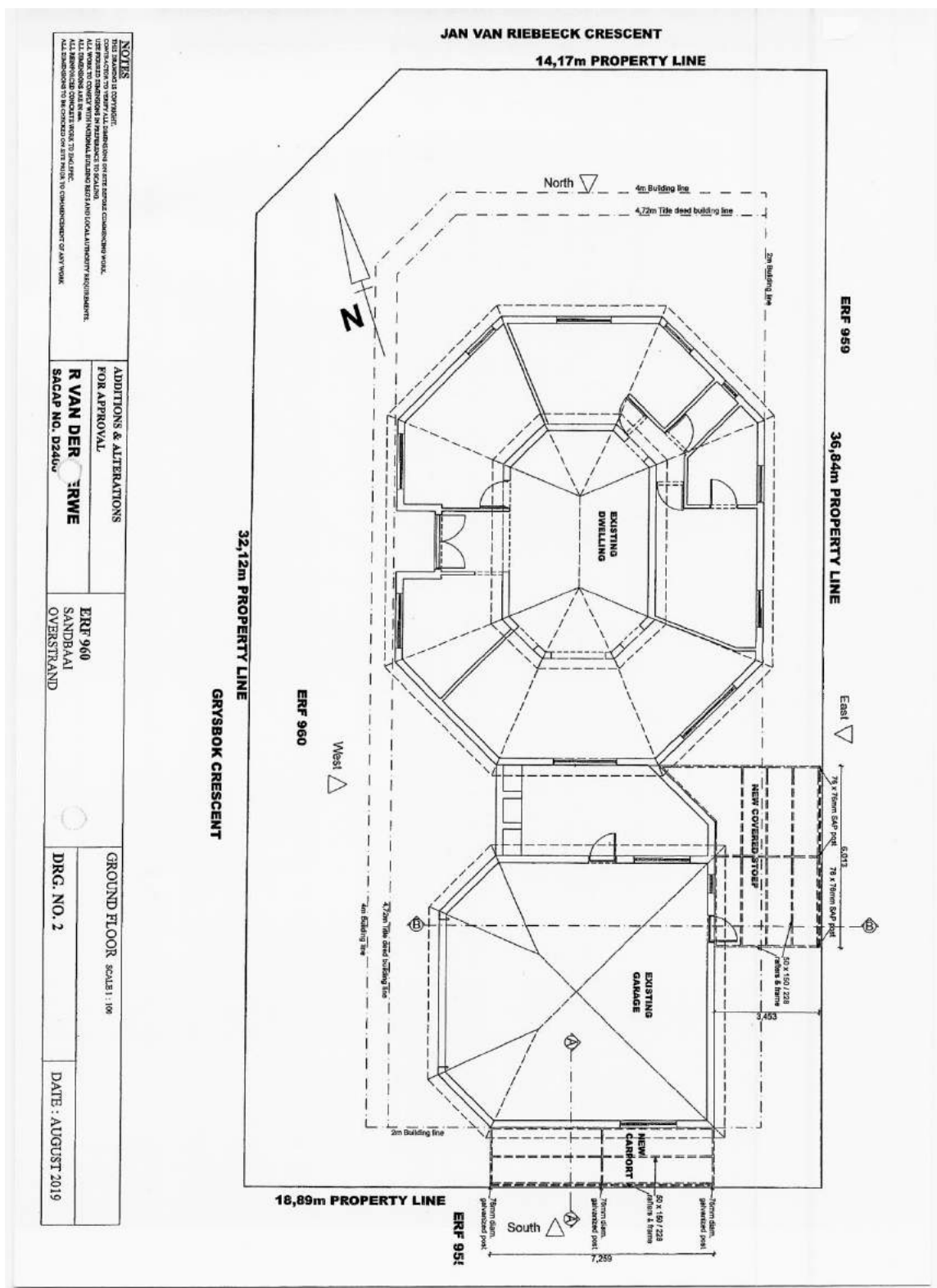
- ❖ Both structures under discussion are well maintained and do not impact on the rights of the commenters or the character of the immediate built environment.
- ❖ The carport is situated next to the dwelling and $\pm 15\text{m}$ from the road curb and does not detract from architecture of the dwelling unit or the street scape of the property.
- ❖ The comments are not purely aimed at the merit of the application from a town planning prospective.
- ❖ The development of the erf will be beneficial for optimization of the erf.
- ❖ It is not regarded as being undesirable from a town planning perspective and no unnecessary precedent is created since various similar applications have been approved by the Municipality in the past.



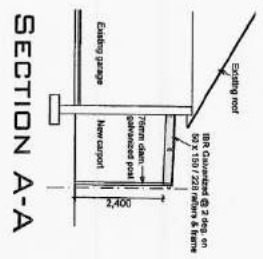
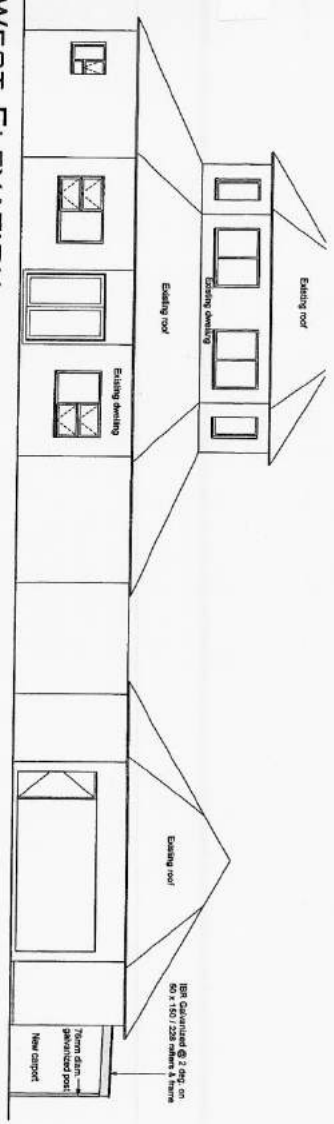
Locality Map
Erf 960 Sandbaai



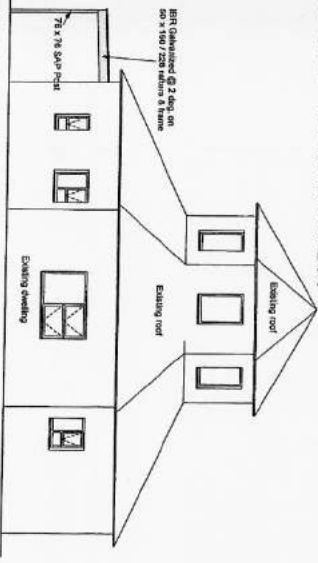




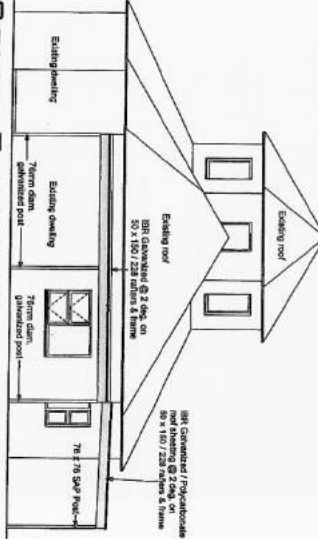
WEST ELEVATION



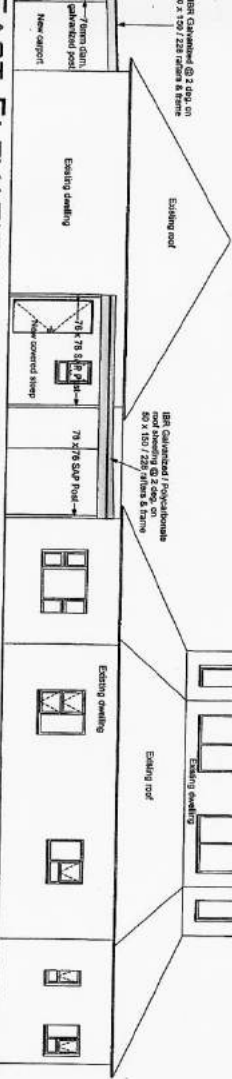
NORTH ELEVATION



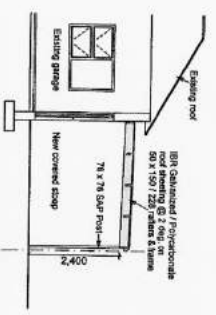
SOUTH ELEVATION



EAST ELEVATION



SECTION B-B



| | | | |
|--|---|------------------------------------|--|
| <p>NOTES</p> <p>THIS DRAWING IS CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS ON THE ABOVE DIMENSIONS WORK. ALL WORK TO COMPLY WITH NATIONAL BUILDING CODES AND LOCAL AUTHORITY REQUIREMENTS. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN METERS TO CENTERLINE OF ANY WORK.</p> | <p>ADDITIONS & ALTERATIONS FOR APPROVAL</p> | <p>ERT 960 SANDRAAL OVERSTRAAL</p> | <p>ELEVATIONS SCALE: 1:100 SECTIONS SCALE: 1:100</p> |
| | <p>R VAN DER ERWE SACP NO. 0246</p> | <p>DRG. NO. 3</p> | |

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 960, SANDBAAI (3281/2019)**

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 sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that any additional and / or extended vehicle entrances will be for the owner's account;
6. that stormwater be allowed to discharge through Erf 960, Sandbaai, unobstructed;
7. that no on-street parking be allowed.

p.p.M. Cradock

DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

04/12/2019

DATE

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Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

3. ERF 2037, 41 BERGSIG STREET, PROTEA PARK, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF JJ & HJE TREDOUX

ERF 2037 (3821)

H Boshoff

(028) 313 8900

Hermanus Administration

3 September 2019

Executive Summary

The following application was received on 19 October 2017 (amended applications received on 4 December 2018 and 13 February 2020) from Messrs Interactive Town & Regional Planning on behalf JJ & HJE Tredoux applicable to Erf 2037, Sandbaai:

Application in terms of Section 16.(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for departure in order to:

- (a) relax the south-western lateral building line from 2m to 0m and $\pm 1,5m$ respectively to accommodate a portion of a covered stoep and a portion of the dwelling unit;
- (b) relax the eastern lateral building line from 2m to 0m to accommodate a portion of a covered stoep/braai area and an extension of the stoep area;
- (c) relax the eastern lateral building line from 2m to 0m to accommodate a portion of a storage area within the roof structure of the dwelling unit; and
- (d) relax the eastern lateral building line from 2m to 0m to accommodate a portion of a cinema/TV room.

RESOLVED :

1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 2037, Sandbaai in order to:
 - relax the south-western lateral building line from 2m to 0m and $\pm 1,5m$ respectively to accommodate a portion of a covered stoep and a portion of the dwelling unit;
 - relax the eastern lateral building line from 2m to 0m to accommodate a portion of a covered stoep/braai area and an extension of the stoep area;

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16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

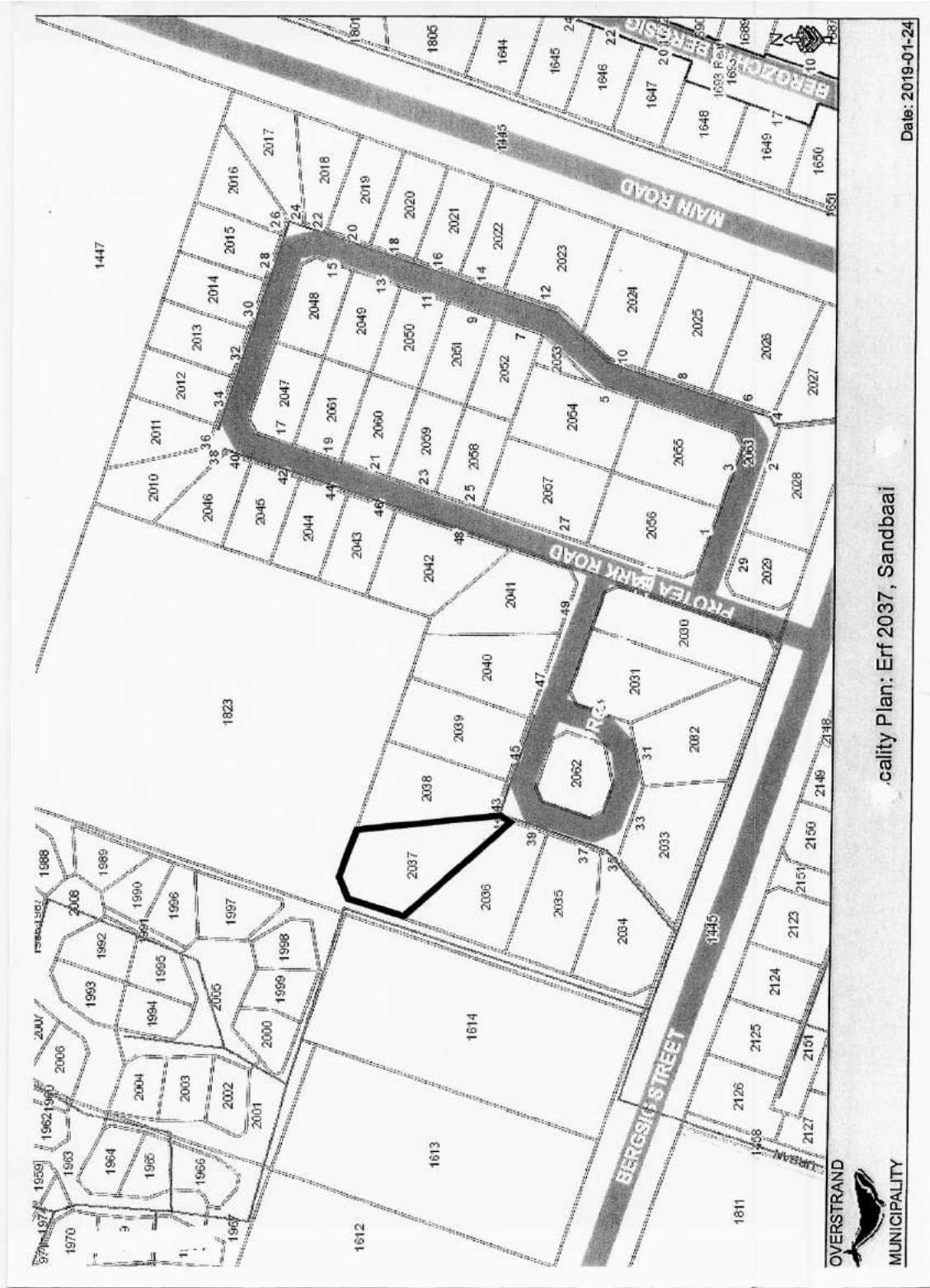
- relax the eastern lateral building line from 2m to 0m to accommodate a portion of a storage area within the roof structure of the dwelling unit; and to
- relax the eastern lateral building line from 2m to 0m to accommodate a portion of a cinema/TV room,

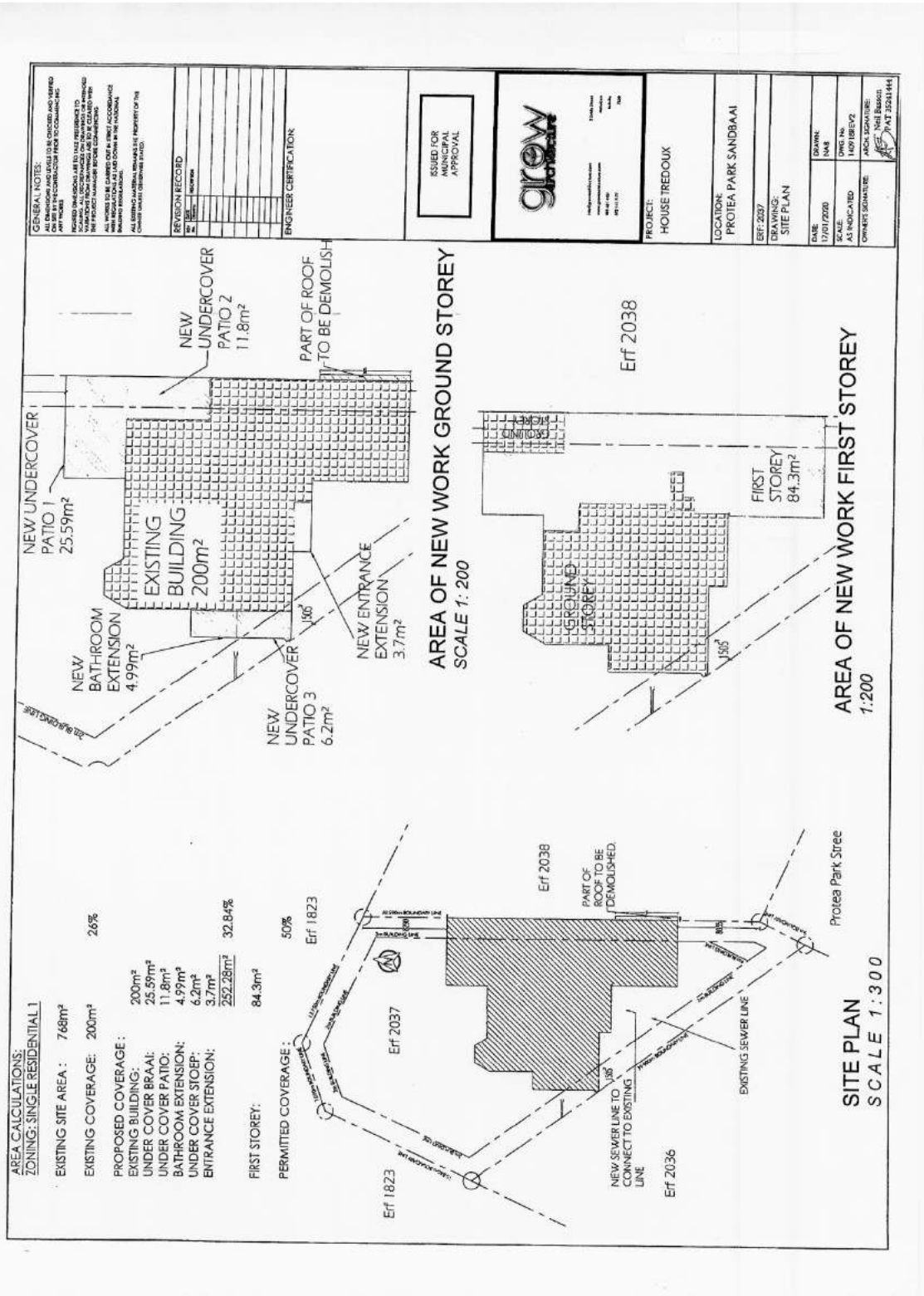
be approved in terms of the provisions of Section 61 of the By-Law, be subject to the following conditions:

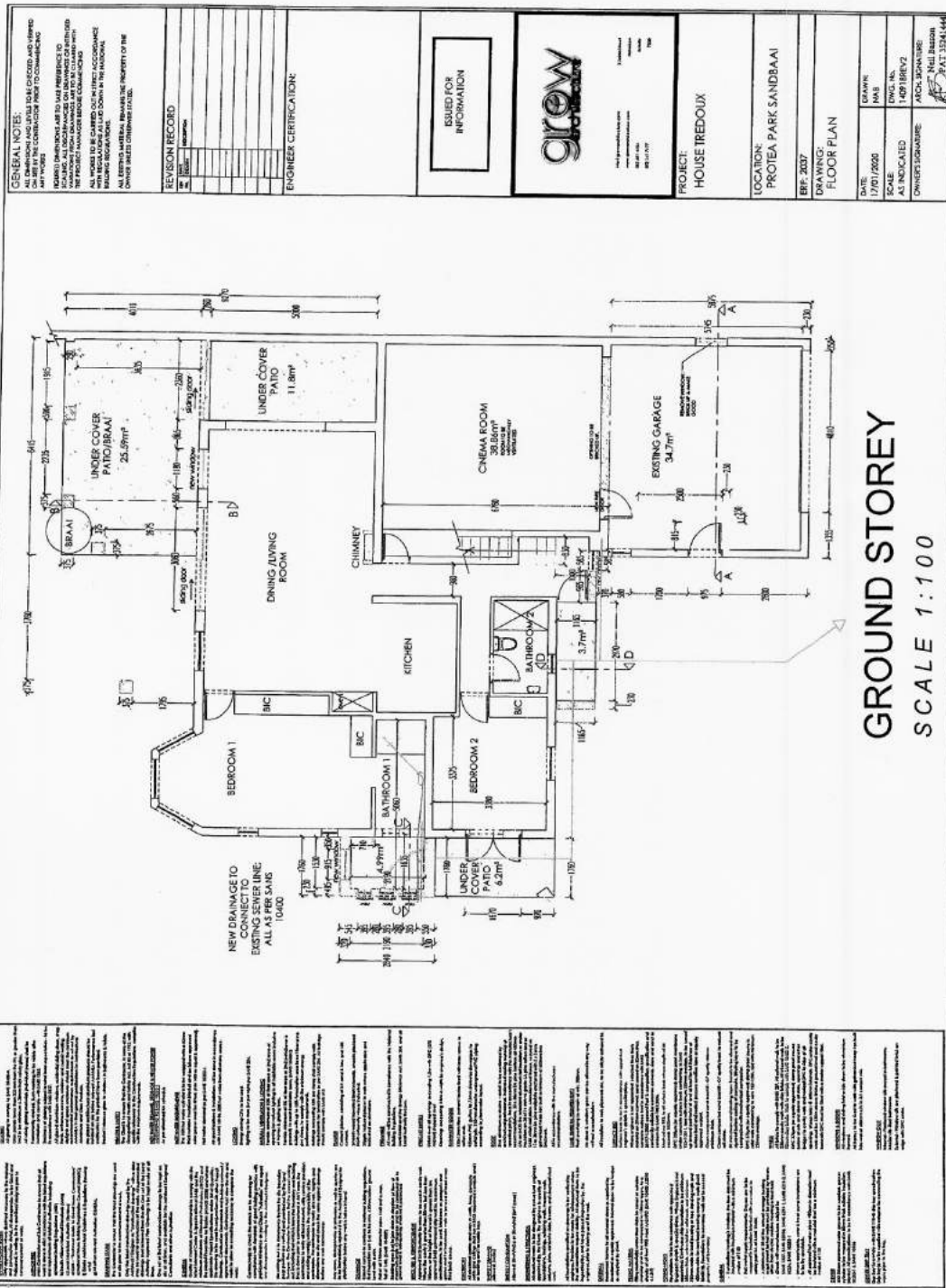
- (a) that this approval is for the development as indicated on Plan No 140918REV2 dated 17/01/2020 (5 plans) that was submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
 - (c) that the conditions of Telkom, be complied with;
 - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (e) that all other applicable development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of its appeal right in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditional approvals.

REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ No objections were received and all internal departments support the application.
- ❖ The proposals are not out of keeping with the character of the area.
- ❖ The application is not regarded as being undesirable from a town planning point of view.
- ❖ The application is regarded as extraordinary in nature and will not necessarily lead to the creation of a precedent.







GENERAL NOTES:
 ALL DIMENSIONS AND LEVELS ARE EXCEPT AND UNLESS OTHERWISE NOTED.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 THE PROJECT IS SUBJECT TO THE REGULATIONS AND BY-LAWS OF THE LOCAL AUTHORITY.
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REVISION RECORD

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ENGINEER CERTIFICATION:

ISSUED FOR INFORMATION

grow
ARCHITECTS

PROJECT: **HOUSE TREDOUX**

LOCATION: **PROTEA PARK SANDBAAL**

DATE: 1/10/2020
 DRAWING: **FLOOR PLAN**

SCALE: AS INDICATED
 CLIENT: **MR & MRS [Name]**

OWNER'S SIGNATURE: *[Signature]*
 ARCHITECT'S SIGNATURE: *[Signature]*

| GENERAL NOTES: ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRIGADE REGULATIONS. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRIGADE REGULATIONS. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRIGADE REGULATIONS. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRIGADE REGULATIONS. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRIGADE REGULATIONS. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRIGADE REGULATIONS. | REVISION RECORD <table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> | NO. | DESCRIPTION | | | | | | | | | | | | | | | | | | | | |
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| ENGINEER CERTIFICATION: I, the undersigned, being a duly qualified and registered professional engineer, certify that I am the author of the design and that the design complies with the provisions of the National Building Regulations and the National Fire Brigade Regulations. | ISSUED FOR INFORMATION | | | | | | | | | | | | | | | | | | | | | | |



PROJECT:
HOUSE TREDOUX

LOCATION:
PROTEA PARK SANDRAAI

DATE:
17/01/2020

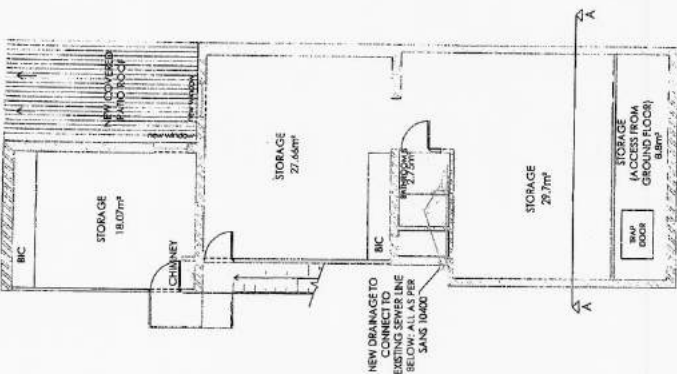
SCALE:
AS INDICATED

OWNER'S SIGNATURE:
[Signature]

DATE: 17/01/2020

SCALE: AS INDICATED

OWNER'S SIGNATURE: [Signature]



FIRST STOREY
SCALE 1:100

| <p>GENERAL NOTES:</p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRIGADE REGULATIONS.</p> <p>2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRIGADE REGULATIONS.</p> <p>3. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRIGADE REGULATIONS.</p> <p>4. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRIGADE REGULATIONS.</p> <p>5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRIGADE REGULATIONS.</p> <p>6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRIGADE REGULATIONS.</p> <p>7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRIGADE REGULATIONS.</p> <p>8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRIGADE REGULATIONS.</p> <p>9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRIGADE REGULATIONS.</p> <p>10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRIGADE REGULATIONS.</p> | <p>REVISION RECORD</p> <table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> | NO. | DESCRIPTION | | | | | | | | | | | | | | | | | | | | |
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| <p>ENGINEER CERTIFICATION:</p> <p>I, the undersigned, being a duly qualified and registered professional engineer, certify that I am the author of the design and that the design complies with the provisions of the National Building Regulations and the National Fire Brigade Regulations.</p> | <p>ISSUED FOR INFORMATION</p> | | | | | | | | | | | | | | | | | | | | | | |

GENERAL NOTE:
ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BY THE CLIENT / CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
FOR THE PROJECT MANAGER/BURGLAR COMMUNICATOR.
ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL REGULATORY AUTHORITY (NERA) REGULATIONS AND ANY OTHER RELEVANT REGULATIONS.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS PRIOR TO COMMENCEMENT OF WORK.

REVISION RECORD

| NO. | DESCRIPTION | DATE |
|-----|-------------------------------|------------|
| 1 | ISSUED FOR MUNICIPAL APPROVAL | 17/01/2020 |

ENGINEER CERTIFICATION

ISSUED FOR MUNICIPAL APPROVAL

grow

PROJECT: HOUSE TREDOUX
LOCATION: PROTEA PARK SANDBAAI

DRAWING: ELEVATION & SECTION

DATE: 17/01/2020
SCALE: AS INDICATED
OWNER'S SIGNATURE: Neil Hudson

SECTION B-B
SCALE 1:50

EXISTING FOUNDATION
NEW PAVING
NEW UNDERCOVER PATIO
CORRUGATED ROOF SHEETING ON 7x450 PURLINS @ MAX 4000 C/C ON 7x30x28 SA PINE @ 1100 C/C @ MIN 32 PITCH
RIVINO BOARD CEILING ON 38x98 BATTENS @ MAX 400mm C/C
BEARER BEAM 7x30x28 MASONRY COLUMN PLASTER & PAINT
PVC OUTER
FLL
MIN 600
MIN 775
DPM (DAMP PROOF MEMBRANE) ON 125mm THICK WELL COMPACTED SAND BED ON WELL-COMPACTED EARTH BACKFILL

SOUTH ELEVATION
SCALE 1:100

BOUNDARY LINE

2m BOUNDARY LINE

2.2m

2.3m

2.4m

2.5m

2.6m

2.7m

2.8m

2.9m

3.0m

3.1m

3.2m

3.3m

3.4m

3.5m

3.6m

3.7m

3.8m

3.9m

4.0m

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5.0m

5.1m

5.2m

5.3m

5.4m

5.5m

5.6m

5.7m

5.8m

5.9m

6.0m

NORTH ELEVATION
SCALE 1:100

BOUNDARY LINE

2m BOUNDARY LINE

1m MIN ABOVE ROOF FINISH

2.2m

2.3m

2.4m

2.5m

2.6m

2.7m

2.8m

2.9m

3.0m

3.1m

3.2m

3.3m

3.4m

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4.9m

5.0m

5.1m

5.2m

5.3m

5.4m

5.5m

5.6m

5.7m

5.8m

5.9m

6.0m

WEST ELEVATION
SCALE 1:100

BOUNDARY LINE

2m BOUNDARY LINE

2.2m

2.3m

2.4m

2.5m

2.6m

2.7m

2.8m

2.9m

3.0m

3.1m

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**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

4. **ERVEN 107 AND 108, 20 & 22 KHOHLEKALA STREET, ZWELIHLE, HERMANUS: OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSOLIDATION : MESSRS GEOMATICS AFRICA ON BEHALF OF PM MBOYIA**

107 & 108 HZW

H Boshoff

(028) 313 8900

Hermanus Administration

12 October 2020

Executive Summary

An application has been received on 18 June 2020 from Messrs Geomatics Africa on behalf of PM Mboyia in terms of Section 16(2)(e) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the consolidation of Erven 107 and 108, Zwelihle in order to create a consolidated erf measuring 416m² in extent.

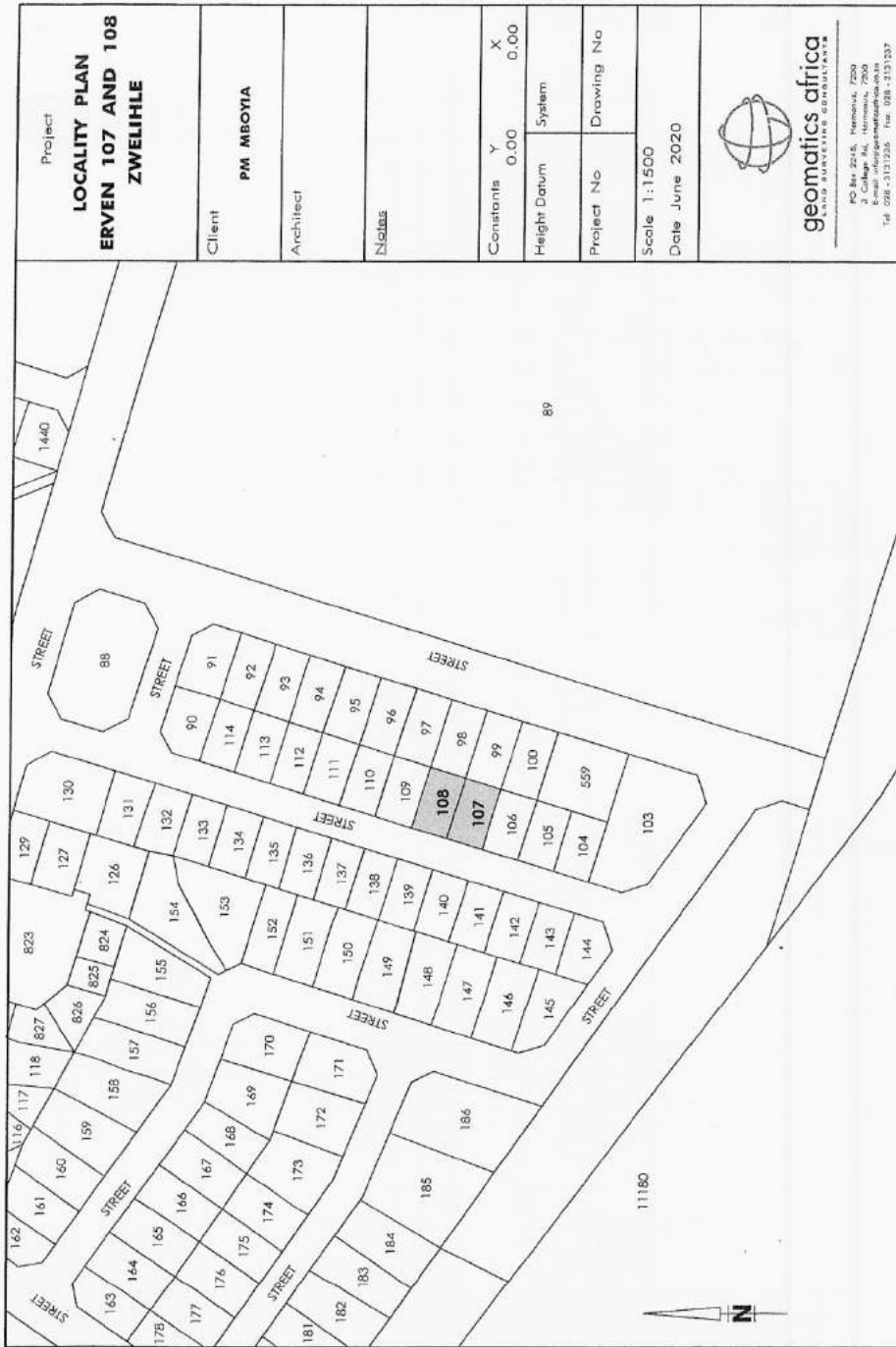
RESOLVED :

1. that the application in terms of Section 16(2)(e) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for the consolidation of Erven 107 and 108, Zwelihle in order to create a consolidated erf measuring 416m² in extent, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the development as indicated on an undated plan surveyed June 2020, submitted with the application;
 - (b) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (c) that all other applicable development parameters as prescribed in the relevant Zoning Scheme, be complied with,
 - (d) that all the relevant conditions in the Services Report, be complied with, and
 - (e) that all the conditions imposed by Telkom, be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ None of the internal departments have any objection.
- ❖ It is in line with policy documents.
- ❖ It is not regarded as being undesirable from a town planning point of view.



| | |
|---|-----------------|
| Project | |
| LOCALITY PLAN ERVEN 107 AND 108 ZWELIHLE | |
| Client | PM MBOYA |
| Architect | |
| Notes | |
| Constants | Y 0,00 X 0,00 |
| Height Datum | System |
| Project No | Drawing No |
| Scale 1:1500 | |
| Date June 2020 | |



geomatics africa
 100 HUMANITIES BUILDING
 PO Box 2214, Harare, ZIMBABWE
 3 College Rd, Harare, ZIMBABWE
 Tel: +263-251-231232 Fax: +263-251-231237

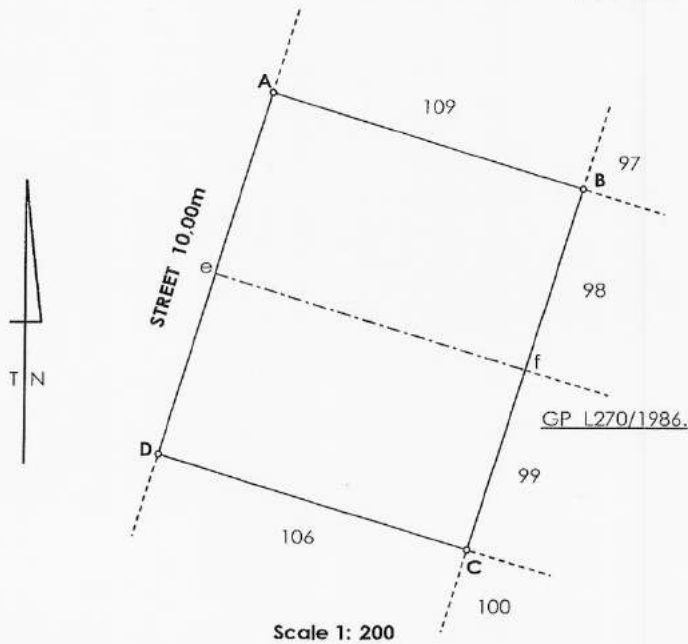
Components:

1. The figure ABfe represents Erf 108 Zwelihle, vide GP L270/1986.
2. The figure efCD represents Erf 107 Zwelihle, vide GP L270/1986.

S.G. No.

Approved

Surveyor-General



The figure A B C D

represents 416 Square Metres of land, being

ERF ZWELIHLE (Comprising 1 and 2 as above)

situate in Overstrand Municipality
 Administrative District of Caledon Province Western Cape
 Compiled in June 2020
 by me

NA Clark
 Professional Land Surveyor
 Registration Number PLS 1072

| | | |
|----------------------------|---------------------------|----------------------|
| This diagram is annexed to | The original diagrams are | File No. |
| No. dated | as indicated above | S.R. No. |
| i.f.o. Registrar of Deeds | | Comp.AI-3CB/Z44(459) |

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSOLIDATION: ERVEN 107 & 108, ZWELIHLE**

Electricity : In order
Water : In order
Sewer : In order
Stormwater : In order
Roads and traffic : In order

Conditions:

1. that the existing water connection to- and sewer connection on Erf 107 shall be used to service the proposed consolidation of Erven 107 & 108;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the electricity connections to the erven must be consolidated to one connection, and that the available capacity be combined;
4. 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;
5. 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 Area Manager: Hermanus for written approval;
6. that any additional and / or extended vehicle entrances will be for the owner's account;
7. that stormwater be allowed to discharge through Erven 107 & 108, Zwelihle, unobstructed;
8. that no on-street parking be allowed.

p.p. R. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

09/09/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

**5. ERF 6057, 280 EIGHTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND
MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS RUDMAN &
VISAGIE BUILDING CONSULTANTS ON BEHALF OF A AND HS VAN
WAGENINGEN**

6057 HVK (3604/2020)

P Roux

(028) 313 8900

Hermanus Administration

15 October 2020

Executive Summary

An application was received on 15 January 2020 from Messrs Rudman & Visagie Building Consultants on behalf of A and HS van Wageningen on Erf 6057, Hermanus for a departure in terms of Section 16(2)(b) to relax the western lateral building line from 2m to 1,16m to accommodate the change of use of the servant's quarter and allow for a kitchen on the ground floor.

RESOLVED :

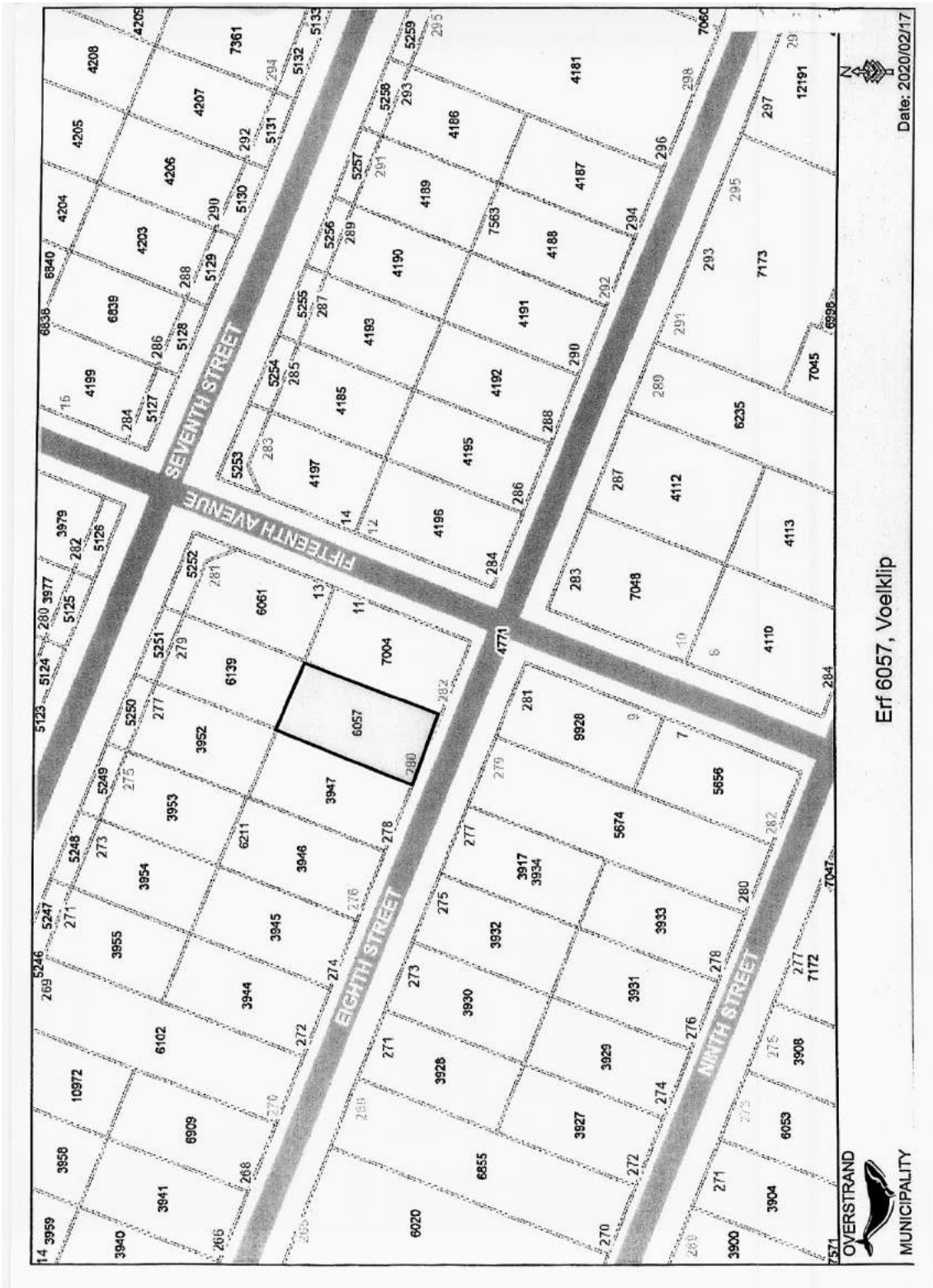
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 6057, Hermanus for a departure in terms of Section 16(2)(b) to relax the western lateral building line from 2m to 1,16m to accommodate the change of use of the servant's quarter and allow for a kitchen on ground floor, **be approved** in terms of the provisions of Section 61, subject to the following conditions:
 - (a) that this approval only relates to a *building relaxation as indicated on plan Erf 6057 Project No 19/08, dated February 2019*, submitted with the application;
 - (b) that building plans be submitted to the Building Department, and that all conditions set by the Building- and Fire Departments at that stage, be complied with;
 - (c) that all the conditions of Fire Services and Engineering Services, be complied with;
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

- (e) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
- 2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above mentioned approval.

REASONS FOR RECOMMENDATION

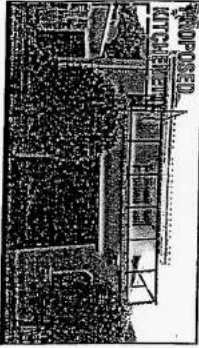
- ❖ All Municipal Departments support the application.
- ❖ The alterations will not impact the privacy of surrounding property owners.
- ❖ New alterations and will not impede on any significant views of the surrounding property owners.
- ❖ No restrictive condition is contained in the Title Deed which prohibits the proposed change of use.
- ❖ The use of the dwelling will remain for residential purposes.
- ❖ No additional services will be required.




Erf 6057, Voelklip

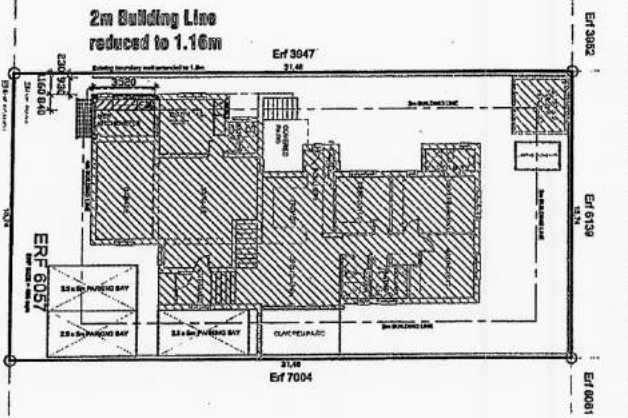


PROPOSED
KITCHEN

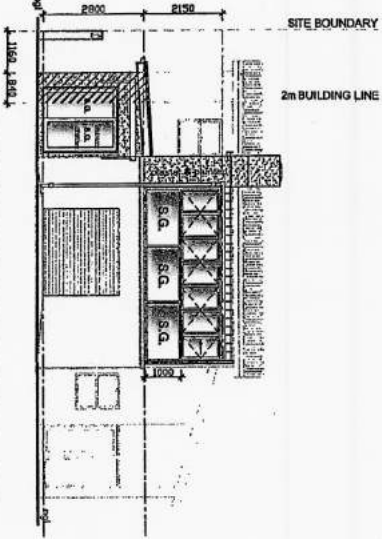


SITE PLAN 1:200
8TH STREET
1000 8TH STREET
DURBAN

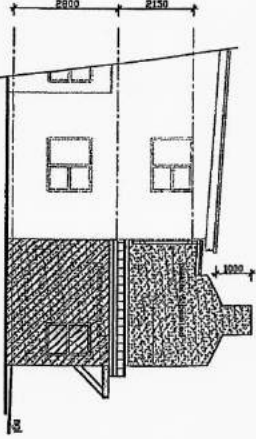





2m Building Line reduced to 1.16m



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100



LOCATION PLAN

| COVERAGE LEGEND | |
|-----------------------------------|-----------------|
| EXISTING DWELLING | 2447 sqm |
| NEW ARCHITECTURAL ENCLOSURE | 42 sqm |
| COVERED BALCONY | 203 sqm |
| TOTAL: | 2772 sqm |
| ERF SIZE: | 469 sqm |
| COVERAGE (Existing + new E2 area) | 59% |

| | |
|--|---|
| <p>Rudman & Visagie <i>Quality from Vision™</i> 14th Floor, 2889 Riverside Drive, Durban</p> <p>BUILDING CONSULTANTS</p> <p>PROJECT NO: 19/08 DRAWING NO: 01</p> | <p>PROJECT NO: 19/08 DRAWING NO: 01</p> <p>DATE: FEBRUARY 2019</p> <p>DESIGNED BY: LONG LE ROUX</p> <p>DRAWN BY: G. V. LANGE</p> <p>FOR OWNER: MNR. VAN WAGENINGEN</p> <p>ARCHITECT: MR. VAN WAGENINGEN</p> <p>SCALE: 1:100</p> <p>PROJECT TITLE: ADDITIONS TO EXIST. DWELLING</p> <p>STAND NO.: 6057</p> <p>CONTRACT NO.: 19/08</p> <p>CLIENT: MNR. VAN WAGENINGEN</p> <p>ADDRESS: 1000 8TH STREET, DURBAN</p> <p>CONTACT: 031 261 1111</p> <p>WWW.RUDMANVISAGIE.CO.ZA</p> |
|--|---|

REVISION No. - DESIGN ALL FINISHED PRINTS (SCALE 5:48)

H4

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**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 6057, VOELKLIP**

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 sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that any additional and / or extended vehicle entrances will be for the owner's account;
6. that stormwater be allowed to discharge through Erf 6057, Voelklip, unobstructed;
7. that no on-street parking be allowed.

p.p. R. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

14-09-2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

6. ERF 3265, 42 MCFARLANE STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF THE IP MEYER KINDERTRUST

3265 HON (3624/2020)

H Olivier

(028) 313 8900

Hermanus Administration

10 September 2020

Executive Summary

An application has been received on 28 February 2020 from Messrs. Interactive Town & Regional Planning on behalf of the IP Meyer Kindertrust on Erf 3265, Onrustrivier in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the following departures :

- To relax the street building line from 4m to 1,57m to accommodate portions of the existing deck covered by a pergola;
- To relax the western lateral building line from 2m to 0,95m to accommodate portions of the existing deck covered by a pergola;
- To relax the western lateral building line from 2m to 0m to accommodate the existing covered braai area, and
- To relax the northern rear building line from 2m to 1m to accommodate a portion of the existing pergola.

RESOLVED :

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure on Erf 3265, Onrustrivier for the following departures :
 - to relax the street building line from 4m to 1,57m to accommodate portions of the existing deck covered by a pergola;
 - to relax the western lateral building line from 2m to 0,95m to accommodate portions of the existing deck covered by a pergola;
 - to relax the western lateral building line from 2m to 0m to accommodate the existing covered braai area, and
 - to relax the northern rear building line from 2m to 1m to accommodate a portion of the existing pergola,

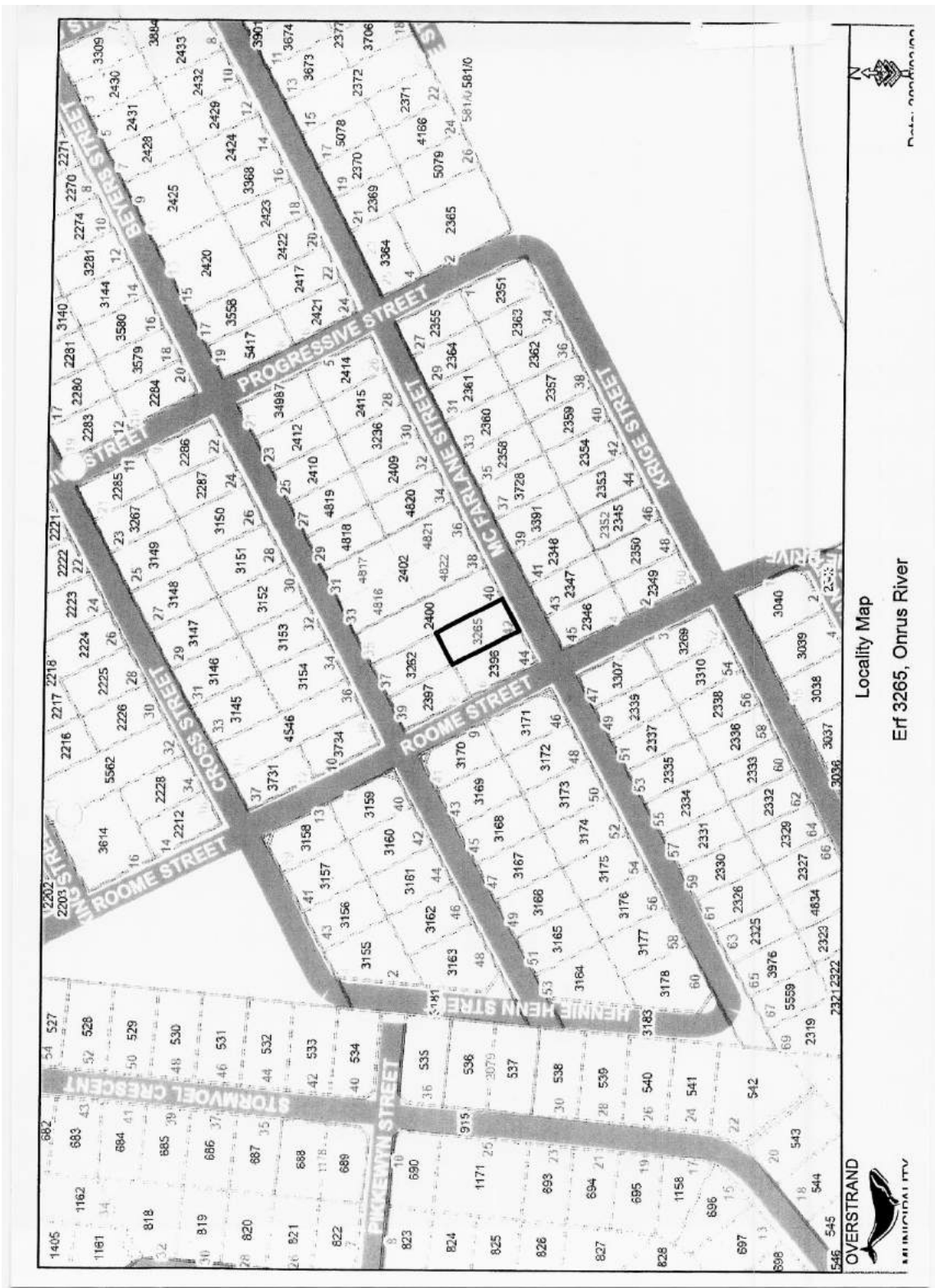
be approved in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

- (a) that this approval is only for the relaxation of the lateral and street building line as indicated on plan IM299/1-1 dated 25 September 2019 submitted with the application;
 - (b) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (c) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with;
 - (e) that all the conditions in the Services Report, be complied with;
 - (f) that all the conditions by Telkom, be complied with, and
 - (g) that all the conditions by Eskom, be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.”

REASONS FOR RECOMMENDATION

- ❖ The structures are existing and will have no additional impact on the area.
- ❖ The application has followed due process.
- ❖ None of the internal departments or neighbours have any objections.
- ❖ The relaxations will not have a negative impact on the character of the area or neighbour's privacy.



Locality Map
Erf 3265, Onrus River

1. ALL THE WORK TO BE DONE ON THIS PROJECT IS TO BE DONE IN ACCORDANCE WITH THE STANDARD PRACTICES AND SPECIFICATIONS OF THE PROFESSIONAL SOCIETY OF ARCHITECTS OF SOUTH AFRICA (PSA) AND THE SOUTH AFRICAN NATIONAL STANDARD (SANS) FOR THE DESIGN AND CONSTRUCTION OF BUILDINGS, AS WELL AS THE SOUTH AFRICAN NATIONAL STANDARD (SANS) FOR THE DESIGN AND CONSTRUCTION OF STRUCTURES, AS WELL AS THE SOUTH AFRICAN NATIONAL STANDARD (SANS) FOR THE DESIGN AND CONSTRUCTION OF ROOFS.

2. THE CLIENT HAS PROVIDED ALL NECESSARY INFORMATION AND DOCUMENTATION FOR THE DESIGN OF THIS PROJECT, AND THE ARCHITECT HAS REVIEWED AND VERIFIED THE SAME.

3. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND SITE VISITS TO THE PROJECT SITE, AND HAS TAKEN INTO ACCOUNT ALL RELEVANT INFORMATION AND DOCUMENTATION PROVIDED BY THE CLIENT.

4. THE ARCHITECT HAS TAKEN INTO ACCOUNT ALL APPLICABLE LAWS, REGULATIONS, AND STANDARDS, AND HAS ENSURED THAT THE DESIGN OF THIS PROJECT IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS, AND STANDARDS.

5. THE ARCHITECT HAS TAKEN INTO ACCOUNT ALL APPLICABLE LAWS, REGULATIONS, AND STANDARDS, AND HAS ENSURED THAT THE DESIGN OF THIS PROJECT IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS, AND STANDARDS.

6. THE ARCHITECT HAS TAKEN INTO ACCOUNT ALL APPLICABLE LAWS, REGULATIONS, AND STANDARDS, AND HAS ENSURED THAT THE DESIGN OF THIS PROJECT IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS, AND STANDARDS.

7. THE ARCHITECT HAS TAKEN INTO ACCOUNT ALL APPLICABLE LAWS, REGULATIONS, AND STANDARDS, AND HAS ENSURED THAT THE DESIGN OF THIS PROJECT IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS, AND STANDARDS.

8. THE ARCHITECT HAS TAKEN INTO ACCOUNT ALL APPLICABLE LAWS, REGULATIONS, AND STANDARDS, AND HAS ENSURED THAT THE DESIGN OF THIS PROJECT IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS, AND STANDARDS.

9. THE ARCHITECT HAS TAKEN INTO ACCOUNT ALL APPLICABLE LAWS, REGULATIONS, AND STANDARDS, AND HAS ENSURED THAT THE DESIGN OF THIS PROJECT IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS, AND STANDARDS.

10. THE ARCHITECT HAS TAKEN INTO ACCOUNT ALL APPLICABLE LAWS, REGULATIONS, AND STANDARDS, AND HAS ENSURED THAT THE DESIGN OF THIS PROJECT IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS, AND STANDARDS.

- AREA
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Ingaard-Jones Architects

2279, The Aardkroon
 101 Main Street
 7913, Stellenbosch
 T: (021) 885 2279
 F: (021) 885 2280
 E: info@ingaard-jones.com

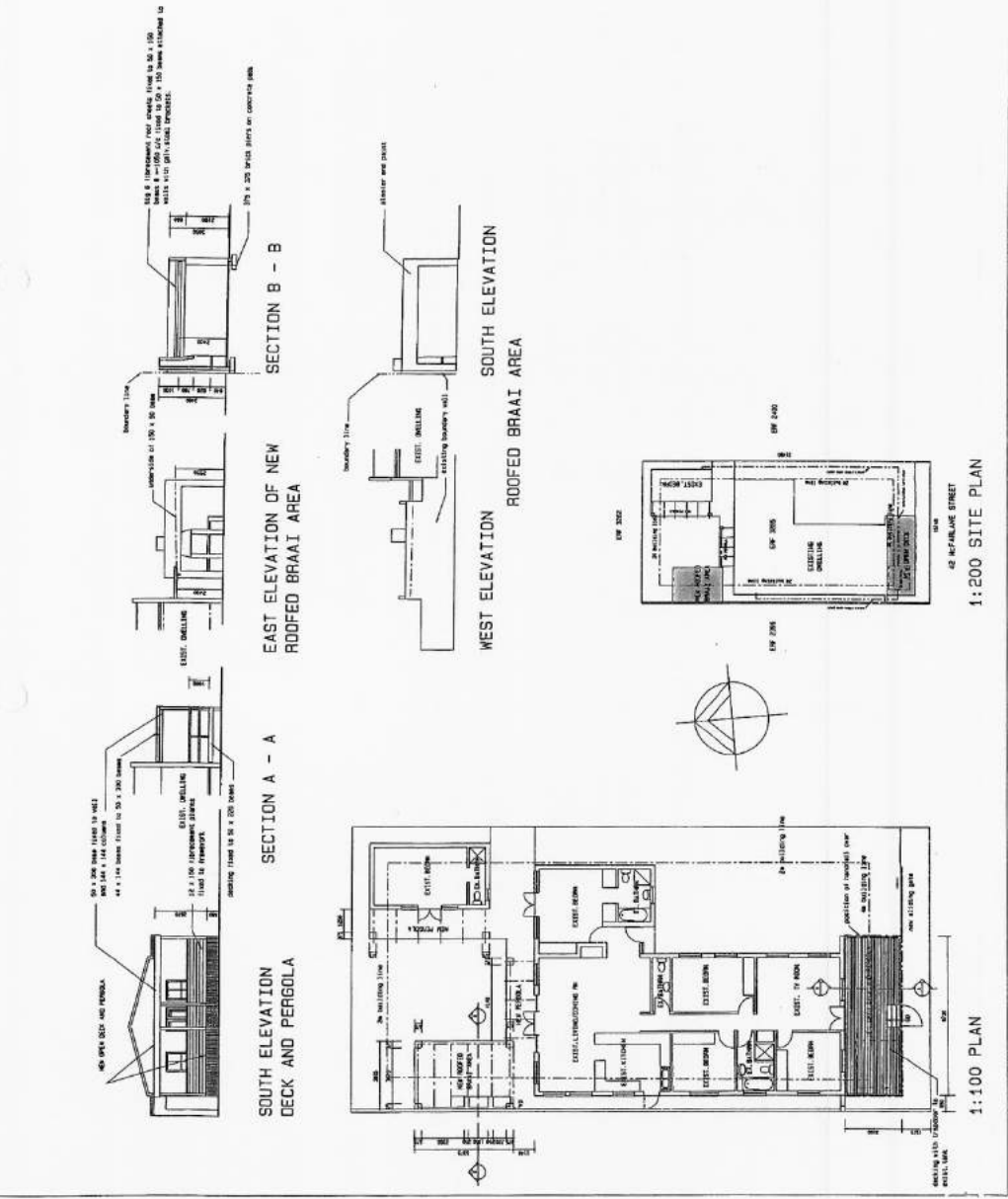
PROJECT :
 New 42m x 20m Addition to Existing Dwelling

ALTERATIONS AND ADDITIONS TO EXISTING DWELLING FOR TP MEYER KINDERS TRUST ON ERF 3285 DANUS HERMANUS 42 MC FARLANE STREET

PHASE TITLE : ELEVATIONS, SECTIONS
 SCALE : 1:100 PLAN
 DATE : 1:200 SITE PLAN

DRG. No. : JM 2019/1 - 1

| | |
|-----------|-------------------|
| SCALE : | 1:100 1:200 |
| DATE : | 25 SEPTEMBER 2019 |
| DRAWN : | MM |
| CHECKED : | |



1. ALL THE WORK TO BE DONE ON THIS PROJECT IS TO BE DONE IN ACCORDANCE WITH THE STANDARD PRACTICES AND SPECIFICATIONS OF THE PROFESSIONAL SOCIETY OF ARCHITECTS OF SOUTH AFRICA (PSA) AND THE SOUTH AFRICAN NATIONAL STANDARD (SANS) FOR THE DESIGN AND CONSTRUCTION OF BUILDINGS, AS WELL AS THE SOUTH AFRICAN NATIONAL STANDARD (SANS) FOR THE DESIGN AND CONSTRUCTION OF STRUCTURES, AS WELL AS THE SOUTH AFRICAN NATIONAL STANDARD (SANS) FOR THE DESIGN AND CONSTRUCTION OF ROOFS.

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 3265, ONRUS RIVER**

Stormwater (SW) : In order
Electricity : Escom
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 should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 10400 – P:2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 3265, Onrus River, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.

p.p. A.C. Crook
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

23/05/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

**7. ERF 90, 54 KUS ROAD, SANDBAAI, OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR DEPARTURE: MESSRS PLAN ACTIVE TOWN- AND
REGIONAL PLANNERS ON BEHALF OF SS WESSELS**

90 HSB (3559)

HZ Boshoff

(028) 313 8900

Hermanus Administration

15 October 2020

Executive Summary

An application for departure, in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) has been received on 12 December 2019 from Messrs PlanActive Town- and Regional Planners on behalf of SS Wessels applicable to Erf 90, Sandbaai in order to relax the street building line from 4m to 1,74m and 1,71m to accommodate a wooden deck, as well as the western lateral building line from 2m to 1,63m and 1,50m respectively to accommodate the wooden deck and a portion of the existing dwelling unit.

RESOLVED :

1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law), applicable to Erf 90, Sandbaai in order to relax the street building line from 4m to 1,74m and 1,71m to accommodate a wooden deck, as well as the western lateral building line from 2m to 1,63m and 1,50m respectively to accommodate the wooden deck and a portion of the existing dwelling unit, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions;
 - (a) that building plans be submitted to the Building Department for approval and that all requirements of the Building- and Fire Services Department at the time, be complied with;
 - (b) that the boundary walls in front of the dwelling be demolished to such a degree that it does not extend beyond any property boundaries;
 - (c) that the conditions of the Engineering Services and Telkom, be complied with;
 - (d) that the wooden deck may not be enclosed in any way whatsoever;
 - (e) that all other development parameters as prescribed in the Zoning Scheme be complied with, and

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16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

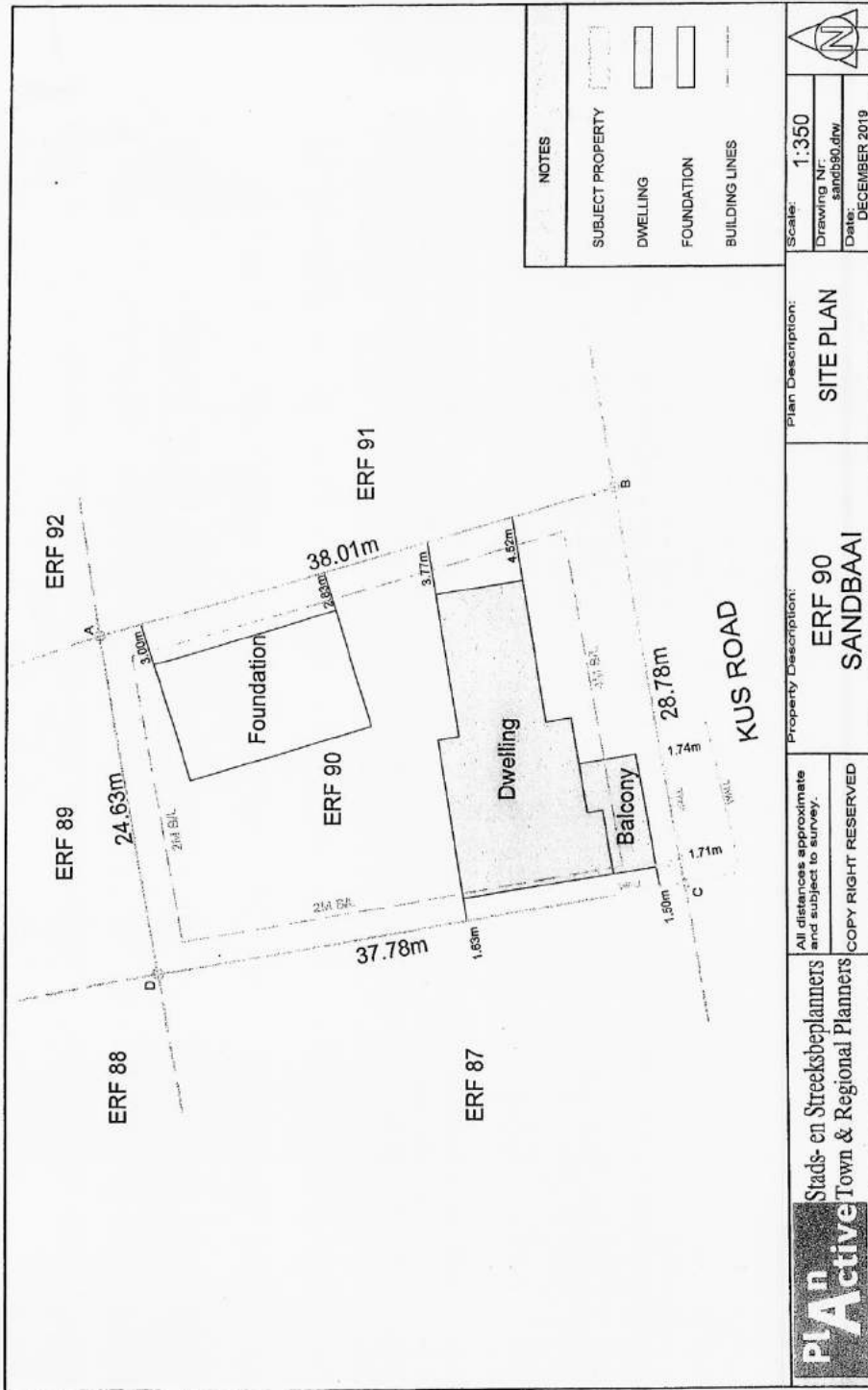
- (f) that the approval does not absolve the landowner from compliance with any other applicable legislation.
- 2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 regarding the above conditions of approval.

REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ No internal or external objections were received.
- ❖ It is not regarded as being undesirable from a town planning point of view.



| | | | | | |
|-----------------------------|---|---|--|---|---|
| PIA Active | Stads- en Streeksbeplanners Town & Regional Planners | All distances approximate and subject to survey. | Property Description: ERF 90 SANDBAAI | Plan Description: LOCALITY MAP | Scale: NTS Drawing Nr: eandb90.dwg Date: DECEMBER 2019 |
| | COPY RIGHT RESERVED | | | | |



| NOTES | |
|------------------|----------|
| SUBJECT PROPERTY | [Symbol] |
| DWELLING | [Symbol] |
| FOUNDATION | [Symbol] |
| BUILDING LINES | [Symbol] |

| | |
|-------------|---------------|
| Scale: | 1:350 |
| Drawing Nr: | sandb90.dwg |
| Date: | DECEMBER 2019 |

Plan Description:
SITE PLAN

Property Description:
**ERF 90
SANDBAAI**

All distances approximate
and subject to survey.
COPY RIGHT RESERVED

PLAN
Active

Stads- en Streeksbeplanners
Town & Regional Planners

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

**8. ERF 135, 33 KERKSTRAAT, GANSBAAI, OVERSTRAND MUNICIPAL AREA:
PROPOSED CONSENT USE AND AMENDMENT OF CONDITIONS OF
APPROVAL: HH VERMEULEN ON BEHALF OF L FRANKEN**

135 GGB (3441/2019)

SW van der Merwe

(028) 313 8900

Hermanus Administration

15 October 2020

Executive Summary

An application was received on 25 November 2019 from HH Vermeulen on behalf of L Franken in terms of the Overstrand By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 135, Gansbaai for the amendment of conditions of an existing approval in terms of Section 16(2)(h) and consent use in terms of Section 16(2)(o) of the By-Law in order to accommodate two (2) ground floor flats.

RESOLVED :

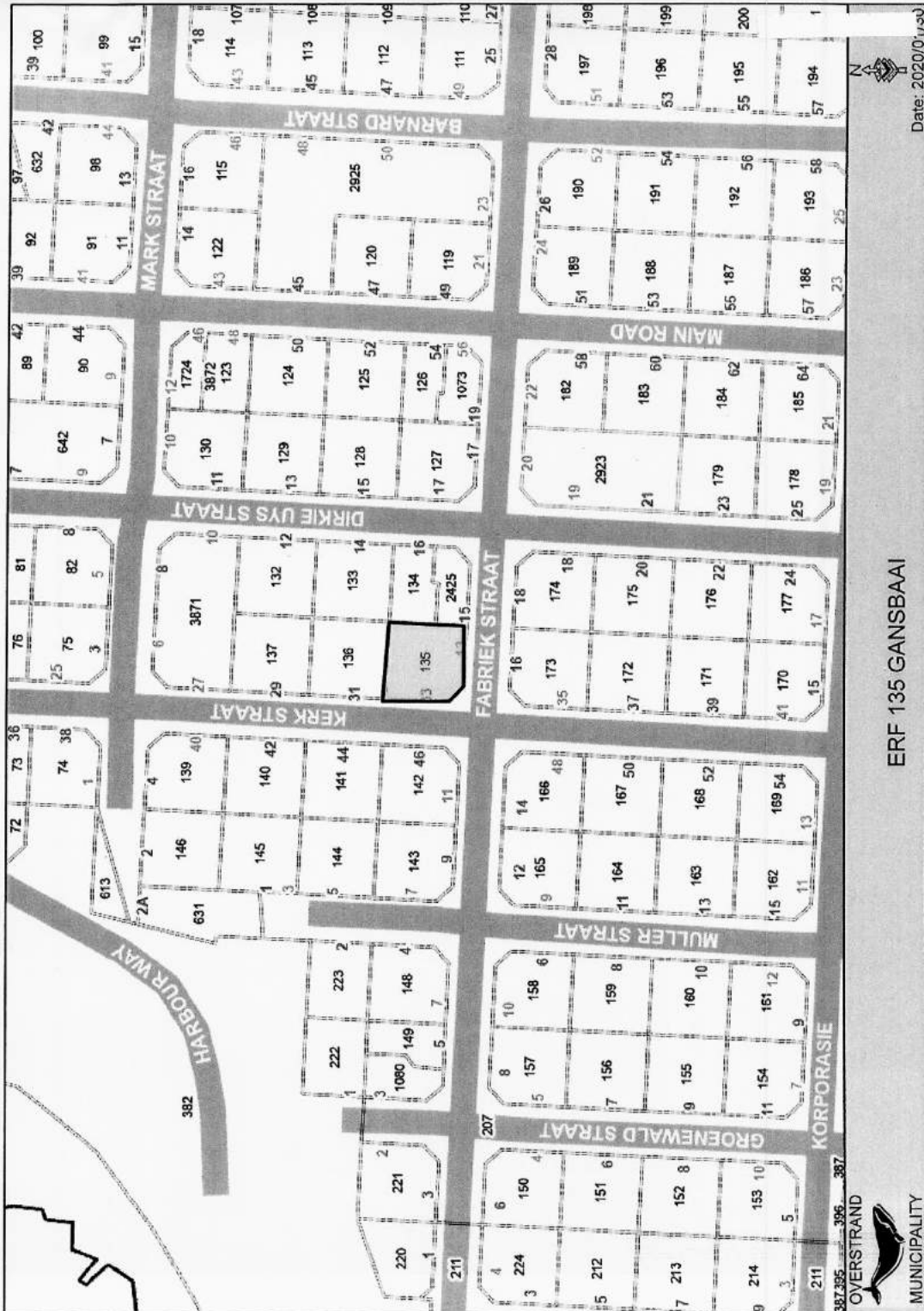
1. that the application in terms of Section 16(2)(h) and (o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for amendment of condition 2(c) of the conditions of approval dated 26 March 2008 and consent use to permit two (2) ground floor dwelling units (flats), **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the parking layout be implemented and marked out to the satisfaction of the Municipality within thirty (30) days of the approval;
 - (b) that the requirements of Telkom and Engineering Services, be adhered to;
 - (c) that building plans be submitted to the Building Department for approval within sixty (60) days of the approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
 - (e) that applicable rates and service tariffs, as determined by the annual budget be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
 - (e) that the display of signage be subject to compliance with the Municipal By-Law on Signage;
 - (f) that the conditions of the rezoning approval dated 26 March 2008 be adhered to;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

- (g) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (h) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
4. that the applicant be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ The development is consistent with the applicable strategic policy documents.
- ❖ The development is consistent with the planning principles.
- ❖ The development has a limited impact.
- ❖ The character of the area and vested rights of adjoining property owners will not be adversely affected.



ERF 135 GANSBAAI

Date: 2020/01/30

387,395 396 387
 OVERSTRAND
 MUNICIPALITY



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CLIENTS DETAILS

Leonora Franken
33 Church Street | Erf 135 GANSBAAI
032-227-2997
leonafranken@gmail.com

PROJECT INFO

Drawing Number: **FRA-GB-19/31**
Layout Name: Site + Ground Storey Plans
Drawing Status: Town Planning
Project Description: Rezoning Application

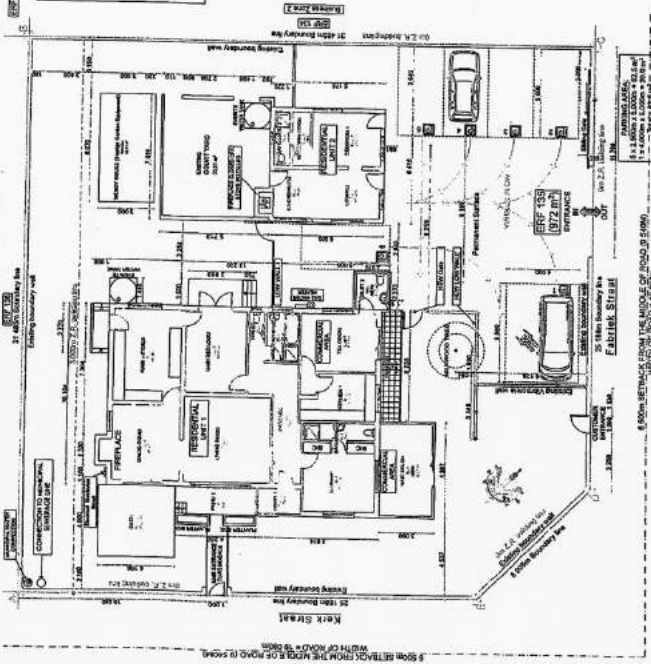
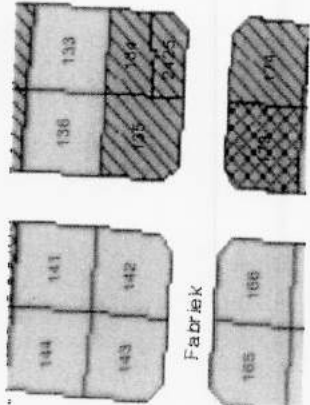
Drawn By: Eke Jure
Checked By: Martin Prinsloo
Signed: [Signature]
Drawing Status: As Shown
Sheet Size: A3
File Name: Prinsarch C ERF 135 GB Plan B.dwg
Number of project: 1 of 1



ROOM SIZE LIST

| | | |
|---|---------------|-----------|
| TOILET 1 | Ground Storey | 1,61 |
| BATHROOM 2 | Ground Storey | 2,79 |
| DRESSING ROOM | Ground Storey | 3,18 |
| ROOM 1 | Ground Storey | 3,28 |
| TOILET 2 | Ground Storey | 3,82 |
| BATHROOM 1 | Ground Storey | 4,53 |
| MAIN BATHROOM | Ground Storey | 4,88 |
| PATIO 1 | Ground Storey | 6,43 |
| PAVING 1 | Ground Storey | 8,97 |
| KITCHENETTE | Ground Storey | 7,19 |
| KITCHEN 1 | Ground Storey | 9,85 |
| LOUNGE | Ground Storey | 10,54 |
| BEDROOM 1 | Ground Storey | 12,02 |
| PASSAGE | Ground Storey | 13,77 |
| MAIN BEDROOM | Ground Storey | 14,92 |
| HALL SALON | Ground Storey | 14,92 |
| TEA ROOM | Ground Storey | 16,50 |
| Bedroom | Ground Storey | 16,79 |
| DECK | Ground Storey | 18,21 |
| DINING ROOM | Ground Storey | 18,21 |
| WENDY HOUSE (Storage, Garden Equipment) | Ground Storey | 18,41 |
| MAIN KITCHEN | Ground Storey | 18,81 |
| LIVING ROOM | Ground Storey | 22,37 |
| COURT YARD | Ground Storey | 35,91 |
| | | 275,06 m² |

DWELLING AREA CALCULATIONS:
ERF 135 Gansbaai : 946,00 m²
FOOTPRINT: 239,89 m²
COVERAGE: 25,36%
1/4 OCCUPANCY = DWELLING HOUSE
(Deemed to Satisfy)



SITE DEVELOPMENT PLAN 1:200

PARKING CALCULATION NOTE:

- GLA = 40,28m²
- 40,28m² / 25m² = 1,61
- 2 PARKING BAYS REQUIRED
- 1 DISABLED + 1 PARKING BAYS = 2 PROVIDED
- 2 PARKING BAYS FOR RESIDENTIAL UNIT 1
- 1,5 PARKING BAYS FOR RESIDENTIAL UNIT 2
- 4 PARKING BAYS PROVIDED
- TOTAL OF 6 PARKING BAYS ON ERF 135 GANSBAAI
- ERF: 972 m²
- (Deemed to Satisfy)

Business Zone 1: General Business Bulk Zone 1

Business Zone 2: General Business Bulk Zone 2

Business Zone 3: Local Businesses

Business Zone 4: Service Station

Residential Zone 1: Single Residential

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE & AMENDMENT OF CONDITIONS OF
APPROVAL: ERF 135, GANSBAAI (3441/2019)**

Electricity : In order
Water : In order
Sewer : In order
Stormwater : In order
Roads and traffic : In order

Conditions:

1. that the existing water- and sewer connections to Erf 135 shall be used to service Erf 135;
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 any commercial food preparation facilities (e.g. restaurant/guest house etc.) must be provided with a grease trap, which must comply with the standards and specification of the Department: Operational Services;
4. that 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;
5. that the on-site parking facilities are provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
6. that any additional and / or extended vehicle entrances will be for the developer's account;
7. that stormwater be allowed to discharge through Erf 135, Gansbaai, unobstructed.

p.p. R. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER: ENGINEERING SERVICES

03/03/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

**9. REMAINDER ERF 2046, 54 SEVENTH STREET, VOËLKLIP, HERMANUS:
APPLICATION FOR DEPARTURE: MESSRS HDK ARCHITECTS ON BEHALF
OF THE TRUSTEES FOR THE TIME BEING OF THE CAMCORO PROPERTY
TRUST**

2046 HVK (3605/2020)

P Roux

(028) 313 8900

Hermanus Administration

6 October 2020

Executive Summary

An application was received on 5 February 2020 from Messrs HDK Architects on behalf of The Trustees for the Time Being of the Camcoro Property Trust on Erf 2046, Hermanus for an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the following:

- ❖ to relax the western building line from 2m to 1,2m to accommodate a scullery;
- ❖ to relax the northern building line from 2m to 0m to accommodate an on-suite bathroom to the existing servant's room, and
- ❖ to relax the northern building line from 2m to 0m to accommodate a garage and store.

RESOLVED :

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 2046, Hermanus in order to relax the northern building line from 2m to 0m to accommodate an on-suite bathroom to the existing servant's room, **not be approved** in terms of the provisions of Section 61 of the By-Law,
2. that the application in terms of Section 16(2)(b) of the By-Law on Erf 2046, Hermanus in order to:
 - ❖ relax the western building line from 2m to 1,2m to accommodate a scullery, and
 - ❖ relax the northern building line from 2m to 0m to accommodate a garage and store.

be approved in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

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- (a) that this approval is only for the departures as indicated on Drawings Erf 2046, DWG No 2, Project no. 129, dated Nov 19, submitted with the application;
 - (b) that two (2) parking bays be provided on site;
 - (c) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with and
 - (d) that all the conditions in the Services Report, be complied with;
 - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (f) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
3. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.”

REASONS FOR THE APPROVAL

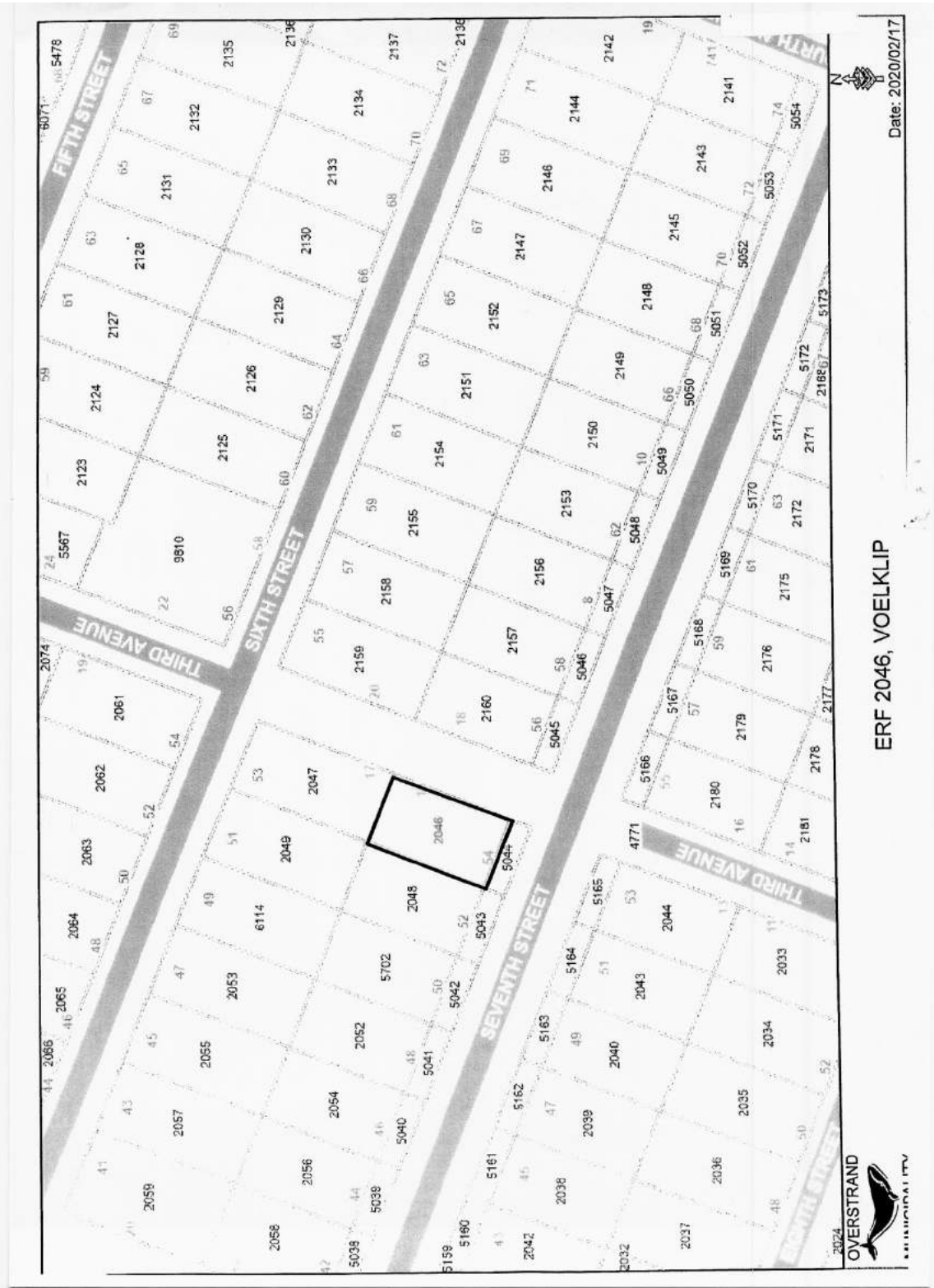
- ❖ The application has followed due process.
- ❖ None of the internal departments or neighbours has any objections.
- ❖ The additional garage will be constructed to be in line with the parameters of the Zoning Scheme and to be aesthetically similar to the approved outbuilding.
- ❖ The proposal will not have an impact on the street scape.
- ❖ The enclosure of the stoep area to create a scullery will be a minor encroachment of the 2m lateral building line and only contribute to 10% of the bulk of the façade facing the western boundary.
- ❖ The application will not change the character of the area.
- ❖ The application is desirable.

REASONS FOR THE NON-APPROVAL

- ❖ The servant’s room as indicated on the building plan dated 1992 was never developed.
- ❖ The building plan dated 1992 does not have any status, because the property owner did not act upon the building plan within 12 months of its approval as required in terms of Section 7 (4) of the National Building Regulations and Standards Act (no 103 of 1977).
- ❖ The motivation is considered flawed as it relates to the approval of the 1992 building plan.

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

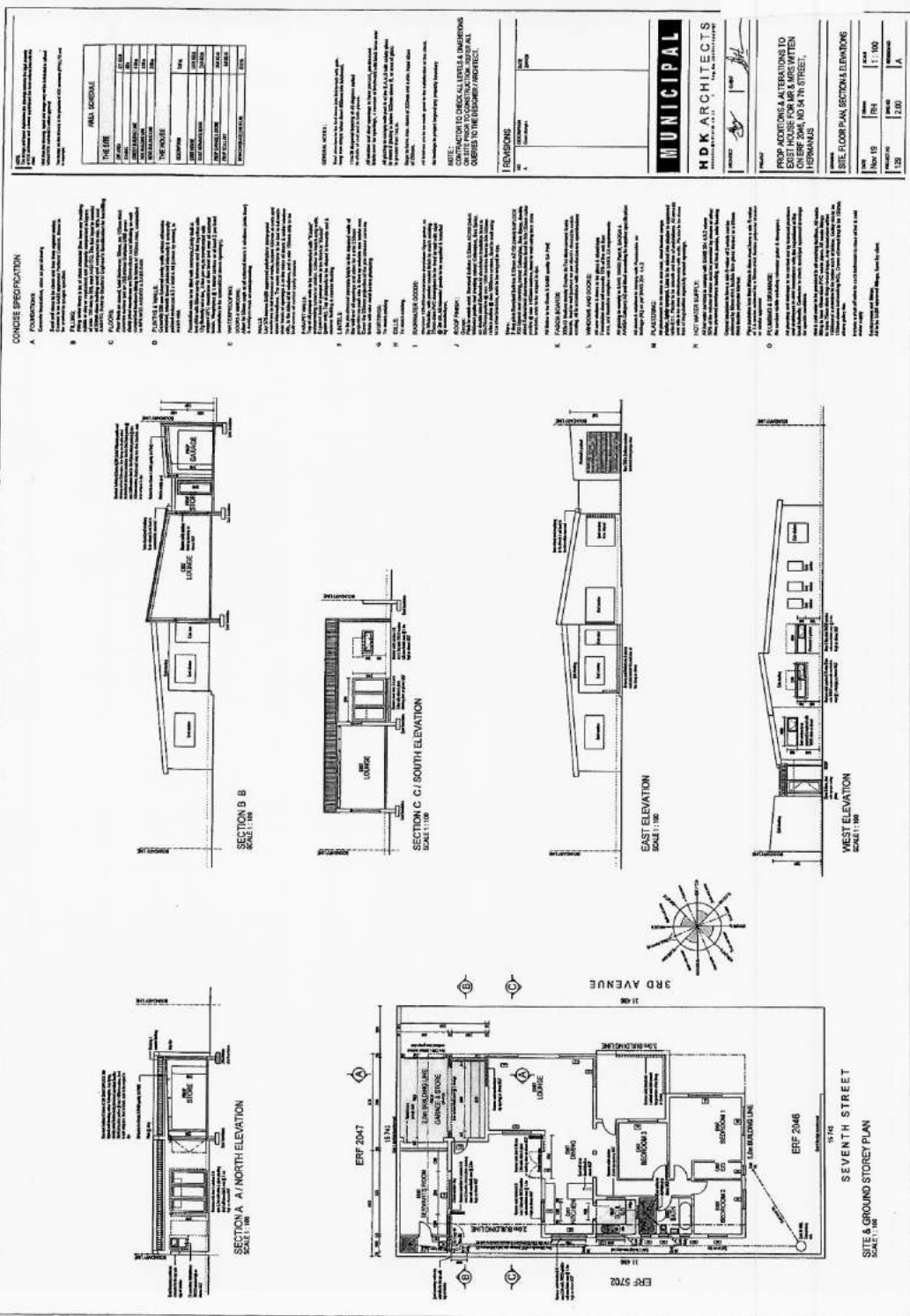
- ❖ The change of use of the outbuilding to a servant's room was not motivated.
- ❖ Habitable spaces such as servant's rooms, recreational facilities and second dwellings have a negative impact on the adjacent property owners and can cause the adjacent property owner not to freely enjoy the amenities of their property.



ERF 2046, VOELKLIP



Date: 2020/02/17



CONCRETE SPECIFICATION

- A. FOUNDATIONS
 - 1. Cast-in-place concrete shall be used for all foundations.
 - 2. Foundations shall be designed to support all loads specified in the approved plans.
 - 3. Foundations shall be finished with a smooth surface.
- B. FILLING
 - 1. All voids shall be filled with a minimum of 10% crushed aggregate.
 - 2. All voids shall be filled with a minimum of 10% crushed aggregate.
- C. FLOORING
 - 1. All floors shall be finished with a minimum of 10% crushed aggregate.
 - 2. All floors shall be finished with a minimum of 10% crushed aggregate.
- D. FINISHES
 - 1. All finishes shall be finished with a minimum of 10% crushed aggregate.
 - 2. All finishes shall be finished with a minimum of 10% crushed aggregate.
- E. JOINTS AND REINFORCEMENT
 - 1. All joints shall be finished with a minimum of 10% crushed aggregate.
 - 2. All joints shall be finished with a minimum of 10% crushed aggregate.

GENERAL NOTES:

1. The contractor shall be responsible for obtaining all necessary permits.
2. The contractor shall be responsible for obtaining all necessary permits.
3. The contractor shall be responsible for obtaining all necessary permits.
4. The contractor shall be responsible for obtaining all necessary permits.
5. The contractor shall be responsible for obtaining all necessary permits.
6. The contractor shall be responsible for obtaining all necessary permits.
7. The contractor shall be responsible for obtaining all necessary permits.
8. The contractor shall be responsible for obtaining all necessary permits.
9. The contractor shall be responsible for obtaining all necessary permits.
10. The contractor shall be responsible for obtaining all necessary permits.

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------------|------------|
| 1 | ISSUED FOR PERMIT | 10/15/2014 |
| 2 | ISSUED FOR PERMIT | 10/15/2014 |

MUNICIPAL

HDK ARCHITECTS

REGISTERED ARCHITECTS

1000 WEST 10TH AVENUE, SUITE 100

EDMONTON, ALBERTA T6P 1P1

TEL: 780-443-1111

FAX: 780-443-1112

WWW.HDKARCHITECTS.COM

PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING BUILDING

ON ERF 2047, 3RD AVENUE, AND 57TH STREET, EDMONTON, ALBERTA

SITE, FLOOR PLAN, SECTIONAL ELEVATIONS

DATE: 10/15/2014

SCALE: 1:100

PROJECT NO: 2014-010

CLIENT: [REDACTED]

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 2046, VOELKLIP**

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 sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that any additional and / or extended vehicle entrances will be for the owner's account;
6. that stormwater be allowed to discharge through Erf 2046, Voelklip, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

**10. ERF 126, 54 MAIN ROAD, GANSBAAI, OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR DEPARTURE: MESSRS WRAP PROJECT OFFICE ON
BEHALF OF ALI IBRAHIM GABOW**

126 GGB

SW van der Merwe

(028) 313 8900

Hermanus Administration

28 September 2020

Executive Summary

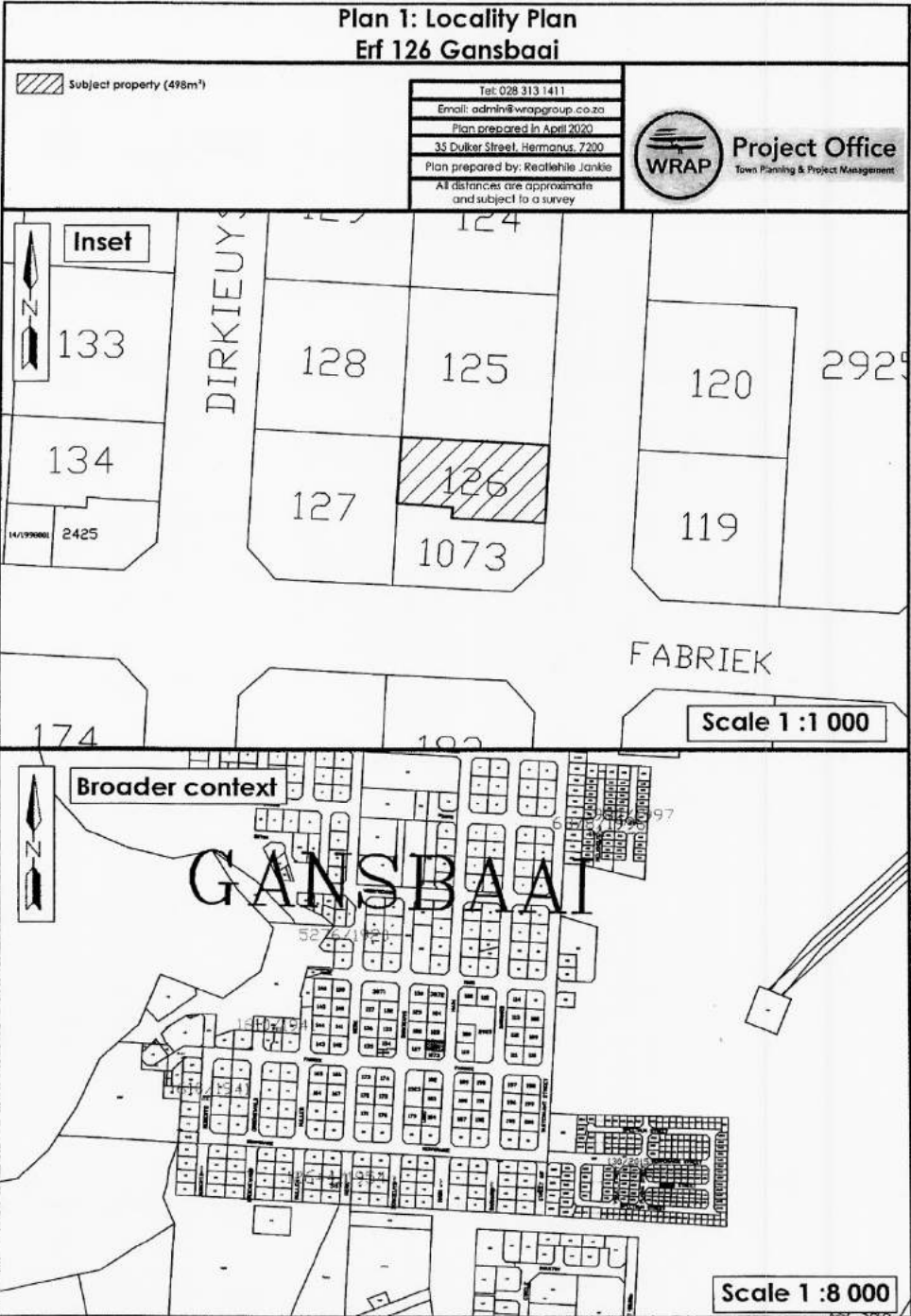
An application was received on 4 June 2020 from Messrs Wrap Project Office on behalf of ALI Ibrahim Gabow on Erf 126, Gansbaai for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to provide four (4) on-site parking bays in lieu of seven (7).

RESOLVED :

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 126, Gansbaai for a departure in order to provide four (4) on-site parking bays in lieu of seven (7), **not be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.

REASONS FOR RECOMMENDATION

- ❖ Sufficient on-site parking could be provided in accordance with the provisions of the Scheme Regulations.
- ❖ The property is situated within the CDB of Gansbaai that experience traffic congestion over long weekends, holidays and peak season.
- ❖ Payment of a financial contribution in lieu of on-site parking provision will add to parking congestion and is not desirable.



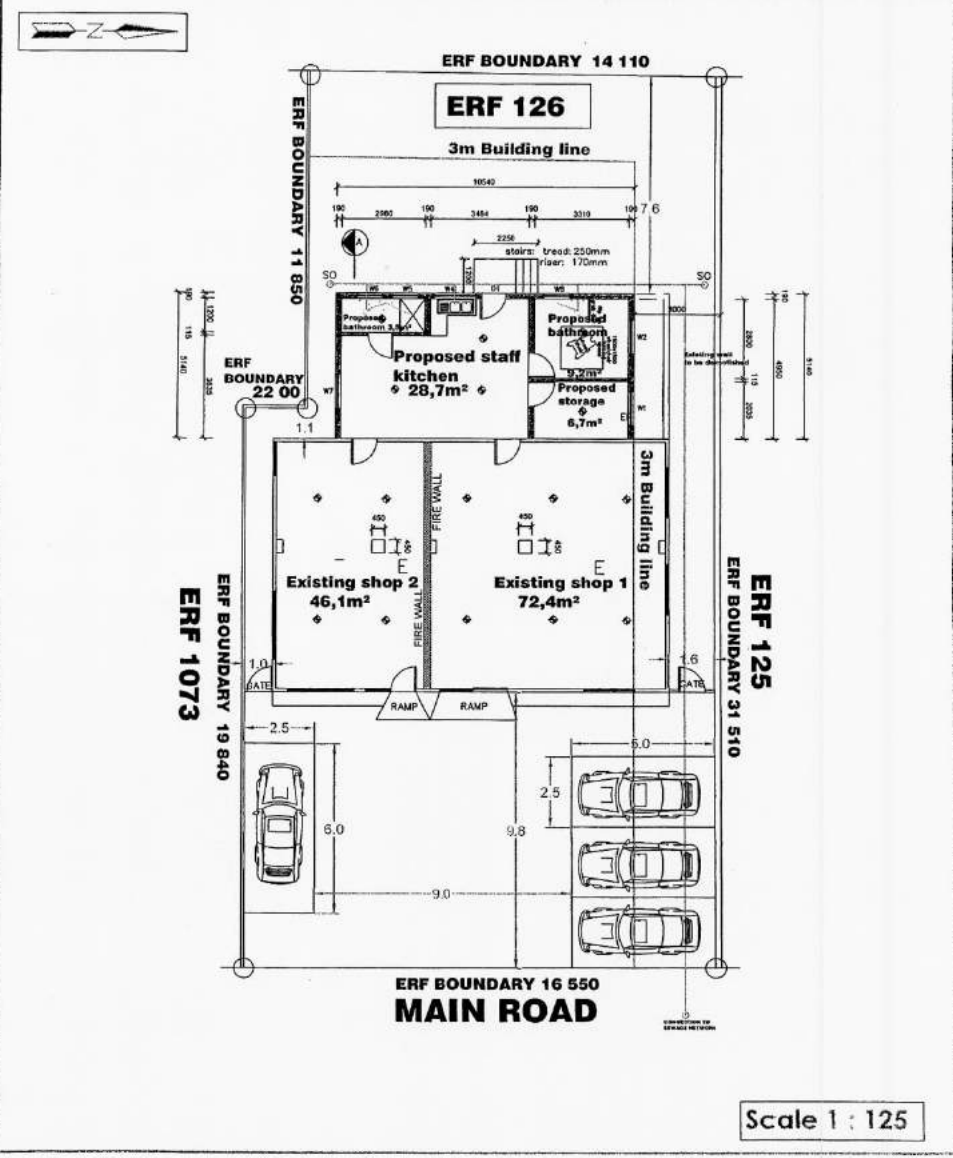
**Plan 3: SDP of
Erf 126 Gansbaai**

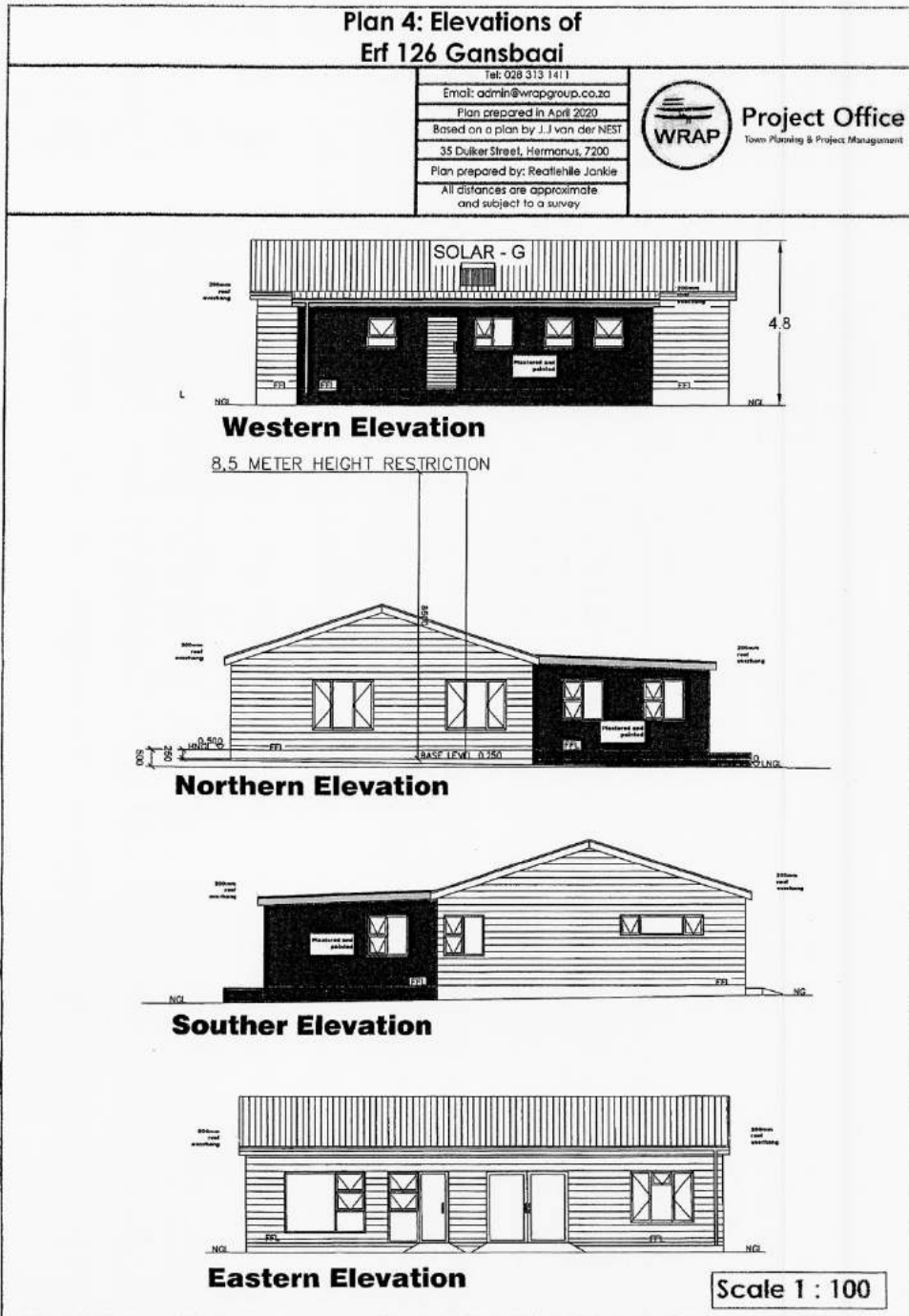
| | | |
|------|------------------------|--|
| 4.87 | Required parking bays | 34% coverage proposed and 75% permissible |
| 4 | Provided parking bays | 0.34 floor factor proposed and 1.5 permissible |
| 2.87 | Parking bays shortfall | |

Tel: 028 313 1411
 Email: admin@wrapgroup.co.za
 Plan prepared in April 2020
 Based on a plan by J.J van der NEST
 35 Duiker Street, Hermanus, 7200
 Plan prepared by: Realiehle Jankie
 All distances are approximate and subject to a survey



Project Office
 Town Planning & Project Management





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 126, GANSBAAI**

Electricity : In order
Water : In order
Sewer : In order
Stormwater : In order
Roads and traffic : In order

Conditions:

1. that only the existing water and sewerage connections will be available to 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, standard 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 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;
4. that any additional and / or extended vehicle entrances will be for the developer's account;
5. that stormwater be allowed to discharge through Erf 126, Gansbaai, unobstructed;
6. that no on-street parking be allowed.

p.p. D Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

14-08-2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

**11. ERF 9142, 78 UTHANDO STREET, HERMANUS, ZWELIHLE, OVERSTRAND
MUNICIPAL AREA: DEPARTURE: F MBUTHUMA**

9142 HZW (3062/2019)

H Boshoff

(028) 313 8900

Hermanus Administration

15 October 2020

Executive Summary

An application has been received on 13 May 2020 from F Mbuthuma the owner of Erf 9142, Hermanus for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to:

- relax the street building line from 2m to 0m to accommodate a single garage, as well as a balcony at first floor level;
- relax the street building line from 2m to 1,5m to accommodate a lounge and a passage at ground floor level and a family room at first floor level; and
- relax the northern lateral building line from 1m to 0m to accommodate a single garage, as well as the family room and balcony at first floor level.

RESOLVED :

1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 9142, Hermanus in order to:
 - relax the street building line from 2m to 0m to accommodate a single garage, as well as a balcony at first floor level;
 - relax the street building line from 2m to 1,5m to accommodate a lounge and a passage at ground floor level and a family room at first floor level; and to
 - relax the northern lateral building line from 1m to 0m to accommodate a single garage, as well as the family room and balcony at first floor level,

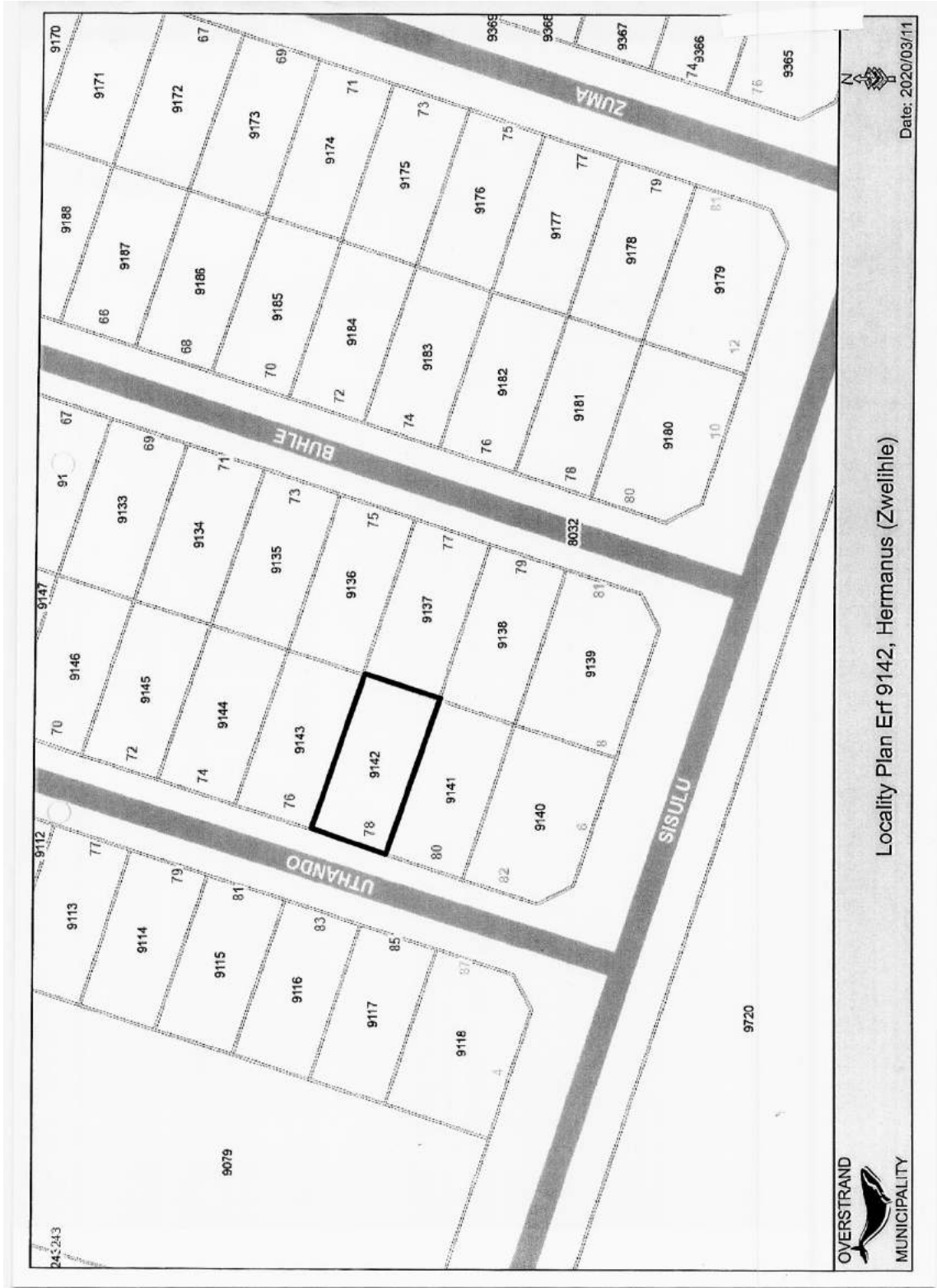
be approved in terms of the provisions of Section 62 of the By-Law;
2. that the above approvals be subject to the following conditions:
 - (a) that this approval is only for the relaxation of the building lines as indicated on plan nos. *M.M/9142/LP* dated *07-05-2019* that was submitted with the application;

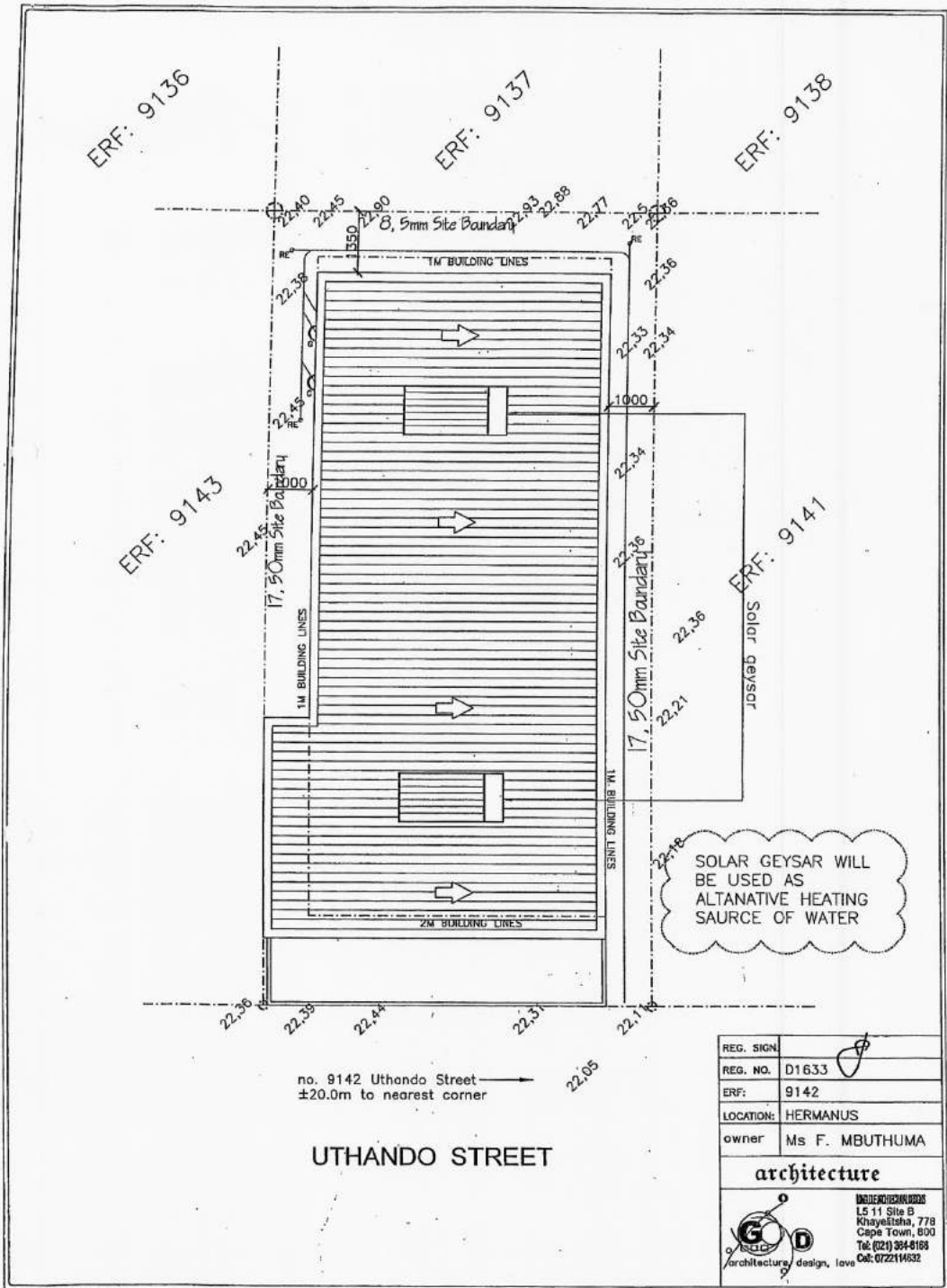
**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

- (b) that building plans must be submitted to the Building Department for approval and that any requirements by the Building Department and the Fire Department at that stage, must be complied with;
 - (c) that the garage and the windows above the garage must comply with SANS10400 Part T (safety distance);
 - (d) that the garage must be fitted with a roll-up type garage door – no tip-up door is allowed;
 - (e) that balustrades must be fixed at 1m from the eastern -and western side of the balcony to ensure a level of privacy for the neighbours;
 - (f) that the structure/s at the rear boundary of the property must be removed;
 - (g) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (h) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with; and
 - (i) that all the conditions in the attached Services Report, must be complied with.
3. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 regarding the above conditions of approval.

REASONS FOR RECOMMENDATION

- ❖ The application has followed due process.
- ❖ None of the internal departments or neighbours have any objections.
- ❖ The building line encroachments will not negatively impact on the character of the area or the street scape.
- ❖ Due to the erf's size it is difficult to develop it optimally without having to encroach over building lines.
- ❖ The property forms part of an area with a very high units/ha ratio.
- ❖ The upgrading of the property will improve the character of the area.





Specifications

Well: Finishes / Finishwork: Plaster / Plaster, bagged painted externally.

Roofing: All other glazing to comply with Part N of the NBR.

Roof construction: To be min. 100mm concrete on 20mm DPM, sealed to the damp proof course, 1.52mm. Thick concrete insulation to be installed, floor assembly to have a minimum of 3.7m, 1/4" foamwater disposal.

White "Ces" stainless steel: To be min. 100mm concrete on 20mm DPM, sealed to the damp proof course, 1.52mm. Thick concrete insulation to be installed, floor assembly to have a minimum of 3.7m, 1/4" foamwater disposal.

Drainage: As indicated on plan, connection on site.

Columns: All 500mm to be erected on 300mm x 300mm concrete piers built on 800 x 800 x 300mm deep pad foundation.

Stairs: To be built in brickwork with openings in brickwork with min. 4 courses brick over. Damp proofing to be as indicated on the Architectural drawings.

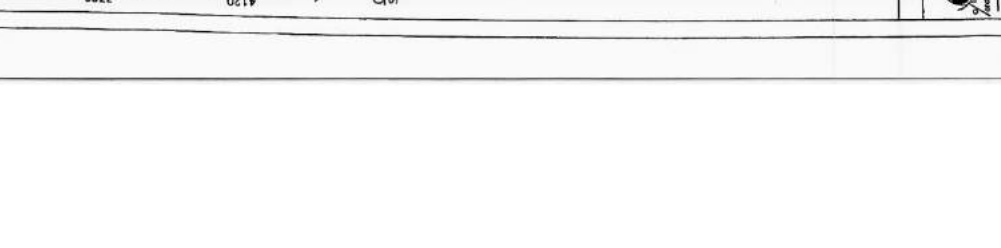
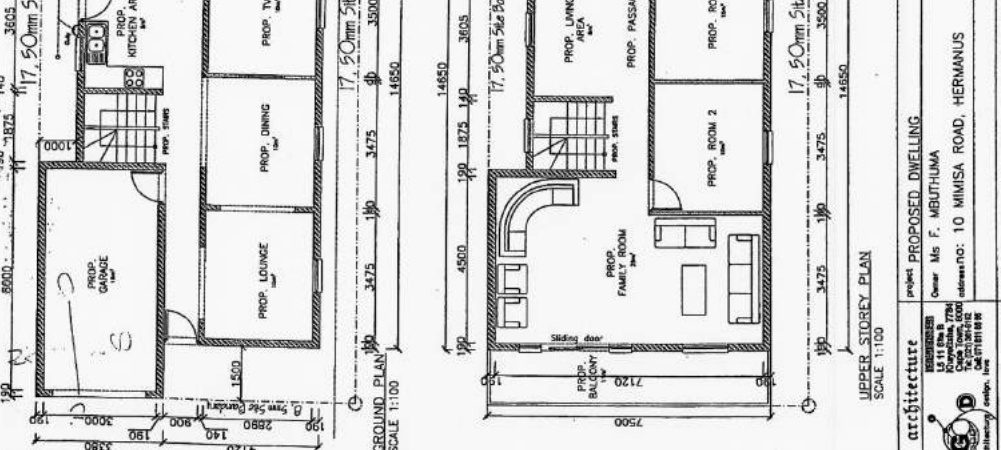
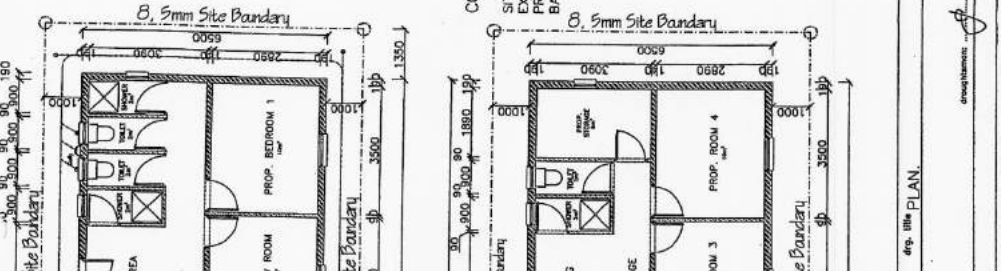
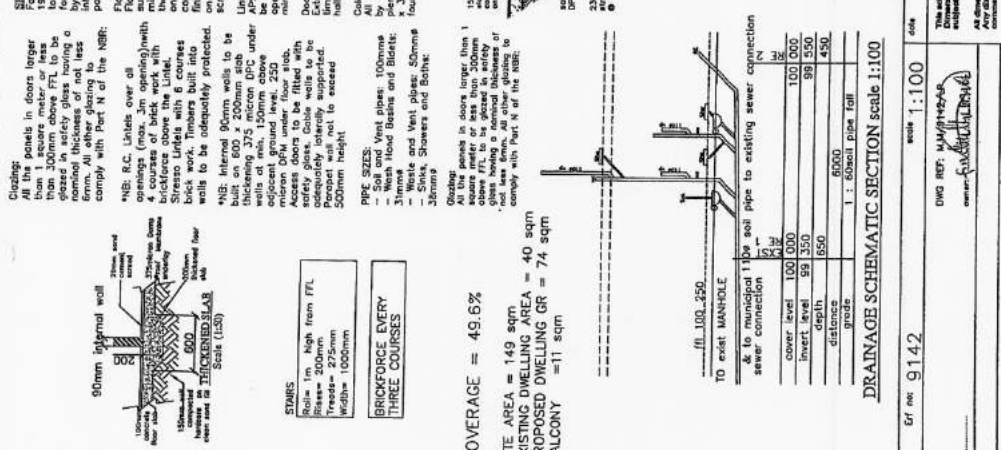
Doors: To be built in brickwork with openings in brickwork with min. 4 courses brick over. Damp proofing to be as indicated on the Architectural drawings.

Windows: To be built in brickwork with openings in brickwork with min. 4 courses brick over. Damp proofing to be as indicated on the Architectural drawings.

Access doors: To be built in brickwork with openings in brickwork with min. 4 courses brick over. Damp proofing to be as indicated on the Architectural drawings.

Stairs: To be built in brickwork with openings in brickwork with min. 4 courses brick over. Damp proofing to be as indicated on the Architectural drawings.

Access doors: To be built in brickwork with openings in brickwork with min. 4 courses brick over. Damp proofing to be as indicated on the Architectural drawings.



COVERAGE = 49.6%

SITE AREA = 149 sqm

EXISTING DWELLING AREA = 40 sqm

PROPOSED DWELLING GR = 74 sqm

BALCONY = 11 sqm

BRICKWORK EVERY THREE COURSES

STAIRS

Roof = 1m high from FFL

Traverse = 275mm

Width = 1000mm

NOTE:

The design shall be subject to the approval of the relevant authorities.

The contractor shall be responsible for obtaining all necessary permits and approvals.

All dimensions are to be checked on site.

The contractor shall be responsible for ensuring that the work is carried out in accordance with the approved plans and specifications.

Project: PROPOSED DWELLING

Owner: Ms F. MBUTHUMA

Address: 10 MIMISA ROAD, HERMANUS

Scale: 1:100

Drawn by: [Signature]

Checked by: [Signature]

Project No: 9142

Date: 07-05-2019

Drawn by: L.M.13

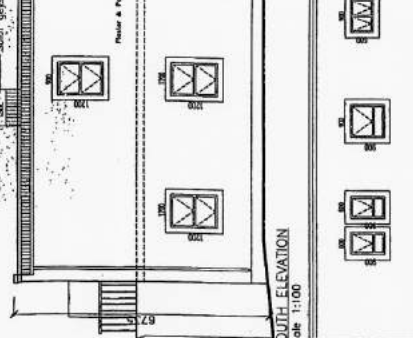
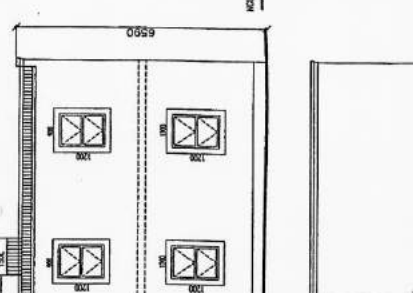
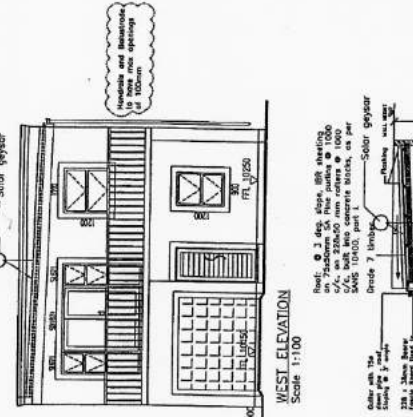
Wall Finishes / Paintwork:
Plaster internally & biggest painted externally.
Glazing: glazing to comply with Part N of the NBR.

Floors:
Floors to be min. 100mm surface bed on 250 concrete. 250mm thick bulk on min. 150mm on damp proof course. finished in tile. All floor screeds to have a minimum slope of 1:100. Riser to floor up on plan with min. 20mm white 'Ogex' screeds.

Lintels:
Aluminum gutters 100mm APS prestressed lintels to be used in brickwork with openings in brickwork with min. 4 courses brick over. Drawing.

Doors:
External to be solid. Internal to be hollow core.

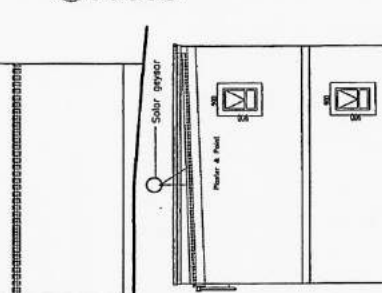
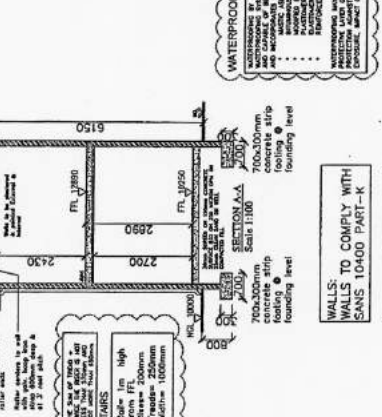
Columns:
All columns to be erected by 340 x 240mm brick. Reinforced concrete 400 x 200mm deep pad foundation.



Waterproofing:
Waterproofing to be provided in walls of external walls, below ground level, and in all areas of the following: ...

Walls:
Walls to comply with SANS 10400 PART-K. BRICKFORCE EVERY THREE COURSES.

Stairs:
Rise - 1m High
Run - 2000mm
Treads - 250mm
Nosing - 100mm



*NB: Internal 90mm walls to be built on 600 x 200mm slab increasing 375 micron concrete above ground level. 250 micron DPM under floor slab. Access doors to be filled with safety glass. Gable walls to be constructed in brickwork. Parapet wall not to exceed 300mm height.

Other:
Gable walls to be above higher than 1 square meter of glass having a minimum thickness of not less than 6mm. All other glazing to comply with Part N of the NBR.

| | |
|--------------------------|---------|
| SITE AREA | 1480sq |
| EXISTING DWELLING | - 40sq |
| PROPOSED BALCONY | - 180sq |
| TOTAL COVERAGE | - 48.6% |

NOTE:
The design shown on the drawing is subject to the connection to be made to the existing structure. The proposed structure shall be in accordance with the requirements of the NBR. The proposed structure shall be in accordance with the requirements of the NBR.

Scale: 1:100

Drawn by: L.M.13

Date: 07-05-2019

Project: PROPOSED DWELLING

Owner: Ms F. MBUTHUMA

Address: 10 MIMISA ROAD, HERMANUS

Architect: architecture

Address: 10 MIMISA ROAD, HERMANUS

Phone: 021 871 8116

Website: www.architecture.co.za

Project: PROPOSED DWELLING

Owner: Ms F. MBUTHUMA

Address: 10 MIMISA ROAD, HERMANUS

Scale: 1:100

Drawn by: L.M.13

Date: 07-05-2019

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 9142, ZWELIHLE (3062/2019)**

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 sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 9142, Zwelihle, unobstructed;
6. that any additional and / or extended vehicle entrances will be for the owner's account;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

12. ERF 4996, 6 PARK LANE, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: PROPOSED SUBDIVISION AND DEPARTURE: MESSRS INTERACTIVE TOWN AND REGIONAL PLANNING ON BEHALF OF JA & D FINLAYSON

4996 HON (3447/2019)

H Olivier

(028) 313 8900

Hermanus Administration

16 October 2020

Executive Summary

Applications have been received on 18 October 2019 from Messrs InterActive Town & Regional Planning on behalf of JA & D Finlayson on Erf 4996, Onrustrivier for the following:

- ❖ subdivision in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 of Erf 4996, Onrustrivier into three (3) portions, namely Portion A ($\pm 552\text{m}^2$), Portion B ($\pm 1215.1\text{m}^2$) and Portion C ($\pm 1595.9\text{m}^2$).
- ❖ departure in terms of Section 16(2)(b) of the above-mentioned By-Law to relax the rear building line of the proposed new Portion A from 2m to 1m and the western lateral building line of the proposed new Portion B from 2m to 1m to accommodate portions of dwellings.

RESOLVED :

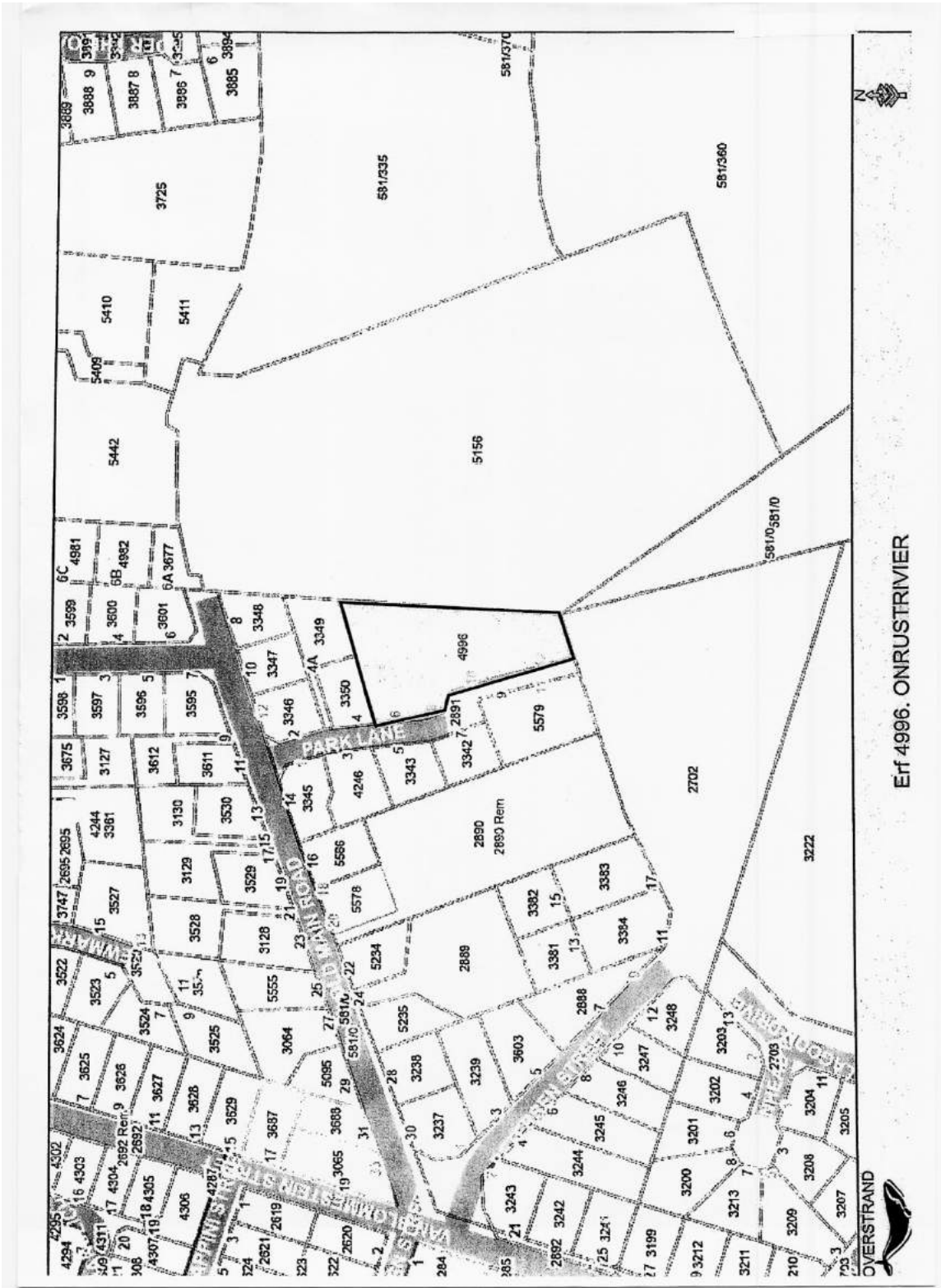
1. that the subdivision in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) of Erf 4996, Onrustrivier into three (3) portions, namely Portion A ($\pm 552\text{m}^2$), Portion B ($\pm 1215.1\text{m}^2$), and Portion C ($\pm 1595.9\text{m}^2$), **be approved**;
2. that the departure in terms of Section 16(2)(b) of the By-Law on Erf 4996 to relax the rear building line of new Portion A from 2m to 1m and the western lateral building line of new Portion B from 2m to 1m to accommodate portions of the dwelling, **be approved**;
3. that the approvals in points 1 and 2 above be approved in terms of the provisions of Section 61 of the By-Law subject to the following conditions:
 - (a) that this approval is only for the subdivision as indicated on Plan Number *A102* dated *2 September 2019*, submitted with the application, with one alteration that the panhandle access to Portion B be minimum 4m wide;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

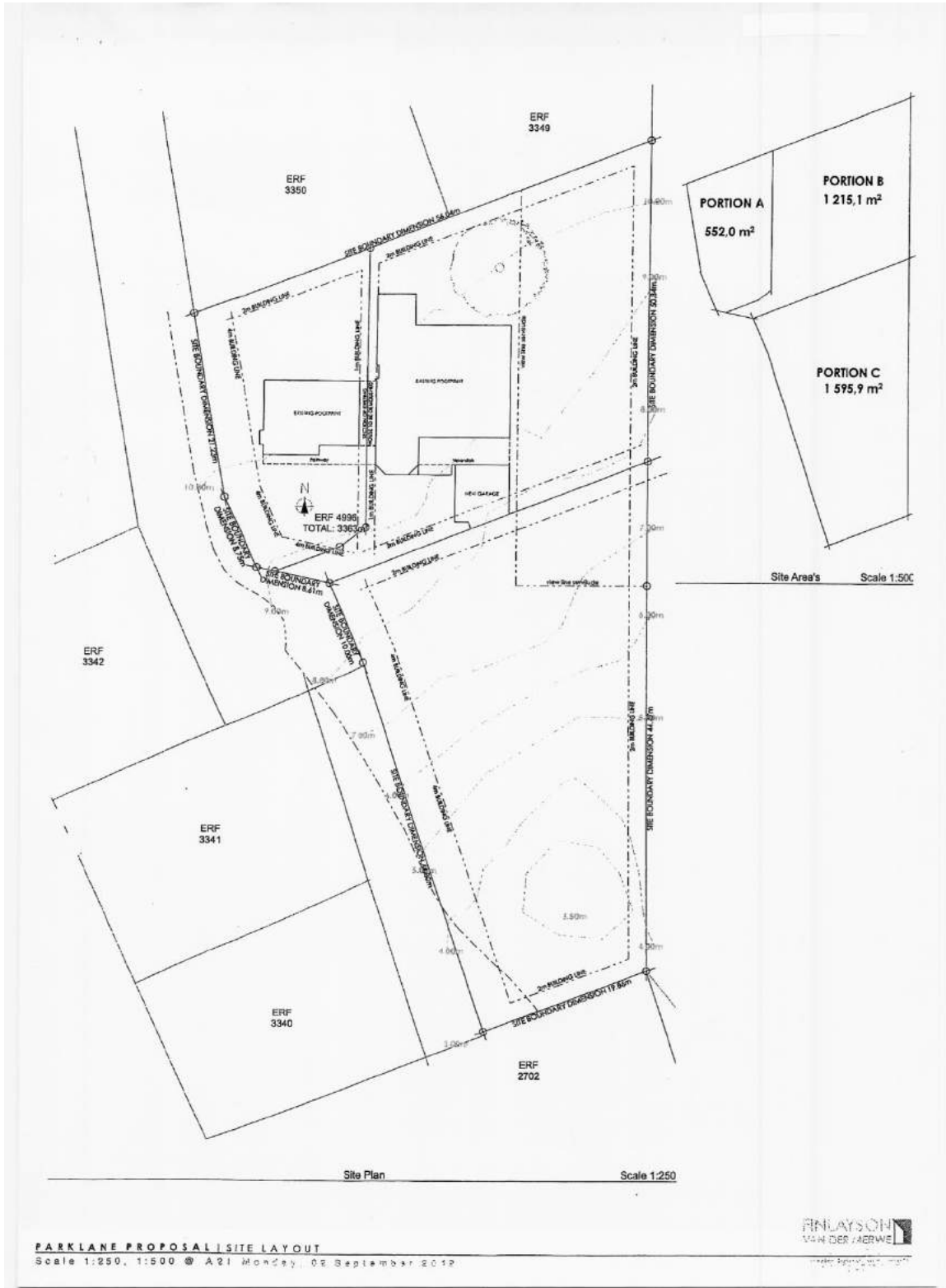
- (b) that a view and maintenance servitude be registered over Portions B and C in favour of Erf 3349, Onrustvriër, as stipulated in condition F. in Title Deed T18460/1997 of Erf 3349, and that this also be reflected on the Survey Diagrams;
 - (c) that building plans be submitted for all new buildings to the Building Department for approval, and that all conditions of the Building and the Fire Department be complied with at that stage;
 - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (f) that all the conditions in the Services Report, be complied with;
 - (g) that the conditions imposed by Telkom, be complied with, and
 - (h) that the conditions imposed by Eskom, be complied with.
 - (i) that the conditions imposed by BGCMA and Heritage Western Cape, be complied with.
4. that the applicant and the objector be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ No new municipal services will be needed.
- ❖ The proposed subdivision is in line with Policy Plans.
- ❖ The size of the three (3) new erven is compatible with the sizes of surrounding erven.
- ❖ All relevant state and municipal departments support the application.
- ❖ No negative impact on the character of the area.



ET 4996. ONRUSTRIMMER



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION & DEPARTURE: ERF 4996, ONRUS RIVER
(3447)**

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

Conditions:

1. That a Bulk Services Contribution Levy (BICL) be paid by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council. The BICL tariff is adjusted by Council annually. The total BICL payable will be the amount as determined by the BICL Policy and tariff at the date of actual payment. BICL amounts quoted in any document will normally be applicable to the particular year in which the document was compiled and Council will not be bound by the quoted amounts.
- 1.1 **Developments with free standing properties** (property that is subdivided and plots to be sold individually).
- 1.2 The BICLs are payable prior to clearance being issued by the Income Department of the Municipality.

The contribution according to the current policy (2019/2020) is as follows:

| | | | |
|---------------------------------|-----------------|---|---------------------------|
| Water | R 22 925.00 x 2 | = | R 45 850.00 |
| Sewerage | R 15 457.00 x 2 | = | R 30 914.00 |
| Roads | R 6 931.00 x 2 | = | R 13 862.00 |
| Stormwater | R 7 997.00 x 2 | = | R 15 994.00 |
| Solid Waste | R 1 386.00 x 2 | = | R 2 772.00 |
| TOTAL (inclusive of VAT) | | = | <u>R109 392.00</u> |

Note:

- 1.2.1 The above figures are estimates and do not include connection fees.
2. that only the existing water connection and sewer conservancy tank 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;
3. that any part of the existing water and sewer services on Remainder of Erf 4996 that crosses the common boundary of Remainder of Erf 4996 and proposed Ptn A & Ptn B of Erf 4996 be disconnected and sealed off;
4. that proposed Ptn A & Ptn B of Erf 4996 must be serviced with individual and separate water connections which must comply with the standards of the Department: Operational Services, as well as sewer conservancy tanks;

5. that a new suction point for sewer conservancy tank, which must comply with the standards of the Department: Operations must be provided for Portion A & Ptn B of Erf 4996 at the street boundary with Park Lane;
6. 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;
7. that any additional and / or extended vehicle entrances will be for the developer's account;
8. 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 Area Manager: Hermanus for written approval
9. that stormwater be allowed to discharge through the proposed erven, unobstructed;
10. that n- on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

13. ERF 2452, 38 DE VILLIERS STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: MESSRS ENGELBRECHT AND SCORGIE ON BEHALF OF C'EST CA (PTY) LTD

2452 HON (3628/2020)

H Olivier

(028) 313 8900

Hermanus Administration

17 September 2020

Executive Summary

An application has been received on 4 March 2020 from Messrs Engelbrecht & Scorgie on behalf of C'est CA (Pty) Ltd on Erf 2452, Onrustrivier for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to relax the western lateral building line from 2m to 1m to accommodate a covered patio for the second dwelling.

RESOLVED :

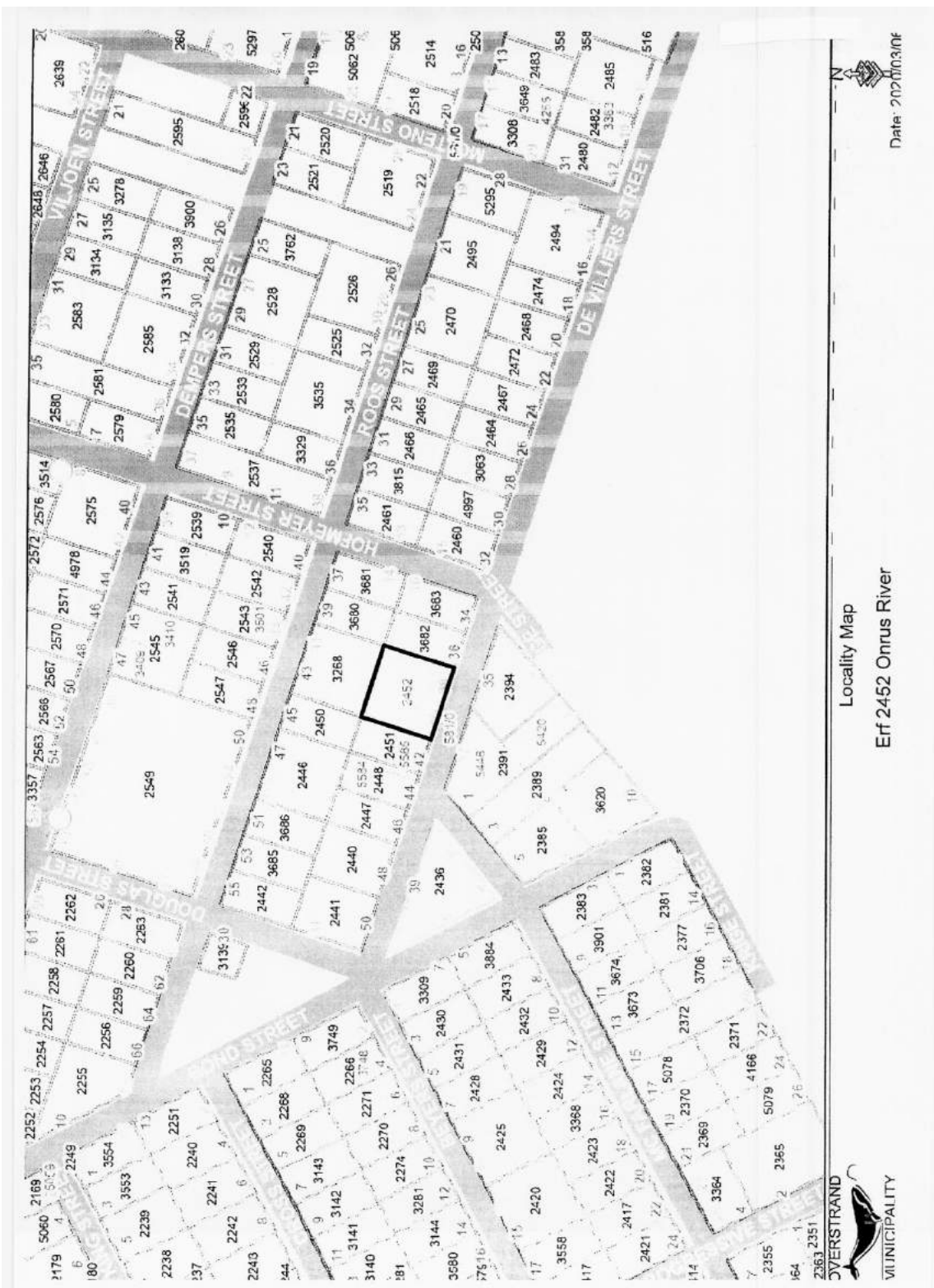
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a departure on Erf 2452, Onrustrivier to relax the western lateral building line from 2m to 1m to accommodate a covered patio for the second dwelling, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the relaxation of building lines as indicated on the plan submitted by the architect (Plan *erf2452_CEST/TP01* rev0 dated *February 2020*);
 - (b) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (c) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building and the Fire Department be complied with;
 - (e) that all the conditions in the Services Report, be complied with, and
 - (f) that all the conditions imposed by Telkom and Eskom, be complied with.

**AGENDA of the
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2. that the applicant be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

REASONS FOR RECOMMENDATION

- ❖ The application has followed due process.
- ❖ Similar applications to accommodate covered patios have been approved in this area in the past, and it is not considered out of line with the character of the area.
- ❖ The existing covered patio has no view onto the neighbour's property, ensuring that privacy is protected.
- ❖ No new municipal services will be required.
- ❖ The application is desirable.



Locality Map
Erf 2452 Onrus River



AREA CALCULATIONS

| DESCRIPTION | AREA (sqm) | % |
|---------------|--------------|-------------|
| FLOOR AREA | 236.8 | 75.2% |
| CORRIDOR AREA | 48.2 | 14.6% |
| STAIR AREA | 15.8 | 4.8% |
| TOILET AREA | 11.2 | 3.4% |
| REAR YARD | 30.0 | 9.2% |
| TOTAL | 312.0 | 100% |

BRUNNEN & SCORGE
ARCHITECTS

11 DE VILLIERS STREET
DUNEDIN 9016
TEL: 03 478 1111
WWW.BRUNNEN-SCORGE.CO.NZ

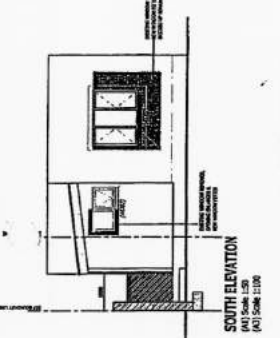
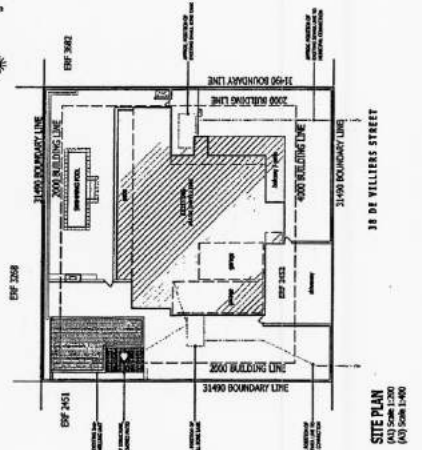
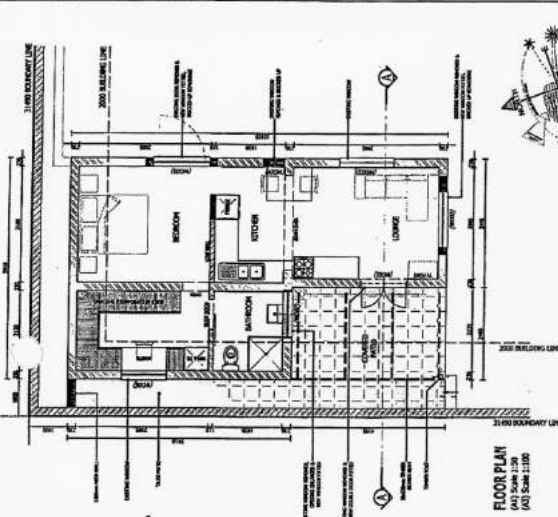
AMENDMENTS & ALTERATIONS
TO 2003 ZONING AND DWELLING UNIT
30 DE VILLIERS STREET
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CST 04 (PTY) LTD

TOWN PLANNING APPLICATION
2003 DWELLING UNIT,
SITE PLAN, FLOOR PLAN,
ELEVATIONS & SECTION

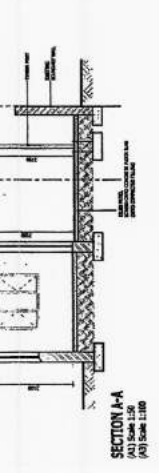
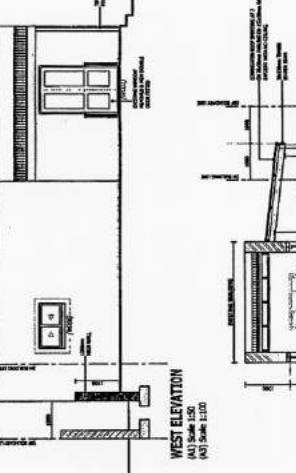
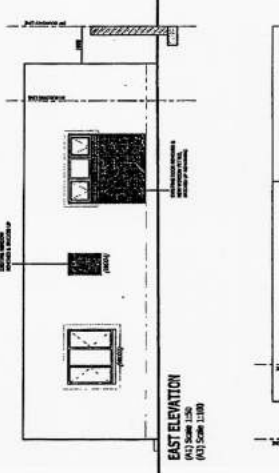
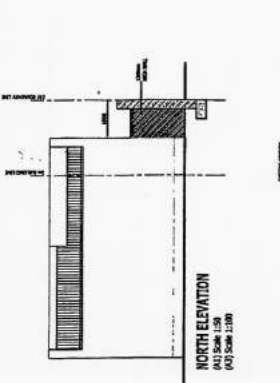
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CHECKED BY: [Name]
SCALE: AS SHOWN
PROJECT NO: [Number]

The drawings and reports are prepared and issued for the purposes stated above. They are not to be used for any other purpose without the written consent of the author. The author is not responsible for any errors or omissions or for any consequences arising from the use of the drawings or reports.



WINDOW/DOOR SCHEDULE

| NO. | TYPE | SIZE (W x H) | AREA (sqm) |
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**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 2452, ONRUS RIVER (3628/20202)**

Stormwater (SW) : In order
Electricity : Escom
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 should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of *SANS 10400 – P:2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 2452, Onrus River, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.

p.p. D Hendriks

DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

07/05/2020

DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

14. ERVEN 2898 & 2899, 30 AND 32 GREEN STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: PROPOSED CONSOLIDATION: MESSRS DIESEL & MUNNS INC. ON BEHALF OF HENKA FAMILY TRUST

**2898 & 2899 HON
(3210/2020)**

H Olivier

(028) 313 8900

Hermanus Administration

8 September 2020

Executive Summary

An application has been received on 14 February 2020 from Messrs Diesel & Munns Inc. on behalf of Henka Family Trust on Erven 2898 & 2899, Onrustrivier for consolidation in terms of Section 16(2)(e) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to consolidate the two (2) Residential erven to create a new erf of 991m².

RESOLVED :

1. that the application in terms of Section 16(2)(e) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) to consolidate Erven 2898 and 2899, Onrustrivier to create a new erf measuring 991m² in extent, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the consolidation as indicated on Plan No. C6034/Con dated February 2020;
 - (b) that one of the existing dwellings be demolished prior to the registration of the consolidation;
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with;
 - (e) that all the conditions in the Services Report, be complied with, and
 - (f) that all the conditions by Telkom and Eskom, be complied with.
2. that the applicant be notified of the right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

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REASONS FOR RECOMMENDATION

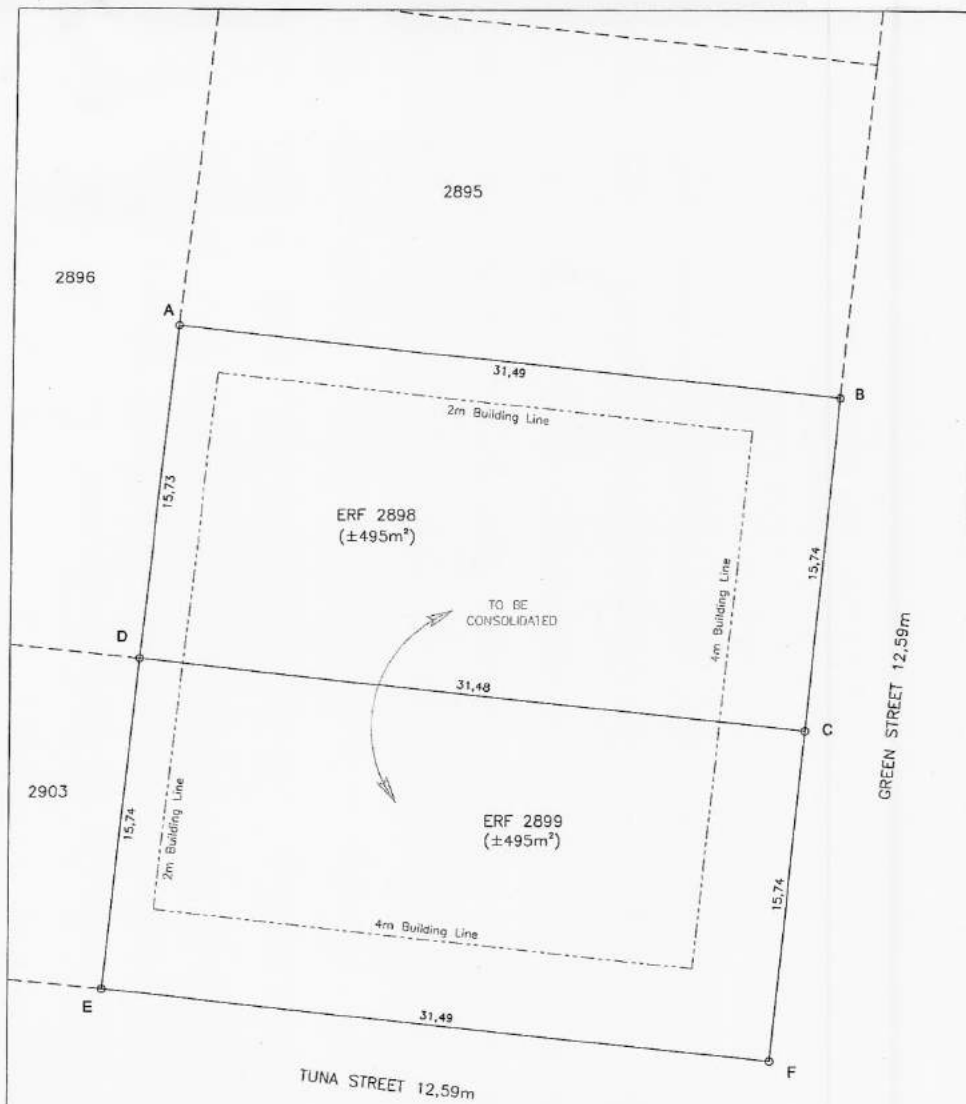
- ❖ The application complies with the Planning Principles as set out in SPLUMA and LUPA.
- ❖ None of the internal departments or neighbours have any objections.
- ❖ The character of the area will not be affected.
- ❖ The application will not negatively impact on surrounding properties.



Erven 2898 & 2899 Onrus River

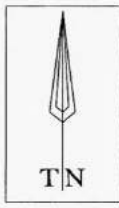


Date: 2020/06/25



LEGEND:

- ABCD — ERF 2898 ONRUSTRIVIER
- DCFE — ERF 2899 ONRUSTRIVIER
- ABFE — CONSOLIDATED PROPERTY (±991m²)
- CONSOLIDATED PROPERTY'S BUILDING LINES



**CONSOLIDATION PLAN OF
ERVEN 2898 AND 2899
ONRUSTRIVIER**

Situate in Overstrand Municipality
Administrative District Caledon
Province Western Cape.

NOTES:

- 1) ALL AREAS AND DIMENSIONS ARE APPROXIMATE
- 2) COMPILATION SHEET: AI-3CB / Y31 (445)
- 3) ZONING: SINGLE RESIDENTIAL ZONE 1 (SR1)

SCALE 1/250 (A4)

DATE : FEB. 2020

PLAN NO: C6084/Con



DIESEL & MUNNS Inc.
 PROFESSIONAL LAND SURVEYORS : TOWN AND REGIONAL PLANNERS
 PROFESSIONELE LANDMETERS : STADS- EN STRIEK BEPLANNERS
 SECTIONAL TITLE CONSULTANTS : ENGINEERING AND TOPOGRAPHICAL SURVEYORS
 BEELIETSKONSAULTANTE : INGENIEUR EN TOPOGRAFIESE OPNEEMERS
 30 ST. JAMES STREET/SBAAK - P O BOX/POBUS 475 - SOMERSET WEST 7139
 TEL. : (021) 852-3800/852-3759

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSOLIDATION: ERVEN 2898 & 2899, ONRUS RIVER**

Stormwater (SW) : In order
Electricity : Escom
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 should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 10400 – P:2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through the proposed Erven, Onrus River, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.

p.p. D. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

07/07/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

**15. THE FARM NO. 788, CALEDON DIVISION, OVERSTRAND MUNICIPAL AREA
: PROPOSED CONSENT USE & DEPARTURE : MESSRS WRAP PROJECT
OFFICE ON BEHALF OF MADRON PROPERTIES (PTY) LTD**

**Farm 788 RCAL
(4129/2018)**

**SW van der Merwe
5 October 2020**

(028) 313 8900

Hermanus Administration

Executive Summary

An application was received on 31 July 2018 from Messrs WRAP Project Office on behalf of Madron Properties (Pty) Ltd applicable to the The Farm No. 788, Division Caledon in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for the following:

- ❖ consent use in terms of Section 16(2)(o) of the By-Law in order to accommodate five (5) additional dwelling units, intensive horticulture (greenhouses), place of instruction (existing school and principal's house), and
- ❖ departure in terms of Section 16(2)(b) of the By-Law to encroach the building line from 30m to 20,5m and 0m respectively, in order to accommodate the principal's house and school building, as well as to exceed the maximum permissible floor space restriction applicable to agricultural properties from 5000m² to 20616m².

RESOLVED :

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on The Farm No. 788, Division Caledon for consent use (intensive horticulture, place of instruction and additional dwelling units) to accommodate the existing school and principal's house as well as the proposed greenhouses and five (5) additional dwelling units, **be approved** in terms of the provisions of Section 61 of the By-Law:
2. that the application in terms of Section 16(2)(b) of the By-Law on The Farm No. 788, Division Caledon for a building line departure from 30m to 20,5m and 0m respectively, as well as the application for departure of the maximum permissible floor space from 5000m² to 20616m² to accommodate greenhouses, **be approved** in terms of the provisions of Section 61 of the By-law;
3. that the approvals in paragraphs 1 and 2 above be subject to the following conditions, namely:

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16 February 2021
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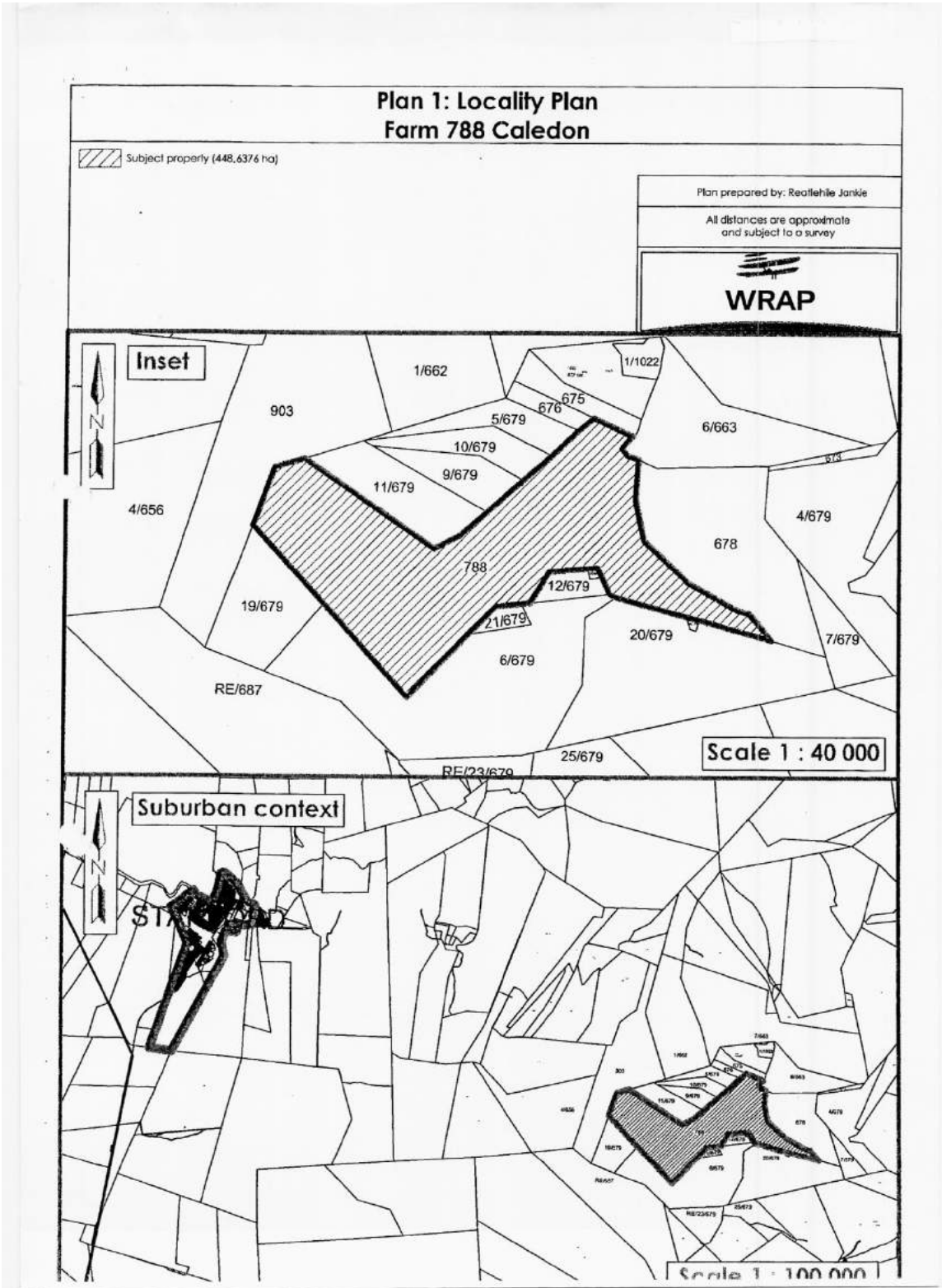
- (a) that the development be restricted to the floor space, buildings and structures indicated on the Site Development Plan (SDP) and that any future additions be subject to prior approval of an amended SDP;
 - (b) that building plans be submitted to the Building Department, and that all conditions set by die Building- and Fire Departments at that stage, be complied with;
 - (c) that the placement of the additional dwellings be in line with the Site Development Plan File Number 18/073;
 - (d) that the additional dwelling units be single storey and the size be limited to a maximum of 250m² in size;
 - (e) that a parking layout be submitted indicating provision of on-site parking in accordance with the provisions of the Scheme Regulations to the satisfaction of the Authorised Official;
 - (f) that there be compliance with all relevant Health- and Fire regulations;
 - (g) that all the conditions in the Services Report, be complied with;
 - (h) that all the conditions of Eskom, Telkom, CapeNature, Heritage Western Cape and Breede-Gouritz Catchment Management Agency, be complied with;
 - (i) that the applicable tariffs, as determined by the annual budget, be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
 - (j) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and
 - (k) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
4. that the applicant be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

REASONS FOR RECOMMENDATION




- ❖ The application has followed due procedure.
- ❖ None of the internal departments have objected to the application.
- ❖ No municipal services will be required.

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- ❖ No external state departments objected to the application.
- ❖ The application is in line with SPLUMA principles.
- ❖ No impact on the environment.
- ❖ No objections were received from surrounding property owners.
- ❖ It is in line with the aims of the PSDF and Overstrand SDF and promotes economic development and tourism, whilst protecting high potential agricultural land
- ❖ The application will not have a negative effect on the character of the area or impact on other farming activities.



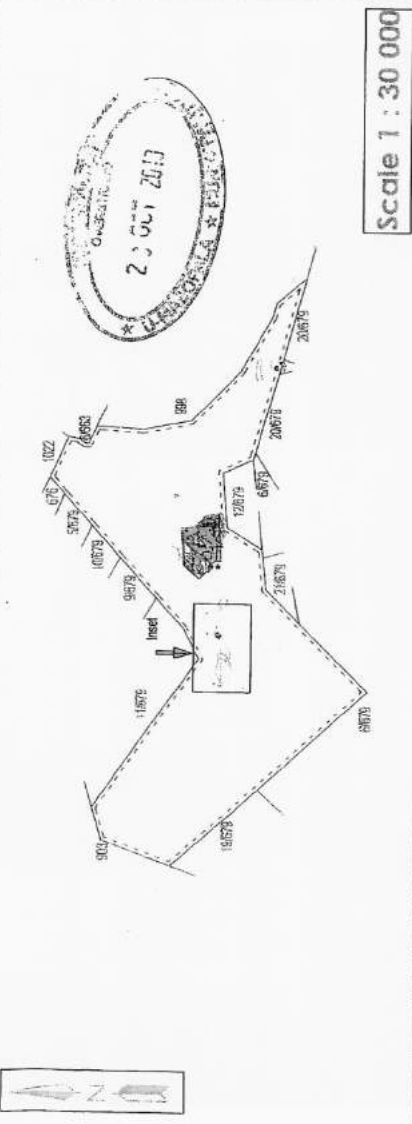
Site Development Plan Farm 788 Caledon

-  Subject property
-  30m Building line
-  Surrounding properties

| Point No. | Coordinates (Easting, Northing) | Remarks |
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| 91 | 1000000.000, 1000000.000 | Origin of Survey |
| 92 | 1000000.000, 1000000.000 | Origin of Survey |
| 93 | 1000000.000, 1000000.000 | Origin of Survey |
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| 95 | 1000000.000, 1000000.000 | Origin of Survey |
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| 100 | 1000000.000, 1000000.000 | Origin of Survey |




File number 18/073 (Print in A3)
 Based on a survey by Geomatics Africa
 Plan prepared by: Rectilinear Joride
 All distances are approximate
 and subject to a survey

WRAP



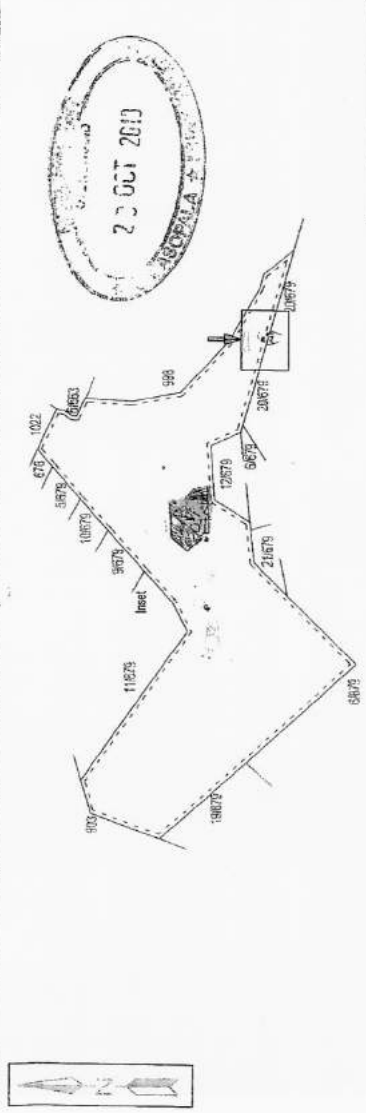
321035
 dam
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**Site Development Plan
Farm 788 Caledon**

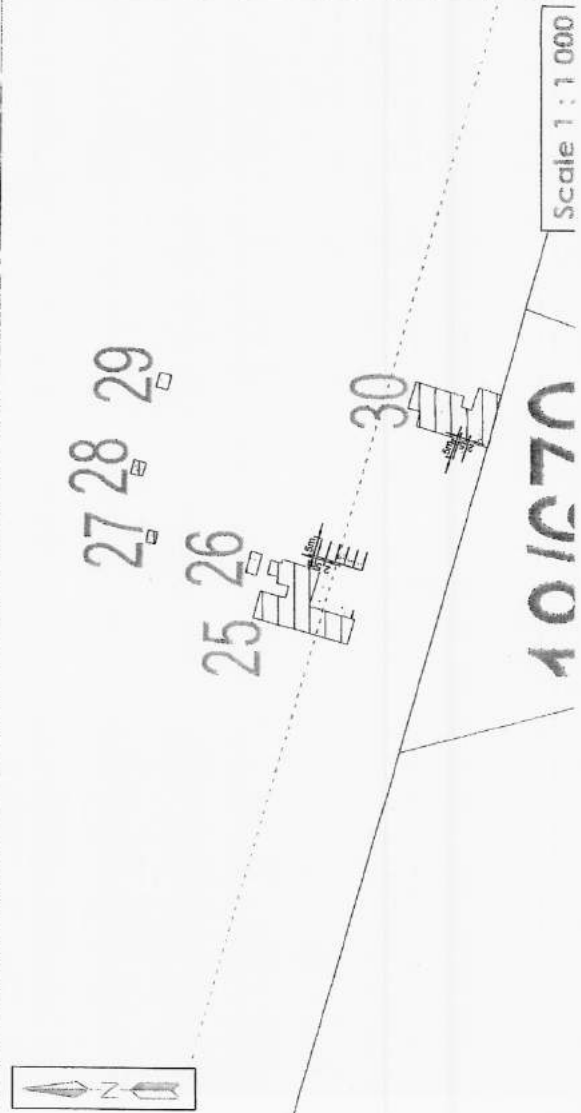
-  Subject property
-  30m Building line
-  Surrounding properties

| Lot No. | Area (sq. m) | Area (sq. ft) | Volume (cu. m) | Volume (cu. ft) |
|---------|--------------|---------------|----------------|-----------------|
| 1 | 1022 | 11000 | 1022 | 11000 |
| 2 | 5678 | 60000 | 5678 | 60000 |
| 3 | 10670 | 113000 | 10670 | 113000 |
| 4 | 9878 | 105000 | 9878 | 105000 |
| 5 | 11878 | 125000 | 11878 | 125000 |
| 6 | 18878 | 200000 | 18878 | 200000 |
| 7 | 6878 | 72000 | 6878 | 72000 |
| 8 | 12878 | 135000 | 12878 | 135000 |
| 9 | 9678 | 102000 | 9678 | 102000 |
| 10 | 20878 | 220000 | 20878 | 220000 |
| 11 | 12878 | 135000 | 12878 | 135000 |
| 12 | 9678 | 102000 | 9678 | 102000 |
| 13 | 21678 | 228000 | 21678 | 228000 |
| 14 | 6878 | 72000 | 6878 | 72000 |
| 15 | 1022 | 11000 | 1022 | 11000 |
| 16 | 5678 | 60000 | 5678 | 60000 |
| 17 | 10670 | 113000 | 10670 | 113000 |
| 18 | 9878 | 105000 | 9878 | 105000 |
| 19 | 11878 | 125000 | 11878 | 125000 |
| 20 | 18878 | 200000 | 18878 | 200000 |
| 21 | 6878 | 72000 | 6878 | 72000 |
| 22 | 12878 | 135000 | 12878 | 135000 |
| 23 | 9678 | 102000 | 9678 | 102000 |
| 24 | 20878 | 220000 | 20878 | 220000 |
| 25 | 12878 | 135000 | 12878 | 135000 |
| 26 | 9678 | 102000 | 9678 | 102000 |
| 27 | 21678 | 228000 | 21678 | 228000 |
| 28 | 6878 | 72000 | 6878 | 72000 |
| 29 | 1022 | 11000 | 1022 | 11000 |
| 30 | 5678 | 60000 | 5678 | 60000 |
| 31 | 10670 | 113000 | 10670 | 113000 |
| 32 | 9878 | 105000 | 9878 | 105000 |
| 33 | 11878 | 125000 | 11878 | 125000 |
| 34 | 18878 | 200000 | 18878 | 200000 |
| 35 | 6878 | 72000 | 6878 | 72000 |
| 36 | 12878 | 135000 | 12878 | 135000 |
| 37 | 9678 | 102000 | 9678 | 102000 |
| 38 | 20878 | 220000 | 20878 | 220000 |
| 39 | 12878 | 135000 | 12878 | 135000 |
| 40 | 9678 | 102000 | 9678 | 102000 |
| 41 | 21678 | 228000 | 21678 | 228000 |
| 42 | 6878 | 72000 | 6878 | 72000 |
| 43 | 1022 | 11000 | 1022 | 11000 |
| 44 | 5678 | 60000 | 5678 | 60000 |
| 45 | 10670 | 113000 | 10670 | 113000 |
| 46 | 9878 | 105000 | 9878 | 105000 |
| 47 | 11878 | 125000 | 11878 | 125000 |
| 48 | 18878 | 200000 | 18878 | 200000 |
| 49 | 6878 | 72000 | 6878 | 72000 |
| 50 | 12878 | 135000 | 12878 | 135000 |
| 51 | 9678 | 102000 | 9678 | 102000 |
| 52 | 20878 | 220000 | 20878 | 220000 |
| 53 | 12878 | 135000 | 12878 | 135000 |
| 54 | 9678 | 102000 | 9678 | 102000 |
| 55 | 21678 | 228000 | 21678 | 228000 |
| 56 | 6878 | 72000 | 6878 | 72000 |
| 57 | 1022 | 11000 | 1022 | 11000 |
| 58 | 5678 | 60000 | 5678 | 60000 |
| 59 | 10670 | 113000 | 10670 | 113000 |
| 60 | 9878 | 105000 | 9878 | 105000 |
| 61 | 11878 | 125000 | 11878 | 125000 |
| 62 | 18878 | 200000 | 18878 | 200000 |
| 63 | 6878 | 72000 | 6878 | 72000 |
| 64 | 12878 | 135000 | 12878 | 135000 |
| 65 | 9678 | 102000 | 9678 | 102000 |
| 66 | 20878 | 220000 | 20878 | 220000 |
| 67 | 12878 | 135000 | 12878 | 135000 |
| 68 | 9678 | 102000 | 9678 | 102000 |
| 69 | 21678 | 228000 | 21678 | 228000 |
| 70 | 6878 | 72000 | 6878 | 72000 |

File number 19/073 (Print in A3)
Based on a survey by Geomatics Africa
Plan prepared by: Rectihite Jankie
All distances are approximate and subject to a survey



Scale 1 : 30 000



Scale 1 : 1 000

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE & DEPARTURE: FARM 788,
CALEDON REGION (4129)**

| | | |
|-------------------|---|-----------------------|
| Electricity | : | Eskom area |
| Stormwater | : | No services available |
| Water | : | No services available |
| Sewer | : | No services available |
| Roads and traffic | : | No services available |

Conditions:

1. that the developer arrange with ESKOM for the provision of electricity and that he complies with all conditions as may be set by ESKOM;
2. that, as no municipal network is available in the vicinity of the consolidated farm, and no municipal water services will be rendered to the consolidated farm, the developer is responsible for the provision of any water supply and / or –services to the development on the farm;
3. that the proposed development on the consolidated farm is provided with adequate sewer conservancy tanks, which must comply with the standards of the Department: Operational Services, and to which the sewer services of the development must connect to;
4. 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*;
5. that the developer will be responsible to obtain the necessary approval, licence and permits from the applicable authorities (Water and Sanitation, Health, Bocma etc.) for the use of any other water resources and the extraction thereof;
6. that the developer is responsible to provide potable water to the development that complies with SANS0241 standards and that relevant proof be submitted to the Manager: Water Infrastructure & Quality , Overstrand Municipality (Tel: 023 313 8972) ;
7. that the developer will be responsible to obtain the necessary approval, licence and permit from the applicable authorities (water affairs, health, etc.) for the use of any sewage disposal;
8. that the developer complies to all the conditions set by Department Of Water Affairs & Bocma;

9. that the developer will arrange with Provincial Administration to obtain approval for any new access from the Provincial road;
10. that, as no municipal refuse removal services are rendered in the area, the owner is responsible for removal of all refuse generated on the property, and disposal thereof at a registered municipal waste transfer station or –waste disposal facility.

p.p. D. Hendriks

DENNIS HENDRIKS

SENIOR MANAGER: ENGINEERING SERVICES

28/01/2017

DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

16. THE FARM LOMOND NO. 942, DIVISION CALEDON, OVERSTRAND MUNICIPAL AREA: PROPOSED CONSENT USE: MESSRS PLANACTIVE TOWN- AND REGIONAL PLANNERS ON BEHALF OF LOMOND WINE ESTATE (PTY) LTD

Farm 942 RCAL (4165)

SW van der Merwe

(028) 313 8900

Hermanus Administration

6 May 2020

Executive Summary

An application has been received on 30 August 2018 from Messrs PlanActive Town and Regional Planners on behalf of Lomond Wine Estate (Pty) Ltd in terms of Section 16(2)(o) of the Overstrand Municipal Land Use Planning By-Law, 2015 applicable to The Farm Lomond No. 942, Division Caledon in order to conduct a winery (agri-industry).

RESOLVED :

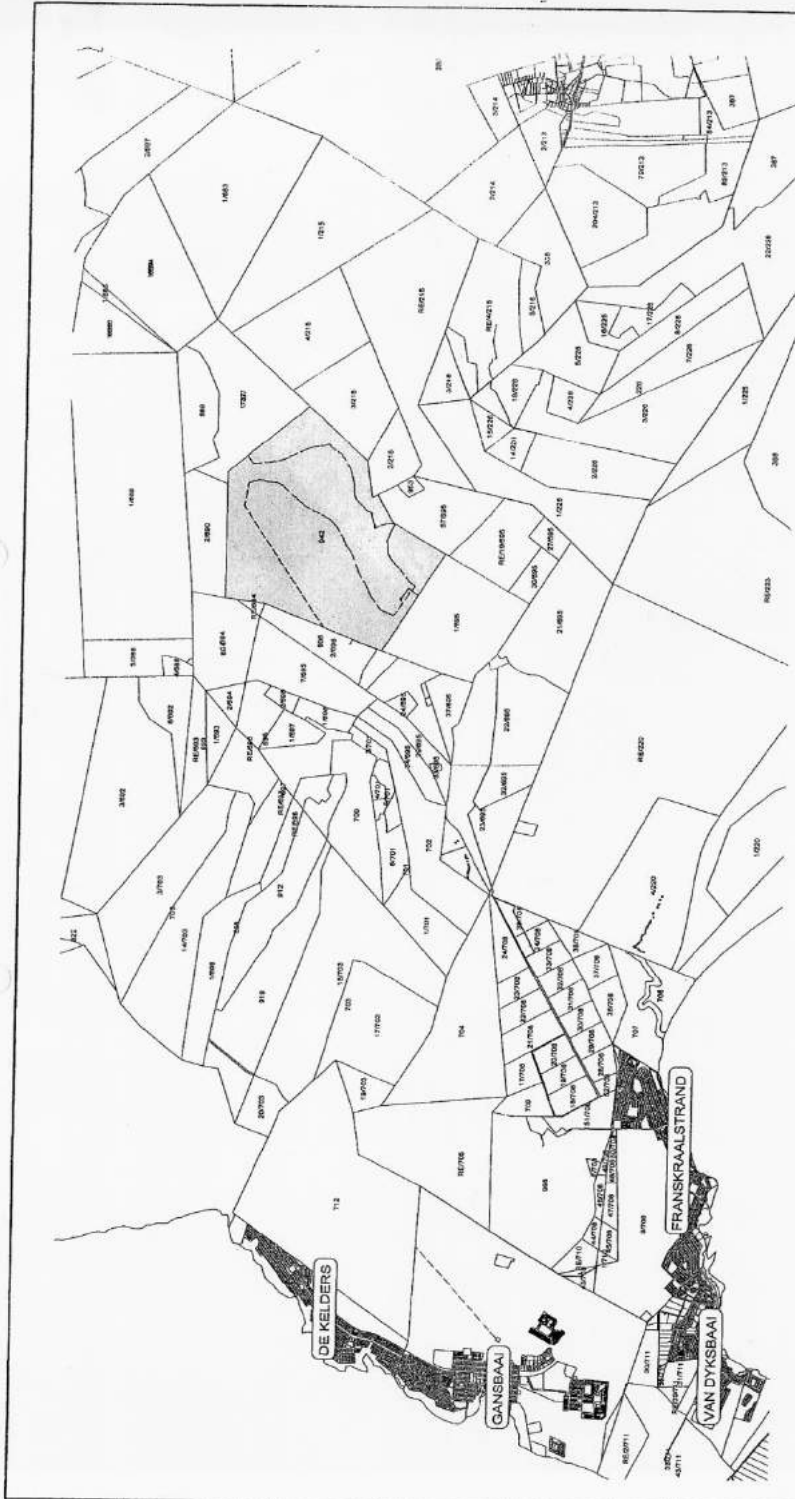
1. that the application for consent use (agri-industry) in terms of Section 16(2)(o) of the Overstrand Municipal Land Use Planning By-law, 2015 (By-Law) applicable to The Farm Lomond No. 942, Division Caledon, in order to conduct a winery, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that a detailed Site Development Plan (SDP) be submitted for approval by the Authorized Official prior to the submission of building plans to the Building Control Departments, which SDP shall as a minimum contains a Site Plan indicating the location of the existing buildings relative to the property boundaries, contours, set back from the Kraaibosch Dam, floor plans, building elevations and parking layout demonstrating compliance with the applicable development parameters, including provision for loading bays;
 - (b) that this approval is only for a winery on the subject property;
 - (c) the Site Development Plan referred to in paragraph 1.(a) above shall also indicate the location of the on-site waste water treatment plant;
 - (d) that building plans be submitted within thirty (30) days of the approval of the final Site Development Plan;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

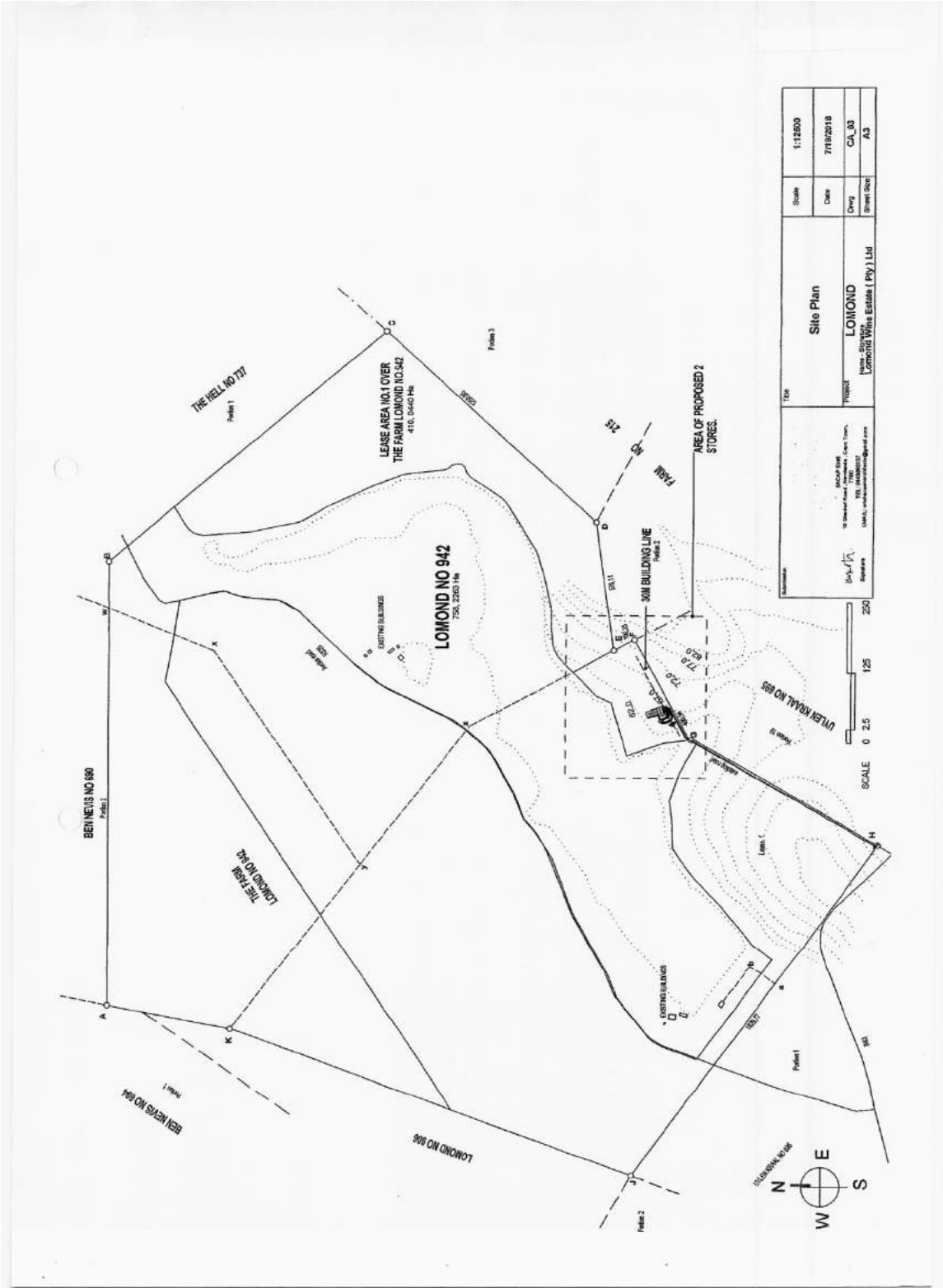
- (e) that all the conditions imposed by Telkom, Engineering Services, CapeNature, Eskom, Breede-Gouritz Catchment Management Area and Department of Environmental Affairs and Development Planning, be complied with;
 - (f) that an Environmental Management Plan (EMP) be submitted within thirty (30) days of the decision date that address the management of waste water/treated effluent to ensure compliance with the relevant legislative requirements, which EMP shall also provide for the submission of a Water Quality Report to the Municipality on a three (3) monthly basis;
 - (g) that applicable rates and service tariffs, as determined by the annual budget, be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
 - (h) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with, and
 - (i) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval

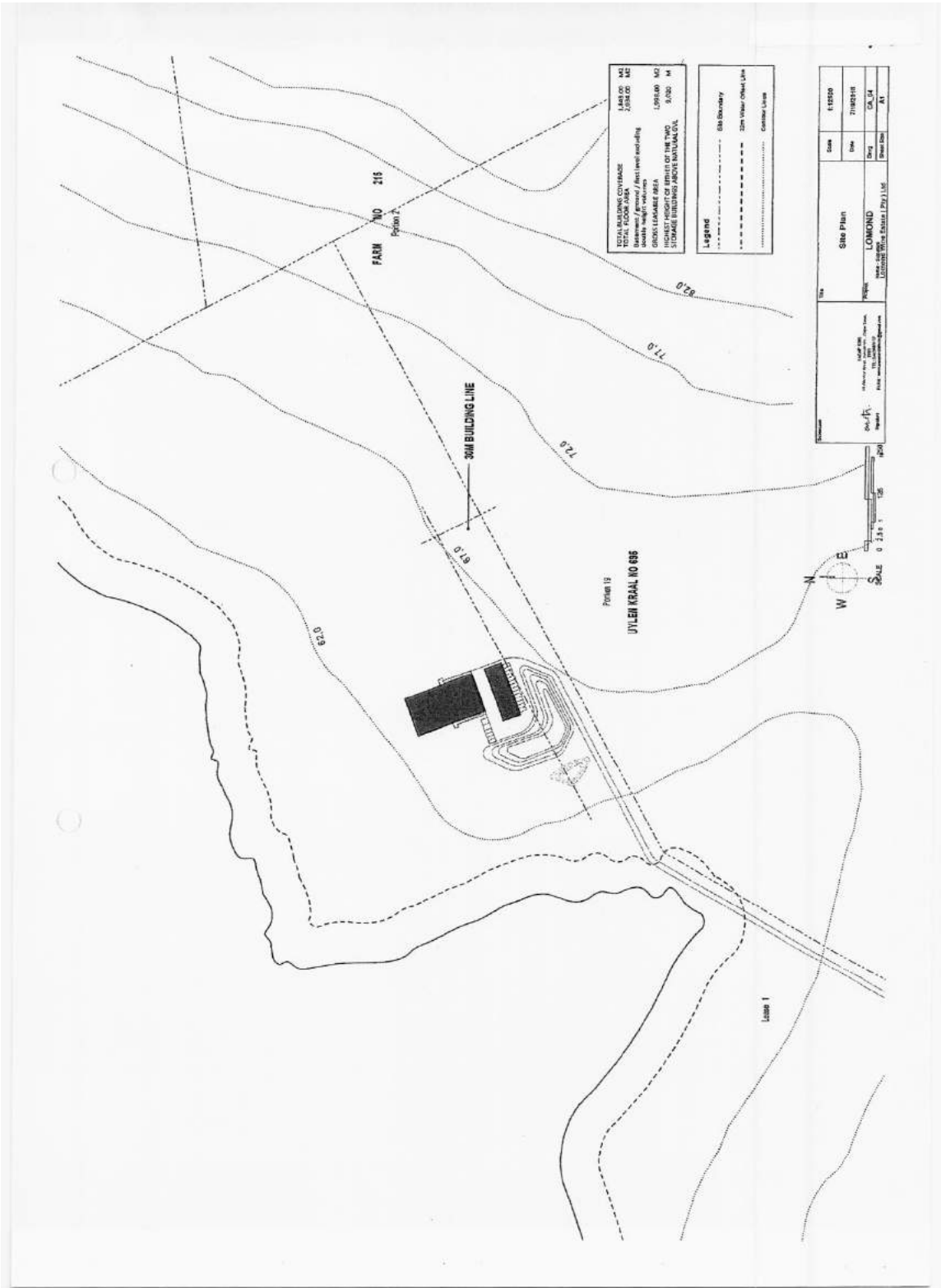
REASONS FOR RECOMMENDATION

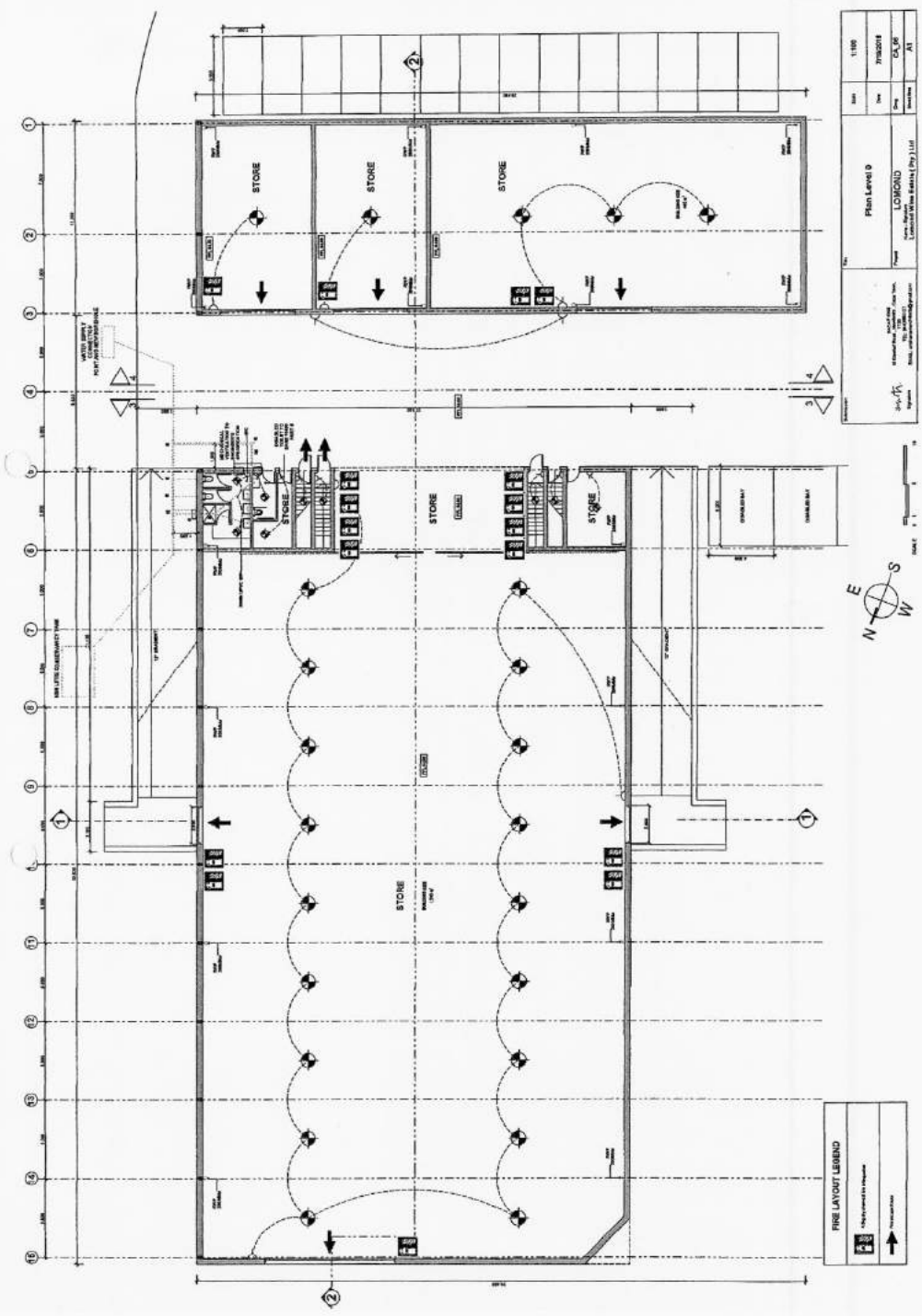
- ❖ The proposed uses will have a minimal impact on the surrounding area.
- ❖ The diversification of uses on the property will positively contribute to job creation, economic growth and sustainability of the farm.
- ❖ The alteration to the existing outbuilding will be minimal and therefore have no impact on the road users of the R43 and adjacent property owners.
- ❖ The application has followed due procedure.
- ❖ None of the internal departments have any objection.
- ❖ Local and provincial departments have provided supporting comments for the proposed application.
- ❖ The proposal is compliant with the spatial policies contained in the SDF.
- ❖ The proposal is constant with the spatial principles as set out in SPLUMA and LUPA.



| | | | | | | | | | | |
|---|---|--|---|--|--|--|--|--|---|--|
| PIA[®] Active | Stads- en Streeksbeplanners Town & Regional Planners | | All distances approximate and subject to survey. | | Property Description: FARM LOMOND NO. 942 | | Plan Description: LOCALITY MAP | | Scale: NTS Drawing Nr: farm942.dwg Date: 08/2018 | |
| | COPY RIGHT RESERVED | | | | | | | | | |

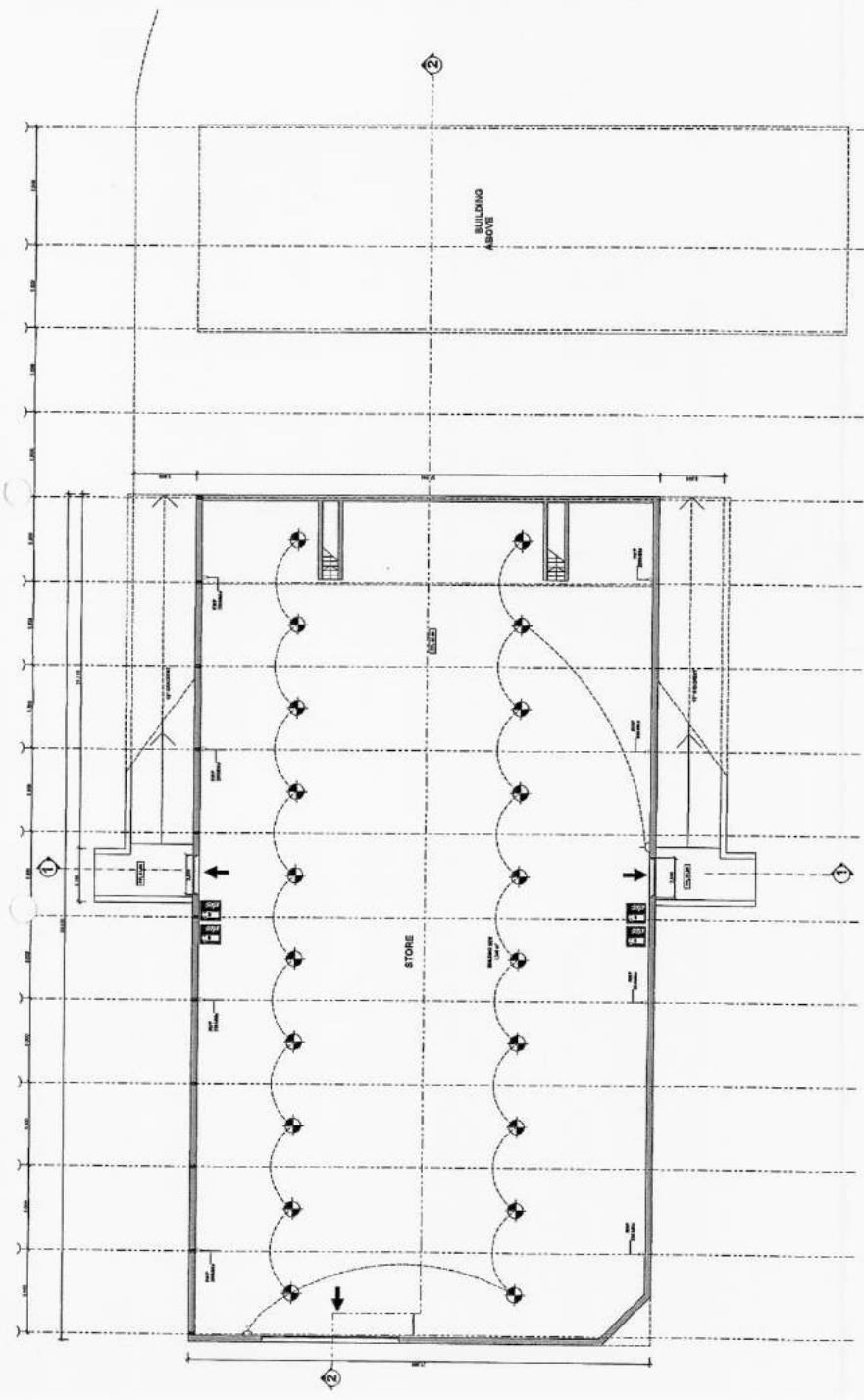






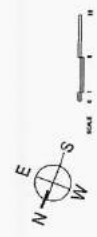
| | |
|---------------------|-------------------------|
| Scale | 1:100 |
| Drawn | TRASHOR |
| Checked | CAJOR |
| Approved | AT |
| Project Name | Plan Level D |
| Project Location | LONGHAI |
| Project Description | LONGHAI (Phase 1) Lot 1 |

| | |
|--------------------|---------------------|
| FIRE LAYOUT LEGEND | |
| | Fire layout element |
| | Fire layout element |

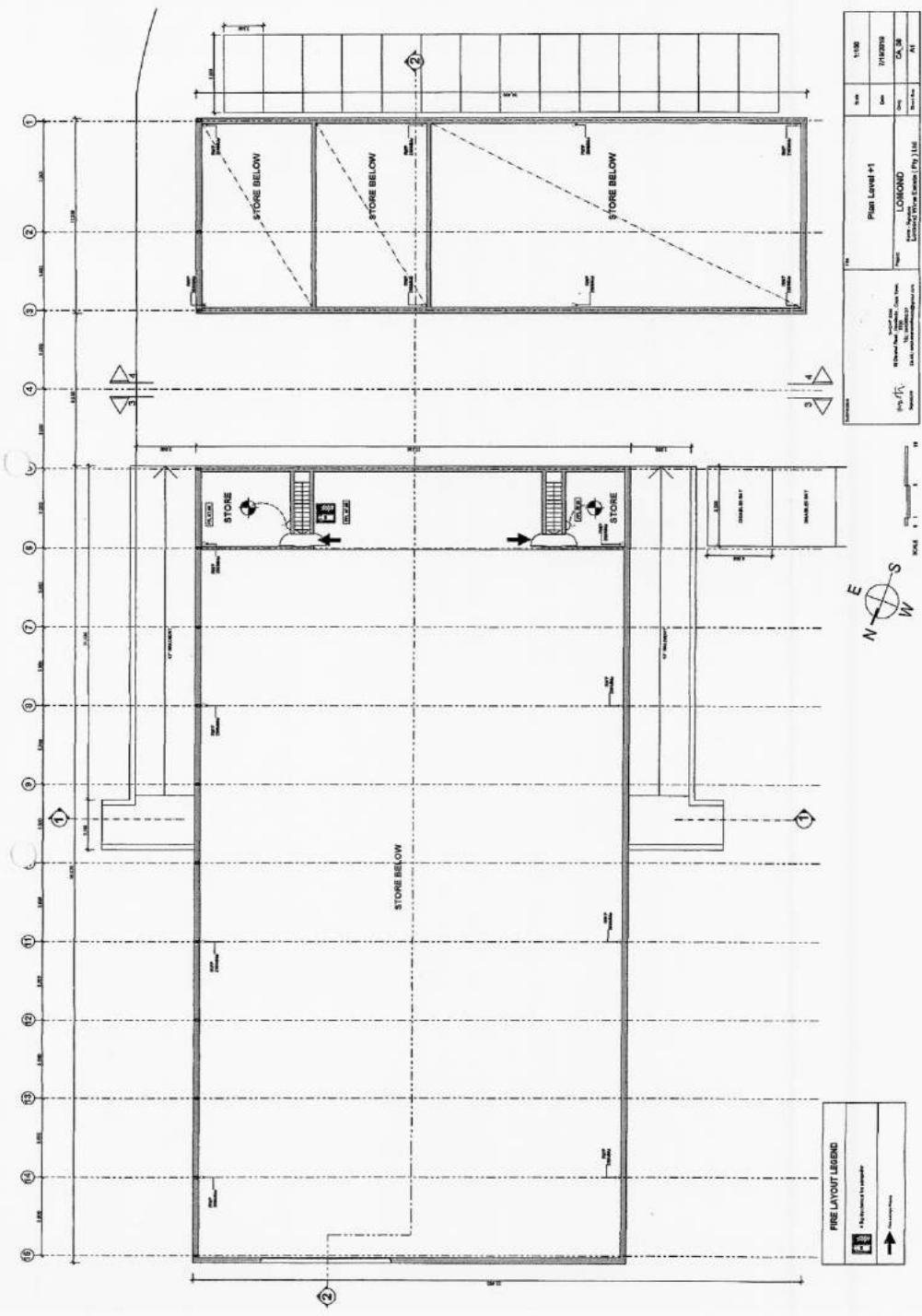


PRELAYOUT LEGEND

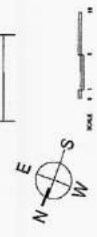
| | |
|--|-----------|
| | Staircase |
| | Door |



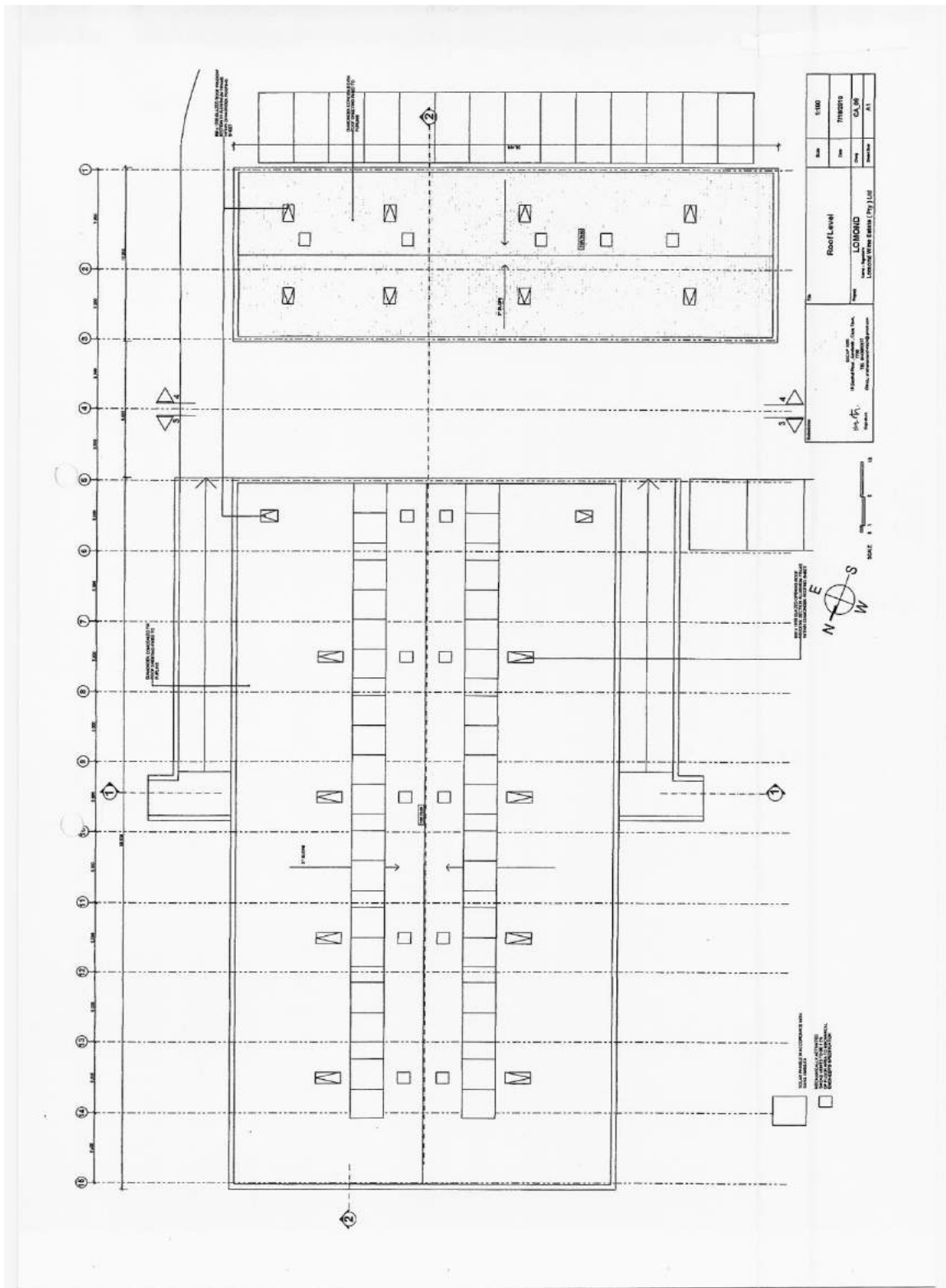
| | | | |
|---|--|---|--|
| PROJECT No. 10/11/2018 Date: 10/11/2018 Scale: 1:100 | | Plan Level: 4 Name: LONGHONG Location: United Phos Estate (Pty) Ltd | No. 1100 Date: 21/09/2018 Drawn: D.A.P. Checked: A.T. |
|---|--|---|--|



FIRE LAYOUT LEGEND

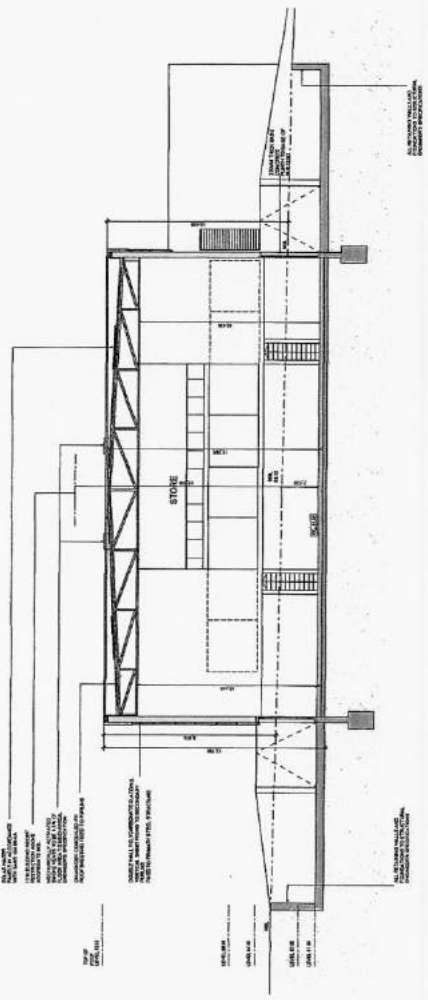


| | | | |
|--|--|---|---|
| | | Title: Plan Level 4-1 Date: 1/20/2014 Project: 10100 Location: 10100 City: San Francisco | Scale: 1/8" = 1'-0" Sheet No.: 101 Total Sheets: 101 |
|--|--|---|---|

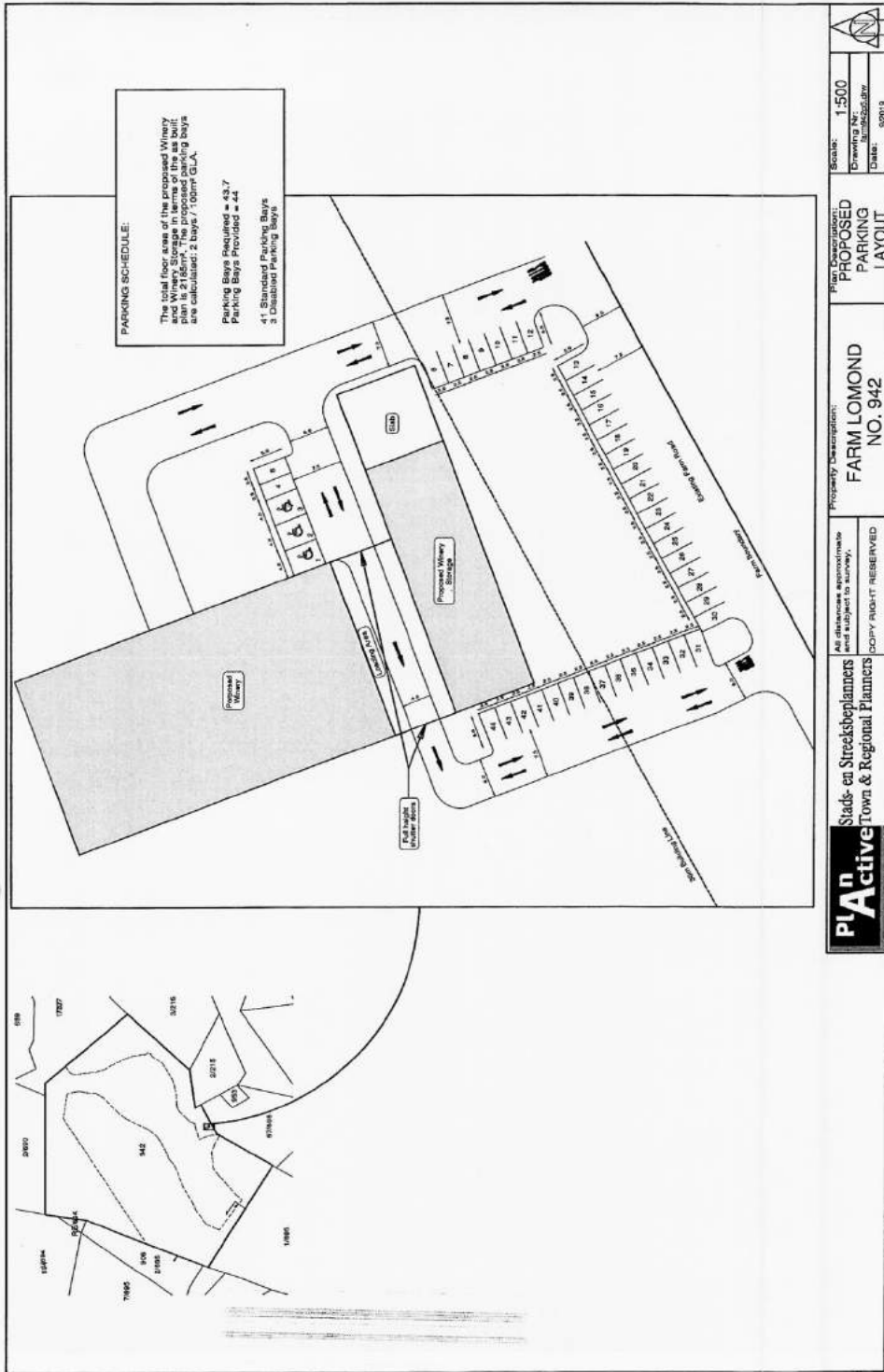


GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, AND ANY LOCAL ORDINANCES THEREOF.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT OR HIS REPRESENTATIVE.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND ADJACENT PROPERTIES AT ALL TIMES.
6. PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
7. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL WORK DONE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF THE SURROUNDING ENVIRONMENT.
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL DEBRIS AND WASTE.
11. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PERSONNEL AND THE PUBLIC.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC OR CULTURAL RESOURCES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF THE SURROUNDING ENVIRONMENT.
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48. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC OR CULTURAL RESOURCES.
49. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.
50. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF THE SURROUNDING ENVIRONMENT.



| | | |
|--|--|--|
| Date: _____ Scale: 1/8" = 1'-0" Section: _____ Title: _____ | | No. 1109 Date: _____ By: _____ Check: _____ Project No.: _____ |
| Name: _____ Title: _____ Firm: _____ | Name: _____ Title: _____ Firm: _____ | Name: _____ Title: _____ Firm: _____ |



PLA n Stads- en Streetsplanners
 Town & Regional Planners

PLA n Active

Property Description:
**FARM LOMOND
 NO. 942**

Plan Description:
**PROPOSED
 PARKING
 LAYOUT**

Scale: 1:500
 Drawing No: 11/05/2019
 Date: 02/01/19

All distances approximate and subject to survey.
 COPYRIGHT RESERVED

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE: THE FARM LOMOND NO.942,
CALEDON DIVISION (4162)**

| | | |
|-------------------|---|-----------------------|
| Electricity | : | Eskom area |
| Stormwater | : | No services available |
| Water | : | No services available |
| Sewer | : | No services available |
| Roads and traffic | : | No services available |

Conditions:

1. that the developer arrange with ESCOM for the provision of electricity and that he complies with all conditions as may be set by ESCOM;
2. that no water and sewer services from Overstrand Municipality is available and the developer will be responsible to obtain the necessary approval, licence and permits from the applicable authorities (Water and Sanitation, Health, Bocma etc.) for the use of any other water resources and the extraction thereof;
3. that the developer is responsible to provide potable water to the development that complies with SANS0241 standards and that relevant proof be submitted to the Manager: Water Infrastructure & Quality , Overstrand Municipality;
4. that no sewerage service from Overstrand Municipality is available and the developer will be responsible to obtain the necessary approval, licence and permit from the applicable authorities (water affairs, health, etc.) for the use of any sewage disposal;
5. that waste water disposal be done in a safe and healthy manner and that plans thereof be submitted to the Municipality and the Department of Water Affairs for approval;
6. that the developer complies to all the conditions set by Department Of Water Affairs & Bocma;
7. that the developer will arrange with Provincial Administration to obtain approval for any new access from the Provincial road;



- 8. that, as no municipal refuse removal services are rendered in the area, the owner is responsible for removal of all refuse generated on the property, and disposal thereof at a registered municipal waste transfer station or –waste disposal facility.

D.P. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

07/11/2019
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

**17. REMAINDER ERF 2567, 134 ELEVENTH STREET, VOËLKLIP, HERMANUS:
APPLICATION FOR SUBDIVISION: MESSRS PLAN ACTIVE TOWN AND
REGIONAL PLANNERS ON BEHALF OF THE TRIBELHORN FAMILY TRUST**

2567 HVK

P Roux

(028) 313 8900

Hermanus Administration

23 October 2020

Executive Summary

An application was received on 18 June 2020 in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) from Messrs Plan Active Town- and Regional Planners on behalf of The Tribelhorn Family Trust for the subdivision of Remainder Erf 2567, Hermanus, into two (2) portions namely Portion A ($\pm 520,5\text{m}^2$ in extent) and Portion B ($\pm 520,5\text{m}^2$ in extent).

RESOLVED :

1. that the application received in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Remainder Erf 2567, Hermanus, to subdivide the property into two (2) portions, namely Portion A ($\pm 520,5\text{m}^2$ in extent) and Portion B ($\pm 520,5\text{m}^2$ in extent), **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the approval is only for the subdivision as indicated on the Subdivision Plan as submitted with the application (Drawing No 2567 sub.drw);
 - (b) that the conditions compiled by Engineering Services, be complied with;
 - (b) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ None of the relevant departments have any objections.
- ❖ The proposed subdivision is in line with the applicable municipal and provincial planning policy and will make more efficient use of brownfield land within the urban edge.
- ❖ It will not negatively impact on existing/vested rights of adjoining property owners.
- ❖ The proposed application fits in with the character of the surrounding area, and is desirable.



PL'n Active Town & Regional Planners

Stads-en Streetsbeplanners
 and subject to survey.

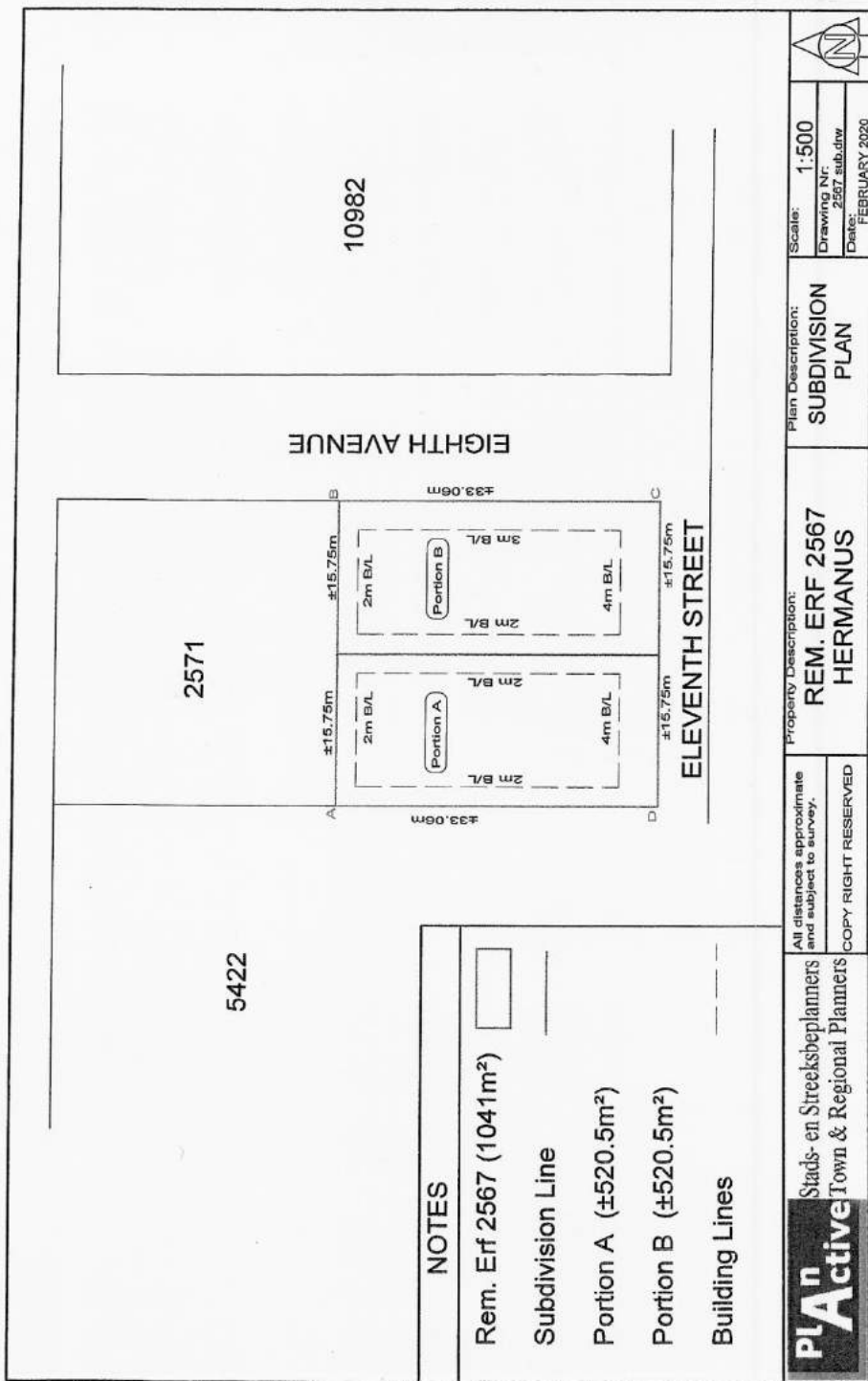
Property Description:
**ERF 2567
 HERMANUS**

Plan Description:
LOCALITY MAP

Scale: **NTS**
 Drawing No: **2567_vocelkip.dwg**
 Date: **DECEMBER 2019**

All distances approximate
 and subject to survey.

COPY RIGHT RESERVED



NOTES

- Rem. Erf 2567 (1041m²)
- Subdivision Line
- Portion A (±520.5m²)
- Portion B (±520.5m²)
- Building Lines



Stads- en Streeksbeplanners
Town & Regional Planners

All distances approximate
and subject to survey.
COPY RIGHT RESERVED

Property Description:
**REM. ERF 2567
HERMANUS**

Plan Description:
**SUBDIVISION
PLAN**

Scale: **1:500**
Drawing Nr: **#257 subdw**
Date: **FEBRUARY 2020**



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION: ERF 2567, VOELKLIP**

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

Conditions:

1. That a Bulk Services Contribution Levy (BICL) be paid by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council. The BICL tariff is adjusted by Council annually. The total BICL payable will be the amount as determined by the BICL Policy and tariff at the date of **actual payment**. BICL amounts quoted in any document will normally be applicable to the particular year in which the document was compiled and Council will not be bound by the quoted amounts.

1.1 Developments containing Sectional Title Units/ Commercial Buildings (non-free standing properties – property is not to be subdivided)

The BICLs are to be paid in full **prior** to submission of the building plans. Building Plans will not be accepted unless the BICL is paid in full.

1.2 Developments with free standing properties (property that is subdivided and plots to be sold individually).

The BICLs are payable **prior** to clearance being issued by the Income Department of the Municipality.

The contribution according to the current policy (2020/2021) is as follows:

Freehold erven:

| | | | |
|---------------------------------|-----------------|---|--------------------|
| Water | R 23 957.00 x 1 | = | R 23 957.00 |
| Sewerage | R 16 153.00 x 1 | = | R 16 153.00 |
| Roads | R 7 243.00 x 1 | = | R 7 243.00 |
| Stormwater | R 8 357.00 x 1 | = | R 8 357.00 |
| Solid Waste | R 1 448.00 x 1 | = | R 1 448.00 |
| Electricity | R 33 586.00 x 1 | = | <u>R 33 586.00</u> |
| TOTAL (inclusive of VAT) | | = | R 90 744.00 |

Note:

- 1.3 The above figures are estimates**
1.4 The above figures do not include evaluation/investigation levies and connection fees
2. 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;

3. that the Bulk contribution levies have to be paid to upgrade the network to accommodate the additional load on the low voltage network;
4. that only a standard 60 Amp single phase electricity connection will be available per erf;
5. 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*;
6. 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 Area Manager: Hermanus for written approval;
7. that any additional and / or extended vehicle entrances will be for the owner's account;
8. that stormwater be allowed to discharge through the proposed Erven, Voelklip, unobstructed;
9. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

18. PORTION 2 OF THE FARM SAND DOWN ESTATE NO. 220, DIVISION BREDASDORP: APPLICATION FOR THE EXTENSION OF THE PERIOD OF VALIDITY OF AN APPROVAL: MESSRS WRAP PROJECT OFFICE ON BEHALF OF SOUTHERN SPIRIT PROPERTIES 25 (PTY) LTD

220/2 GRBRE

SW van der Merwe

(028) 313 8900

Hermanus Administration

27 October 2020

Executive Summary

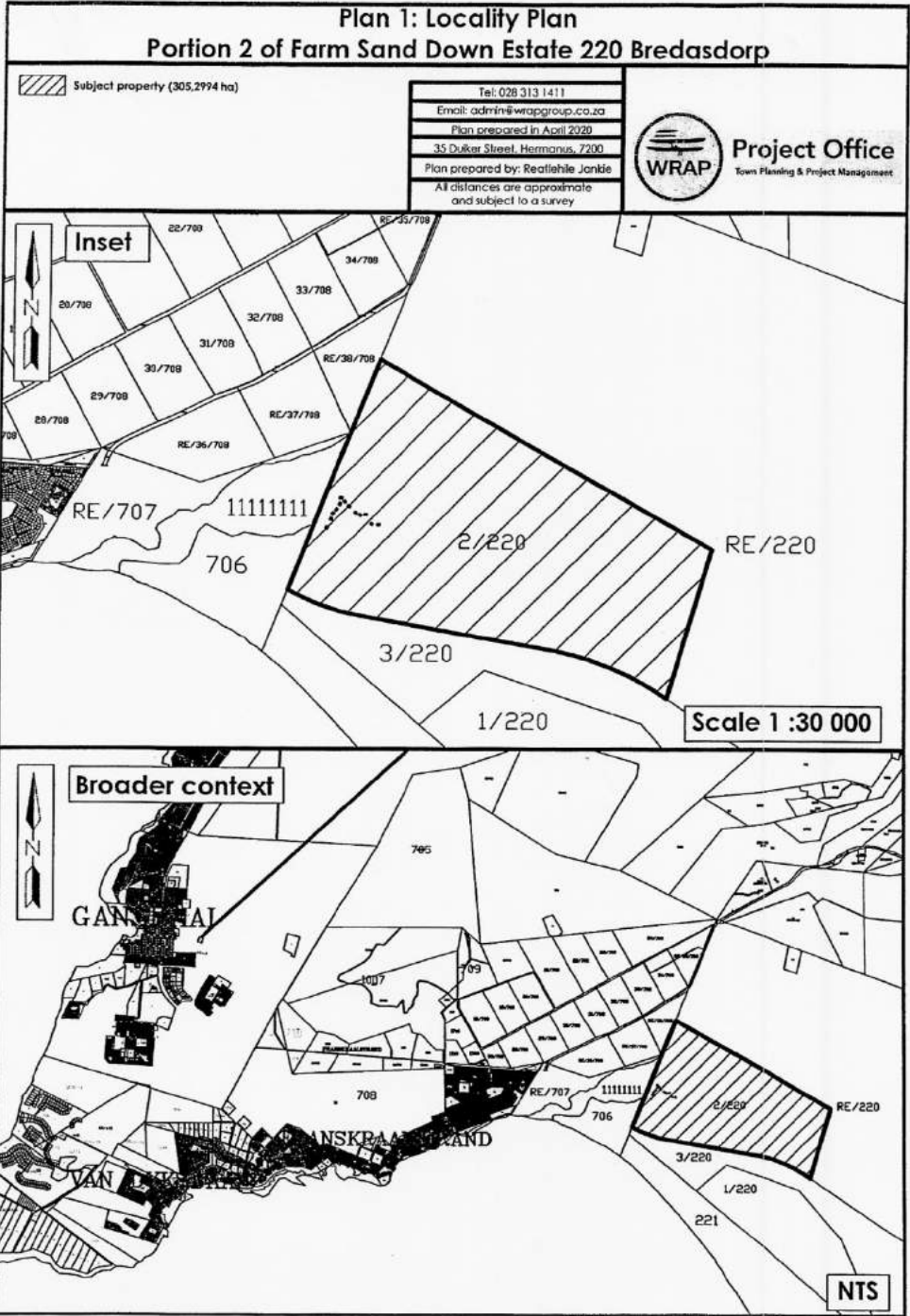
An application was received on 4 June 2020 in terms of Section 16(2)(i) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 from Messrs WRAP Project Office on behalf of Southern Spirit Properties 25 (Pty) Ltd for the extension of validity of an existing approval.

RESOLVED :





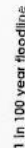

1. that the applications in terms of Section 16(2)(i) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for the extension of validity of an existing approval for a period of five (5) years from 24 June 2020 applicable to Portion 2 of the Farm Sand Down Estate No. 220, Division Bredasdorp, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that all other conditions in the approval letter dated 1 July 2015 be adhered to, and
 - (b) that this approval does not absolve the applicant from compliance with any other relevant legislation.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ None of the internal departments have any objection.
- ❖ The development is in line with policy documents.
- ❖ The development of the property will still be in line with the original development approval



Site Development Plan

-  Resort unit: holiday housing
-  Resort Zone: holiday accommodation
-  Access Road
-  1 in 50 year floodline
-  1 in 100 year floodline
-  Borehole

Water Storage Distribution Field
 Units 1 - 13 ± 300 m²
 Units 14 - 25 ± 175 m²

Farm 2/220, Bredasdorp
 Plan: 6/134/02

Scale: NTS

All distances approximate and subject to survey.
 WRAP makes no warranty of any kind, expressed or implied with regard to data and shall not be held responsible for any errors or omissions that may appear in this document. WRAP shall not be held responsible for any consequences that may arise from the use of this data. The data remains the property of the client and shall not be used for any purpose of a project with the plan without approval of the client.

1 Myrtle Avenue
 PO Box 1247
 Hermanus
 7200

Tel: 023 313 1411
 Fax: 066 508 3248
 Email: wrap@telkomsa.net
 Web: www.wrapgroup.co.za



Viewport 1



Scale 1:4 000

Viewport 2



Scale 1:3 500



OVERSTRAND MUNICIPALITY / MUNISIPALITEIT
 Submission approved in terms of Section 21(1) of Ordinance 15 of 1985 - CAUTION - see Annex A
 27.06.15
 IN MUNICIPAL POSSESSION
 15 AUGUSTUS, E. 1000 1/1/15

Scale 1:15 000

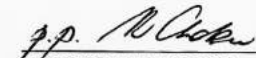


**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR EXTENSION OF THE PERIOD OF VALIDITY OF AN
APPROVAL: PORTION 2 OF THE FARM SAN DOWN ESTATE NO 220
DIVISION BREDASDORP**

Electricity : Eskom area
Stormwater : No services available
Water : No services available
Sewer : No services available
Roads and traffic : No services available

Conditions:

1. that the same conditions as set out by the Director: Infrastructure and Planning in his letter dated 01 July 2015 with regards to the original application be applied to the extension of the validity of the approval.


**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

14-08-2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

19. ERF 573, 94 SCHNEIDER STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: C AND JP TERBLANCHE

573 GFK (3627/2020)

SW van der Merwe

(028) 313 8900

Hermanus Administration

27 October 2020

Executive Summary

An application was received on 2 March 2020 from C and JP Terblanche for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 573, Franskraal in order to encroach the rear building line from 2m to 0,58m to accommodate an existing outbuilding.

RESOLVED :

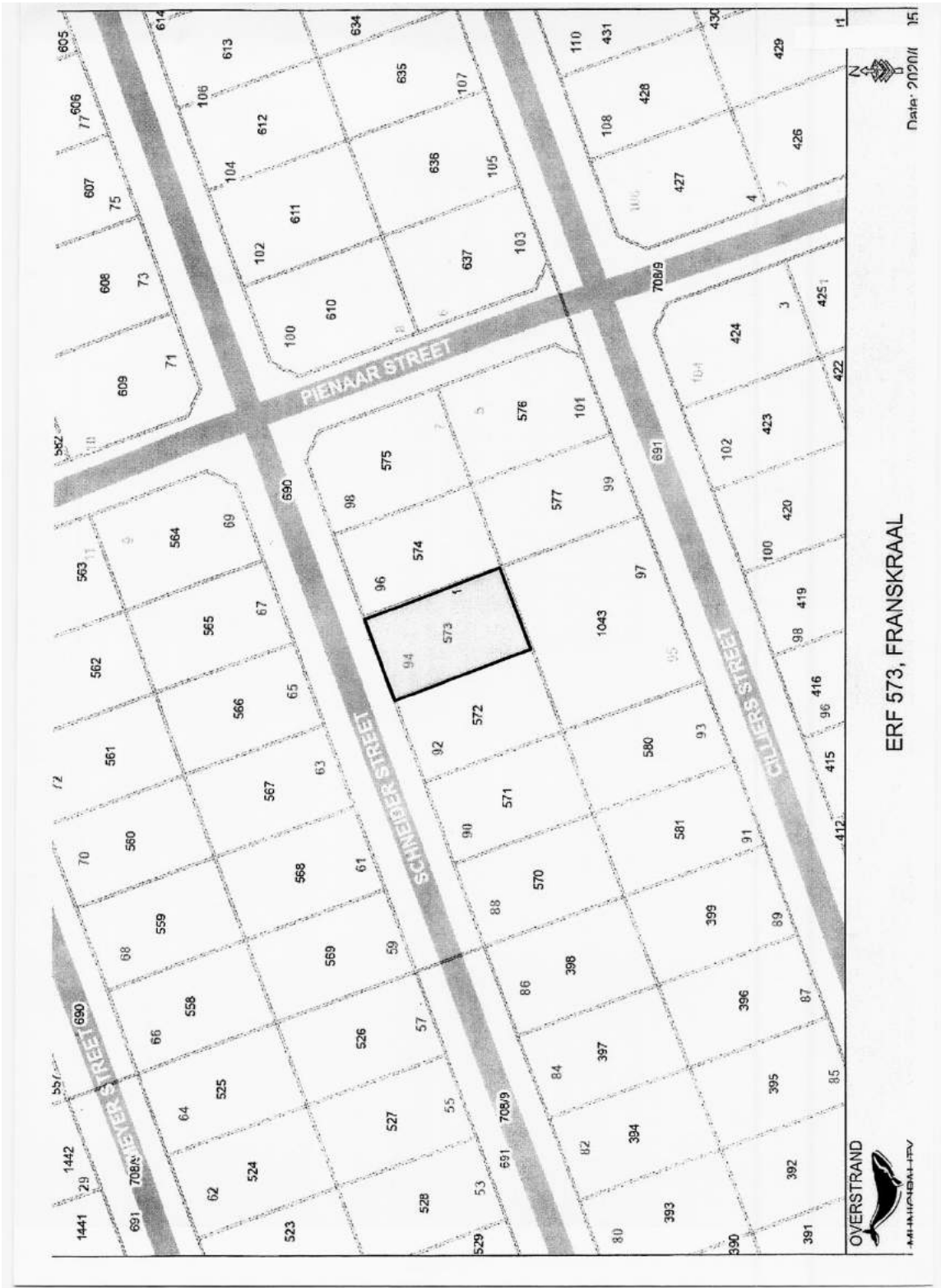
1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 573, Franskraal to encroach the rear building line from 2m to 0,58m to accommodate an existing outbuilding, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the approval only relates to the encroachment of the rear building line as indicated on Site Development Plans *CT/00/00* and *CT/000/03* dated 30/12/2019, submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
 - (c) that all the applicable conditions as contained in the Services Report, be complied with;
 - (d) that the canopy and brick built barbeque be demolished within a period of *sixty (60) days* from the final decision, to the satisfaction of the Authorised Official.
 - (e) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with, and
 - (f) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.

**AGENDA of the
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2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

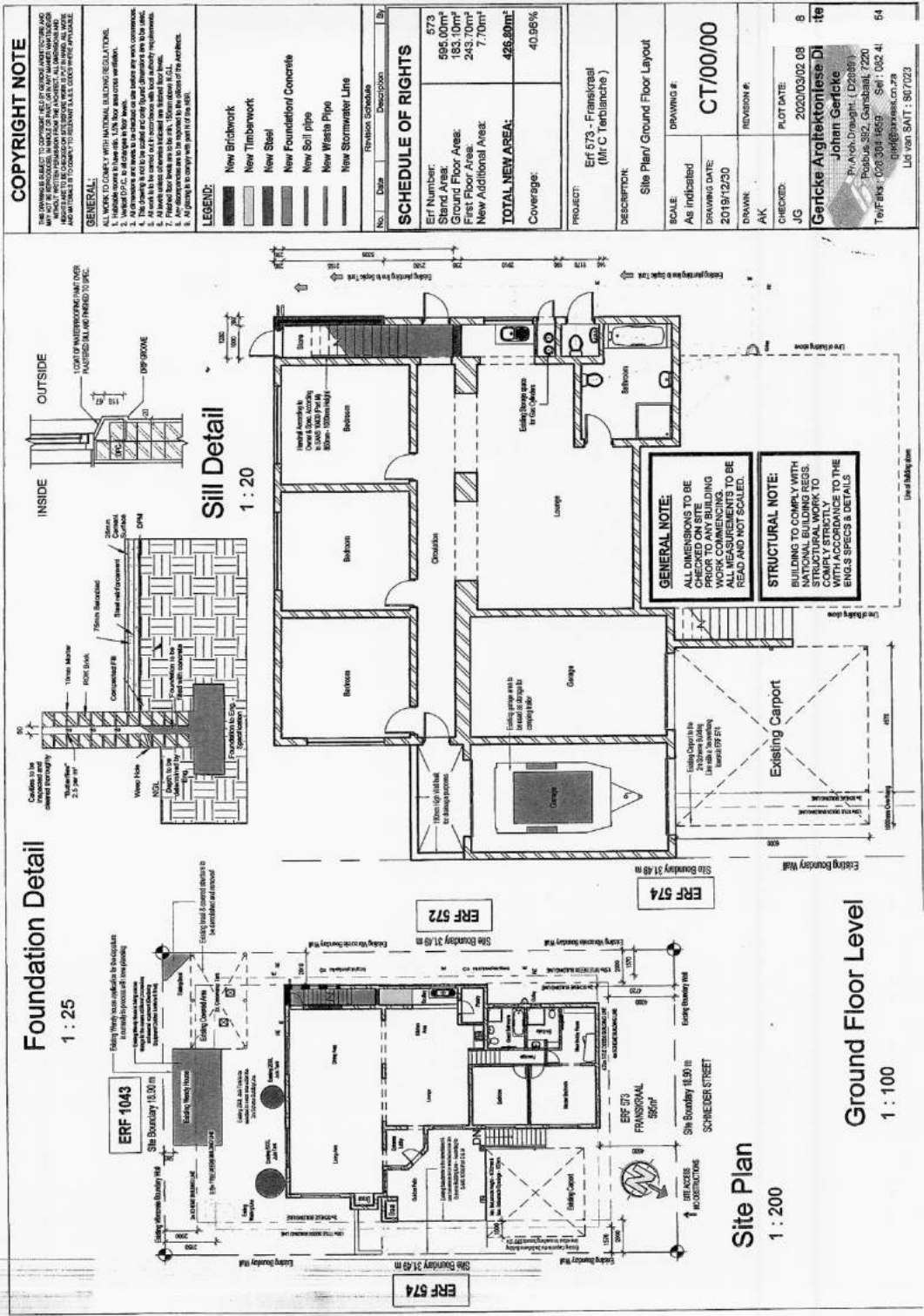
REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ None of the internal departments have any objection.
- ❖ No objections have been received.
- ❖ The development will not impact on the views of surrounding property owners, motorists or the streetscape of the property.
- ❖ The development does not impact negatively on the character of the area or adversely impact on the vested rights of surrounding property owners.



ERF 573, FRANSKRAAL





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GENERAL:

- 1. ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS.
- 2. Vertical D.P.C. to be checked in full.
- 3. All drawings are to be checked on paper and on screen.
- 4. All work is to be carried out in accordance with local authority requirements.
- 5. All work is to be carried out in accordance with the contract documents.
- 6. All work is to be carried out in accordance with the approved specifications.
- 7. All work is to be carried out in accordance with the approved specifications.
- 8. All drawings are to be checked in full.

LEGEND:

- New Brickwork
- New Timberwork
- New Steel
- New Foundation/Concrete
- New Soil pipe
- New Waste Pipe
- New Stormwater Line

| No. | Date | Revision | Description | By |
|-----|------|----------|-------------|----|
| | | | | |

SCHEDULE OF RIGHTS

| | |
|------------------------|----------------------------|
| Erf Number: | 573 |
| Stand Area: | 595.00m ² |
| Ground Floor Area: | 183.10m ² |
| First Floor Area: | 243.70m ² |
| New Additional Area: | 7.70m ² |
| TOTAL NEW AREA: | 436.80m² |
| Coverage: | 40.96% |

PROJECT: Erf 573 - Franskransal (Mr C Terblanche)

DESCRIPTION: Site Plan Ground Floor Layout

SCALE: As indicated

DRAWING DATE: 2019/12/20

DRAWING NO: CT/00/00

REVISION #:

CHECKED: JG

DATE: 2020/03/02

PLOT DATE: 8

PROJECT: Geritcke Argitektoniese Di

PROJECT: Johan Geritcke

PROJECT: P.O. Box 332, Garabval, 7250

PROJECT: Tel/Fax: 030 391 8637

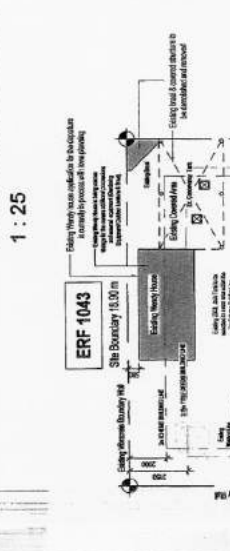
PROJECT: E-mail: jg@geritcke.co.za

PROJECT: Lid van SAAT: 987023

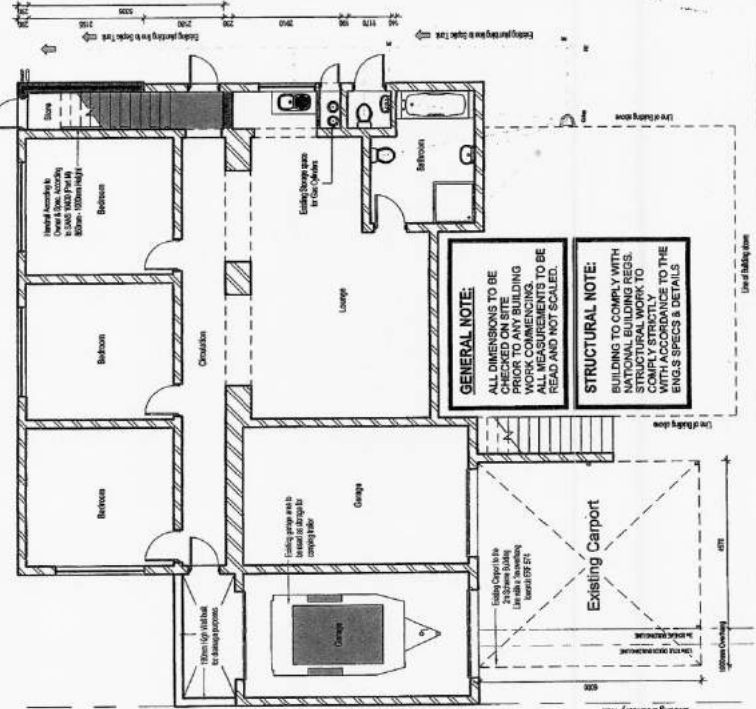
GENERAL NOTE:
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING WORK. ALL MEASUREMENTS TO BE READ AND NOT SOALED.

STRUCTURAL NOTE:
BUILDING TO COMPLY WITH NATIONAL BUILDING REGULATIONS. STRUCTURAL WORK TO BE COMPLY STRICTLY WITH APPROVED SPECIFICATIONS AND DETAILS.

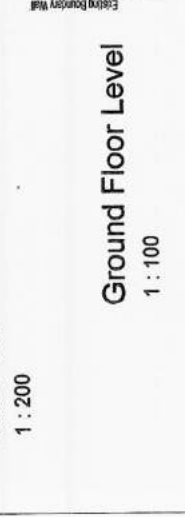
Foundation Detail
1 : 25



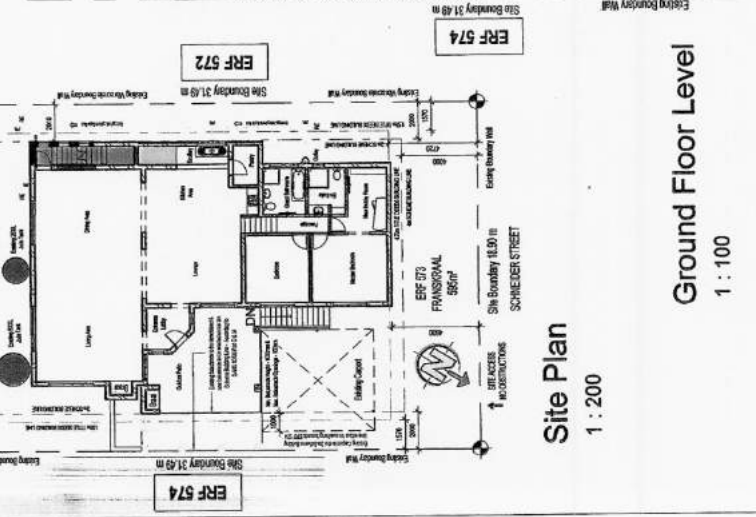
Sill Detail
1 : 20



Site Plan
1 : 200



Ground Floor Level
1 : 100



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 573, FRANSKRAAL**

Electricity : In order
Water : In order
Sewer : In order
Stormwater : In order
Roads and traffic : In order

Conditions:

1. that only the existing water and sewerage connections will be available to 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, standard 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 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;
4. that any additional and / or extended vehicle entrances will be for the developer's account;
5. that stormwater be allowed to discharge through Erf 573, Franskraal, unobstructed;
6. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

20. REMAINDER OF THE FARM SAND DOWN ESTATE NO. 220, BREDASDORP DIVISION, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF MYSTIC PEARL 133 (PTY) LTD

220 RBRE (2913/2019)

SW vd Merwe

(028) 313 8900

Hermanus Administration

20 October 2020

Executive Summary

An application was received on 18 February 2020 from Messrs Plan Active Town & Regional Planners on behalf of Mystic Pearl 133 (Pty) Ltd on the Remainder of the Farm Sand Down Estate No. 220, Bredasdorp Division in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for consent use (tourism accommodation) to accommodate two (2) self-catering units on the property.

RESOLVED :

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to the Remainder of the Farm Sand Down Estate No. 220, Bredasdorp Division for consent use (tourism accommodation) to accommodate two (2) self-catering units on the property, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that consent use is only applicable to the two (2) self-catering units as indicated on the Site Development Plan, drawings dated *01/08/2019 and 23/10/2018*;
 - (b) that the building plans be submitted to the Building Department and that all conditions of the Building- and the Fire Department be complied with at that stage;
 - (c) that all the conditions of Eskom, Department of Transport and Public Works and Telkom, be complied with;
 - (d) that all the conditions in the Services Report and Health Department, be complied with;
 - (e) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and

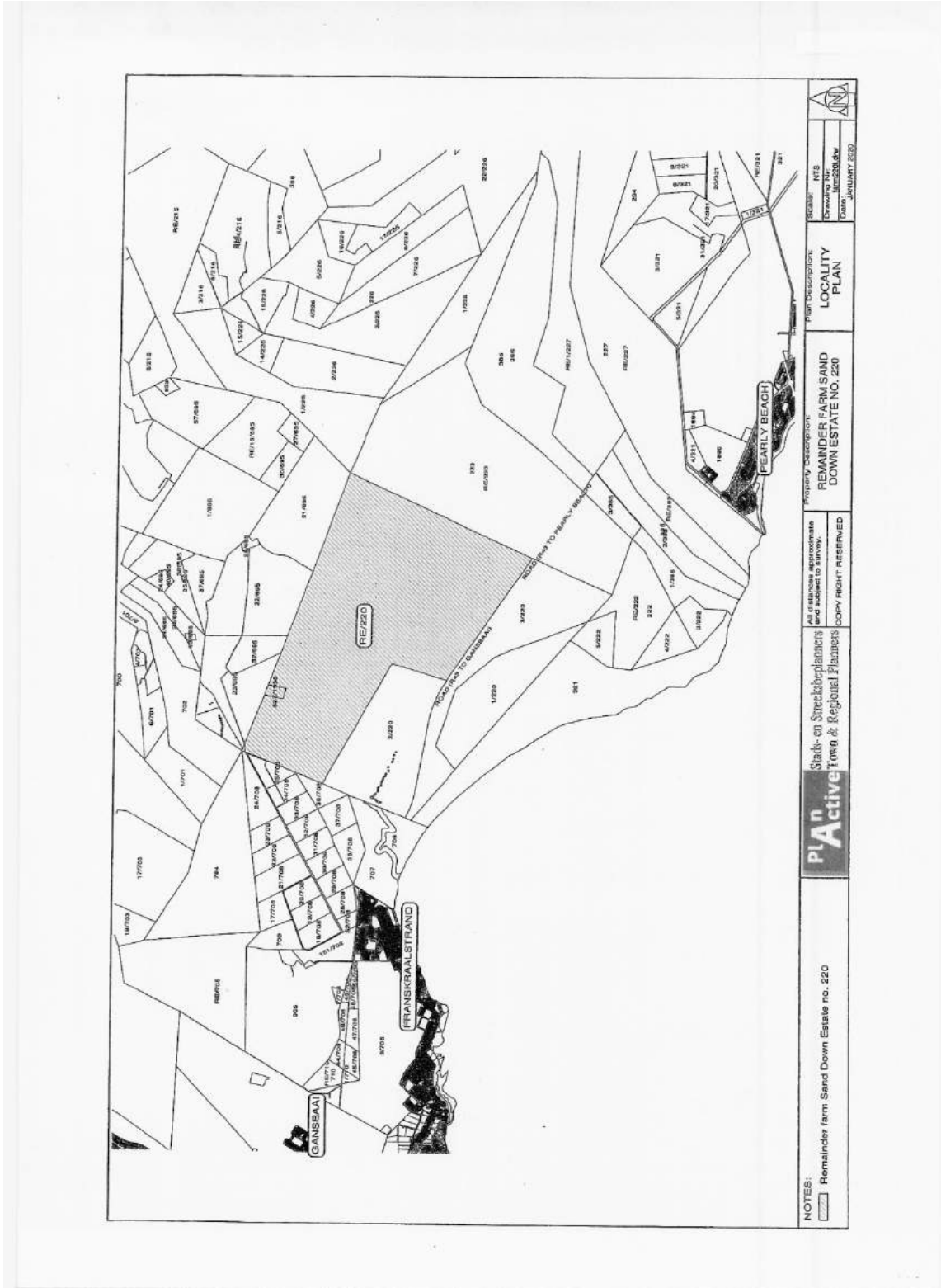
**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

- (f) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant/person who commented be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

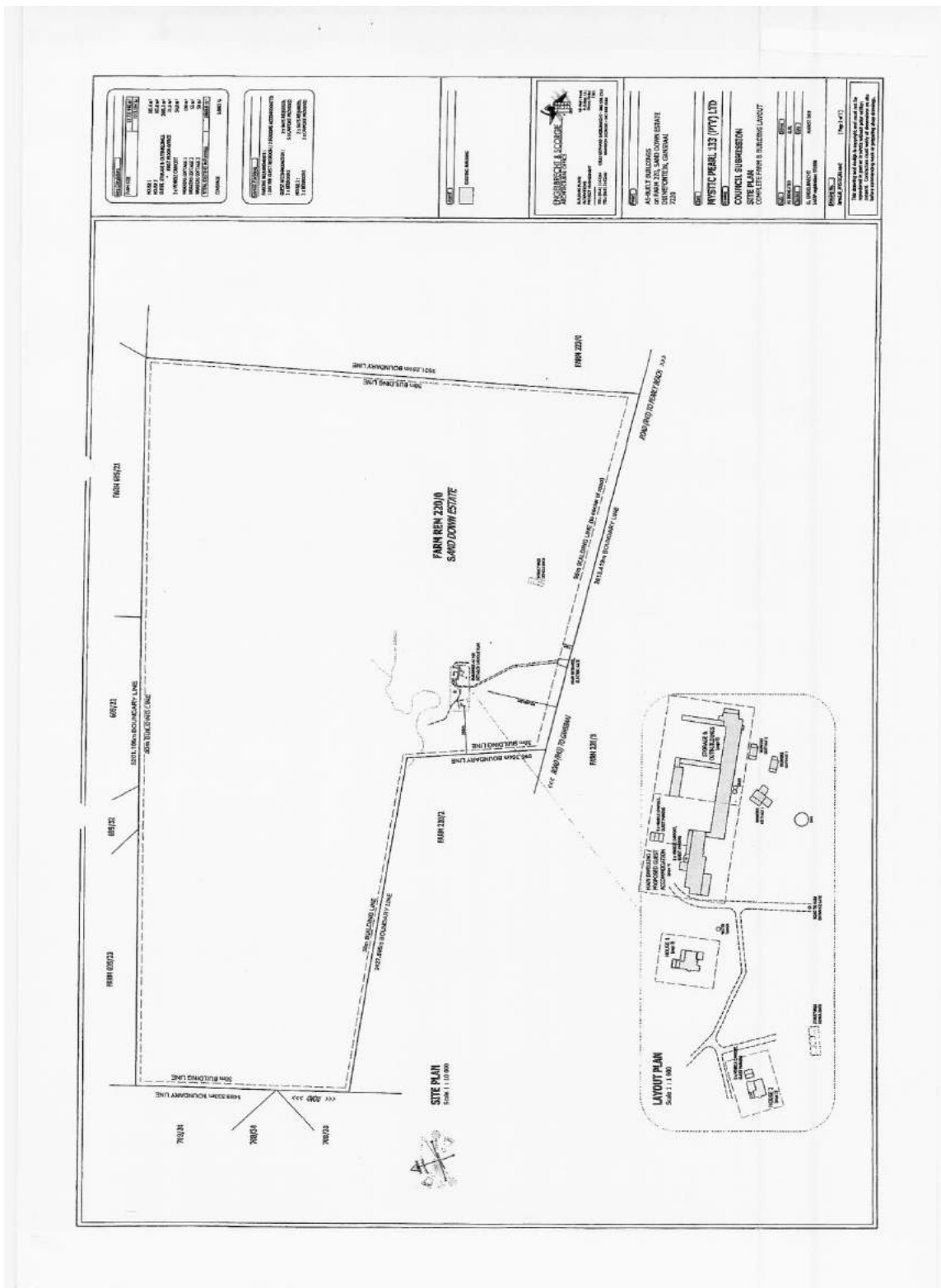
REASONS FOR RECOMMENDATION

- ❖ There is good accessibility and sufficient parking provisions.
- ❖ The application has followed due procedure.
- ❖ None of the internal departments have objected to the application.
- ❖ No municipal services will be required.
- ❖ No external state departments objected to the application.
- ❖ The application is in line with SPLUMA principles.
- ❖ No impact on the environment.
- ❖ No objections were received from surrounding property owners.
- ❖ It is in line with the aims of the Overstrand SDF to promote tourism.
- ❖ The uses depicted in the design proposal are that of a rural/agricultural character, which contributes towards the character of the area. Further, the proposed uses will be accommodated in existing structures.
- ❖ The subject property consists of natural beauty which attracts tourist to the area.

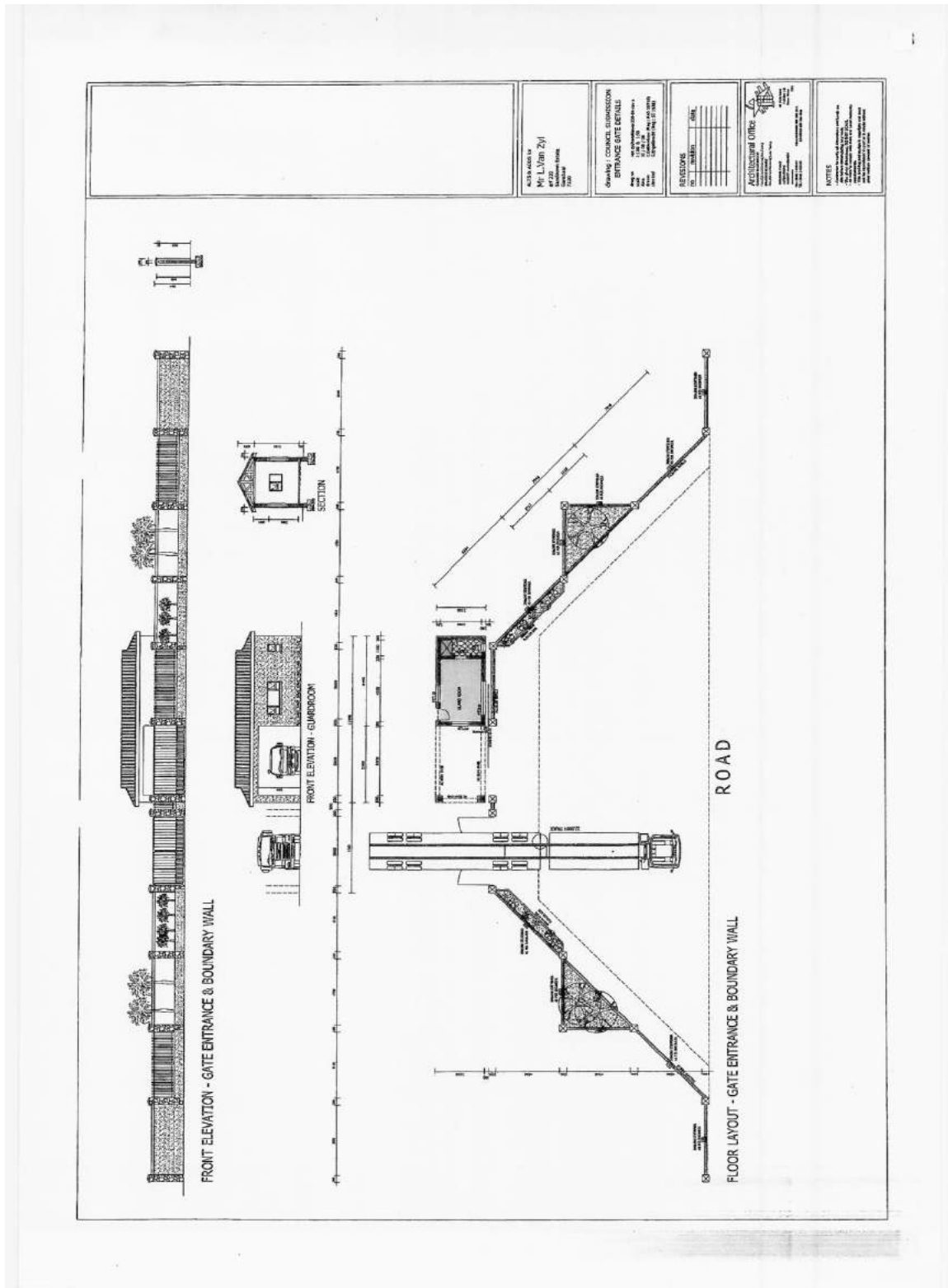
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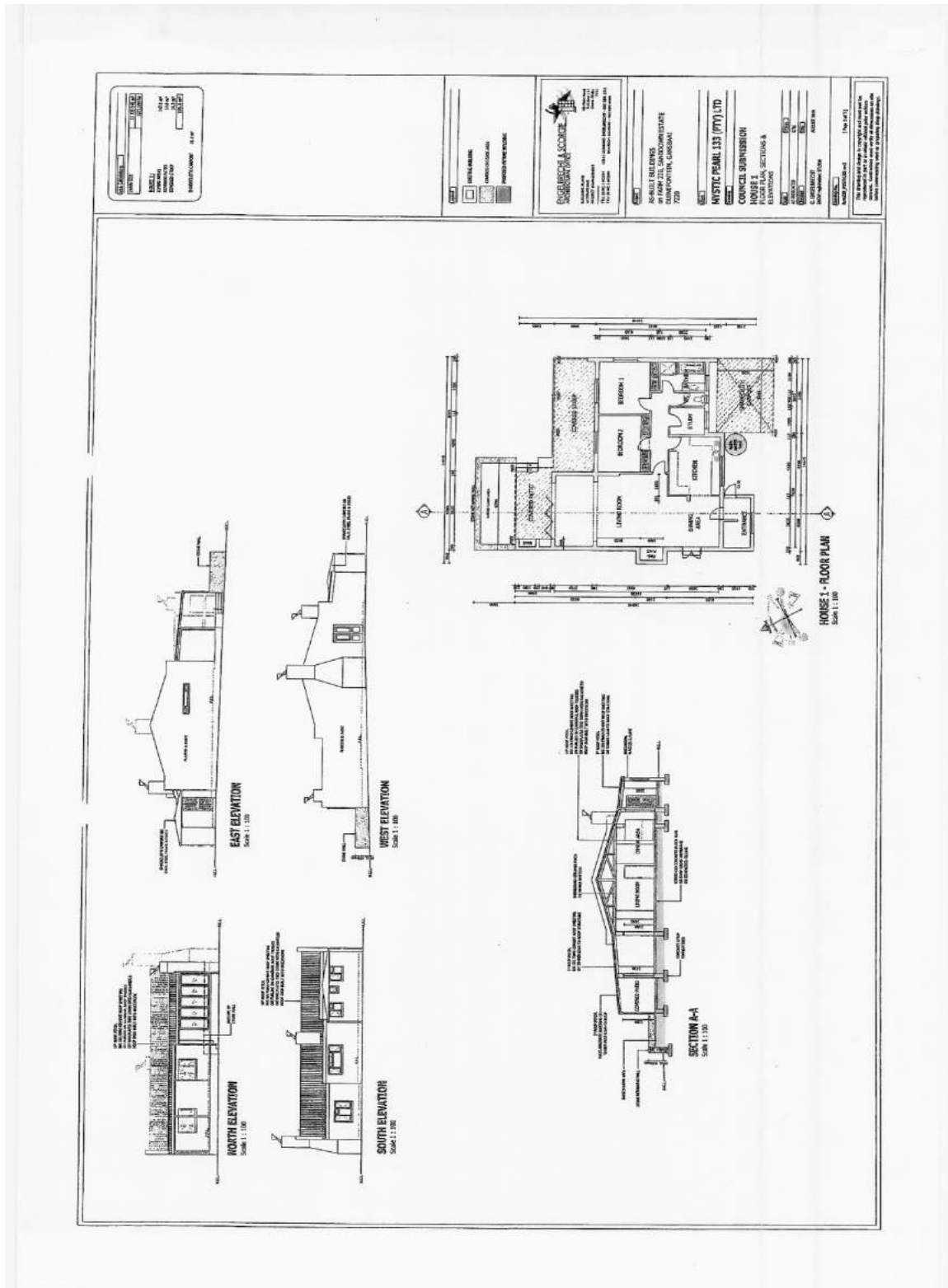
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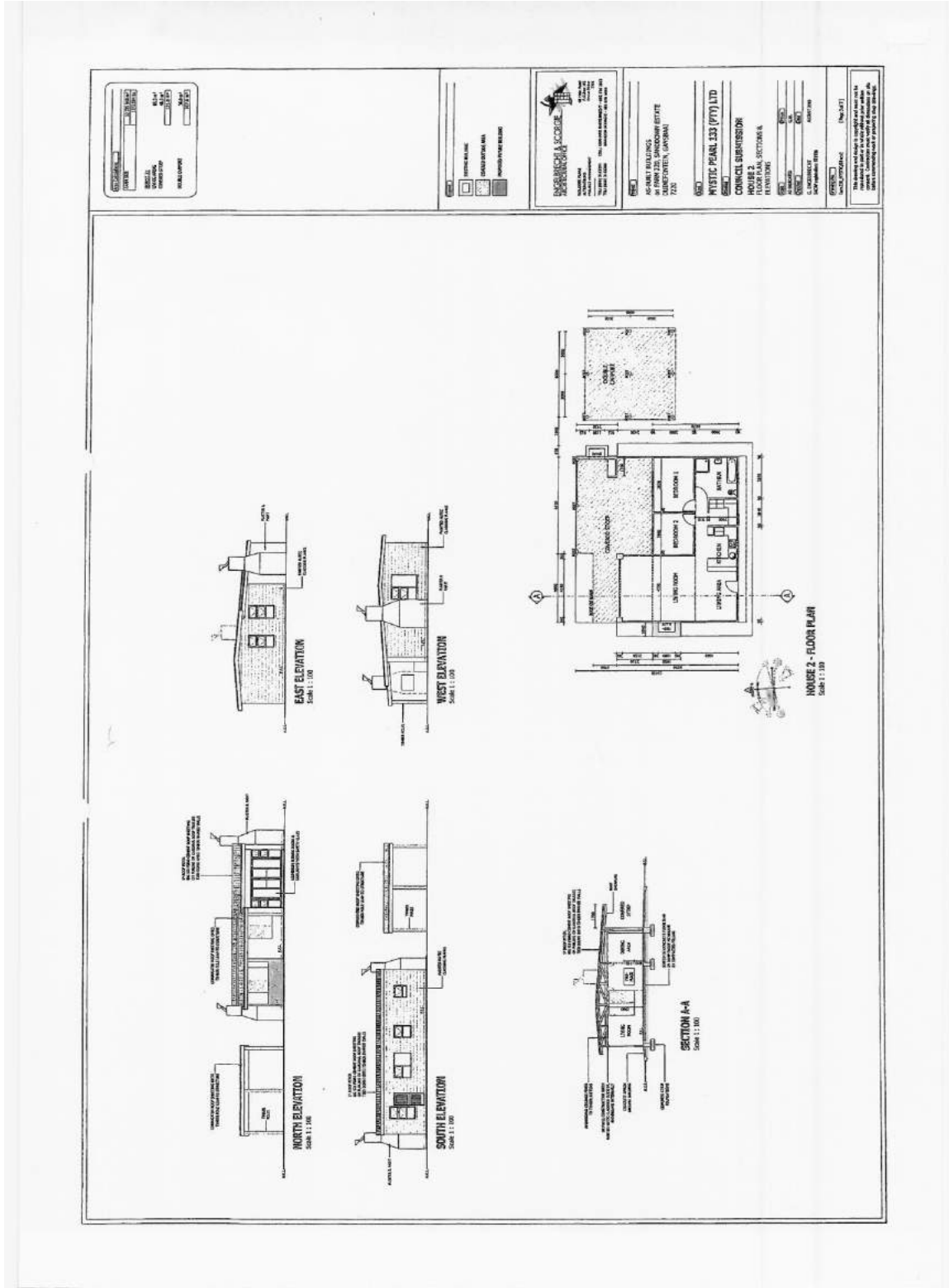
**AGENDA of the
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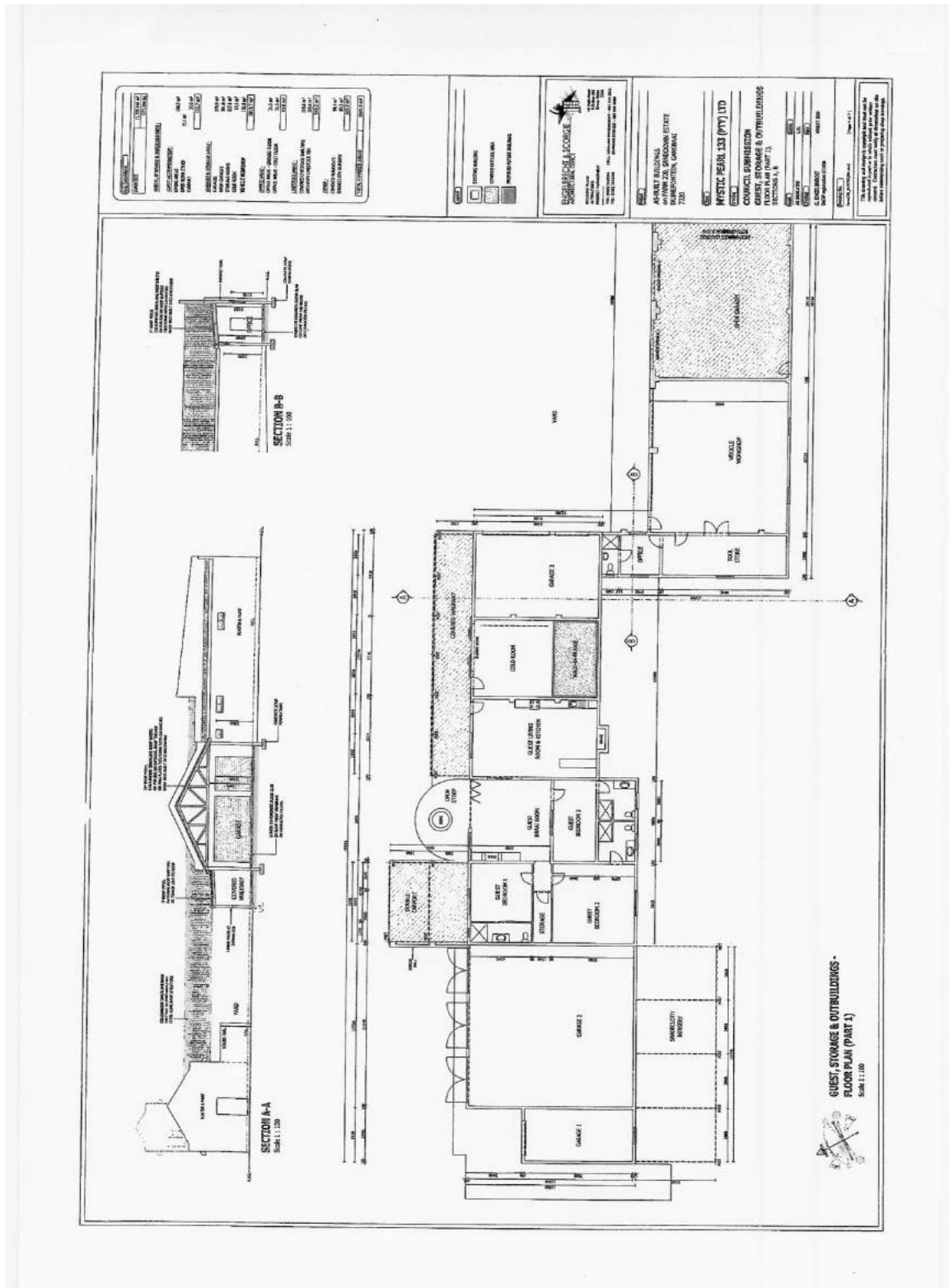
**AGENDA of the
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(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**



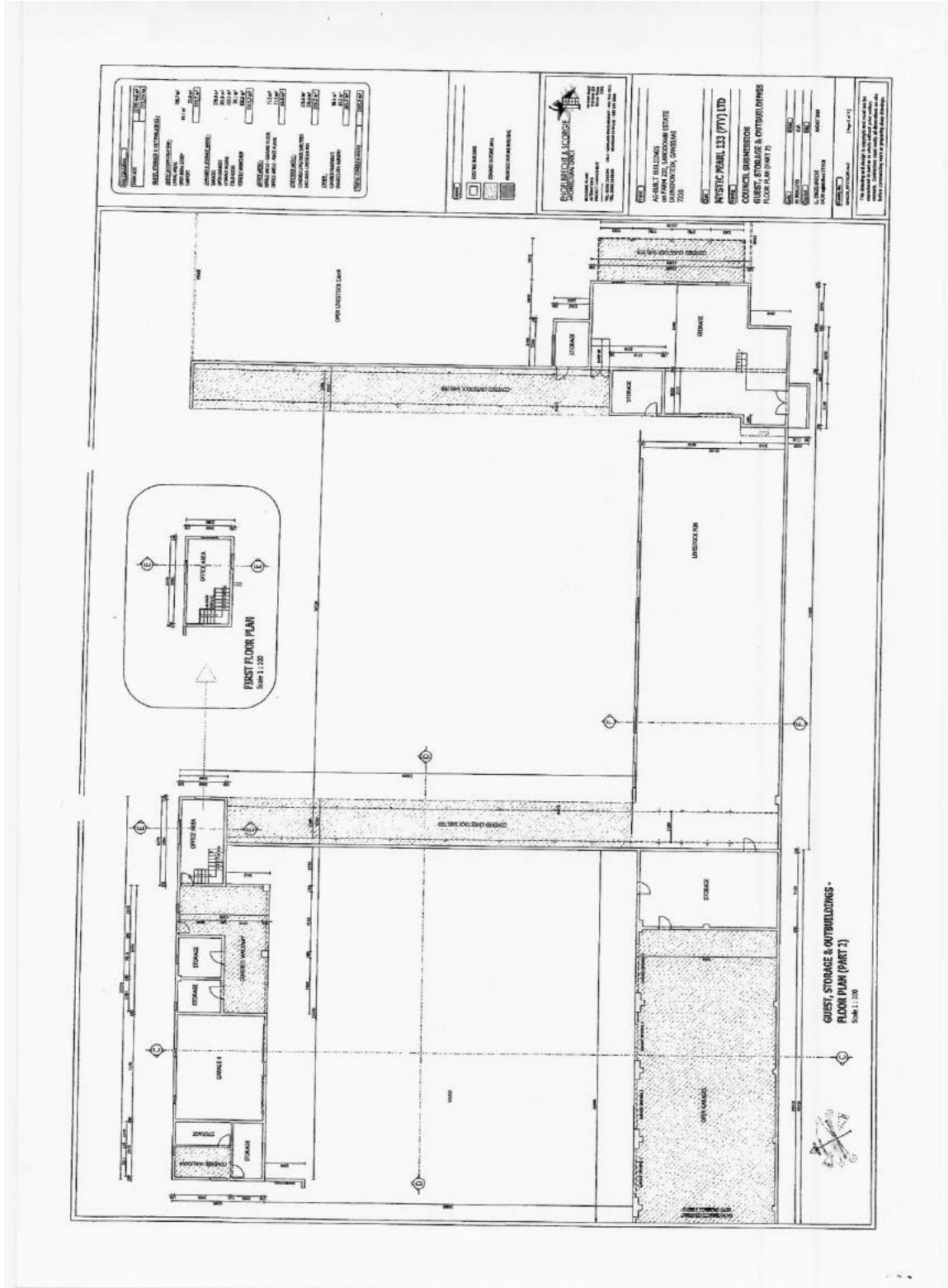
**AGENDA of the
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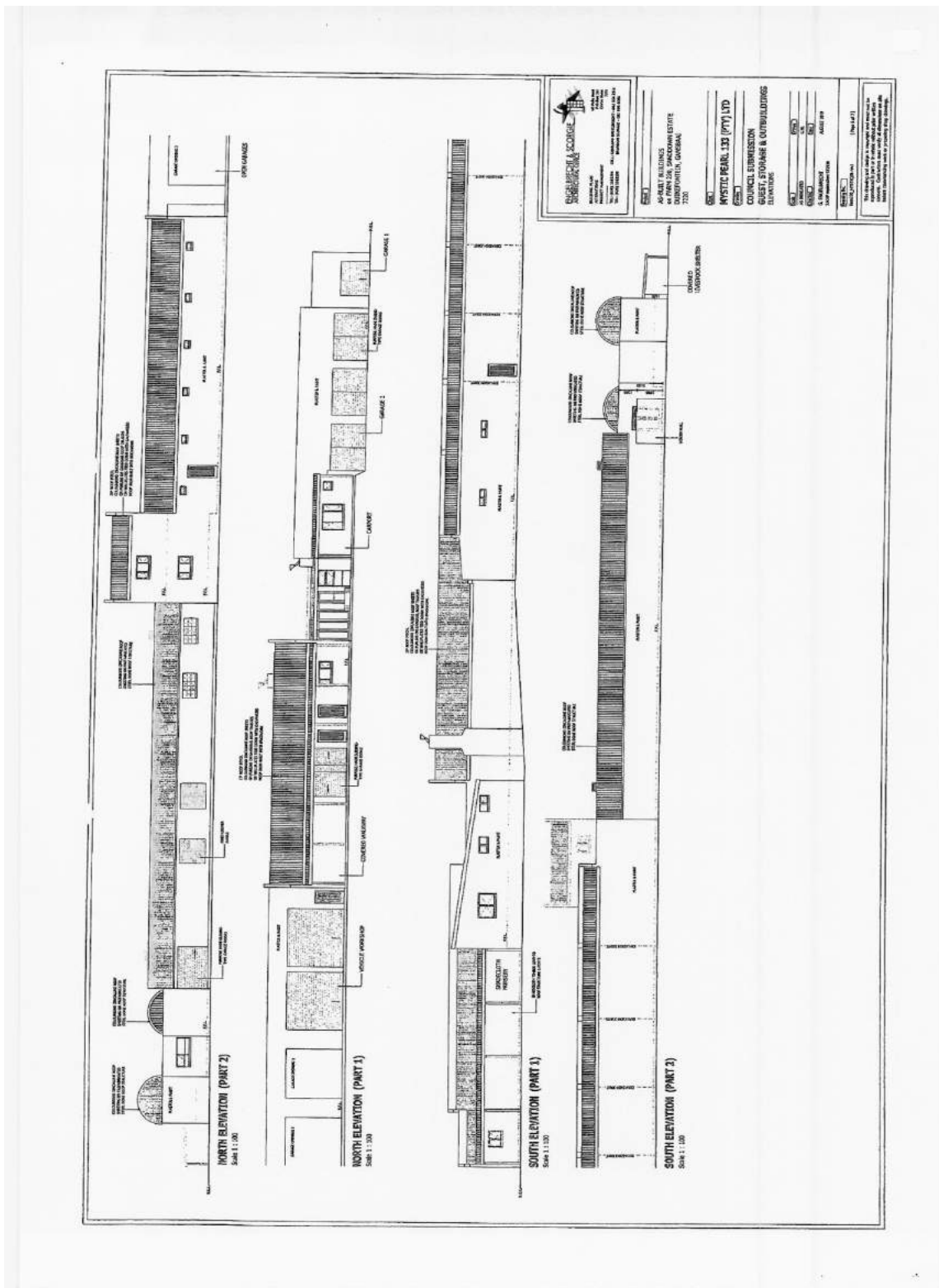
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Portfolio Committee : Infrastructure & Planning
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(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)



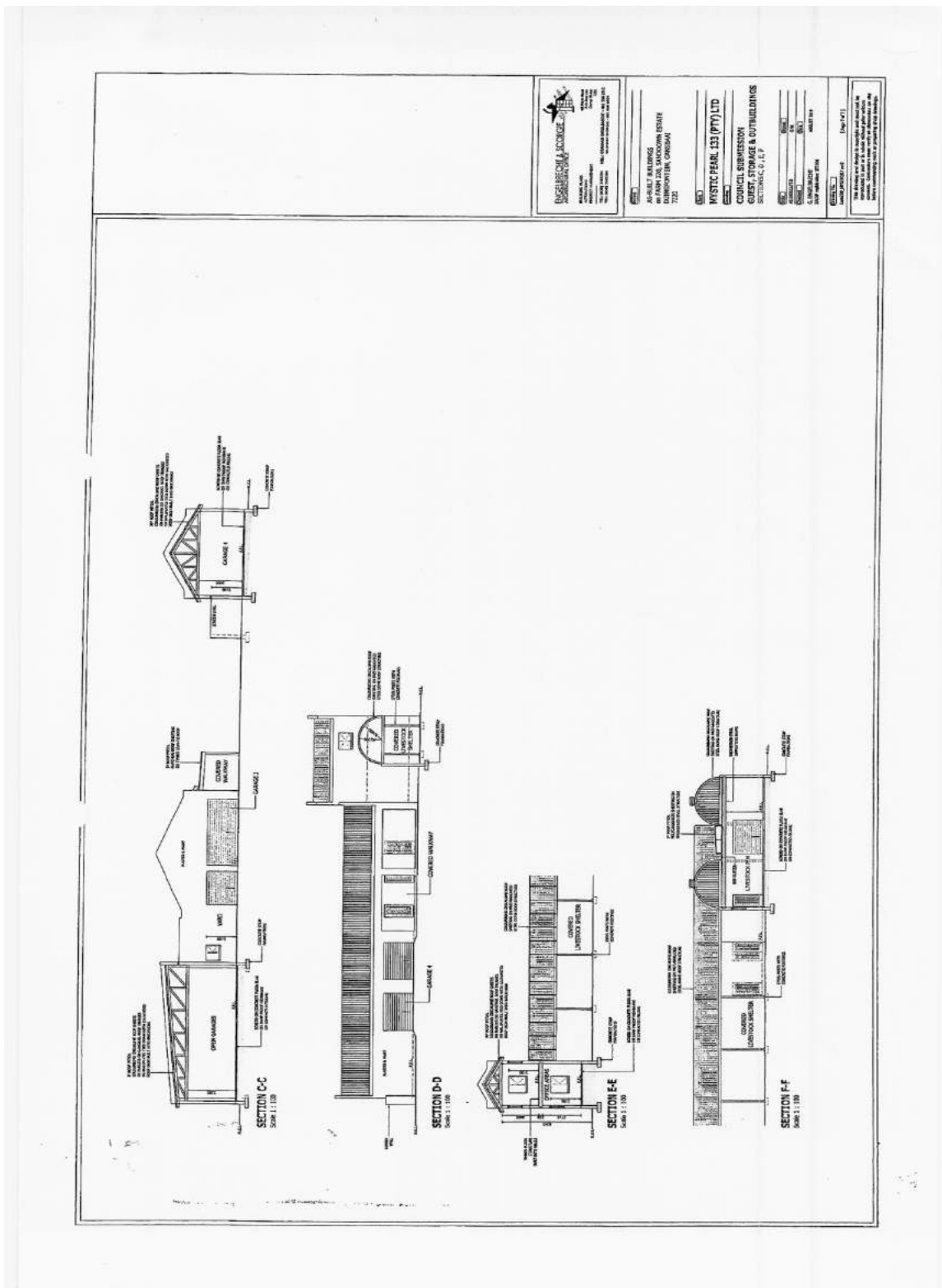
**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**



AGENDA of the Portfolio Committee : Infrastructure & Planning 16 February 2021 (Also the agenda for the Mayoral Committee Meeting : 24 February 2021)



**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**



**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE: REMAINDER OF THE FARM SAND
DOWN ESTATE NO 220 DIVISION BREDASDORP**

| | | |
|-------------------|---|-----------------------|
| Electricity | : | Eskom area |
| Stormwater | : | No services available |
| Water | : | No services available |
| Sewer | : | No services available |
| Roads and traffic | : | No services available |

Conditions:

1. that the developer arrange with ESCOM for the provision of electricity and that he complies with all conditions as may be set by ESCOM;
2. that no water service from Overstrand Municipality is available and the developer will be responsible to obtain the necessary approval, licence and permit from the applicable authorities (water affairs, health, BOCMA etc.) for the use of any other water resources and the extraction thereof;
3. that the quality of potable water comply with SANS0241 standards and that relevant proof be submitted to the Senior Manager : Engineering Services, Overstrand Municipality;
4. that no sewerage service from Overstrand Municipality is available and the developer will be responsible to obtain the necessary approval, licence and permit from the applicable authorities (water affairs, health, etc.) for the use of any sewage disposal;
5. that the conservancy tanks will not be serviced by the Overstrand Municipality due to logistics and high cost for servicing farms and resorts;
6. that waste water disposal be done in a safe and healthy manner and that plans thereof be submitted to the Municipality and the Department of Water Affairs for approval;
7. that the developer complies to all the conditions set by Department Of Water & Environmental Affairs;

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2

8. that the developer will arrange with Provincial Administration to obtain approval for any new access from the Provincial road.

p.p. R. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

16-09-2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

21. ERF 1498, 13 VADER VISSER STREET, SANDBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS SMART SOLUTION ON BEHALF OF AL AND D LEVIN

1498 HSB (3460)

H Boshoff

(028) 313 8900

Hermanus Administration

26 October 2020

Executive Summary

An application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) has been received on 17 March 2020 from Messrs Smart Solution on behalf of AL and D Levin in order to relax the north-western and north-eastern lateral building lines from 2m to 0m to accommodate a double garage.

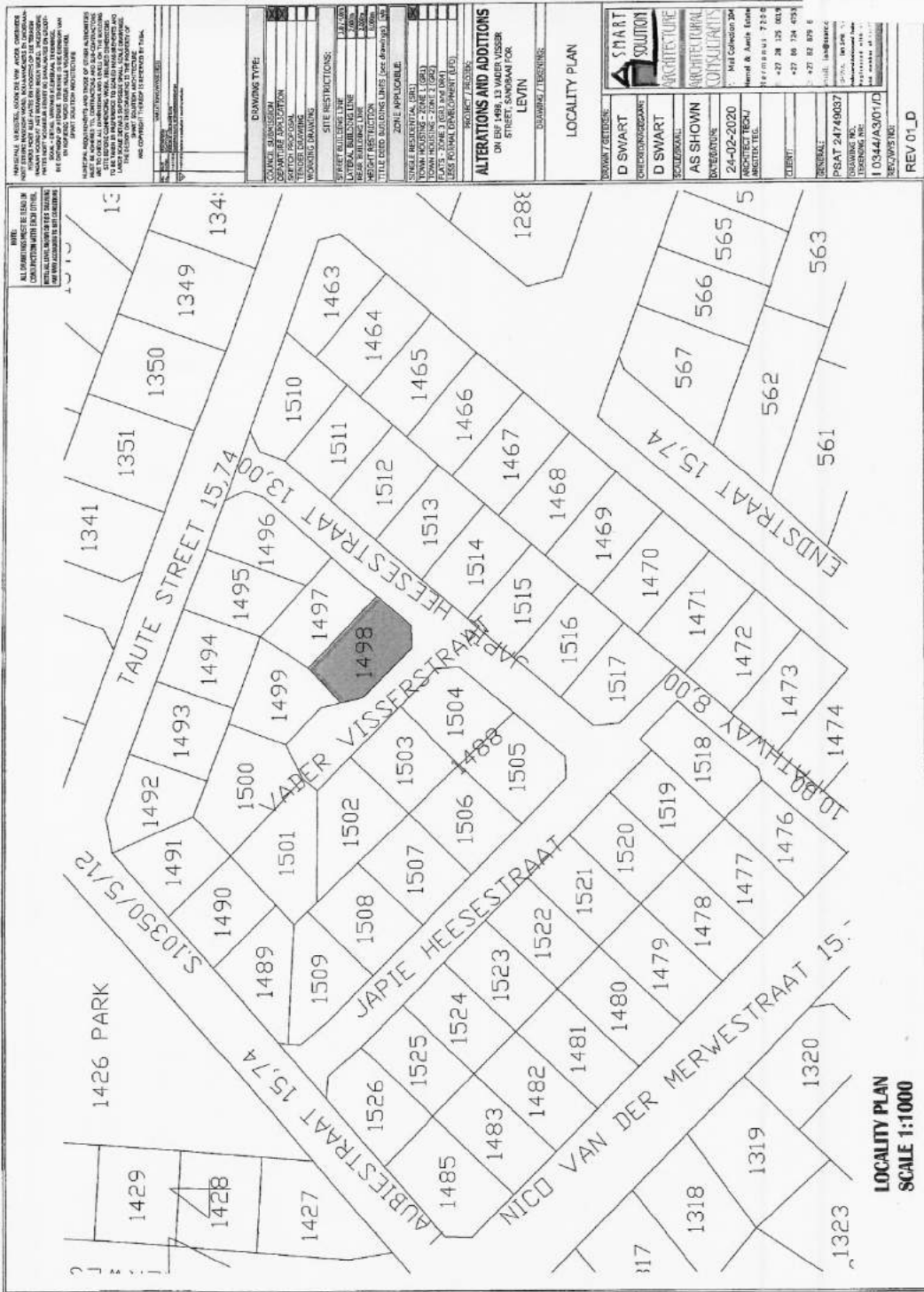
RESOLVED :

1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 1498, Sandbaai in order to relax the north-western and the north-eastern lateral building lines from 2m to 0m in order to accommodate a double garage, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the garage be restricted to the dimensions as indicated on plan nos. I 0344/A2/03/D dated 24-02-2020, I 0344/A2/04/D dated 19-02-2020, I 0344/A2/05 – 06/D dated 24-02-2020 and I 0344/A3/07 – 08/D dated 24-02-2020 that was submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
 - (c) that the conditions of Engineering Services and Telkom, be adhered to;
 - (d) that all other applicable development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation;
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 regarding the above conditions of approval.

**AGENDA of the
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REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ No objections were received.
- ❖ It is in line with policy documents.
- ❖ The development will be beneficial for optimization of the erf.
- ❖ The application is regarded as being desirable from a town planning point of view.



INVESTIGATE, ADVISE, MONITOR AND ACT ON COMPLIANCE WITH THE ACT AND REGULATIONS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT DEPARTMENTS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT DEPARTMENTS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT DEPARTMENTS.

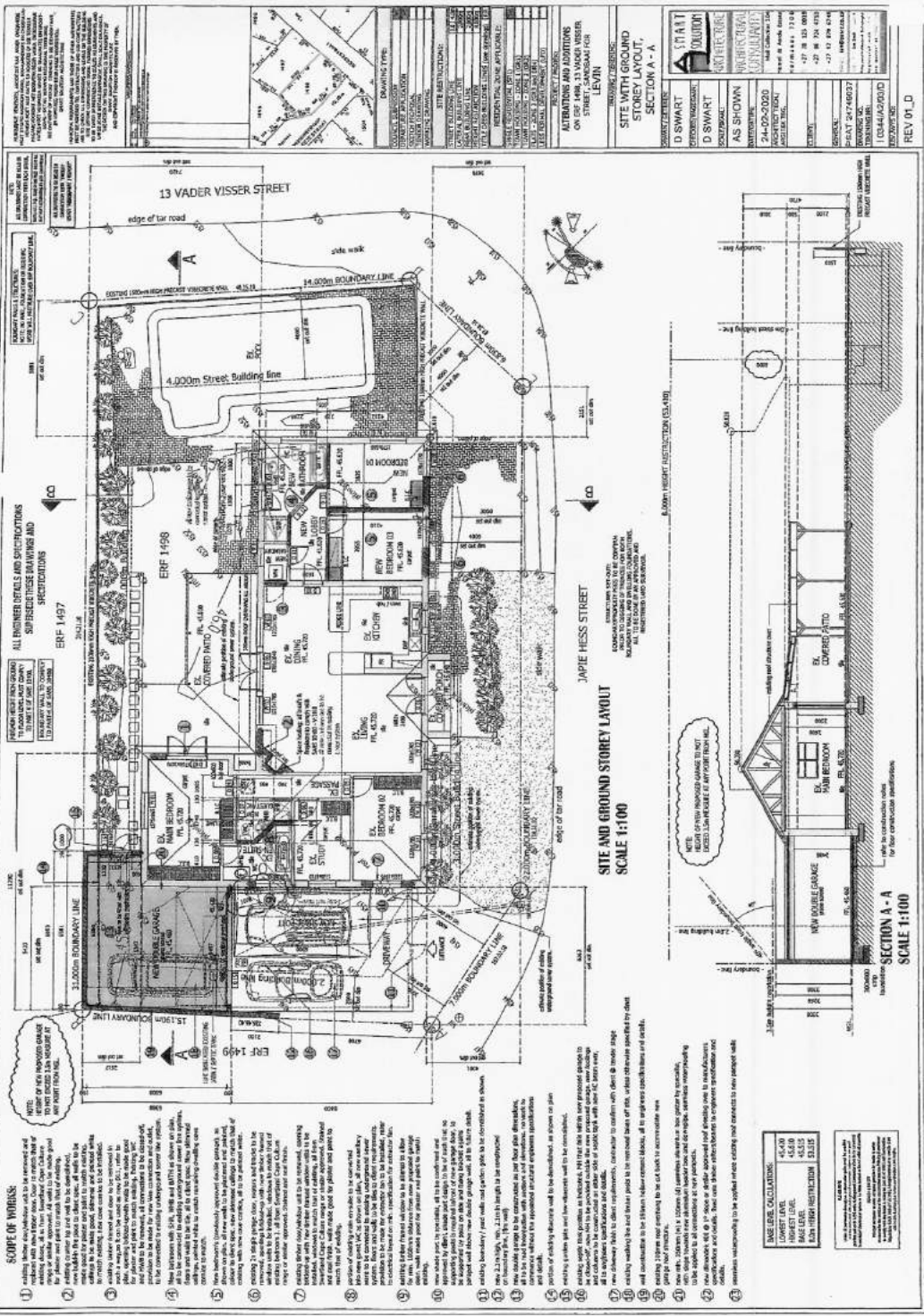
DRAWING TYPE:
 COUNCIL SUBMISSION
 DEPARTMENT OF DEVELOPMENT
 DRAWING NO. 247/90837
 DRAWING DATE: 2020-02-24
 DRAWING SCALE: 1:1000
 DRAWING SHEET: 1 OF 1

SITE INSTRUCTIONS:
 STREET BUILDING LINE: 1:1000
 LATERAL BUILDING LINE: 1:1000
 HEIGHT RESTRICTION: 1:1000
 TITLE DEED BUILDING LINES (See drawing) 1:1000
 ZONE APPLICABLE:
 SINGLE RESIDENTIAL (SR1)
 TOWNHOUSING - ZONE (LGH)
 PLANNED DEVELOPMENT (PD)
 PLANNED DEVELOPMENT (PD)
 PLANNED DEVELOPMENT (PD)

ALTERATIONS AND ADDITIONS
 DR BFF 488, 13 VANDER VISSER
 STREET, SANDRAAM FOR
 LEVIN
 DRAWING NUMBER: 247/90837

LOCALITY PLAN
 DRAWING NUMBER: 247/90837
 DRAWING DATE: 2020-02-24
 DRAWING SCALE: 1:1000
 DRAWING SHEET: 1 OF 1

LOCALITY PLAN
SCALE 1:1000



SCOPE OF WORKS:

- 1) existing site to be demolished with an existing wall to be removed and replaced with a new wall to be constructed in accordance with the specifications and drawings.
- 2) new concrete slab to be cast in situ for the ground floor and first floor.
- 3) new concrete slab to be cast in situ for the ground floor and first floor.
- 4) new concrete slab to be cast in situ for the ground floor and first floor.
- 5) new concrete slab to be cast in situ for the ground floor and first floor.
- 6) new concrete slab to be cast in situ for the ground floor and first floor.
- 7) new concrete slab to be cast in situ for the ground floor and first floor.
- 8) new concrete slab to be cast in situ for the ground floor and first floor.
- 9) new concrete slab to be cast in situ for the ground floor and first floor.
- 10) new concrete slab to be cast in situ for the ground floor and first floor.
- 11) new concrete slab to be cast in situ for the ground floor and first floor.
- 12) new concrete slab to be cast in situ for the ground floor and first floor.
- 13) new concrete slab to be cast in situ for the ground floor and first floor.
- 14) new concrete slab to be cast in situ for the ground floor and first floor.
- 15) new concrete slab to be cast in situ for the ground floor and first floor.
- 16) new concrete slab to be cast in situ for the ground floor and first floor.
- 17) new concrete slab to be cast in situ for the ground floor and first floor.
- 18) new concrete slab to be cast in situ for the ground floor and first floor.
- 19) new concrete slab to be cast in situ for the ground floor and first floor.
- 20) new concrete slab to be cast in situ for the ground floor and first floor.
- 21) new concrete slab to be cast in situ for the ground floor and first floor.
- 22) new concrete slab to be cast in situ for the ground floor and first floor.
- 23) new concrete slab to be cast in situ for the ground floor and first floor.
- 24) new concrete slab to be cast in situ for the ground floor and first floor.
- 25) new concrete slab to be cast in situ for the ground floor and first floor.

WEIGHT CALCULATIONS:

| | |
|----------------------|--------|
| LOWEST LEVEL | 45.400 |
| HIGHEST LEVEL | 45.500 |
| MEAN LEVEL | 45.450 |
| RAIN FRESH INJECTION | 43.315 |

SECTION A - A
SCALE 1:100

REVISIONS:

| | | |
|-----|-------------------|------------|
| NO. | DESCRIPTION | DATE |
| 1 | ISSUED FOR PERMIT | 15/08/2020 |
| 2 | ISSUED FOR PERMIT | 15/08/2020 |
| 3 | ISSUED FOR PERMIT | 15/08/2020 |
| 4 | ISSUED FOR PERMIT | 15/08/2020 |
| 5 | ISSUED FOR PERMIT | 15/08/2020 |
| 6 | ISSUED FOR PERMIT | 15/08/2020 |
| 7 | ISSUED FOR PERMIT | 15/08/2020 |
| 8 | ISSUED FOR PERMIT | 15/08/2020 |
| 9 | ISSUED FOR PERMIT | 15/08/2020 |
| 10 | ISSUED FOR PERMIT | 15/08/2020 |
| 11 | ISSUED FOR PERMIT | 15/08/2020 |
| 12 | ISSUED FOR PERMIT | 15/08/2020 |
| 13 | ISSUED FOR PERMIT | 15/08/2020 |
| 14 | ISSUED FOR PERMIT | 15/08/2020 |
| 15 | ISSUED FOR PERMIT | 15/08/2020 |
| 16 | ISSUED FOR PERMIT | 15/08/2020 |
| 17 | ISSUED FOR PERMIT | 15/08/2020 |
| 18 | ISSUED FOR PERMIT | 15/08/2020 |
| 19 | ISSUED FOR PERMIT | 15/08/2020 |
| 20 | ISSUED FOR PERMIT | 15/08/2020 |
| 21 | ISSUED FOR PERMIT | 15/08/2020 |
| 22 | ISSUED FOR PERMIT | 15/08/2020 |
| 23 | ISSUED FOR PERMIT | 15/08/2020 |
| 24 | ISSUED FOR PERMIT | 15/08/2020 |
| 25 | ISSUED FOR PERMIT | 15/08/2020 |

REVISIONS:

| | | |
|-----|-------------------|------------|
| NO. | DESCRIPTION | DATE |
| 1 | ISSUED FOR PERMIT | 15/08/2020 |
| 2 | ISSUED FOR PERMIT | 15/08/2020 |
| 3 | ISSUED FOR PERMIT | 15/08/2020 |
| 4 | ISSUED FOR PERMIT | 15/08/2020 |
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| 7 | ISSUED FOR PERMIT | 15/08/2020 |
| 8 | ISSUED FOR PERMIT | 15/08/2020 |
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| 13 | ISSUED FOR PERMIT | 15/08/2020 |
| 14 | ISSUED FOR PERMIT | 15/08/2020 |
| 15 | ISSUED FOR PERMIT | 15/08/2020 |
| 16 | ISSUED FOR PERMIT | 15/08/2020 |
| 17 | ISSUED FOR PERMIT | 15/08/2020 |
| 18 | ISSUED FOR PERMIT | 15/08/2020 |
| 19 | ISSUED FOR PERMIT | 15/08/2020 |
| 20 | ISSUED FOR PERMIT | 15/08/2020 |
| 21 | ISSUED FOR PERMIT | 15/08/2020 |
| 22 | ISSUED FOR PERMIT | 15/08/2020 |
| 23 | ISSUED FOR PERMIT | 15/08/2020 |
| 24 | ISSUED FOR PERMIT | 15/08/2020 |
| 25 | ISSUED FOR PERMIT | 15/08/2020 |

PROJECT NO: 100844/2020
DATE: 15/08/2020
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:100

REV 01_D

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

3. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE PROTECTED AND DEEPLY REPAIRED.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.

7. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.

9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING CURBS AND SIDEWALKS.

11. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

12. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.

13. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING CURBS AND SIDEWALKS.

15. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

16. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.

17. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

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19. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

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27. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

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29. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING CURBS AND SIDEWALKS.

31. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

32. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.

33. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING CURBS AND SIDEWALKS.

35. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

36. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.

37. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

38. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING CURBS AND SIDEWALKS.

39. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

40. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.

41. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

42. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING CURBS AND SIDEWALKS.

43. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

44. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.

45. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

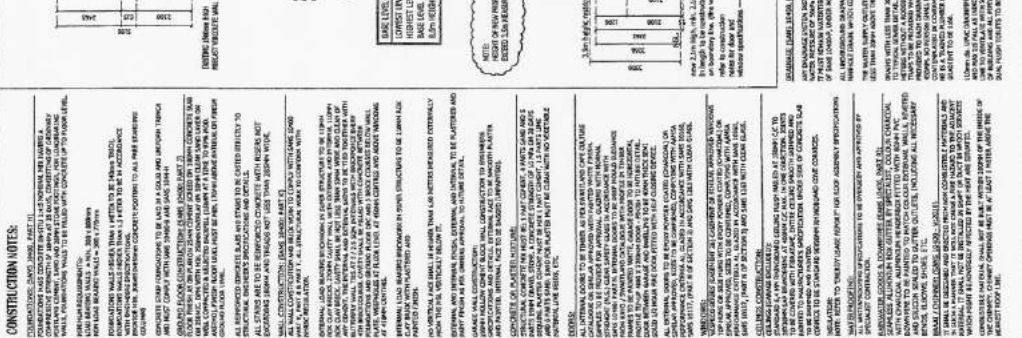
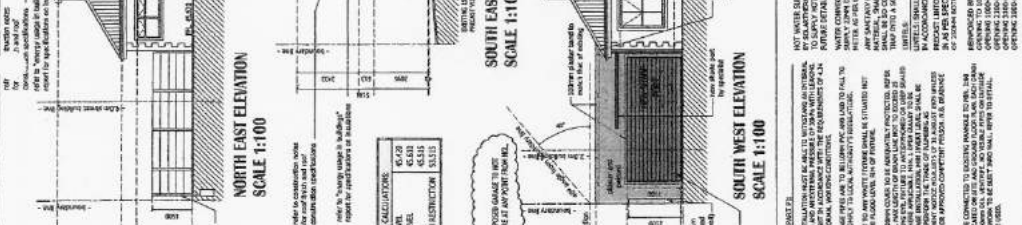
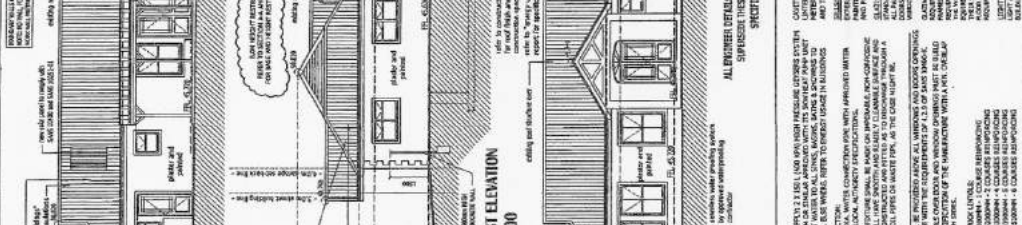
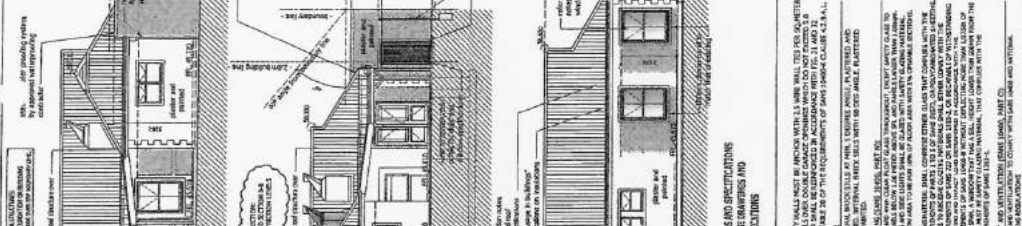
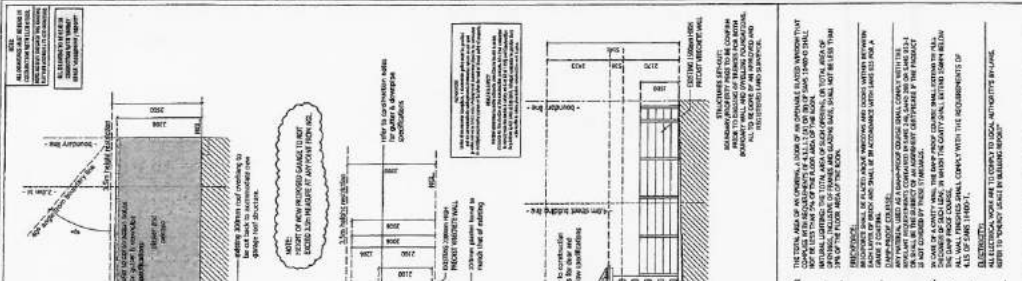
46. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING CURBS AND SIDEWALKS.

47. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

48. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE AT ALL TIMES.

49. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

50. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING CURBS AND SIDEWALKS.



ELEVATIONS

D SWART

D SWART

AS SHOWN

DATE: 02/20/20

PROJECT: 24724007

CLIENT: [REDACTED]

ARCHITECT: [REDACTED]

PROJECT: 24724007

CLIENT: [REDACTED]

ARCHITECT: [REDACTED]

PROJECT: 24724007

CLIENT: [REDACTED]

ARCHITECT: [REDACTED]

ALTERATIONS AND ADDITIONS
ON 1st FLOOR, 11 NORTH WHEEL
STREET, SANBORN FOR
LEVIN

REVISIONS:

1. [REDACTED]

2. [REDACTED]

3. [REDACTED]

4. [REDACTED]

5. [REDACTED]

6. [REDACTED]

7. [REDACTED]

8. [REDACTED]

9. [REDACTED]

10. [REDACTED]

11. [REDACTED]

12. [REDACTED]

13. [REDACTED]

14. [REDACTED]

15. [REDACTED]

16. [REDACTED]

17. [REDACTED]

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19. [REDACTED]

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22. [REDACTED]

23. [REDACTED]

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25. [REDACTED]

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28. [REDACTED]

29. [REDACTED]

30. [REDACTED]

31. [REDACTED]

32. [REDACTED]

33. [REDACTED]

34. [REDACTED]

35. [REDACTED]

36. [REDACTED]

37. [REDACTED]

38. [REDACTED]

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41. [REDACTED]

42. [REDACTED]

43. [REDACTED]

44. [REDACTED]

45. [REDACTED]

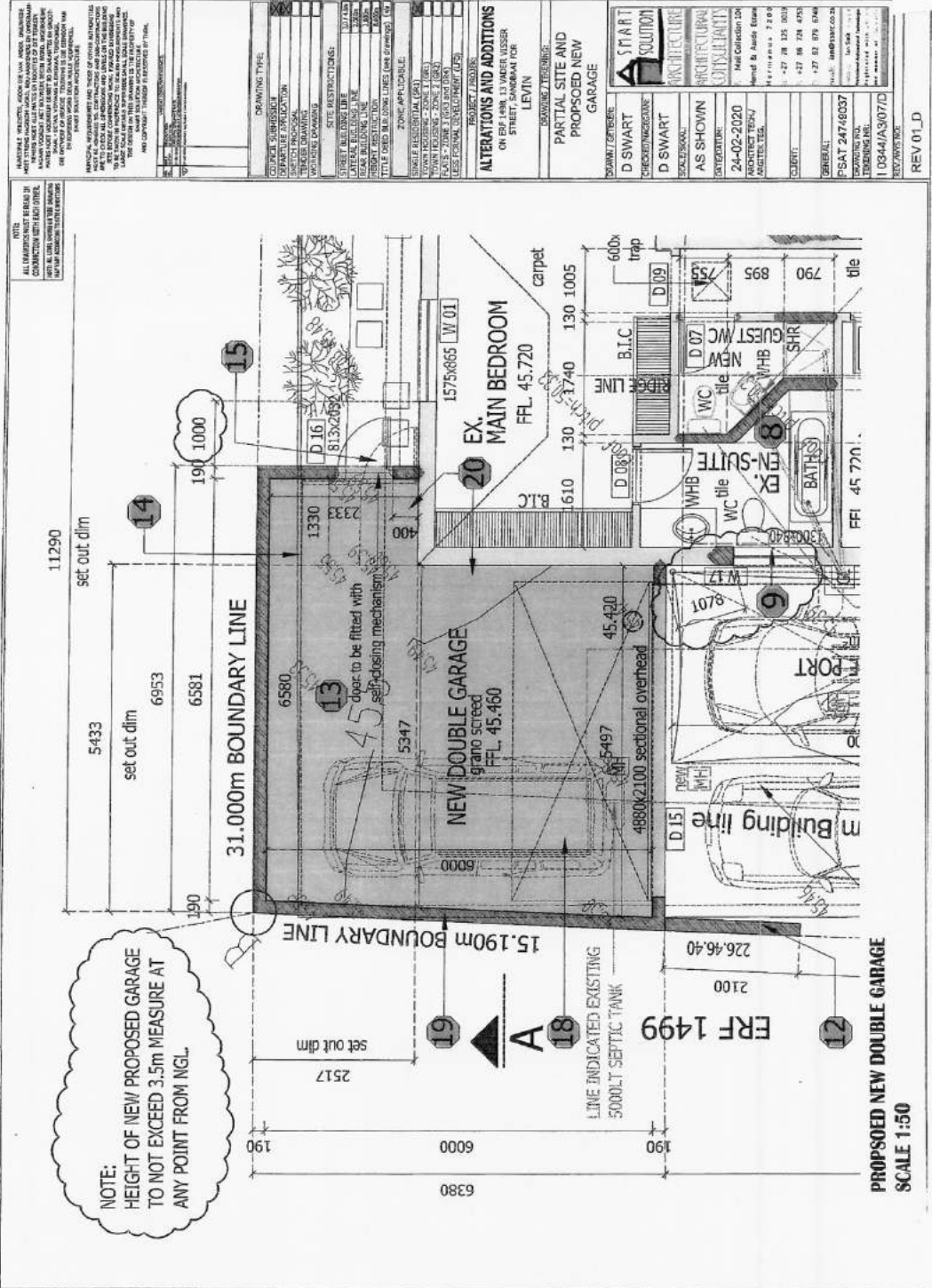
46. [REDACTED]

47. [REDACTED]

48. [REDACTED]

49. [REDACTED]

50. [REDACTED]



NOTES
 ALL DIMENSIONS MUST BE READ IN CONNECTION WITH EACH OTHER.
 DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
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GENERAL NOTES
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
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 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

| | |
|--------------|-------------|
| DRAWING TYPE | PROJECT NO. |
| DATE | CLIENT |
| DRAWN BY | CHECKED BY |
| SCALE | DATE |

SITE RESTRICTIONS
 ZONE: APPLICABLE
 HEIGHT RESTRICTION: 3.5m
 LOT AREA: 1000sqm
 COVERED AREA: 500sqm
 OPEN SPACE: 500sqm

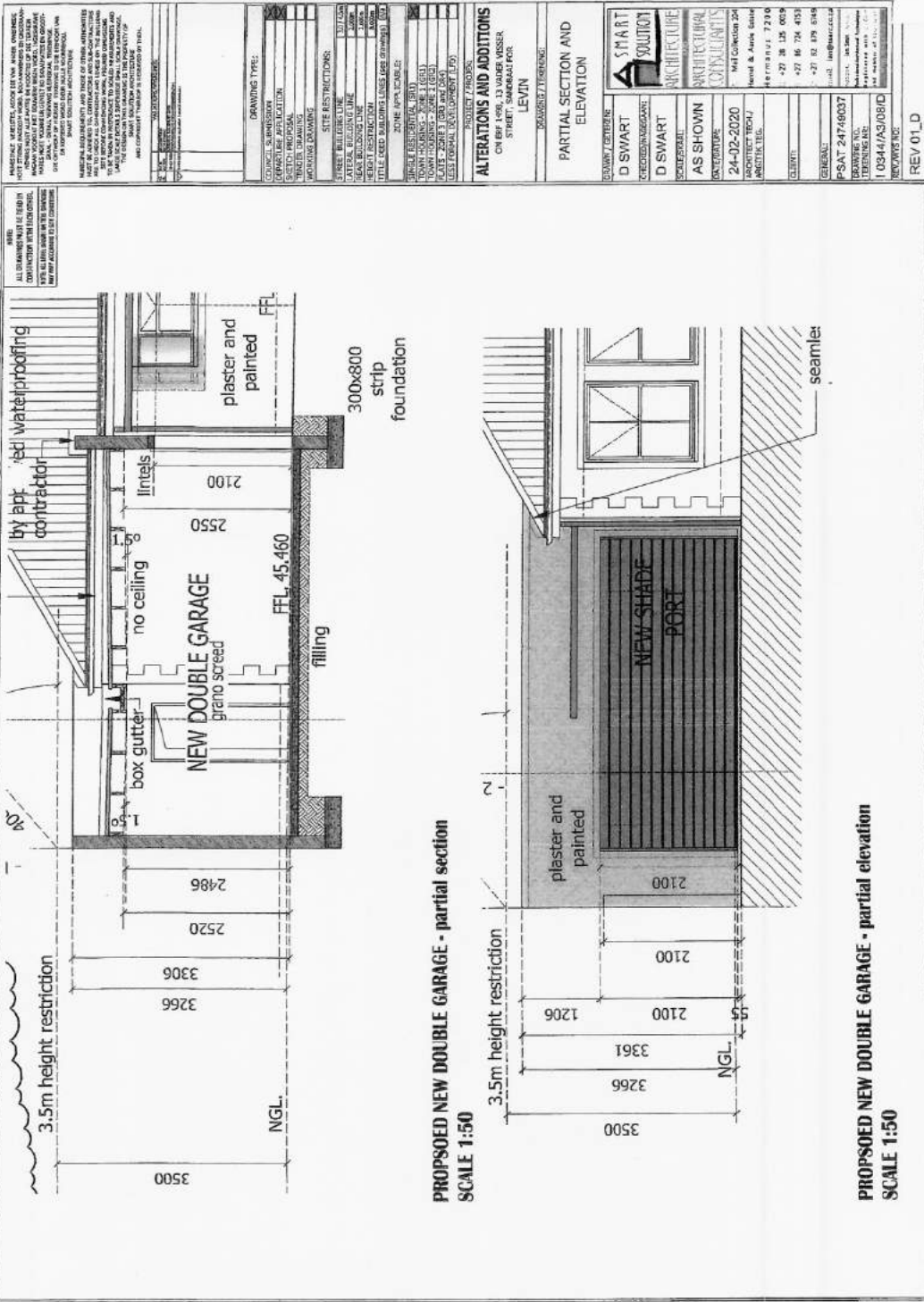
ALTERATIONS AND ADDITIONS
 ON ERF 1499, 13 VANDER WESSER STREET, JOHANNESBURG FOR LEVIN

PROPOSED LAYOUT
 PARTIAL SITE AND PROPOSED NEW GARAGE

| | |
|---|---------------------------------------|
| | PROJECT NUMBER: D SWART |
| ARCHITECT: AS SHOWN | DATE: 24-02-2020 |
| PROJECT: PARTIAL SITE AND PROPOSED NEW GARAGE | CLIENT: LEVIN |
| PROJECT ADDRESS: ON ERF 1499, 13 VANDER WESSER STREET, JOHANNESBURG | SCALE: 1:50 |
| CONTACT: 011 461 1111 | EMAIL: info@asolution.co.za |

PROPOSED NEW DOUBLE GARAGE
SCALE 1:50

REV 01_D



IMMEDIATEly VERIFY THE LOCATION OF ALL SERVICES AND UTILITIES BEFORE COMMENCING WORK. THE DRAWING IS TO BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE DRAWING IS TO BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

| | |
|-----------------------|----------------------|
| DRAWING TYPE: | CONSTRUCTION |
| COUNCIL/REGISTRATION: | REGISTERED ARCHITECT |
| DATE: | 2024-02-20 |
| PROJECT NAME: | NEW DOUBLE GARAGE |
| CLIENT: | AS SHOWN |
| DATE: | 2024-02-20 |
| PROJECT NO.: | 1.03444/AS/08/10 |
| SCALE: | 1:50 |
| DATE: | 2024-02-20 |
| PROJECT NAME: | NEW DOUBLE GARAGE |
| CLIENT: | AS SHOWN |
| DATE: | 2024-02-20 |
| PROJECT NO.: | 1.03444/AS/08/10 |
| SCALE: | 1:50 |
| DATE: | 2024-02-20 |

ALTERATIONS AND ADDITIONS
ON 884 498, 13 WATER VESSEL STREET, SANDHURST FOR
LEVIN
DRAWN BY: [Name]

PARTIAL SECTION AND ELEVATION

COUNTY: D SWART
CITY: SANDHURST
SCALE: AS SHOWN
DATE: 24-02-2020
ARCHITECT: [Name]
CLIENT: [Name]
GENERAL: [Name]
PSAT: 24746037
1.03444/AS/08/10
REV 01_D

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 1498, SANDBAAI**

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 sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that any additional and / or extended vehicle entrances will be for the owner's account;
6. that stormwater be allowed to discharge through Erf 1498, Sandbaai, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

- 22. ERF 1443, 30 MAIN ROAD, SANDBAAI, OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS
AND DEPARTURE: MESSRS ME PLANNERS ON BEHALF OF AJ AND JA
PALMER**

1443 HSB (3331)

H van der Stoep

(028) 313 8900

Hermanus Administration

26 October 2020

Executive Summary

An application was received on 13 September 2019 from Messrs ME Planners on behalf of AJ and JA Palmer on Erf 1443, Sandbaai in terms of the Overstrand Municipality By-Law on Land Use Planning, 2015 (By-Law) for the following:

➤ **Removal of restrictive title deed conditions**

Application in terms of Section 16(2)(f) of the abovementioned By-Law for the removal of restrictive title deed conditions B.2(c) and B.2(d) as contained in Title Deed T6695/2019 applicable to Erf 1443, Sandbaai in order to accommodate a second dwelling unit on the property, as well as to be in line with the relevant development rules and primary rights as contained in the Overstrand Municipality Zoning Scheme, and

➤ **Departure**

Application for departure in terms of Section 16(2)(b) of the abovementioned By-Law in order to relax the southern lateral building line from 2m to 1m to accommodate the existing main dwelling on the property.

RESOLVED :

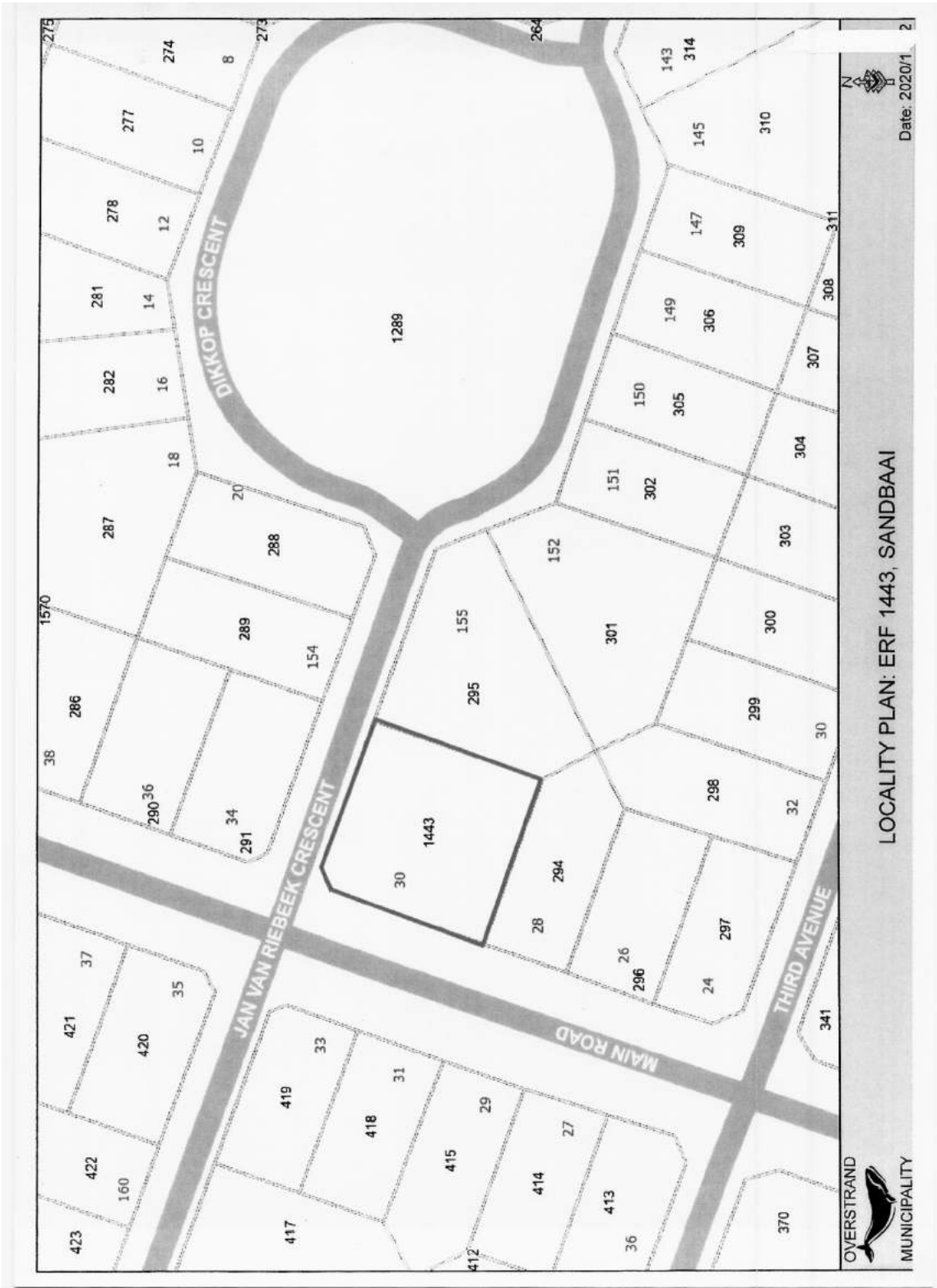
1. that the application in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for the removal of restrictive Title Deed conditions B.2(c) and B.2(d) as contained in Title Deed T6695/2019 applicable to Erf 1443, Sandbaai in order to accommodate a second dwelling unit on the property, as well as to be in line with the relevant development rules and primary rights as contained in the Overstrand Municipality Zoning Scheme, **be approved** in terms of the provisions of Section 61 of the By-Law;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

2. that the application in terms of Section (16)(2)(b) of the abovementioned By-Law for departure applicable to Erf 1443, Sandbaai in order to relax the southern lateral building line from 2m to 1m to accommodate the existing main dwelling unit, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the approvals in 1. ad 2. above be subject to the following conditions:
 - (a) that this approval is for the development with the dimensions indicated on Plan Numbers 1 and 2 dated March 2020, which was submitted with the application;
 - (b) that building plans for the whole development on the property must be submitted to the Building Department for approval within *sixty (60) days* from the endorsement of the Title Deed of the property by the Registrar of Deeds, and that all conditions of the Building- and the Fire Department be complied with at that stage;
 - (c) that all the conditions from Engineering Services and Telkom, be complied with;
 - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (e) that all other applicable development parameters as prescribed in the relevant Zoning Scheme be complied with.
4. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.

REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ No objections were received from the public.
- ❖ It is in line with policy documents.
- ❖ The development of the erf will be beneficial for optimization of the erf.
- ❖ Is not regarded as being undesirable from a town planning point of view.
- ❖ The circumstances are regarded as being exceptional in nature and will not lead to the creation of an undesirable precedent.



LOCALITY PLAN: ERF 1443, SANDBAAI

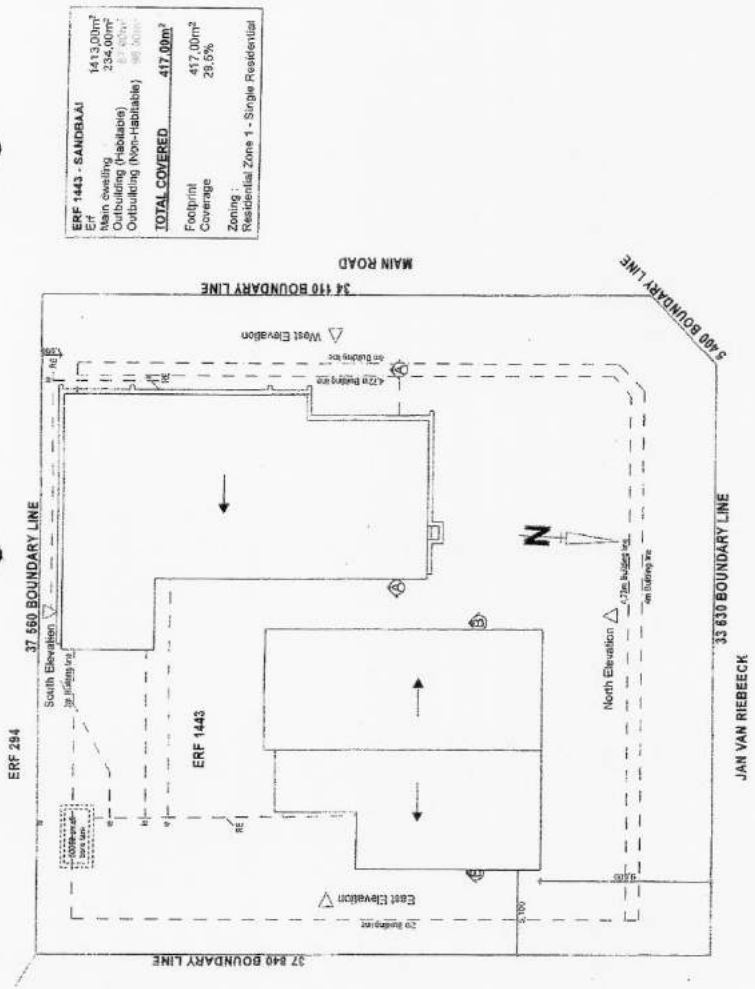


OVERSTRAND

MUNICIPALITY

Date: 2020/1

2



| | |
|-----------------------------|---|
| ERF 1443 - SANDBAAL | |
| Erff | 1413,00m ² |
| Main dwelling | 234,00m ² |
| Outbuilding (Habitable) | 27,00m ² |
| Outbuilding (Non-Habitable) | 96,00m ² |
| TOTAL COVERED | 417,00m² |
| Footprint Coverage | 417,00m ² |
| | 29,5% |
| Zoning: | Residential Zone 1 - Single Residential |

NOTES
 THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION ON THE BEFORE COMMENTED TOOLS.
 THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION ON THE BEFORE COMMENTED TOOLS.
 ALL WORK TO BE DONE MUST BE DONE IN ACCORDANCE WITH THE LOCAL AUTHORITY REGULATIONS.
 ALL INFORMATION ON THE BEFORE COMMENTED TOOLS IS TO BE USED AS A GUIDE ONLY.
 THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION ON THE BEFORE COMMENTED TOOLS.

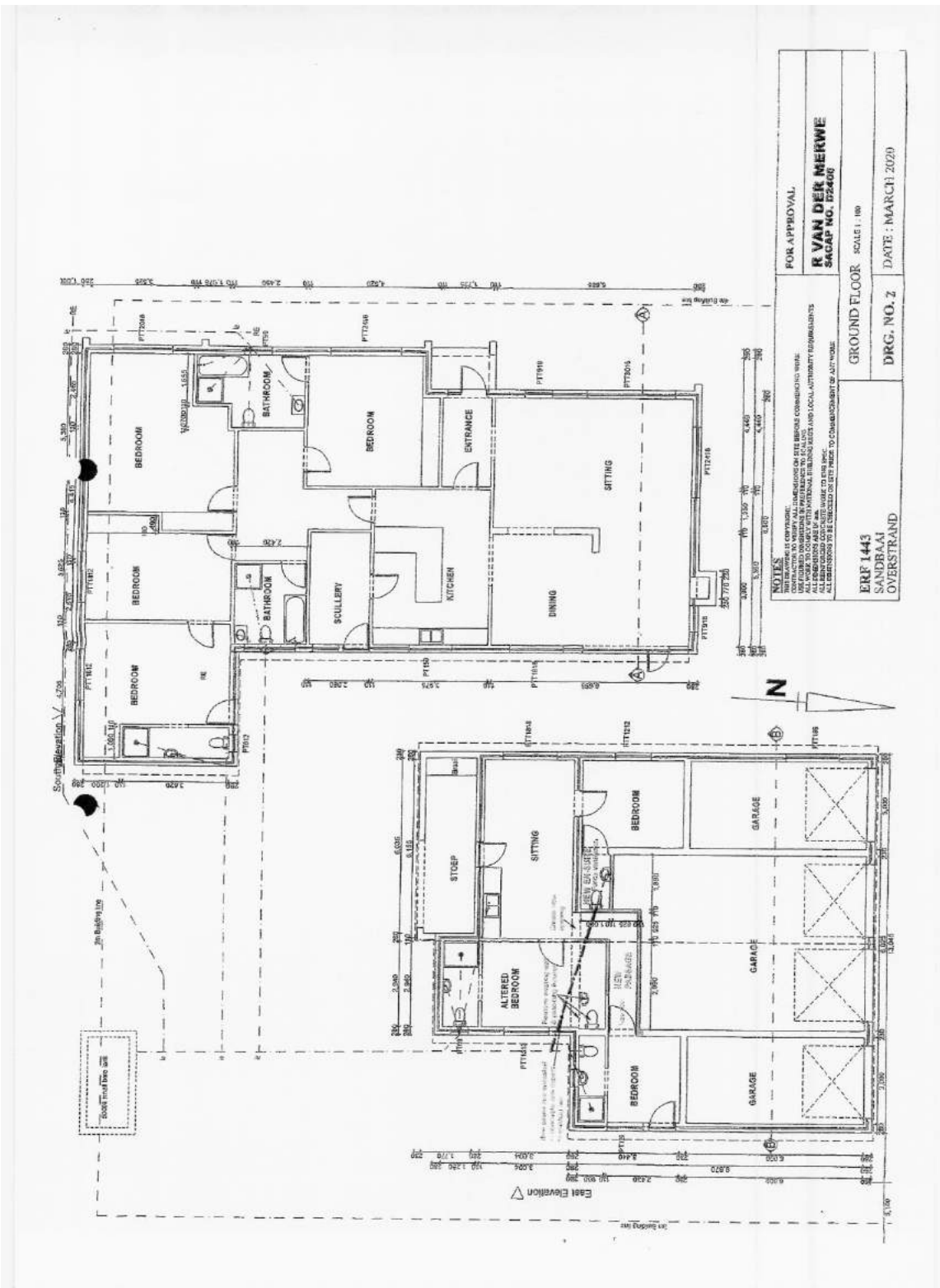
FOR APPROVAL
R VAN DER MERWE
 SACAP NO. 024600

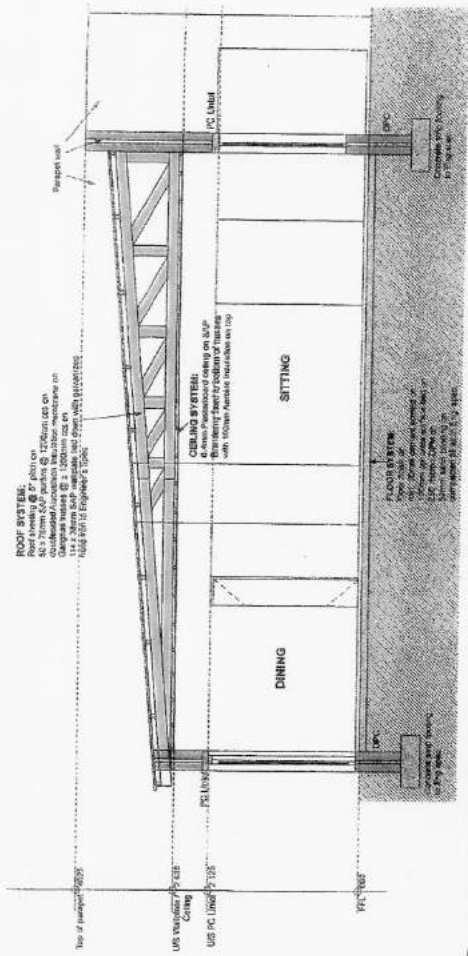
ERF 1443
 SANDBAAL
 OVERSTRAND

SITE PLAN SCALE: 1:50

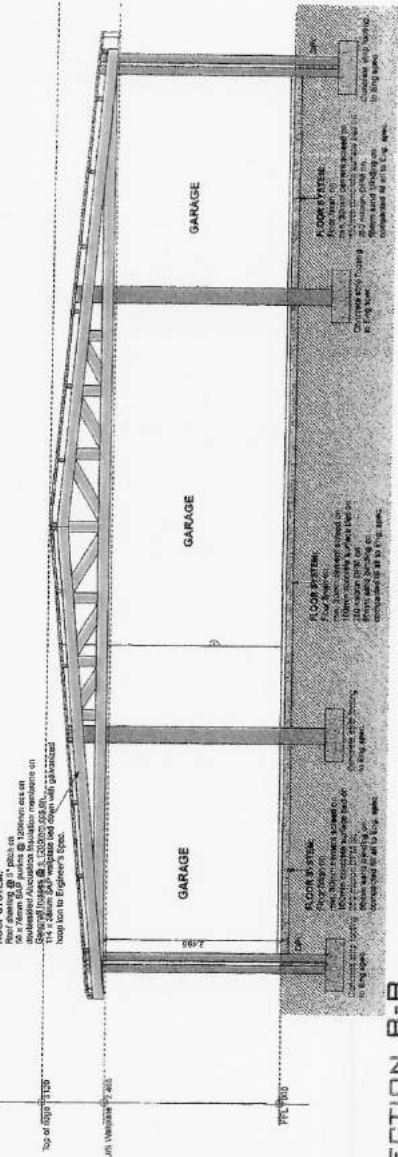
DRG. NO. 1 DATE: MARCH 2020

JAN VAN RIEBECK





SECTION A-A



SECTION B-B

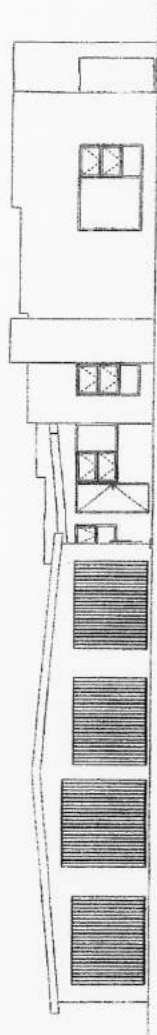
NOTES
 THIS DRAWING IS COPYRIGHT © 2018 BY R. VAN DER MERWE. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 ALL DIMENSIONS TO UNLESS OTHERWISE SPECIFIED ARE IN METERS.
 ALL DIMENSIONS TO UNLESS OTHERWISE SPECIFIED ARE TO FACE UNLESS NOTED OTHERWISE.

FOR APPROVAL:
R VAN DER MERWE
 SACAP NO. D2400

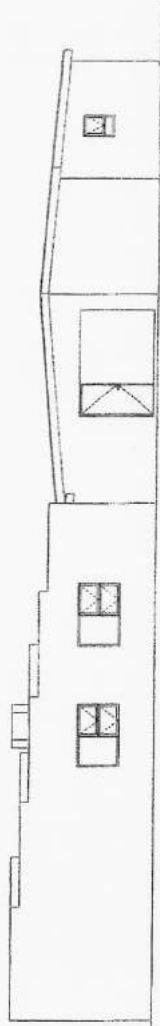
RF 1443
 SANDRAAL
 OVERSTRAND

SECTION A-A & B-B SCALE: 3/8"

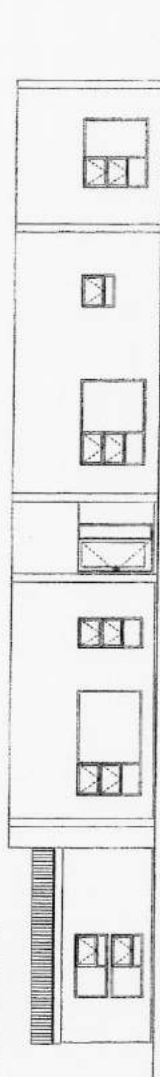
DRG. NO. 3 DATE: OKTOBER 2018



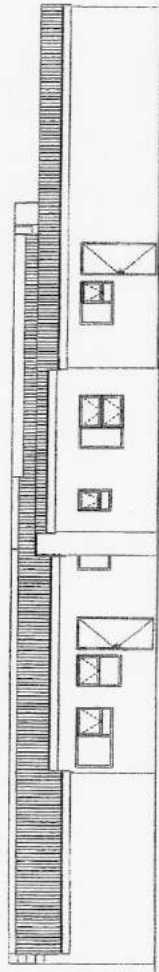
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

NOTES
 THE DRAWING IS COMPANY PROPERTY AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF R. VAN DER MERWE ARCHITECTS (Pty) Ltd.
 ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

FOR APPROVAL

R VAN DER MERWE
SACAP NO. D2400

ERF 1443
SANDBAAI
OVERSTRAND

ELEVATIONS SCALE 1:100

DRG. NO. 4 DATE: OKTOBER 2018

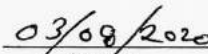
**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITION &
DEPARTURE: ERF 1443, SANDBAAI (3320/2019)**

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 sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that any additional and / or extended vehicle entrances will be for the owner's account;
6. that stormwater be allowed to discharge through Erf 1443, Sandbaai, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

23. ERF 407, GEORGE VILJOEN STREET, HAWSTON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REZONING AND SUBDIVISION: OVERSTRAND MUNICIPALITY

407 HHW

H Olivier

(028) 313 8900

Hermanus Administration

28 October 2020

Executive Summary

An application was received on 21 August 2020 from Overstrand Municipality on Erf 407, Hawston in terms of the Overstrand Municipality By-Law on Land Use Planning, 2015 for the following:

- Rezoning in terms of Section 16(2)(a) to rezone Erf 407, Hawston from Residential Zone I to Subdivisional Area, and
- Subdivision in terms of Section 16(2)(d) of the abovementioned By-Law, to create four (4) Community Zone I : Community Facilities erven, four (4) Residential Zone I : Single Residential erven, and a Remainder portion for Open Space Zone II : Public Open Space purposes.

RESOLVED :

1. that the application in terms of Section 16(2)(a) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 to rezone Erf 407, Hawston from Residential Zone I : Single Residential to Subdivisional Area, to create four (4) Community Zone I : Community Facility portions, four (4) Residential Zone I : Single Residential portions and a Remainder portion for Open Space Zone II : Public Open Space purposes, **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(d) of the abovementioned By-Law to subdivide Erf 407, Hawston into the following:
 - Four (4) Community Zone portions:
 - Portion 1 - ±987m²
 - Portion 2 - ±987m²
 - Portion 3 - ±1514m²
 - Portion 4 - ±1513m²
 - Four (4) Residential Zone I portions, all measuring approximately 268m² each, and
 - A public Open Space Remainder of ±4772m²,

be approved in terms of the provisions of Section 61 of the By-Law;

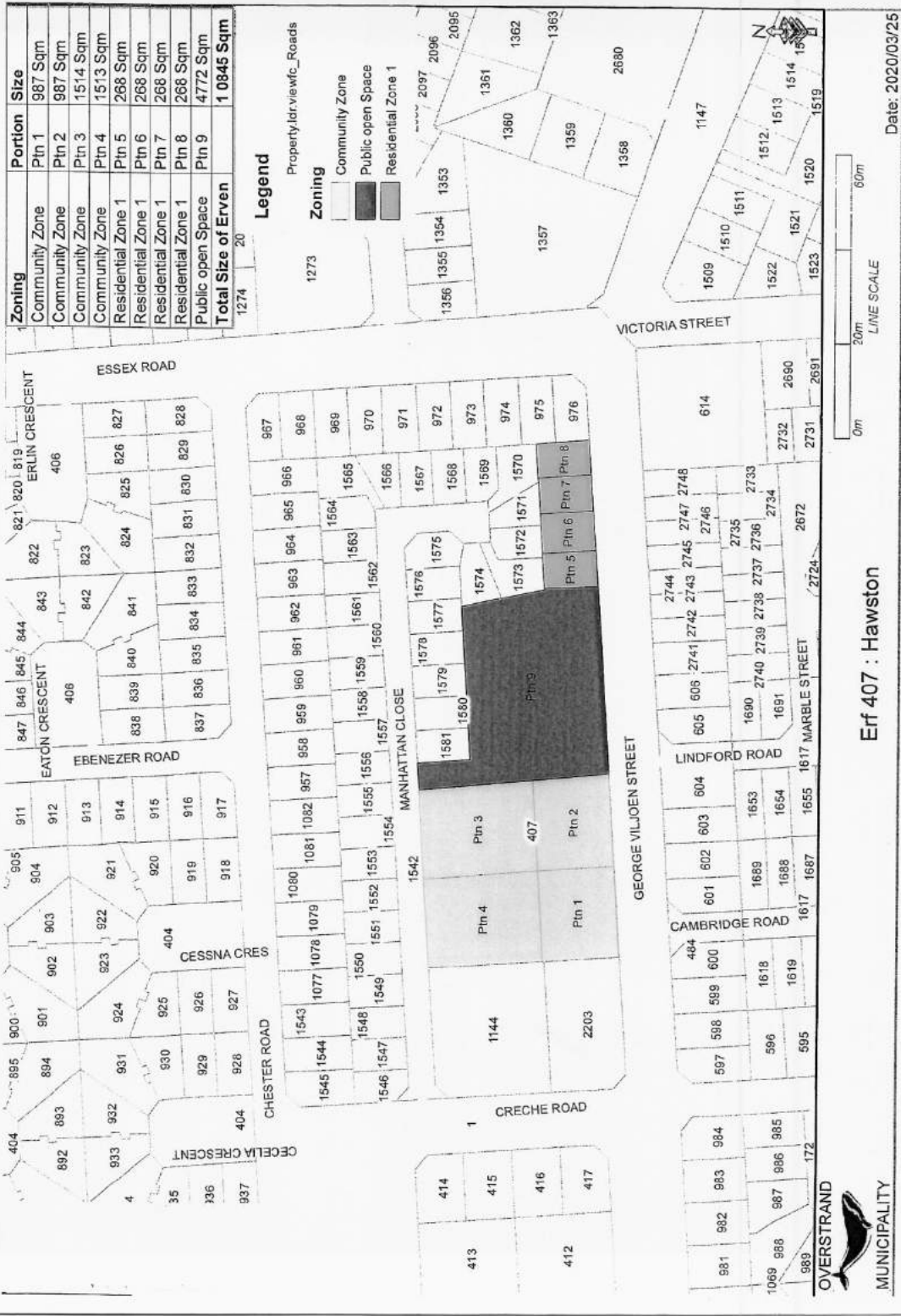
**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

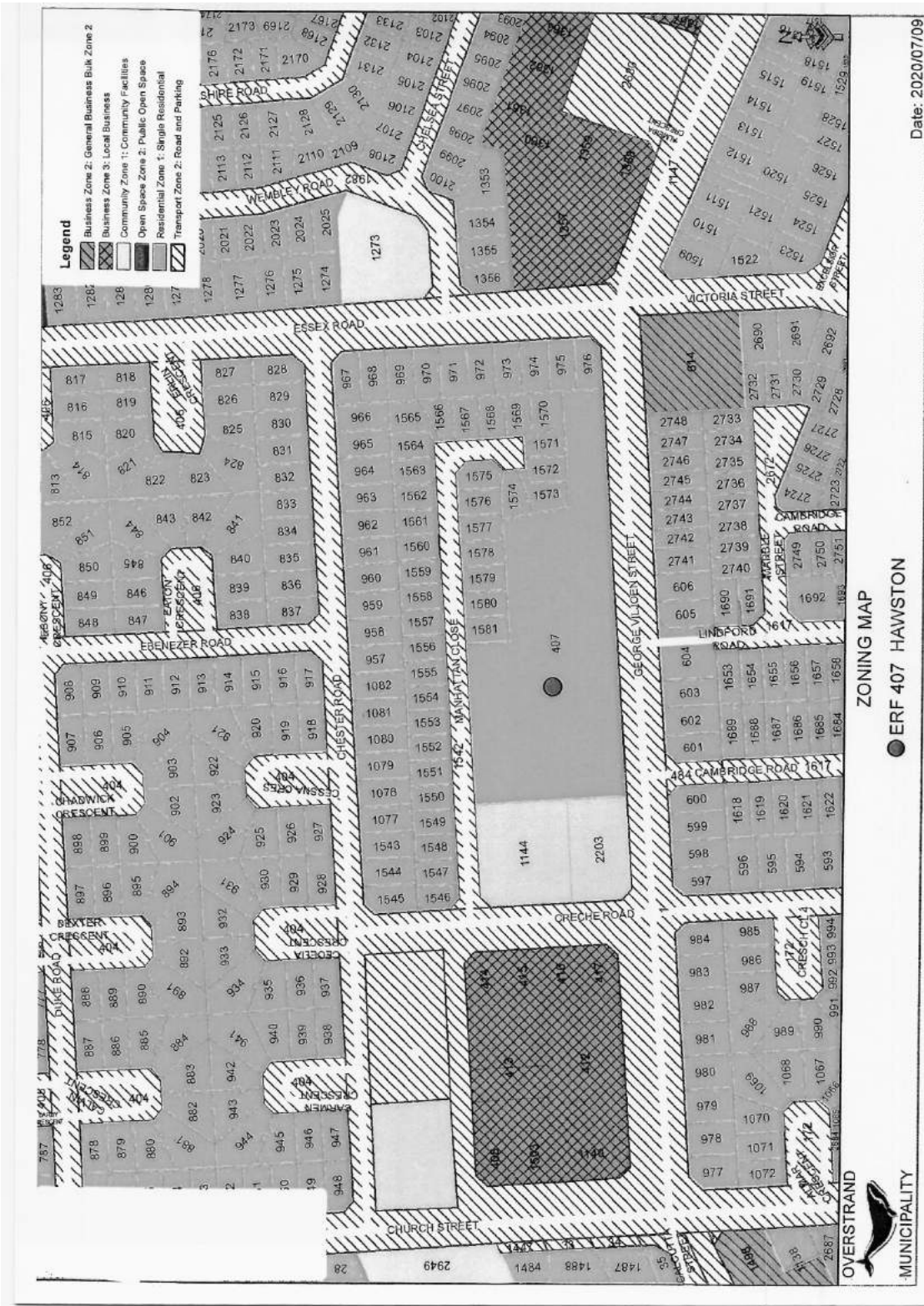
3. that the approvals in 1. and 2. above be subject to the following conditions:
 - (a) that development be in line with the Plan Erf 407 Hawston dated 25/03/2020 submitted with this application;
 - (b) that comments of the Municipal Electrical Branch, be noted;
 - (c) that all the conditions of Telkom, be complied with, and
 - (d) that all conditions in the Services Report, be complied with.
4. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.

REASONS FOR RECOMMENDATION

- ❖ The application will not have a negative environmental impact as no environmental listed activities are triggered.
- ❖ The proposed development is in line with the Overstrand Municipality Growth Management Strategy, 2010 which earmarks this area for local economic opportunity and densification, and the Overstrand Municipality Integrated Development Framework, 2014 which earmarked this area for mixed use and high density residential.
- ❖ No objections were received from the community or municipal and state departments.
- ❖ There is sufficient capacity in services and road infrastructure to serve the development, and is supported by the Engineering Department.
- ❖ This area already has a mixed use character, and this character will not be negatively affected.
- ❖ This application will address the need of the community for land for community facilities.







**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REZONING & SUBDIVISION: ERF 407, HAWSTON**

| | | |
|-------------------|---|---------------------------------|
| Water | : | According to GLS Report |
| Sewer | : | According to GLS Report |
| Roads and traffic | : | Refer to comments |
| Stormwater (SW) | : | According to the SW master plan |
| Electricity | : | According to master plan |

Conditions:

1. That a Bulk Services Contribution Levy (BICL) be paid by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council. The BICL tariff is adjusted by Council annually.
2. that the developer at his/her cost constructs the internal municipal civil and electrical services for the development as well as any link or bulk municipal services that need to be provided;
3. that servitudes for municipal services be registered in favour of the Council at the developer's cost in respect of all main services to be taken over by the Council and all existing municipal services concerned crossing private property;
4. that a plan of all existing services be submitted to the Director: Infrastructure and Planning, by the developer and that any of the services that need to be relocated, be done by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning:
 - 5.1 way-leaves must be obtained from the Operational Manager;
 - 5.2 such way-leaves to be obtained prior to any excavation on public property or property where existing services are located;
5. that the developer may enter into an agreement with the Council to install or upgrade bulk and/or link municipal services and amenities at an agreed cost, subject to the following:
6. that plans of all the internal municipal civil and electrical (high and low voltage supply) services and such link services as required by the Director: Infrastructure and Planning, prepared by an ECSA registered professional engineer/technologist, be submitted to the Director: Infrastructure and Planning for his prior approval;

7. the "Guidelines for the Provision of Engineering Services in Residential Townships" (Blue Book), SABS 1200 specifications and the Design and Construction Standards for civil and electrical services of the Council to be used as the standard design and construction criteria with which such plans must comply;
8. the Director: Infrastructure and Planning to be notified in writing of all deviations from the Standard Design and Construction Criteria when plans are submitted for his approval and such deviations to be separately approved in writing by the Director: Infrastructure and Planning;
9. the successful completion of such works to be supervised and certified by an independent professional civil engineer/technologist i.e. a professional civil engineer/technologist who has no direct financial interest in the development, other than payment as standard professional fees for the work concerned; and
10. that a stormwater management plan, which may include attenuation facilities to ensure that the pre-development run-off is not exceeded and that erosion and pollution is minimised, be submitted to the Director: Infrastructure and Planning for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning;
11. that the developer provide for individual water and electricity meters at each consumption point;
12. that an investigation be done by the developer to determine the availability and capacity for water and sewer at his cost, by the municipality's consulting engineers GLS Consulting;
13. that the electricity reticulation and supply be provided according to the master plan by the developer;
14. that the developer appoint a consulting electrical engineer to determine the electricity demand for the development and pay a fee to Overstrand Municipality to determine the capacity in the existing electricity network;
15. that the developer apply for a temporary water connection at Overstrand Municipality's Finance Department, before commencement of construction; The connection to the main water line can only be done by the Operational Department, after payment of the connection fee, by the developer;

3

16. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer.

p.p. R. Hendriks
DENNIS HENDRIKS

SENIOR MANAGER: ENGINEERING SERVICES

14/09/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

24. PORTION OF ERF 1, CRECHE ROAD, HAWSTON, OVERSTRAND MUNICIPAL AREA: REZONING, SUBDIVISION AND CLOSURE OF A PUBLIC SPACE AND NAMING OF A STREET: OVERSTRAND MUNICIPALITY

1 HHW

H Olivier

(028) 313 8900

Hermanus Administration

27 October 2020

Executive Summary

An application was received on 21 August 2020 from Overstrand Municipality on Portion of Erf 1, Hawston in terms of the Overstrand Municipality By-Law on Land Use Planning, 2015 for the following:

- ❖ Closure of a Public Place in terms of Section 16(2)(n) of the above-mentioned By-Law;
- ❖ Rezoning in terms of Section 16(2)(a) of the above-mentioned By-Law from Transportation Zone 2: Roads and Parking to Subdivisional Area (SA);
- ❖ Subdivision in terms of Section 16(2)(d) of the abovementioned By-Law to create:
 - Four (4) Business Zone III: Local Business portions, and
 - One (1) Transport Zone II (public road) portion.
- ❖ Naming of a new street in terms of Section 96 for the new road portion being created.

RESOLVED :

1. that the application in terms of Section 16(2)(n) for the closure of a road portion (only in terms of its zoning), **be approved**;
2. that the application in terms of Section 16(2)(a) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) to rezone Portion of Erf 1, Hawston from Transportation Zone II: Roads and Parking to Subdivisional Area (SA), and for a subdivision in terms of Section 16(2)(d) of the above mentioned By-Law, to create the following:
 - Four (4) Business Zone III: Local Business portions, and
 - One (1) Transport Zone II (public road) portion.

be approved in terms of the provisions of Section 61, subject to the following conditions:

- (a) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
- (b) that all the conditions of Telkom, be complied with;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

- (c) that the Subdivision be in line with the subdivision plan;
 - (d) that all the conditions imposed by Eskom, be complied with;
 - (e) that all conditions in the Services Report, be complied with, and
 - (f) that the comments of the Municipal Electrical Branch, be noted;
3. that the application in terms of Section 96 of the By-Law for the naming of the street of the newly created public road portion, **be approved**.
4. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

REASONS FOR RECOMMENDATION

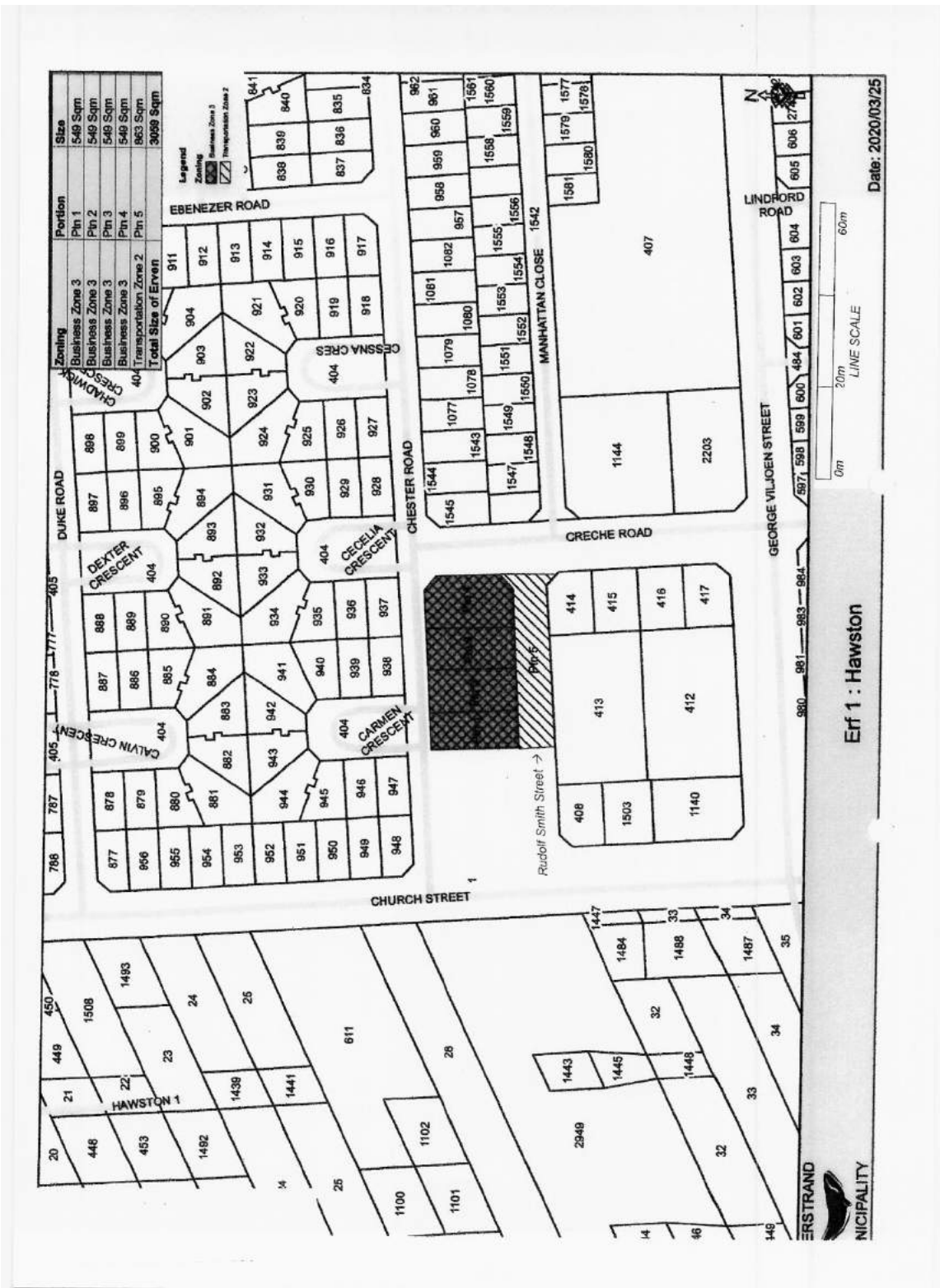
- ❖ No objections were received from the community, neighbours or municipal and/or state departments.
- ❖ The proposal is in line with the Overstrand Municipality GMS, 2010 which earmarks the area for Local Economic Development and the Overstrand Municipality IDF, 2014 which earmarks this area as a Residential node.
- ❖ The surrounding area is a mixture of business sites, community purposes and residential, and the character of the area will not be negatively affected.
- ❖ The application is in line with the General Principles in that services will be used more efficiently, and the development will be sustainable, and it will also not have a negative impact on the environment.
- ❖ The area is ideally situated for business purposes and will be easily accessible.

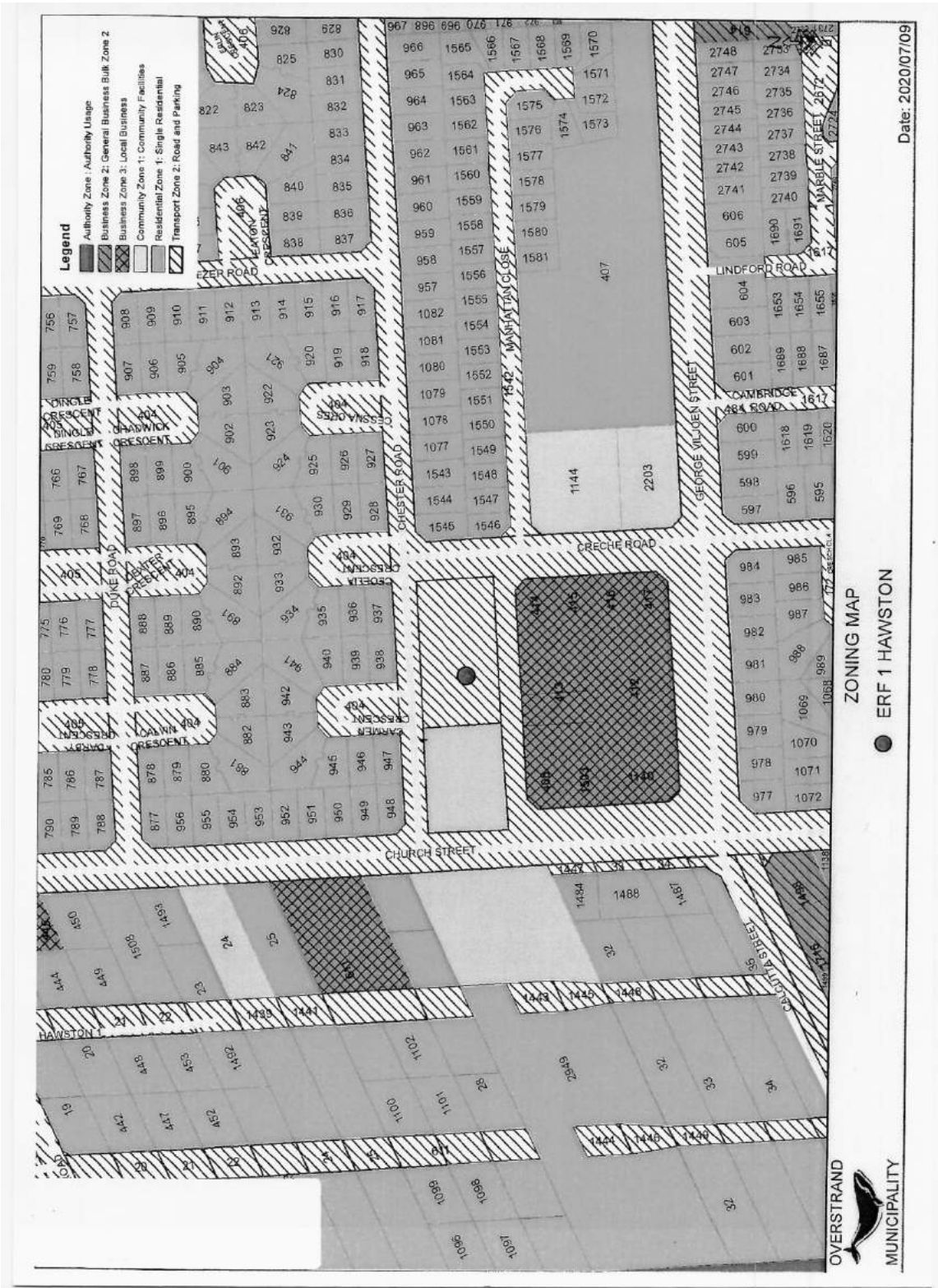


Locality Plan Erf 1 Hawston (not to scale)



Date: 2020/08/13





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REZONING, SUBDIVISION, CLOSURE OF PUBLIC
PLACE AND NAMING OF A STREET: PORTION OF REMAINDER ERF 1,
HAWSTON**

| | | |
|-------------------|---|---------------------------------|
| Water | : | According to GLS Report |
| Sewer | : | According to GLS Report |
| Roads and traffic | : | Refer to comments |
| Stormwater (SW) | : | According to the SW master plan |
| Electricity | : | According to master plan |

Conditions:

1. That a Bulk Services Contribution Levy (BICL) be paid by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council. The BICL tariff is adjusted by Council annually.
2. that the developer at his/her cost constructs the internal municipal civil and electrical services for the development as well as any link or bulk municipal services that need to be provided;
3. that servitudes for municipal services be registered in favour of the Council at the developer's cost in respect of all main services to be taken over by the Council and all existing municipal services concerned crossing private property;
4. that a plan of all existing services be submitted to the Director: Infrastructure and Planning, by the developer and that any of the services that need to be relocated, be done by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning:
 - 5.1 way-leaves must be obtained from the Operational Manager;
 - 5.2 such way-leaves to be obtained prior to any excavation on public property or property where existing services are located;
5. that the developer may enter into an agreement with the Council to install or upgrade bulk and/or link municipal services and amenities at an agreed cost, subject to the following:
6. that plans of all the internal municipal civil and electrical (high and low voltage supply) services and such link services as required by the Director: Infrastructure and Planning, prepared by an ECSA registered

- professional engineer/technologist, be submitted to the Director: Infrastructure and Planning for his prior approval;
7. the "Guidelines for the Provision of Engineering Services in Residential Townships" (Blue Book), SABS 1200 specifications and the Design and Construction Standards for civil and electrical services of the Council to be used as the standard design and construction criteria with which such plans must comply;
 8. the Director: Infrastructure and Planning to be notified in writing of all deviations from the Standard Design and Construction Criteria when plans are submitted for his approval and such deviations to be separately approved in writing by the Director: Infrastructure and Planning;
 9. the successful completion of such works to be supervised and certified by an independent professional civil engineer/technologist i.e. a professional civil engineer/technologist who has no direct financial interest in the development, other than payment as standard professional fees for the work concerned; and
 10. that a stormwater management plan, which may include attenuation facilities to ensure that the pre-development run-off is not exceeded and that erosion and pollution is minimised, be submitted to the Director: Infrastructure and Planning for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning;
 11. that the developer provide for individual water and electricity meters at each consumption point;
 12. that an investigation be done by the developer to determine the availability and capacity for water and sewer at his cost, by the municipality's consulting engineers GLS Consulting;
 13. that the electricity reticulation and supply be provided according to the master plan by the developer;
 14. that the developer appoint a consulting electrical engineer to determine the electricity demand for the development and pay a fee to Overstrand Municipality to determine the capacity in the existing electricity network;
 15. that the developer apply for a temporary water connection at Overstrand Municipality's Finance Department, before commencement of construction; The connection to the main water line can only be done by the Operational Department, after payment of the connection fee, by the developer;

3

16. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer.

p.p. R. Hendriks

DENNIS HENDRIKS
SENIOR MANAGER: ENGINEERING SERVICES

14/09/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

25. ERF 4015, 59 CRASSULA AVENUE, BETTYS BAY, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE AND RELAXATION OF RESTRICTIVE TITLE DEED CONDITIONS: MESSRS PLAN ACTIVE ON BEHALF OF THE REX TRUST

4015 KBB (3580/2020)

H van der Stoep

(028) 313 8900

Hermanus Administration

12 October 2020

Executive Summary

An application was received on 21 January 2020 from Messrs Plan Active on behalf of the Rex Trust on Erf 4015, Betty's Bay for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to relax the north-western lateral building line from 2m to 1,5m to accommodate a new out building.

The application also entails the relaxation of restrictive title deed condition Paragraph 7 as contained in Title Deed T31322/2007 in order to relax the lateral building line from 8m and 5m respectively to 1,5m to accommodate a proposed garage.

RESOLVED :

1. that the application in terms of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) for the relaxation of restrictive title deed condition Paragraph 7 as contained in Title Deed T31322/2007 in order to relax the lateral building line from 8m and 5m respectively to 1,5m to accommodate a proposed garage, **be approved** in terms of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(b) of the By-Law on Erf 4015, Betty's Bay in order to relax the north-western lateral building line from 2m to 1,5m to accommodate a new outbuilding, **be approved** in terms of the provisions of Section 61 of the By-Law,
3. that the approvals in Points 1 and 2 above, be subject to the following conditions:
 - (a) that this approval is only for the development as indicated on drawing number bett4015.drw dated January 2020, and plan numbers D.258.B (2-4) dated 21 September 2018, as submitted with the application,
 - (b) that no further transgression over the building lines will be allowed, except that is sanctioned by the Overstrand Zoning Scheme;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

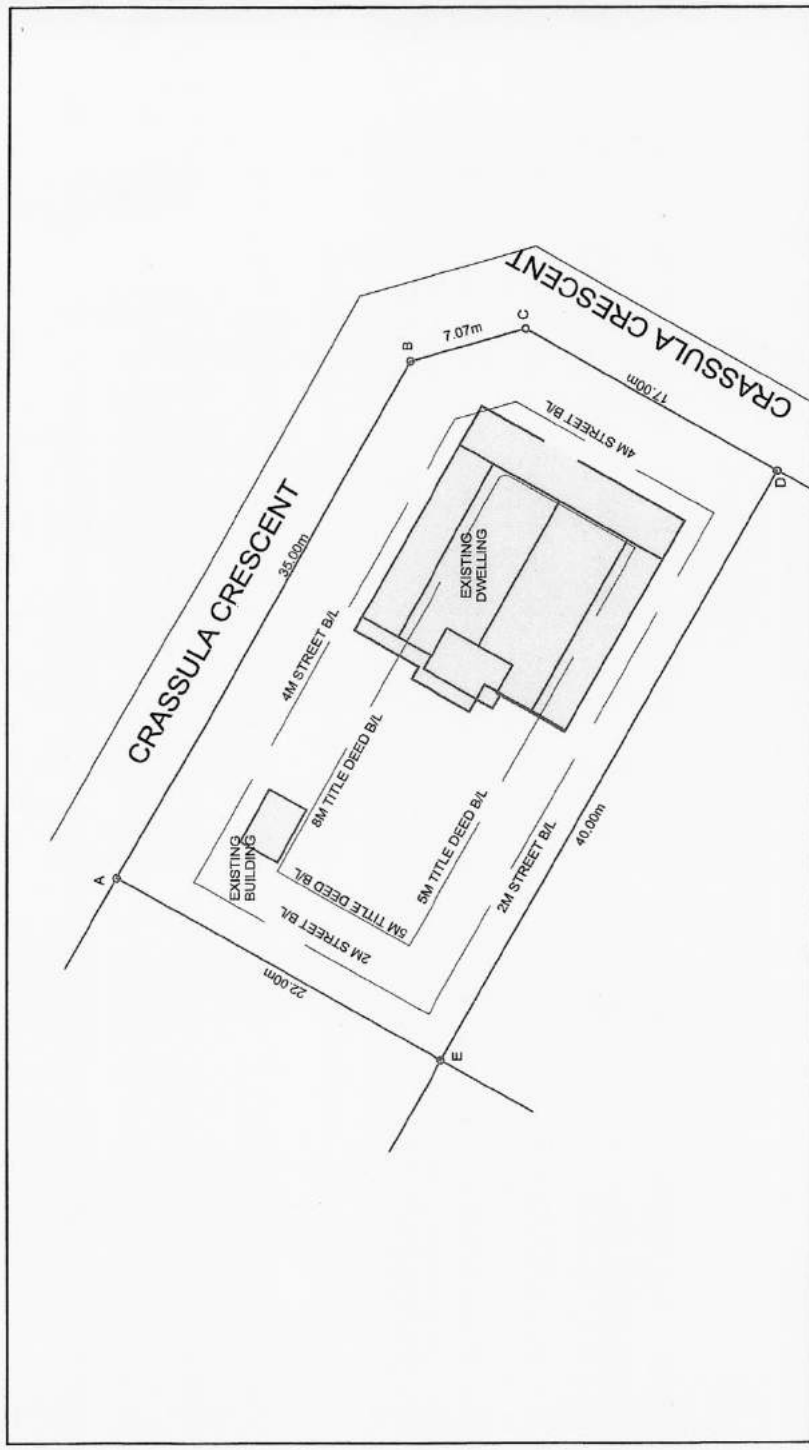
- (c) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage.
 - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (f) that all the conditions in the Services Report, be complied with.
4. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

REASONS FOR RECOMMENDATION

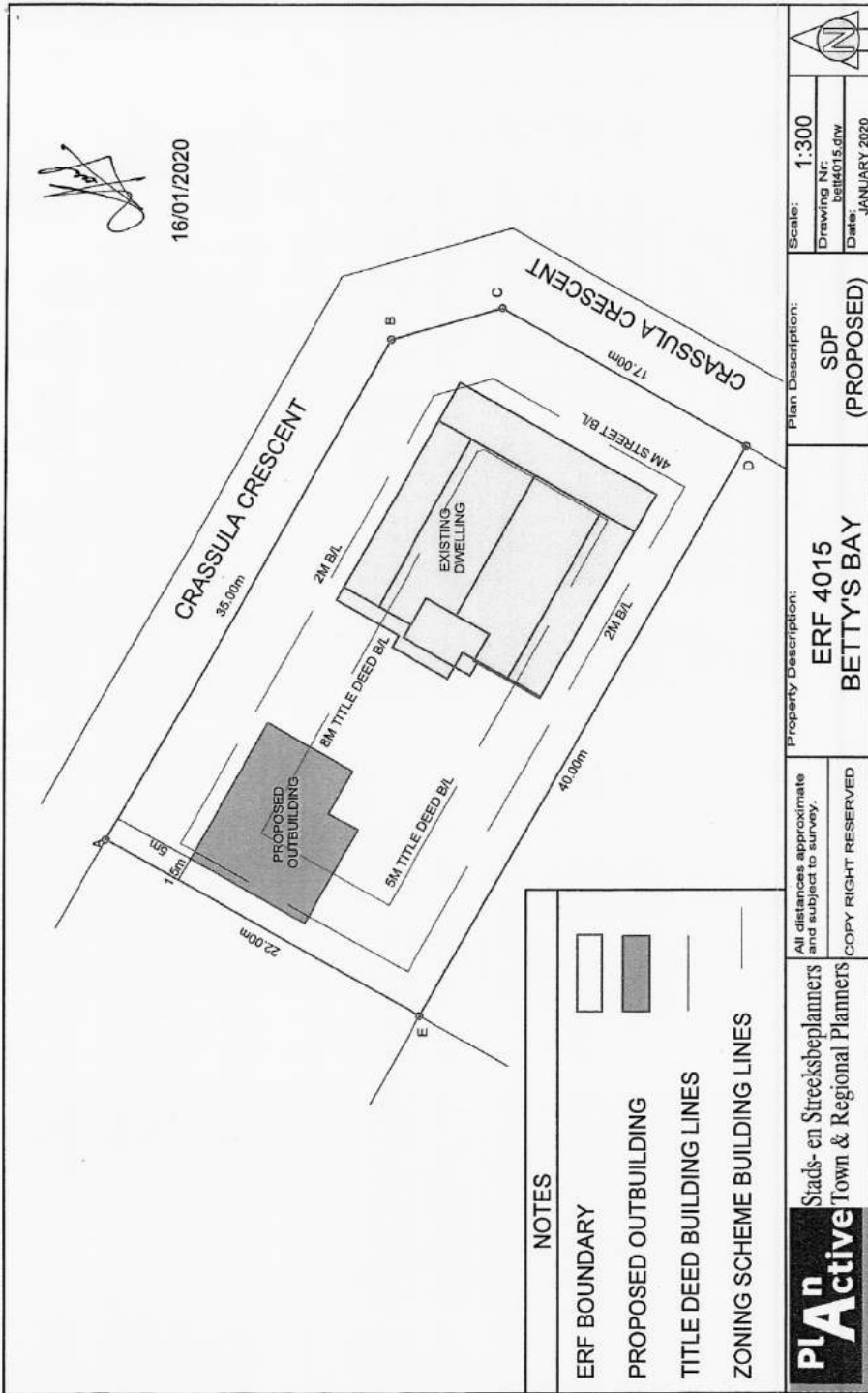
- The application has followed due procedure.
- It will not impact on the rights of surrounding property owners or the character of the existing surrounding built environment.
- The building line encroachment is not regarded as being undesirable from a town planning point of view.
- Consents from the adjacent owners have been obtained which supports the proposed garage.



| | | | | | |
|--|---|---|---|--|---|
| | Stads- en Sireeksbeplanners Town & Regional Planners | All distances approximate and subject to survey. | Property Description: ERF 4015 BETTY'S BAY | Plan Description: LOCALITY MAP | Scale: NTS Drawing No: 2019/44015L/dw Date: JANUARY 2020 |
| | COPY RIGHT RESERVED | | | | |



| | | | | | |
|---|--|--|---|---|--|
| PLA n Stads- en Streeksbeplanners Town & Regional Planners | All distances approximate and subject to survey. COPY RIGHT RESERVED | Property Description: ERF 4015 BETTY'S BAY | Plan Description: SDP (EXISTING STRUCTURES) | Scale: 1:300 Drawing Nr: beta015sdp.dwg Date: JANUARY 2020 | |
| | | | | | |

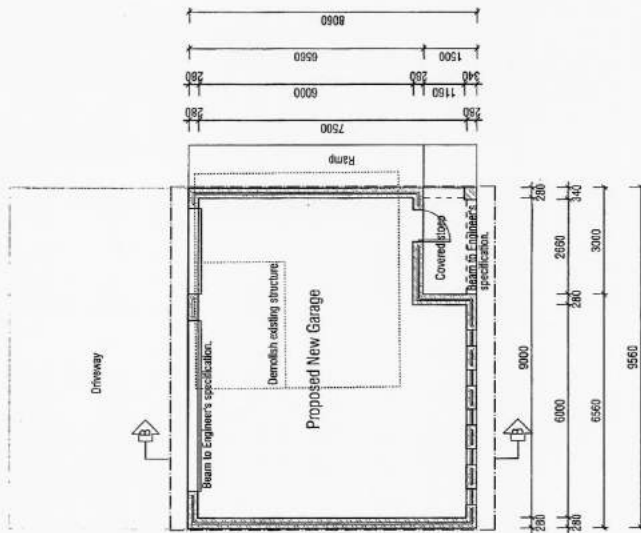


16/01/2020

- NOTES**
- ERF BOUNDARY
 - PROPOSED OUTBUILDING
 - TITLE DEED BUILDING LINES
 - ZONING SCHEME BUILDING LINES

| | | | | |
|--|---|---|---|--|
| PIAⁿ Active Stads- en Streeksbeplanners Town & Regional Planners | All distances approximate and subject to survey. | Property Description: ERF 4015 BETTY'S BAY | Plan Description: SDP (PROPOSED) | Scale: 1:300 Drawing Nr: bet4015.dwg Date: JANUARY 2020 |
| | COPY RIGHT RESERVED | | | |

All divisions from plan, however minor, must be reported to and approved by the Architect in writing. Failure to do so will absolve the Architect of ANY further responsibility relating directly or indirectly to the deviations.



Ground Storey Plan
Scale 1:100

Scaled dimensions invalid. All measurements have to be checked on site before work can commence. Copyright infringements or errors must be reported to the Architect.

Sandra Schutte

B.Arch, B.P.
Pr. Arch, M.Arch, C.A.
Tel: 8 534
028 271 4294
121 Main Road
PO Box 92
Kleinmond
7155



bschutte@telkomsa.net

SAGAP Reg. No: Pr Arch 21077

9

Client REX Trust

Owner Signature

Project Sketch Plan

Proposed additions and alterations to existing dwelling and new garage

ET No. 4015

Crassula Crescent

Batty's Bay

Drawing Garage - Ground Storey Plan

Scale 1:100

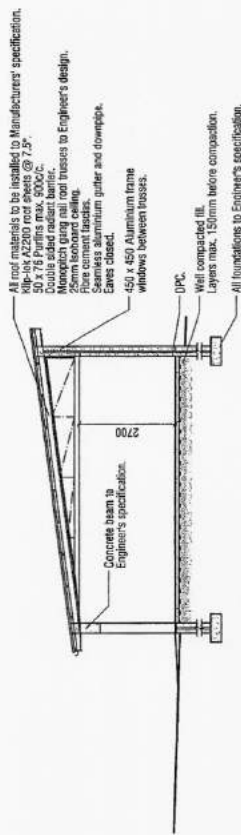
Drawn U.S. Checked SS

Project No Revision Date 2019/09/21

D.258.B 0 Sheet No

2

All deviations from plan, however minor, must be reported to and approved by the Architect in writing. Failure to do so will absolve the Architect of ANY further responsibility relating directly or indirectly to the deviations.



Section A-A
Scale 1:100

Scaled dimensions invalid. All measurements have to be checked on site before work can commence. Copyright responsibility of areas must be retained to the Architect.

Sandra Schutte

B.Arch (U.F.I.)
Pr Arch, MAArch, USA

Tel & Fax
028 271 4238
121 Main Road
PO Box 82
Kleinmond
795

bsurincak@telkomna.net



SACAP Reg No: Pr Arch 21077

9

Client
Rex Trust

Owner Signature

Project
Sketch Plan

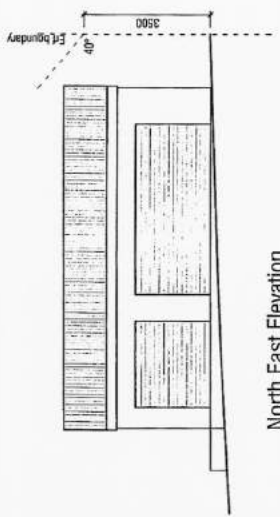
Proposed additions and alterations
to existing dwelling and new garage
Eri No. 4015
Crassula Crescent
Betty's Bay

Drawing
Garage - Section

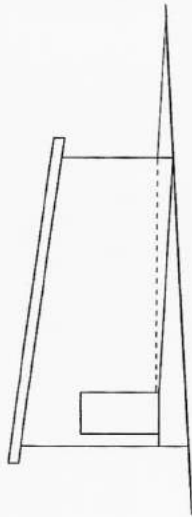
Scale
1:100

| | | | |
|------------|----------|----------|------------|
| Drawn | L.S. | Checked | SS |
| Project No | Revision | Date | 2018/09/21 |
| D.258.B | 0 | Sheet No | 4 |

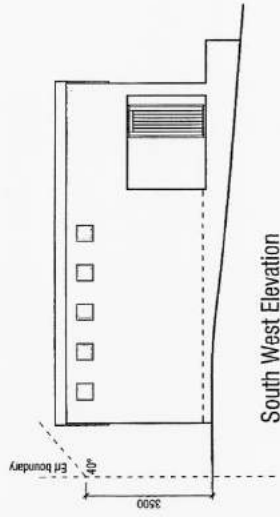
All deviations from plan, however minor, must be reported to and approved by the Architect in writing. Failure to do so will absolve the Architect of ANY further responsibility relating directly or indirectly to the deviations.



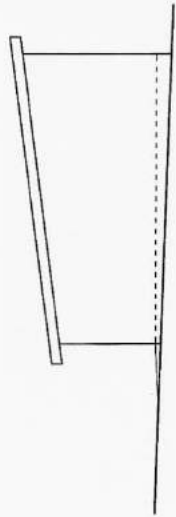
North East Elevation



South East Elevation



South West Elevation



North West Elevation

Scaled dimensions in feet. All measurements have to be checked on site before work can commence. Copyright in drawings, photographs or plans must be reported to the Architect.

Sandra Schutte

B.Arch (U.P.)
P. Arch. MArch, C.A.
Tel: 8 Fax
0206 271 6239
121 Main Road
PO Box 82
Klemmwood
7195
ds@schuttearchitects.net



SACAP Reg No: Pr Act 21077
Client: Rex Trust
Owner Signature

Project: Sketch Plan

Proposed additions and alterations to existing dwelling and new garage
Eri No. 4016
Crassula Crescent
Batty's Bay

Drawing: Garage - Elevations
Scale: 1:100

| | | | |
|------------|----------|----------|------------|
| Drawn | LS | Checked | SS |
| Project No | Revision | Date | 2018/09/21 |
| D.256.B | 0 | Sheet No | 3 |

L to 10

L

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE & RELAXATION OF RESTRICTIVE OF TITLE
DEED CONDITIONS: ERF 4015, BETTY'S BAY (3580/2020)**

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

Conditions

- COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE & RELAXATION OF RESTRICTIVE OF TITLE
DEED CONDITIONS: ERF 4015, BETTY'S BAY (3580/2020)
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 should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
 3. that stormwater be allowed to discharge through Erf 4015, Betty's Bay, unobstructed;
 4. that no on-street parking be allowed.

Dennis Hendriks
**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

21/07/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

**26. ERF 4440, 15 DUIKER STREET, NORTHCLIFF, HERMANUS, OVERSTRAND
MUNICIPAL AREA: APPLICATION FOR DEPARTURE: J DU PREEZ**

4440 HNC (3506/2019)

H van der Stoep

(028) 313 8900

Hermanus Administration

13 October 2020

Executive Summary

An application was received on 12 November 2019 from J du Preez on Erf 4440, Hermanus for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to relax the rear building line from 2m to 0m in order to accommodate a proposed covered lapa.

RESOLVED :

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure on Erf 4440, Hermanus in order to relax the rear building line from 2m to 0m in order to accommodate a proposed covered lapa, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the development as indicated on the plan as submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage.
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (e) that all the conditions in the Services Report, be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

**AGENDA of the
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(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

REASONS FOR RECOMMENDATION

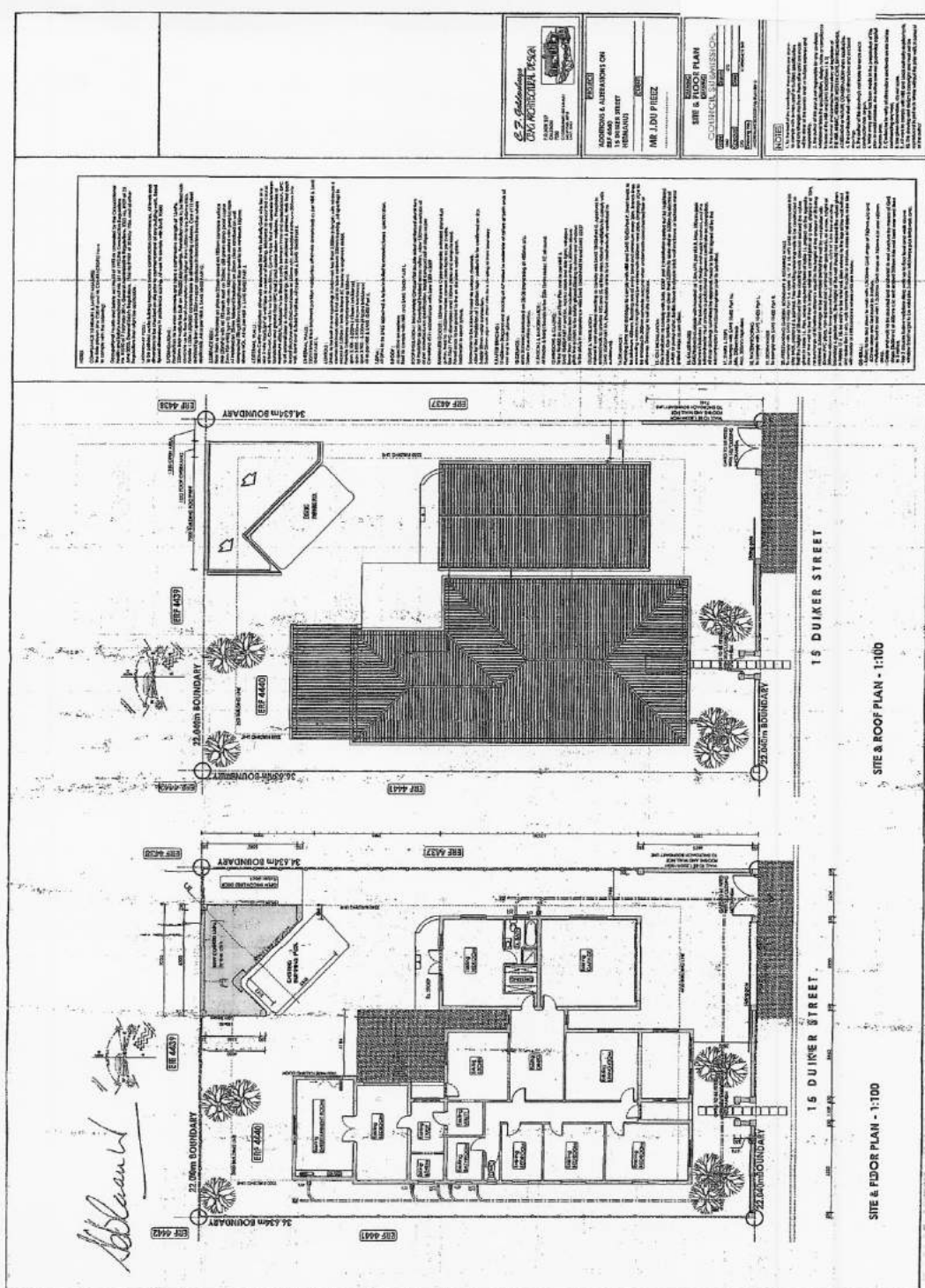
- ❖ The existing structures have approved building plans.
- ❖ The surrounding owners did not object.
- ❖ The change use will have no impact on the surrounding area, since it is in line with the surrounding uses.



ERF 4440, NORTHCLIFF




Date: 2019/11/19



Abbas

SITE & ROOF PLAN - 1:100

SITE & FLOOR PLAN - 1:100

| | | | |
|---|---|---|--|
|  <p>67 Architects 67 ARCHITECTS PTE LTD 100-110, ROBINSON ROAD SINGAPORE 068974</p> | <p>PROJECT KORUMBA & ALBERTSON CH 87, 89B DUIKER STREET HERMANUS</p> | <p>CLIENT MR. DJU PRIZIC</p> | <p>DATE 15/05/2018</p> <p>SCALE 1:100</p> <p>PROJECT NO. 18/001</p> |
| | <p>SITE & ROOF PLAN CONTRIBUTOR'S SUBMISSION</p> | | |

NOTE

1. This drawing is a site plan and roof plan for the proposed development.
2. The site boundaries are shown as dashed lines.
3. The building footprint is shown as a solid black area.
4. The roof plan shows the proposed roof structure.
5. The floor plan shows the proposed floor layout.
6. The setbacks are shown as dimensioned lines.
7. The landscaping is shown as hatched areas.
8. The site plan is drawn to a scale of 1:100.
9. The roof plan is drawn to a scale of 1:100.
10. The floor plan is drawn to a scale of 1:100.
11. The drawing is a site plan and roof plan for the proposed development.
12. The site boundaries are shown as dashed lines.
13. The building footprint is shown as a solid black area.
14. The roof plan shows the proposed roof structure.
15. The floor plan shows the proposed floor layout.
16. The setbacks are shown as dimensioned lines.
17. The landscaping is shown as hatched areas.
18. The site plan is drawn to a scale of 1:100.
19. The roof plan is drawn to a scale of 1:100.
20. The floor plan is drawn to a scale of 1:100.

AREA CALCULATION

| DESCRIPTION | NO | BY | WF |
|-------------|----|----|----|
| FOUNDATION | 1 | | |
| WALLS | 2 | | |
| ROOF | 3 | | |
| FLOOR | 4 | | |
| CEILING | 5 | | |
| DOORS | 6 | | |
| WINDOWS | 7 | | |
| STAIRS | 8 | | |
| MECHANICAL | 9 | | |
| OTHER | 10 | | |
| TOTAL | 11 | | |

FINISHES

| NO | DESCRIPTION | UNIT | QTY | PRICE | TOTAL |
|-------|-------------|----------------|-----|--------|----------|
| 1 | CONCRETE | m ³ | 1.2 | 120.00 | 144.00 |
| 2 | BRICK | m ² | 100 | 10.00 | 1000.00 |
| 3 | ROOFING | m ² | 150 | 15.00 | 2250.00 |
| 4 | FLOORING | m ² | 200 | 20.00 | 4000.00 |
| 5 | CEILING | m ² | 180 | 18.00 | 3240.00 |
| 6 | PAINT | m ² | 100 | 10.00 | 1000.00 |
| 7 | GLASS | m ² | 50 | 50.00 | 2500.00 |
| 8 | IRONWORK | m ² | 10 | 100.00 | 1000.00 |
| 9 | MECHANICAL | m ² | 5 | 50.00 | 250.00 |
| 10 | OTHER | m ² | 5 | 50.00 | 250.00 |
| TOTAL | | | | | 15000.00 |

MANUAL CALCULATION

1. FOUNDATION: 1.2m x 1.2m x 1.2m = 1.728m³

2. WALLS: 100m x 0.2m x 0.2m = 4m³

3. ROOF: 150m x 0.1m x 0.1m = 1.5m³

4. FLOOR: 200m x 0.1m x 0.1m = 2m³

5. CEILING: 180m x 0.1m x 0.1m = 1.8m³

6. PAINT: 100m x 0.1m x 0.1m = 1m³

7. GLASS: 50m x 0.1m x 0.1m = 0.5m³

8. IRONWORK: 10m x 0.1m x 0.1m = 0.1m³

9. MECHANICAL: 5m x 0.1m x 0.1m = 0.05m³

10. OTHER: 5m x 0.1m x 0.1m = 0.05m³

TOTAL: 15.00m³

67

CRONIN ARCHITECTURE

1234567890

1234567890

1234567890

SECTION CC - 1:50

CONCRETE COLUMN

1234567890

1234567890

WEST ELEVATION - 1:100

1234567890

1234567890

SOUTH ELEVATION - 1:100

1234567890

1234567890

RIGHT BOUNDARY WALLSOUTH ELEVATION - 1:100

1234567890

1234567890

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 4440, NORTHCLIFF**

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 sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 - P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that any additional and / or extended vehicle entrances will be for the owner's account;
6. that stormwater be allowed to discharge through Erf 4440, Northcliff, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

27. ERF 8297, 46 ALOE STREET, KLEINMOND, OVERSTRAND MUNICIPAL AREA: PROPOSED CONSENT USE: MESSRS ARCHITECTURAL HOME DESIGN ON BEHALF OF J AND PE MATIWANE

8297 KKM (3164)

**H van der Stoep
5 November 2020**

(028) 313 8900

Hermanus Administration

Executive Summary

An application was received on 5 February 2020 from Messrs Architectural Home Design on behalf of J and PE Matiwane on Erf 8297, Kleinmond in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a consent use in order to utilize a portion of the existing dwelling as a house shop.

RESOLVED :

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 8297, Kleinmond for a consent use in order to utilize a portion of the existing dwelling as a house shop, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that only a portion of the dwelling, not exceeding 25% of all the buildings on the property or 30m², whichever is the greatest, may be utilized as a house shop;
 - (b) that no more than one (1) vehicle, not exceeding 3500kg gross weight, may be utilized to make deliveries at the house shop at any one time;
 - (c) that adequate provision be made to manage the behaviour of patrons (both inside and outside the building) and for security and protection of surrounding properties, patrons, vehicles, etc. to the satisfaction of the Senior Manager: Town- and Spatial Planning;
 - (d) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
 - (e) that the house shop may not be used for the purposes of noxious trade, risk activity, sale of alcoholic beverages, place of entertainment or gambling purposes;

**AGENDA of the
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16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

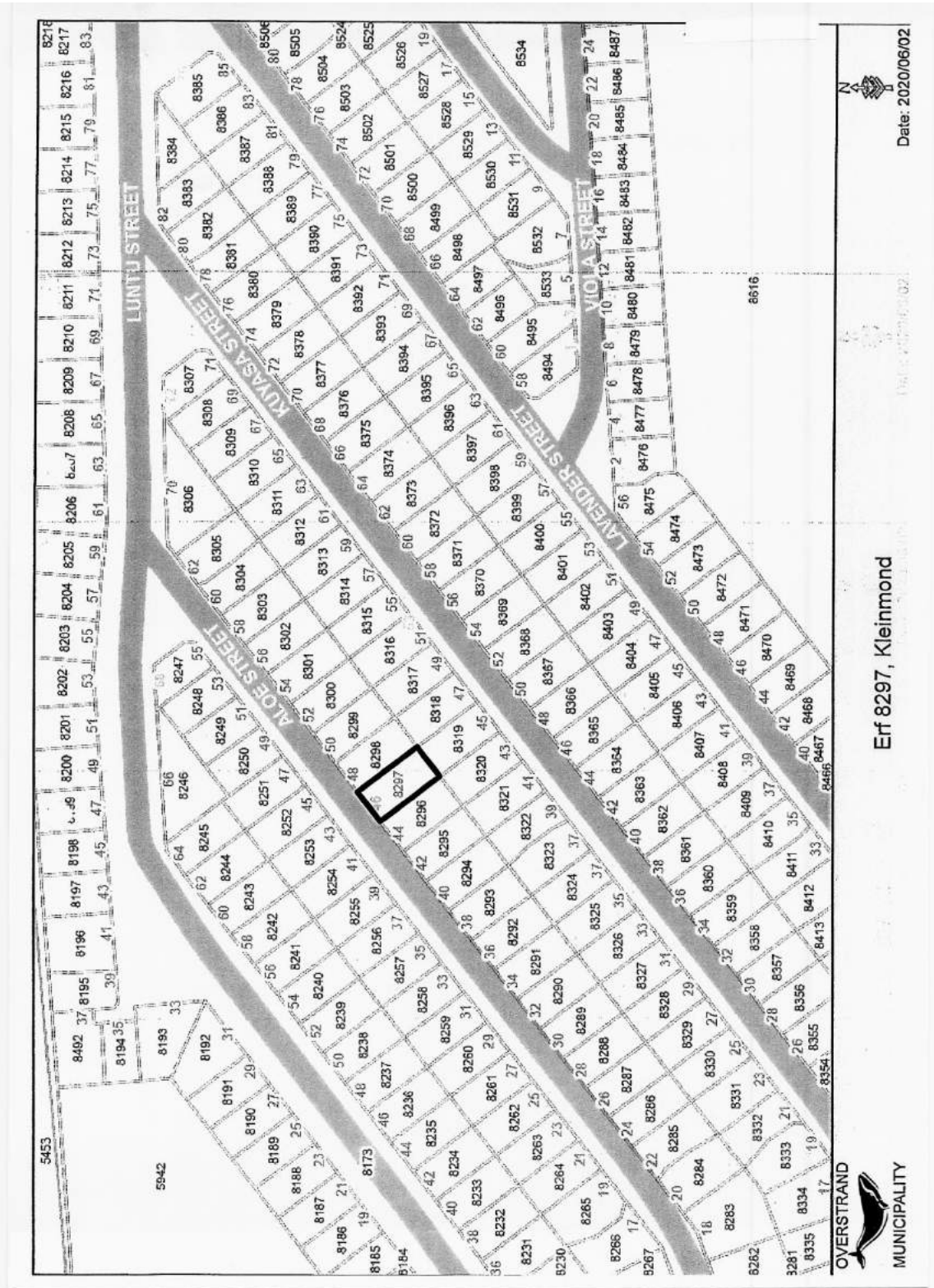
- (f) that no products, goods or supplies connected to the house shop may be stored on the property outside the building;
- (g) that a single non-illuminated sign, that complies with the Municipal By-Law on Signage, may be displayed on the premises;
- (h) that the trading hours of business only be between 07h00 to 21h00, and should the extended hours be to the detriment of the adjacent neighbours such as noise and waste pollution, the consent be withdrawn;
- (i) that the number of people employed be restricted to three (3);
- (j) that the owner/manager resides on the premises;
- (k) that a Certificate of Acceptability from the Health Department of the Overberg District Council and Fire Prevention Certificate be obtained from the Municipal Fire Department;
- (l) that the approval is not transferable, and the house shop area may not be sublet to any other person by the applicant;
- (m) that the conditions in the Engineering Report, be adhered to;
- (n) that the Overstrand Municipality retains the right to enforce any relevant legislation, regulations, law and order regarding these premises, the applicant and the departure in land use;
- (o) that this consent use approval is valid for a maximum period of five (5) years, after which it will expire if application is not made for the extension of the validity period within the five (5) year period;
- (p) that on-site parking be provided to the satisfaction of the Senior Manager: Town- and Spatial Planning;
- (q) that Council reserves the right to rescind the approval without payment of compensation, should any justified objection be received to the manner in which the house shop is functioning or should the operation of the house shop be found to be detrimental to the peacefulness and amenity of the surrounding area;
- (r) that commercial rates and service tariffs as determined by the annual budget, be made applicable, which tariffs are automatically adjusted in terms of the annual budget;

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- (s) that application is made for a Business Licence at the Overstrand Municipality, prior to operation of the house shop;
 - (t) that building plans be submitted to the Municipality showing all building changes and partitioning of the house shop in the dwelling to the satisfaction of the Fire Department and Building Control Department;
 - (u) that no accumulation of refuse occur on the premises, and
 - (v) that no sleeping be allowed in the house shop/store.
2. that the applicant be notified of their right of appeal in terms Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

REASONS FOR RECOMMENDATION

- ❖ The adjacent neighbours provided written consent.
- ❖ It will provide employment.
- ❖ The house shop is located in an approved building.
- ❖ The property has no illegal structures.

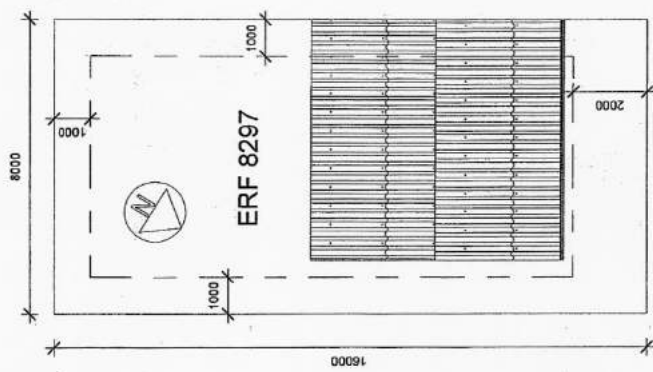


Date: 2020/06/02

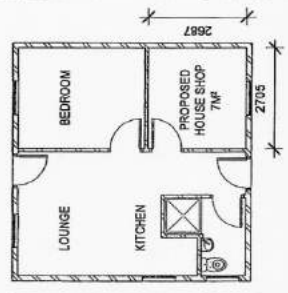
Erf 8297, Kleinmond



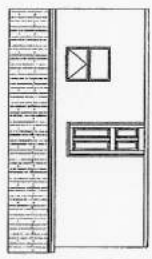
OVERSTRAND
MUNICIPALITY



2 SITEPLAN 1:100



1 GROUND STOREY 1:100



3 NORTH WEST ELEVATION 1:100

A.H.D.
 ahd@mweb.co.za
 072 315 1336

PROPOSED CONCENT OF USE

MR & MRS J MATIWANE
 ERF 8297
 ALOEE STREET
 KLEINMOND

COUNCIL DRAWINGS

| | | |
|----------------|------------|-------|
| Project number | 100829719 | A1 |
| Date | 15/08/2019 | |
| Drawn by | pjm | |
| Reg nr | 102 | Scale |
| | PAO 20052 | 1:100 |

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 8297, KLEINMOND (3596/2020)**

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 sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be 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 should any existing infrastructure need to be repositioned, all costs will be for the client's account.
4. that stormwater be allowed to discharge through Erf 8297, Kleinmond, unobstructed;
5. that no on-street parking be allowed.

D.P. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

05/08/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

28. REMAINDER PORTION 335 OF THE FARM ONRUST RIVER NO 581 AND PORTION 370 OF THE FARM ONRUST RIVER NO 581, ONRUSTRIVIER MAIN ROAD: APPLICATION FOR PROPOSED SUBDIVISION AND CONSOLIDATION: MESSRS PLAN ACTIVE ON BEHALF OF THE ESTATE OF THE LATE JM TOERIEN & ELMYR (PTY) LTD

RCAL 335/581 & RCAL

370/581 (3570)

H Olivier

(028) 313 8900

Hermanus Administration

24 July 2020

Executive Summary

Applications have been received on 14 January 2020 from Messrs Plan Active on behalf of the estate of the late JM Toerien and Elmyr (Pty) Ltd, the property owners of Portion 335 of the farm Onrust River No 581 and Portion 370 of the farm Onrust River No 581 for the following:

- ❖ subdivision in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to subdivide Portion 370 of the farm Onrust River No 581 into a Portion A (±3,1 ha in extent) and Portion B (±2,6646 ha in extent).
- ❖ consolidation in terms of Section 16(2)(e) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 of the newly created Portion A (±3,1 ha in extent) with Portion 335 of the farm Onrust River No 581 to create a consolidated farm of ±4,71 ha in extent.

RESOLVED :

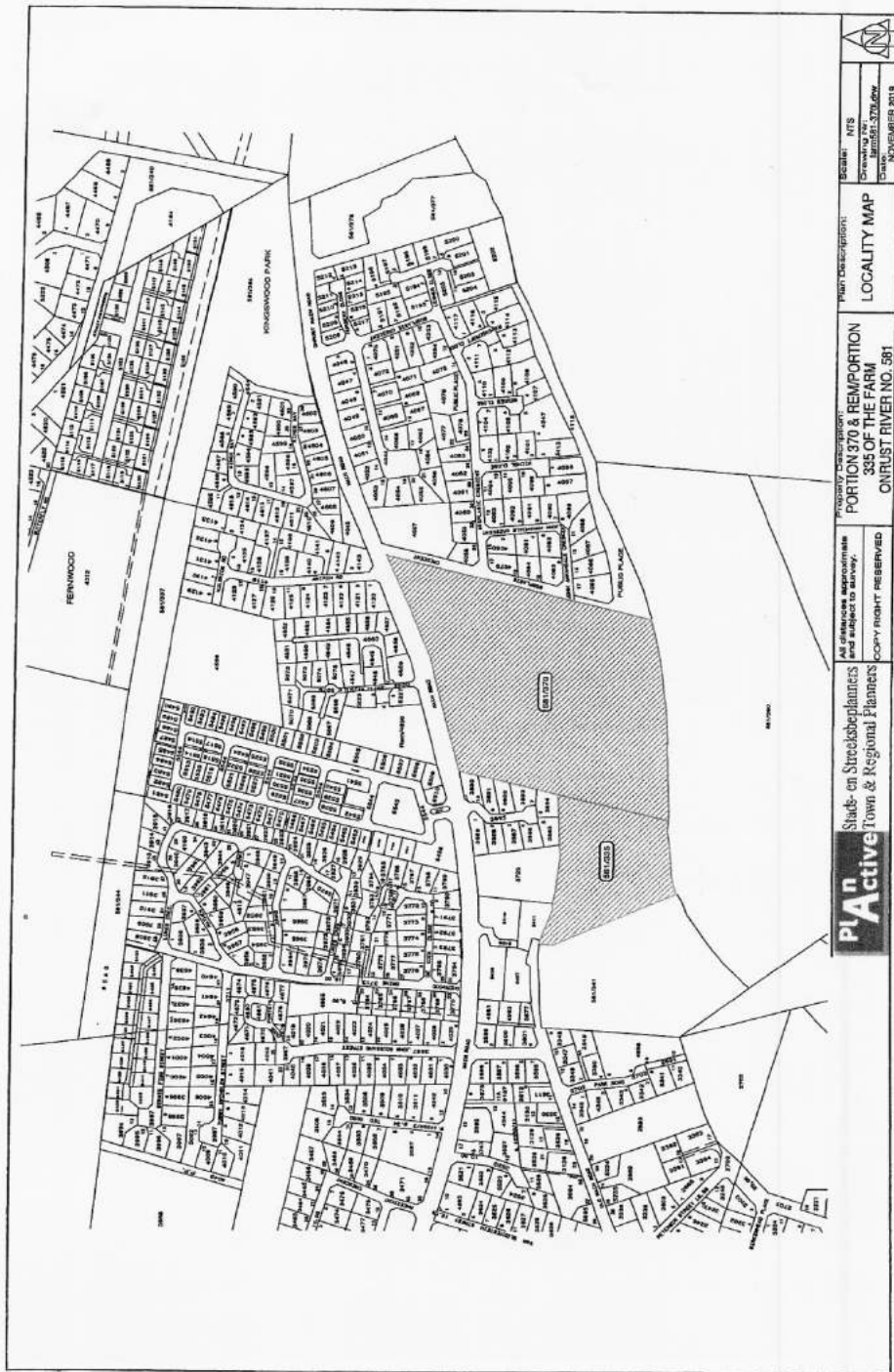
1. that the application for subdivision in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) to subdivide Portion 370 of the farm Onrust River No 581 into a Portion A (±3,1 ha in extent) and Portion B (±2,6646 ha in extent), **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application for consolidation in terms of Section 16(2)(e) of the By-Law to consolidate newly created Portion A (±3,1 ha in extent) of Portion 370 of the farm Onrust River No 581 with Portion 335 of the farm Onrust River No 581 to create a consolidated farm of ±4,71 ha in extent, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the approvals in points 1 and 2 be subject to the following conditions:

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- (a) that this approval is only for the subdivision and consolidation as indicated on Plan No. *farm581-370s.drw* dated December 2019, submitted with the application;
 - (b) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (c) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (d) that all the conditions in the Services Report, be complied with;
 - (e) that the conditions imposed by Telkom, be complied with;
 - (f) that the conditions imposed by Eskom, be complied with, and
 - (g) that rates and taxes as determined by the Finance Department be applicable to the properties.
5. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ No new municipal services will be required.
- ❖ The proposal is in line with the Planning Policies.
- ❖ This is only a realignment of property boundaries and includes no use changes.
- ❖ No negative impact on the character of the area as it will remain to be used for rural residential purposes.
- ❖ The application has no environmental or heritage impact.
- ❖ The application is in line with the Planning Principles.
- ❖ The application is desirable.



PLAN Active


Shade-on Streets/planners
Town & Regional Planners

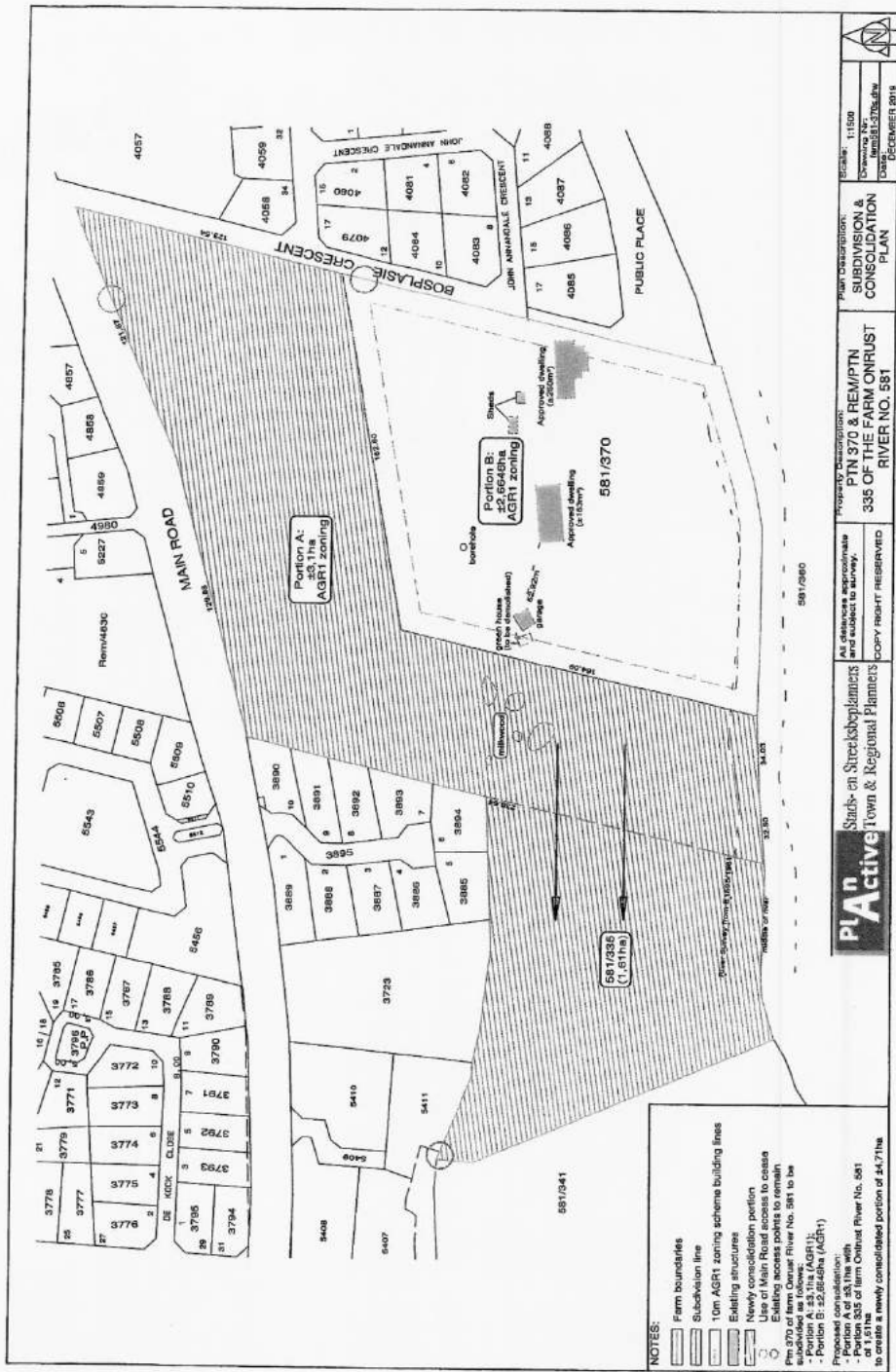
Property Description:
PORTION 370 & REMPORTION
335 OF THE FARM
ONRUST RIVER NO. 581

All dimensions approximate
and subject to survey.
COPY RIGHT RESERVED

Plan Description:
LOCALITY MAP

Scale: NTS
Sheet: 370/40W
Date: NOVEMBER 2018





NOTES:

- Farm boundaries
- Subdivision line
- 10m AGR1 zoning scheme building lines
- Existing structures
- Newly consolidation portion
- Use of Main Road access to catena
- Existing access points to remain
- Portion A: 32.5648ha (AGR1)
- Portion B: 32.5648ha (AGR1)
- Portion A of 34.71ha with
- Portion B of 34.71ha with
- Portion A of 34.71ha with
- Portion B of 34.71ha with

Scale: 1:1000
 Drawn by: [Name]
 Checked by: [Name]
 Date: DECEMBER 2019

Plan Description:
**PIN 370 & REM/PTN
 SUBDIVISION &
 CONSOLIDATION
 PLAN**

Property Description:
**PIN 370 & REM/PTN
 335 OF THE FARM ONRUST
 RIVER NO. 581**

All distances approximate
 and subject to survey.
 COPY RIGHT RESERVED

PLA'n Active
 Starks-on Streetscape Planners
 Town & Regional Planners



Use of Main Road access to create
 Existing access points to remain

PA n **Active**
 State- on Streets/planners
 Town & Regional Planners

All responses approximate
 and subject to survey.
 COPYRIGHT RESERVED

Property description:
**PTN 370 & REMPTN
 395 OF THE FARM
 ONRUST RIVER NO. 581**

Plan Description:
**AERIAL PHOTOGRAPH:
 SECTION
 OVERLAY**


Scale: 1:2000
 Drawing Nr:
 Date: DECEMBER 2019

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION & CONSOLIDATION: REMAINDER PORTION
335 OF FARM ONRUS RIVER 581 & PORTION 370 OF FARM ONRUS RIVER
581, ONRUS RIVER (3570/2020)**

Stormwater (SW) : In order
Electricity : Escom
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 should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
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 Area Manager: Hermanus for written approval;
4. that stormwater be allowed to discharge through Ptn 335 & 370/581, Onrus River, unobstructed;
5. that no on-street parking be allowed


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

29. ERF 2930, 169 SIXTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MARTINHO DOS SANTOS FERREIRA AND LIANE FERREIRA

2930 HVK

P Roux

(028) 313 8900

Hermanus Administration

23 October 2020

Executive Summary

An application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law), applicable to Erf 2930, Hermanus was received on 20 March 2020 from the property owners in order to relax the western lateral building line of the property from 2m to 0m to accommodate a carport.

RESOLVED :

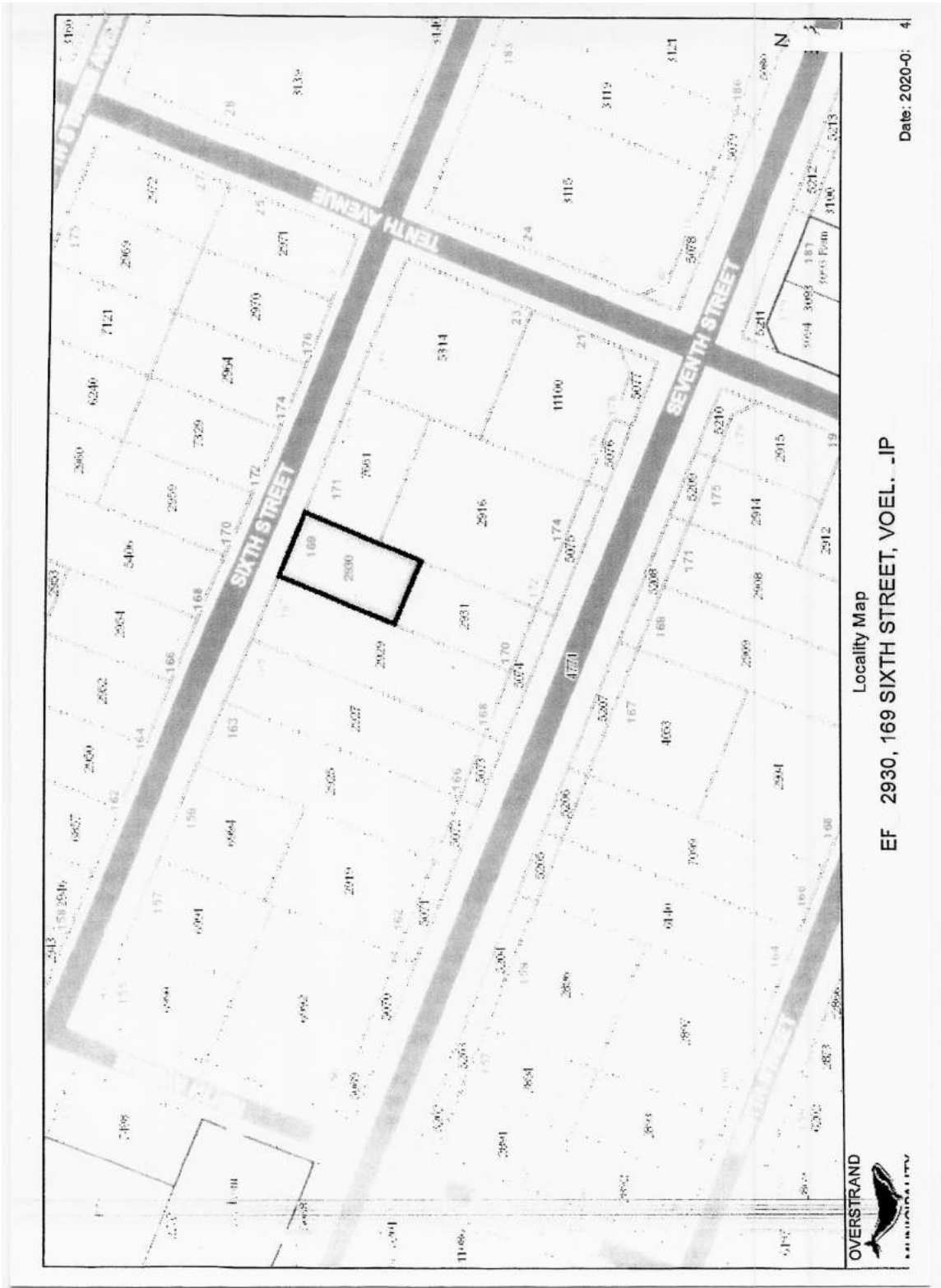
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 2930, Hermanus in order to relax the western lateral building line of the property from 2m to 0m to accommodate a carport, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the approval is only for the departure of the building as indicated on the SDP as submitted with the application (Drawing no C01-02, Project No 569-19);
 - (b) that building plans be submitted to the Building Department for approval and that all requirements of the Building- and Fire Services Department at the time, be complied with;
 - (c) that the conditions of Fire Services as well as the conditions of Engineering Services, be complied with;
 - (d) that all other applicable development parameters as prescribed in the relevant Zoning Scheme, be complied with, and
 - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation.

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2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ None of the internal departments have any objection.
- ❖ The structure does not impact negatively on the rights of surrounding landowners.
- ❖ The structure is neatly built and compliments the dwelling unit on the property as well as the character of the surrounding built environment.
- ❖ The application is desirable from a town planning point of view.



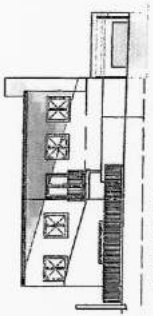
Locality Map

EF 2930, 169 SIXTH STREET, VOEL. .JIP

Date: 2020-0: 4



SITE PLAN
Scale: 1" = 20'



NORTH ELEVATION
Scale: 1" = 10'

NOTE: THIS GENERAL CONTRACTOR'S RESPONSIBILITY AND OBLIGATION IS LIMITED TO THE WORK SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

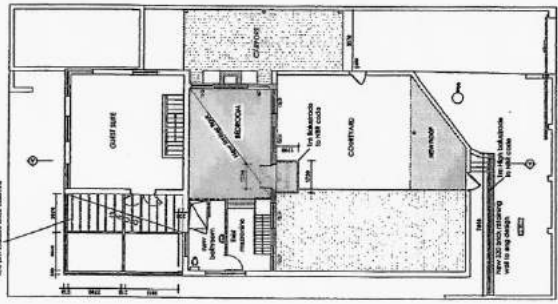
REVISIONS
NO. DATE DESCRIPTION
1 01/15/2010 Initial Design
2 02/10/2010 Structural Additions
3 03/05/2010 Final Design

L.A. Design Studio
ARCHITECTURAL FIRM
100 N. Hollywood Blvd., Suite 210
Los Angeles, California 90028
Tel: 323.460.4444
www.ladestudiostudio.com

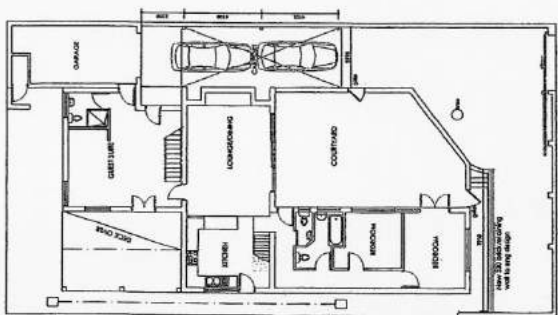
House Van Der Horven
ERF: 2903 8th Street
HERMANNUS

ADDITIONS

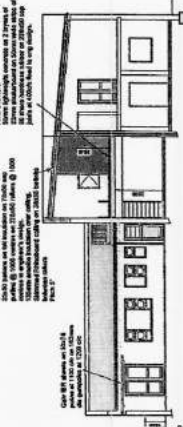
| | | | |
|-------------|--------|-----------|-----|
| Project No. | 568-19 | Sheet No. | C01 |
| Date | | Scale | |
| Client | | Architect | |



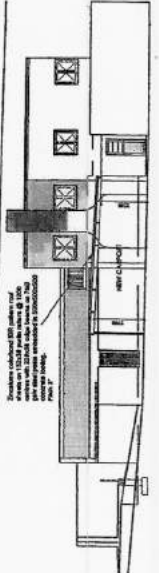
FIRST FLOOR PLAN
Scale: 1" = 10'



GROUND FLOOR PLAN
Scale: 1" = 10'

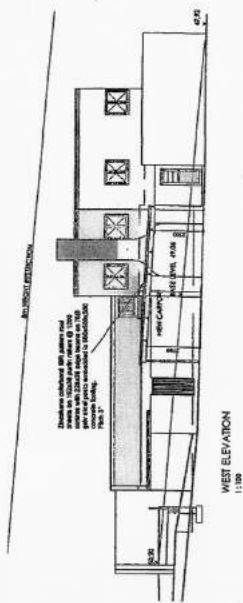


SECTION A-A
Scale: 1" = 10'

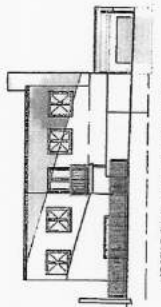


WEST ELEVATION
Scale: 1" = 10'

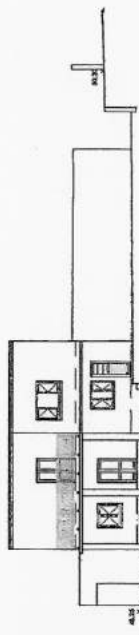
STRUCTURE: CONCRETE FRAME WITH STEEL JOIST ROOFING. ROOF: 2" POLYSTYRENE INSULATION, 1" GYPSUM BOARD, 1" ASPHALT/FLY ASH, 2" GRAVEL. FLOORING: POLISHED CONCRETE. WALLS: 8" CMU WITH INTERIOR FINISH. CEILING: 1" GYPSUM BOARD. FINISHES: INTERIOR WALLS - PLASTER AND PAINT. EXTERIOR WALLS - PLASTER AND STUCCO. ROOFING - ASPHALT/FLY ASH ON GYPSUM BOARD. CONCRETE - 4000 PSI. STEEL - A36. WOOD - SPANISH OAK. GLASS - CLEAR GLASS. DOORS - 6" SOLID CORE. WINDOWS - 2" GLASS WITH ALUMINUM FINISH.



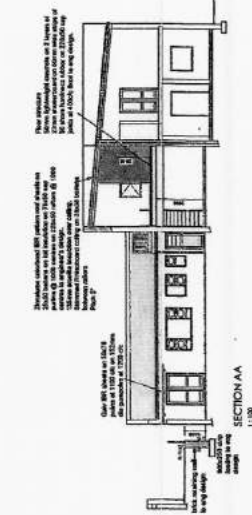
WEST ELEVATION
1:100



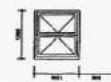
NORTH ELEVATION
1:100



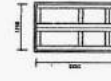
EAST ELEVATION
1:100



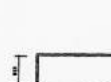
SECTION AA
1:100



WINDOW & DOOR SCHEDULE
SCALE 1/8"



WINDOW & DOOR SCHEDULE
SCALE 1/8"



WINDOW & DOOR SCHEDULE
SCALE 1/8"

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.
 10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.

CONTRACT:
 No. _____
 Date _____

L.A. Design Studio
 ARCHITECTS
 10000 WILSON BOULEVARD, SUITE 100
 WILSON, CALIFORNIA 90767
 TEL: (310) 205-1000
 FAX: (310) 205-1001
 WWW: WWW.LADDESIGNSTUDIO.COM

Client:
 House Van Der Hoven
 688-19
 10000 WILSON BOULEVARD, SUITE 100
 WILSON, CALIFORNIA 90767

Project:
 ADDITIONS

ELEVATIONS & SECTION LAYOUT

| | |
|--------------|--------|
| Project No. | 688-19 |
| Revision No. | C02 |
| Scale | |
| Sheet No. | |

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 2930, VOELKLIP**

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 sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that any additional and / or extended vehicle entrances will be for the owner's account;
6. that stormwater be allowed to discharge through Erf 2930, Voelklip, unobstructed;
7. that no on-street parking be allowed.

p.p. D. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

03/09/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

30. PORTION 34 OF FARM ROCKLANDS NO. 633, DIVISION CALEDON, OVERSTRAND MUNICIPAL AREA: PROPOSED AMENDMENT OF THE SITE DEVELOPMENT PLAN AND ARCHITECTURAL GUIDELINES: LAGOON EDGE ESTATE BODY CORPORATE

34/633 RCAL

P Roux

(028) 313 8900

Hermanus Administration

09 November 2020

Executive Summary

An application was received on 13 February 2020 from Lagoon Edge Estate Body Corporate on behalf of Lagoon Edge Estate on Portion 34 of the Farm Rocklands No. 633, Division Caledon in terms of Section 16(2)(l) of the Overstrand By-Law on Municipal Land Use Planning, 2015 (By-Law) for an amendment of the Site Development Plan (SDP) and Architectural Guidelines.

RESOLVED :

1. that the application in terms of Section 16(2)(l) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Portion 34 of the Farm Rocklands No. 633, Division Caledon for an amendment of the Site Development Plan and Architectural Guidelines, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following condition:
 - (a) that the maximum footprint of the section (house, patio and garages) may not exceed 250m², and
 - (a) that the applicant submit a final version of the Architectural Design Guidelines to the Town- and Spatial Planning Department and the Building Department for record keeping purposes;
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.

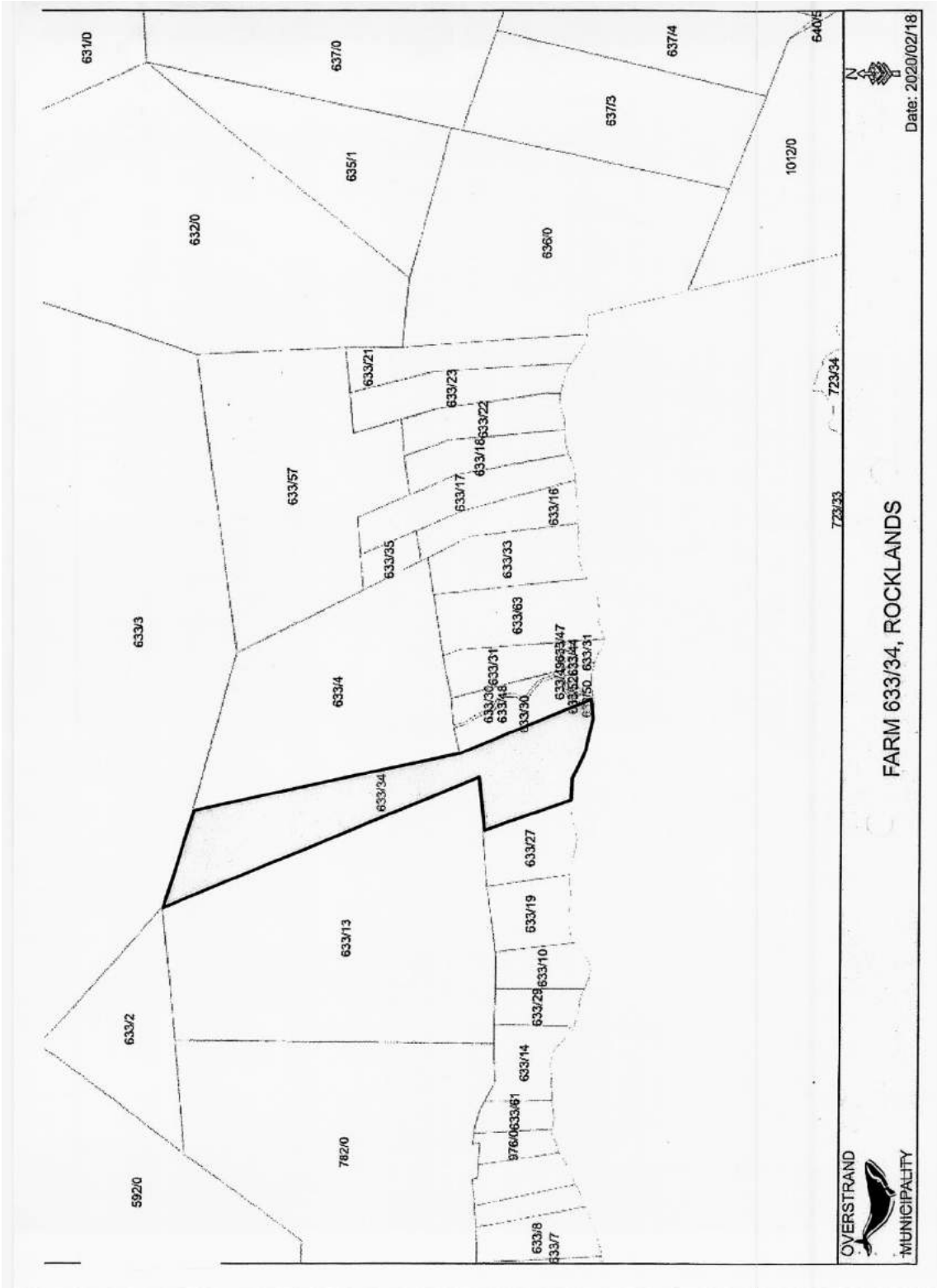
REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ No objections were received from the Building Control Department.
- ❖ It is in line with policy documents and the Zoning Scheme.

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- ❖ The proposed maximum footprint as contained in the conditions of approval **(250m² for the house, patio and garages)** is in line with existing foot prints of the houses as indicated on the table provided by the Land Surveyor for the Resort.
- ❖ The approval of the Architectural Design Guidelines would create a user friendly guideline that can be used to ensure the character and aesthetical integrity and style of the development would be protected.

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**AGENDA of the
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**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR AMENDMENT OF THE SITE DEVELOPMENT PLAN
AND ARCHITECTURAL GUIDELINES: PTN 34 OF FARM ROCKLANDS
NO. 633, LAGOON EDGE**

| | | |
|-------------------|---|-----------------------|
| Electricity | : | Eskom area |
| Stormwater | : | No services available |
| Water | : | No services available |
| Sewer | : | No services available |
| Roads and traffic | : | No services available |

Conditions:

1. that the developer arrange with ESKOM for the provision of electricity and that he complies with all conditions as may be set by ESKOM;
2. that no water from Overstrand Municipality is available and the developer will be responsible to obtain the necessary approval, licence and permits from the applicable authorities (Water and Sanitation, Health, Bocma etc.) for the use of any other water resources and the extraction thereof;
3. that the developer is responsible to provide potable water to the development that complies with SANS0241 standards and that relevant proof be submitted to the Manager: Water Infrastructure & Quality (Tel: 028 313 5046), Overstrand Municipality;
4. that waste water disposal be done in a safe and healthy manner and that plans thereof be submitted to the Municipality and DWA for approval;
5. that the developer complies to all the conditions set by Department Of Water Affairs & Bocma;
6. that, as there is currently no municipal sewer network in the vicinity, Portion 34 of Farm 633 must be provided with adequate sewer conservancy tanks, which must comply with the standards of the Department: Operational Services (Hermanus), and to which the sewer services on the development must connect to;
7. that the Municipality does not have the capacity to service the proposed development with regards to removal of sewerage from the property. The owner is therefore responsible for removal of sewerage from the property, and thereof at a licensed municipal sewerage treatment facility;

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2

8. that alternatively, sewer treatment facilities that are approved by the Department of Water Affairs may be provided for disposal of sewer from the developments. Written proof of such approval is to be submitted to the Municipality;
9. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 140400 – P: 2010: Drainage;
10. that, as no municipal refuse removal services are rendered in the area, the owner is responsible for removal of all refuse generated on the property, and disposal thereof at a registered municipal waste transfer station or-waste disposal facility;
11. that on-site parking facilities are provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services.

p.p. R. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

03/09/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

31. ERF 4576, 1 PODALYRIA STREET, BETTY'S BAY, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION: MESSRS PLAN ACTIVE ON BEHALF OF DH MEYER

4576 KBB

**H van der Stoep
28 October 2020**

(028) 313 8900

Hermanus Administration

Executive Summary

An application was received on 1 June 2020 from Messrs Plan Active on behalf of DH Meyer on Erf 4576, Betty's Bay for a subdivision in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to subdivide Erf 4576, Betty's Bay into three (3) portions, measuring as follows:

Portion A – ±1575m² in extent
Portion B – ±2883m² in extent
Portion C – ±2735m² in extent

RESOLVED :

1. that the subdivision in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) of Erf 4576, Betty's Bay into three (3) portions, namely Portion A (±1575m² in extent), Portion B (±2883m² in extent), and Portion C (±2735m² in extent), **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions;
 - (a) that subdivision be in line with Drawing No. bettys4576s1.drw, dated March 2020, as submitted with the application,
 - (b) that the applicant appoint an Environmental Impact Practitioner (EIP) to ensure the compliance of the no-go area in terms of stock piling and disturbance or transgression by builders on the areas;
 - (c) that building plans be submitted to the Building Department for approval, and that all conditions of the Environmental Management, Building- and the Fire Departments be complied with at that stage;
 - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and

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- (f) that all the conditions in the Services Report, be complied with.
2. 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, 2015 with regard to the above decision.

REASONS FOR RECOMMENDATION

- The application has followed due procedure.
- The proposal will not impact on the rights of surrounding property owners or the character of the existing surrounding built environment.
- The application is in line with the surrounding erf sizes and will have no impact on the character of the township.
- The proposed erven will comply with the Title Deed conditions, which is stricter than the Zoning Scheme.
- The environmentally sensitive areas have been depicted on the proposed subdivision plan and will not be developed.





 Social: NTS

 Drawing No: ERF-4576

 Date: JUNE 2020

Plan Description: LOCALITY MAP

Property Description: S

 Y MAP ERF-4576

 BETTYS BAY

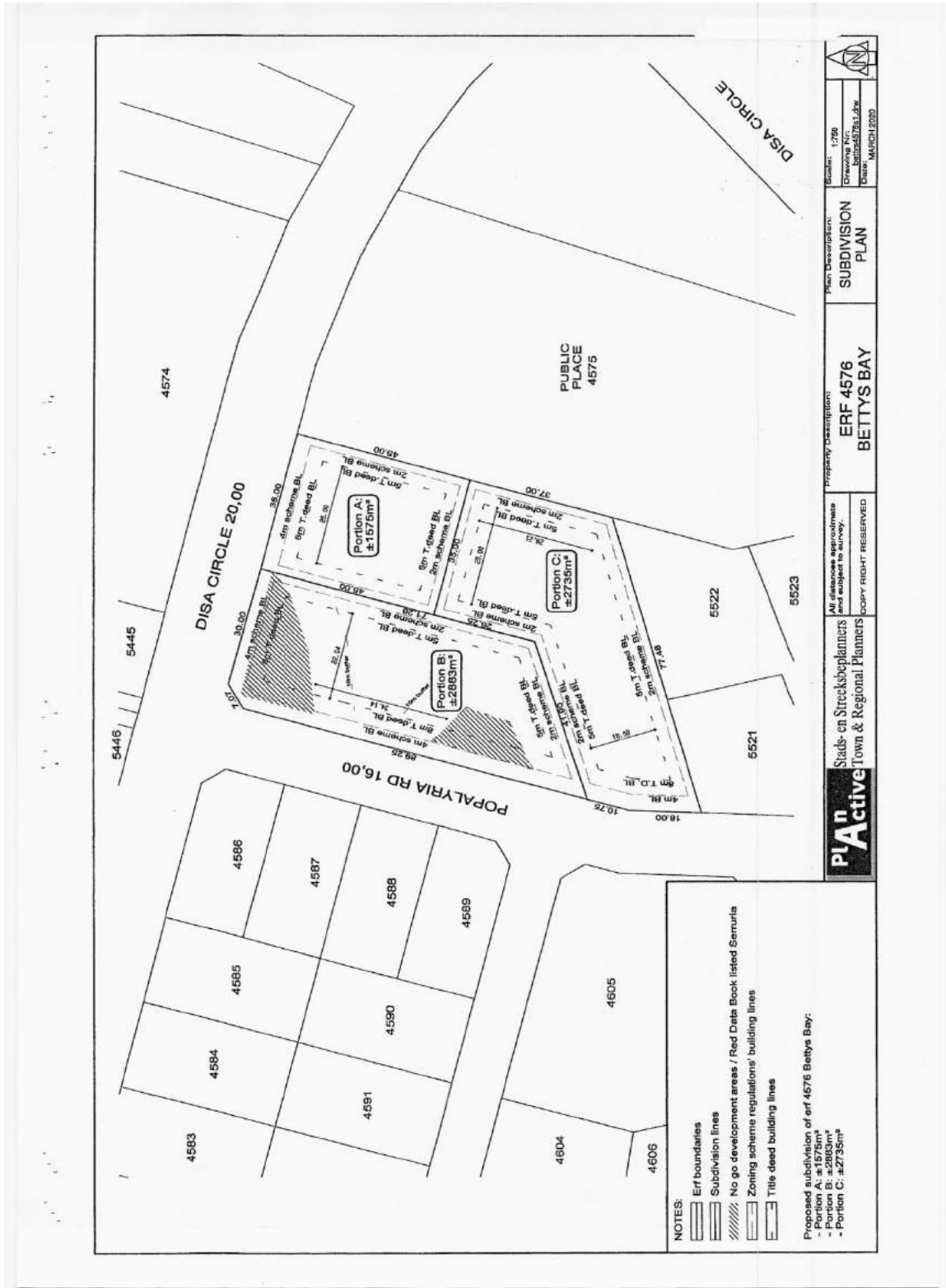
All distances approximate and subject to survey.

 Copyright Reserved

PLA II

Active

 Stakeholder Town & Regional Planners



NOTES:

- Erf boundaries
- Subdivision lines
- No go development areas / Red Data Book listed Sernuris
- Zoning scheme regulations' building lines
- Title deed building lines

Proposed subdivision of erf 4576 Betty's Bay:
 - Portion A: ±1575m²
 - Portion B: ±2863m²
 - Portion C: ±2735m²

PIA'd Stads- en Streeksplanners
 Town & Regional Planners

Property description: **ERF 4576 BETTY'S BAY**

Plan Description: **SUBDIVISION PLAN**

Scale: 1:750
 Drawing No: 20230301/01/01
 Date: MARCH 2023

All dimensions, boundaries and subject to survey
 COPY RIGHT RESERVED

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION: ERF 4576, BETTY'S BAY**

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

Conditions:

1. That a Bulk Services Contribution Levy (BICL) be paid by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council. The BICL tariff is adjusted by Council annually. The total BICL payable will be the amount as determined by the BICL Policy and tariff at the date of **actual payment**. BICL amounts quoted in any document will normally be applicable to the particular year in which the document was compiled and Council will not be bound by the quoted amounts.

1.1 Developments containing Sectional Title Units/ Commercial Buildings (non-free standing properties – property is not to be subdivided)

The BICLs are to be paid in full **prior** to submission of the building plans. Building Plans will not be accepted unless the BICL is paid in full.

1.2 Developments with free standing properties (property that is subdivided and plots to be sold individually).

The BICLs are payable **prior** to clearance being issued by the Income Department of the Municipality.

The contribution according to the current policy (2020/2021) is as follows:

Freehold erven:

| | | | |
|---------------------------------|-----------------|----------|---------------------|
| Water | R 23 957.00 x 2 | = | R 47 914.00 |
| Sewerage | R 16 153.00 x 2 | = | R 32 306.00 |
| Roads | R 7 243.00 x 2 | = | R 14 486.00 |
| Stormwater | R 8 357.00 x 2 | = | R 16 714.00 |
| Solid Waste | R 1 448.00 x 2 | = | R 2 896.00 |
| Electricity | R 33 586.00 x 2 | = | <u>R 67 172.00</u> |
| TOTAL (inclusive of VAT) | | = | R 181 488.00 |

Note:

- 1.3 The above figures are estimates**
1.4 The above figures do not include evaluation/investigation levies and connection fees
2. that each property should have their own water connection and conservancy tanks as per Municipal specification;

3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that any additional and / or extended vehicle entrances will be for the owner's account;
5. that stormwater be allowed to discharge through the proposed Erven, Betty's Bay, unobstructed;
6. that no on-street parking be allowed.

p.p. R. Croft
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

06/08/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

32. ERF 4753, 31 LOBELIA STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: MESSRS MDA TOWN & REGIONAL PLANNERS ON BEHALF OF PJ DU PREEZ

4753 HON (3619/2020)

H Olivier

(028) 313 8900

Hermanus Administration

21 October 2020

Executive Summary

An application was received on 25 February 2020 from Messrs MDA Town & Regional Planners on behalf of PJ du Preez on Erf 4753, Onrustrivier in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a departure to relax the following:

- ❖ eastern lateral building line from 2m to 1,11m to accommodate portions of the existing bathrooms on ground floor level and first floor level;
- ❖ south-eastern lateral building line from 2m to 0,89m and 1,05m respectively to accommodate an existing covered patio on ground floor level and bedrooms on first and ground floor levels respectively, and also to relax the same building line from 2m to 0,88m to accommodate an existing external staircase;
- ❖ street building line with Lobelia Street from 4m to 3,61m to accommodate an existing staircase, and
- ❖ street building line with Fifth Avenue from 4m to 2,9m and 3,72m to accommodate a portion of the existing garage and portion of the first floor dwelling, and also a further portion of the ground and first floors of the dwelling respectively.

RESOLVED :

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 4753, Onrustrivier for a departure to relax the following:
 - ❖ eastern lateral building line from 2m to 1,11m to accommodate portions of existing bathrooms on ground floor level and first floor level;
 - ❖ south-eastern lateral building line from 2m to 0,89m and 1,05m respectively to accommodate an existing covered patio on ground floor level and bedrooms on first and ground floor levels respectively; and also to relax the same building line from 2m to 0,88m to accommodate an existing external staircase;
 - ❖ street building line with Lobelia Street from 4m to 3,61m to accommodate an existing staircase, and

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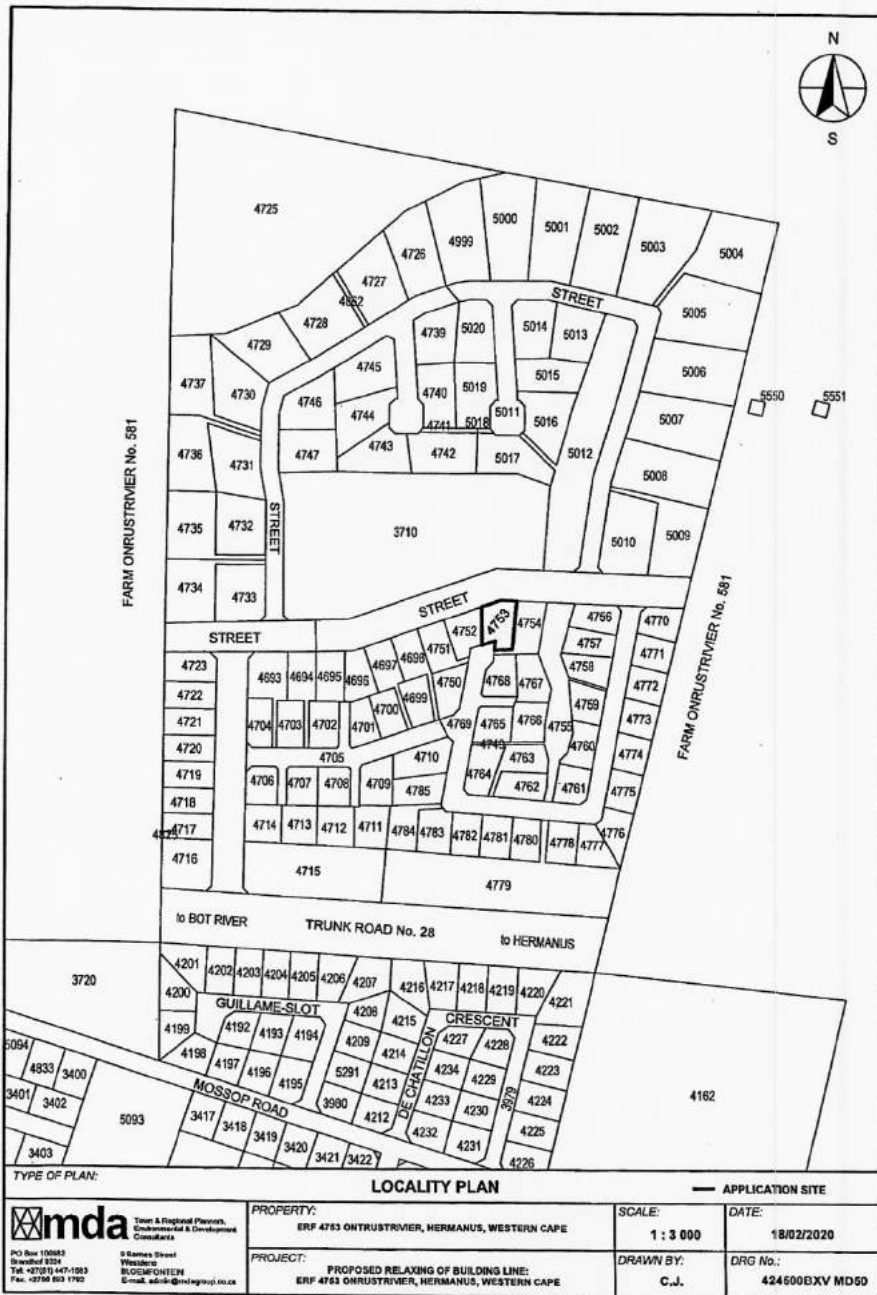
- ❖ street building line with Fifth Avenue from 4m to 2,9m and 3,72m to accommodate a portion of the existing garage and portion of the first floor dwelling, and also a further portion of the ground and first floors of the dwelling respectively.


be approved in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

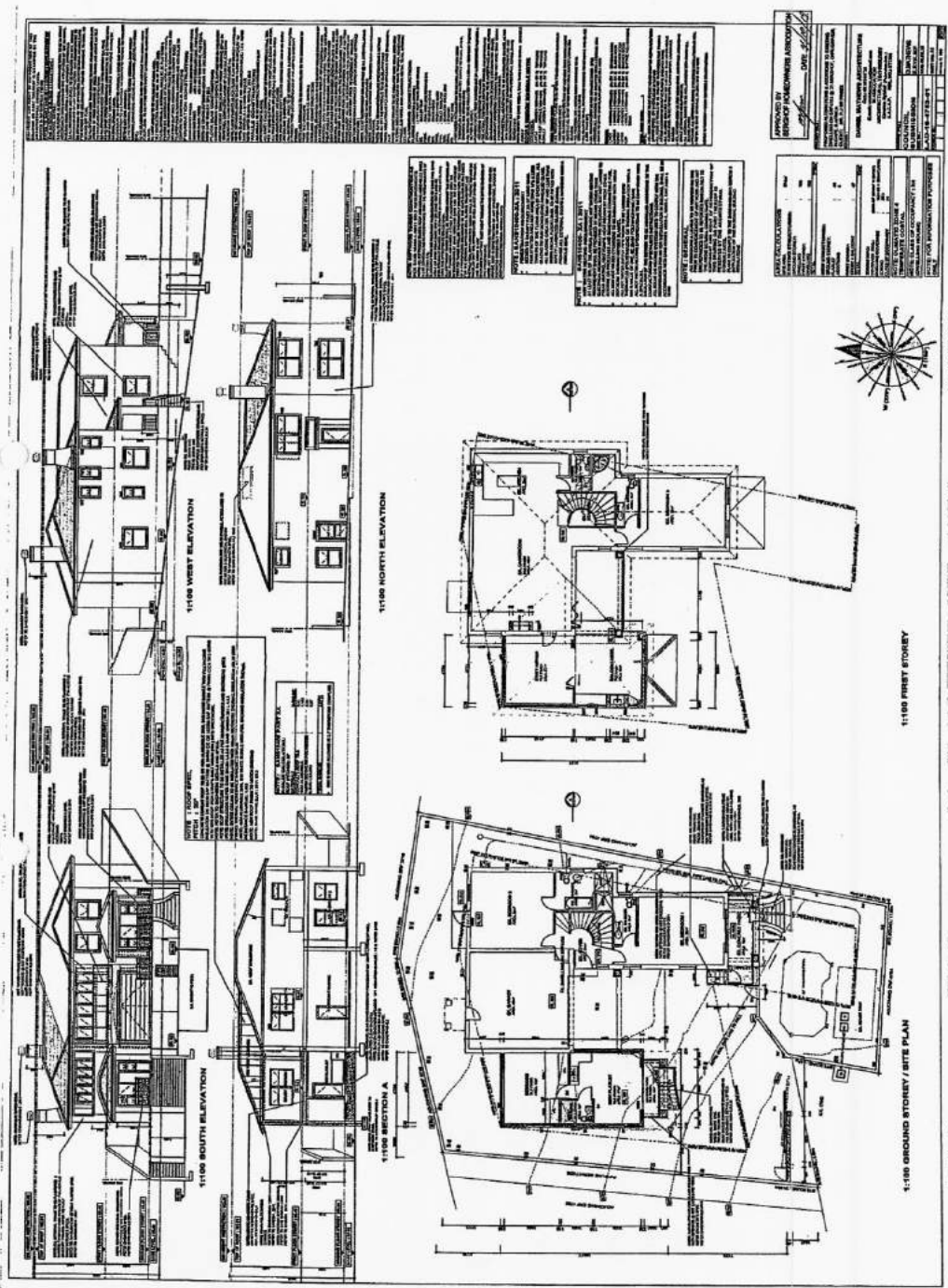
- (a) that this approval is only for the relaxation of the building lines as indicated on plan *LAD-18-4753-01* dated *8 August 2019* submitted with the application;
 - (b) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (c) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with, and
 - (e) that all the conditions in the Services Report, Eskom as well as Telkom, be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

REASONS FOR RECOMMENDATION

- ❖ The application has followed due process.
- ❖ None of the internal departments or neighbours have any objections.
- ❖ The relaxation will not have a negative impact on the character of the area or neighbour's privacy.
- ❖ The Berghof HOA support the application.



| | | | |
|---|--|---------------------|----------------------------|
| TYPE OF PLAN: LOCALITY PLAN | | APPLICATION SITE | |
|  Town & Regional Planners, Environmental & Development Consultants PO Box 100883 Braamhof 7804 Tel: +27(0)11 447-1083 Fax: +27(0)11 447-1762 | PROPERTY: ERF 4753 ONRUSTRIVIER, HERMANUS, WESTERN CAPE | SCALE: 1 : 3 000 | DATE: 18/02/2020 |
| | PROJECT: PROPOSED RELAXING OF BUILDING LINE: ERF 4753 ONRUSTRIVIER, HERMANUS, WESTERN CAPE | DRAWN BY: C.J. | DRG No.: 424600EXV MD50 |



APPROVED BY
 PROJECT ARCHITECT/REGISTERED ARCHITECT
 DATE: 20/10/2010

SCALE: 1:50

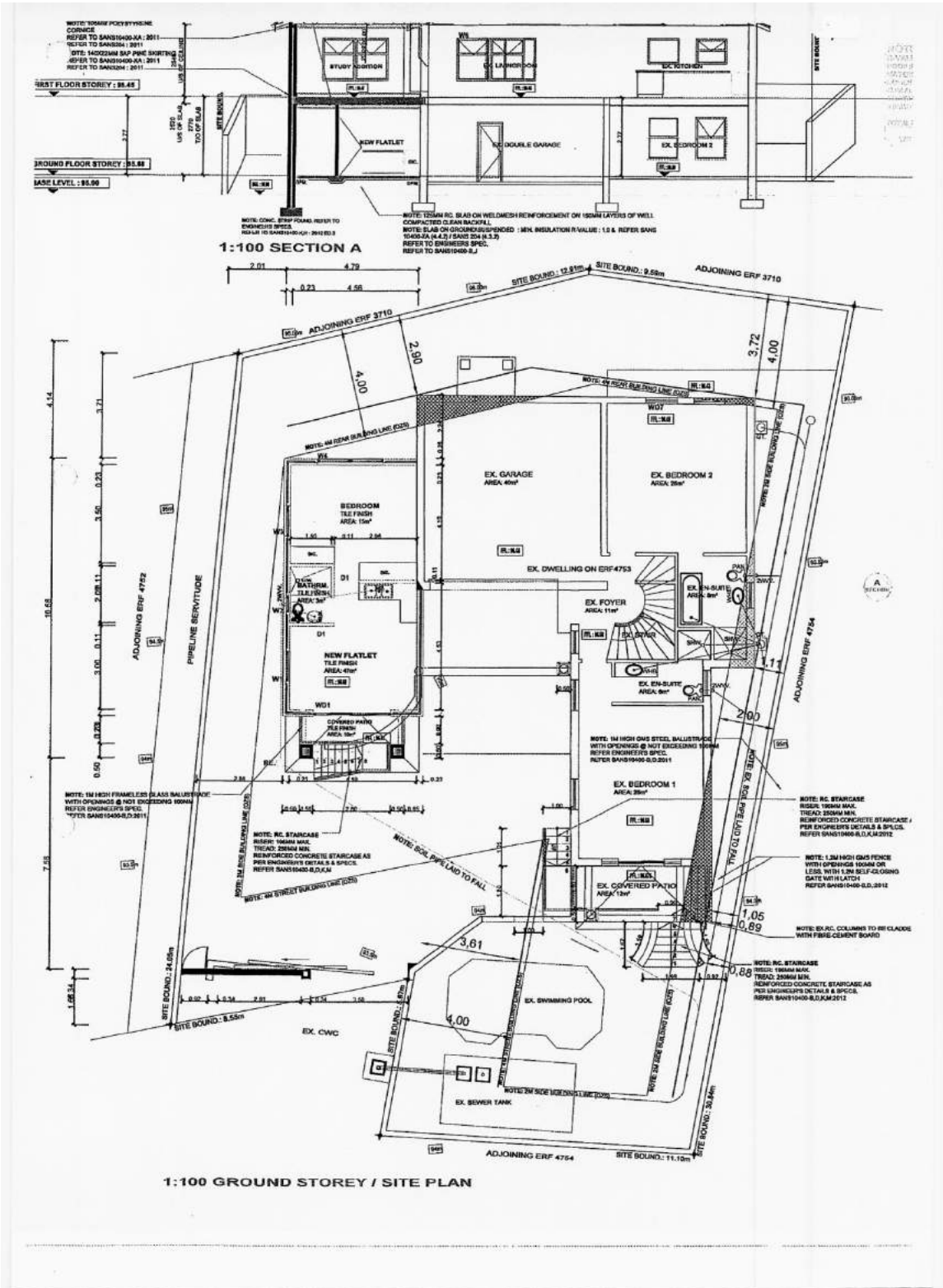
PROJECT NO: 1108

CLIENT: [Name]

ADDRESS: [Address]

DATE: [Date]

SCALE: 1:50



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 4753, ONRUS RIVER**

Stormwater (SW) : In order
Electricity : Escom
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 should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of *SANS 10400 – P:2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 4753, Onrus River, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.

p.p. D. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

14-09-2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

33. ERF 5756, 21 SELKIRK STREET, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS SCOTT & PARTNERS ON BEHALF OF PHS PHIPPS & MHM PHIPPS

5756 HHH (3532)

P Roux

(028) 313 8900

Hermanus Administration

9 November 2020

Executive Summary

An application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) has been received on 20 November 2019 from Messrs Scott & Partners on behalf of PHS and MHM Phipps in order to accommodate lateral boundary walls higher than 2,1m on the north-east and south-west boundaries respectively.

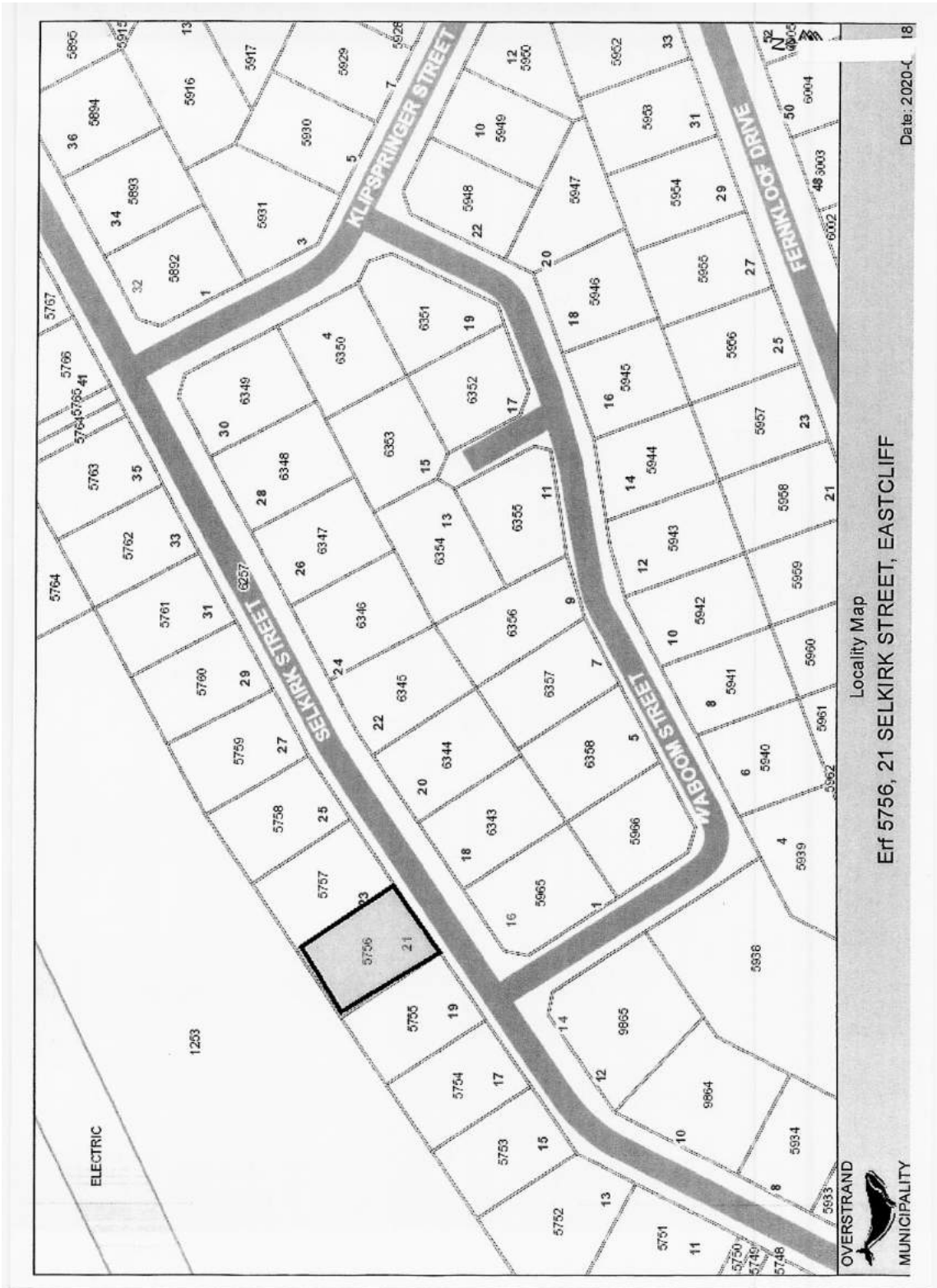
RESOLVED :

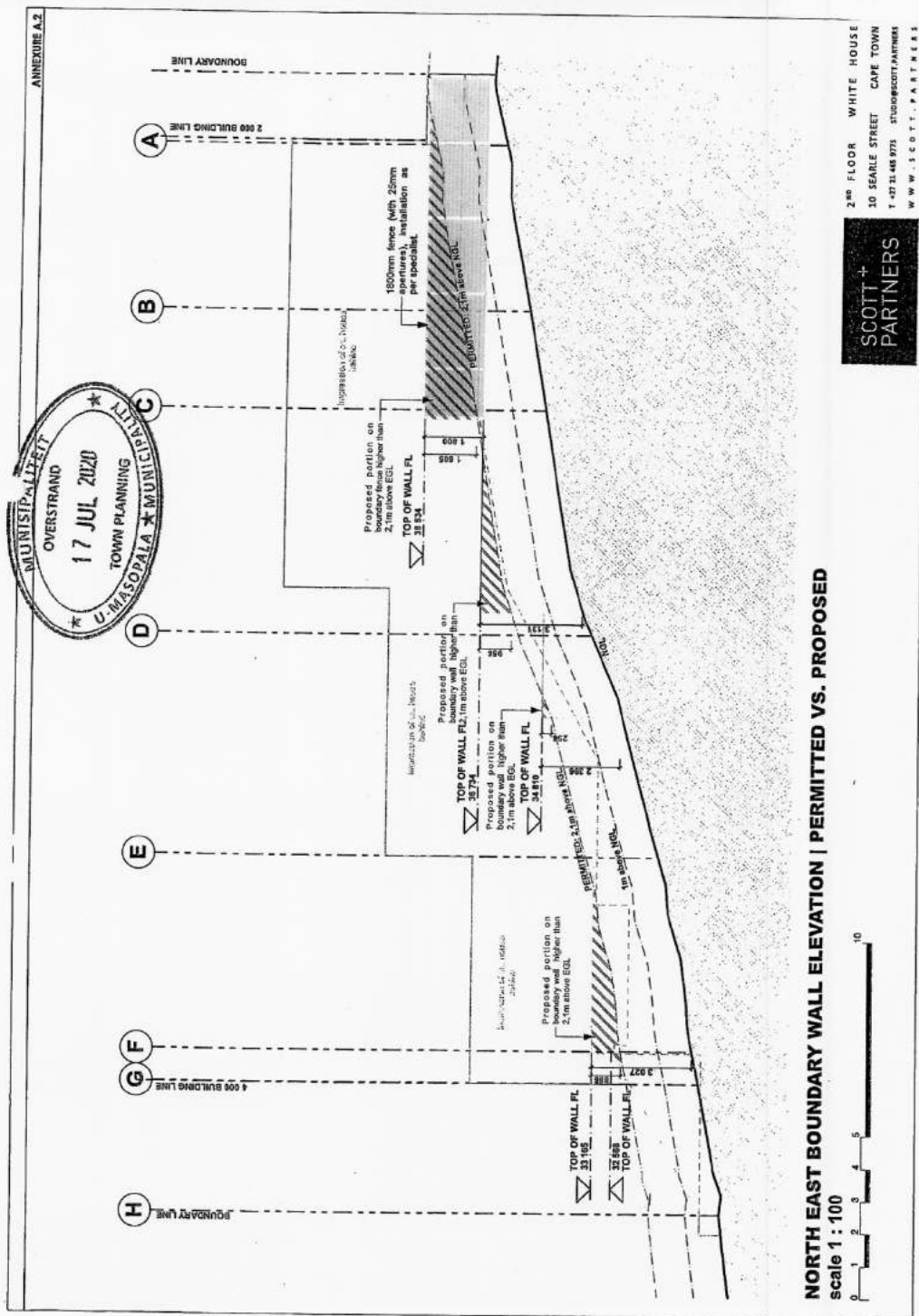
1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 5756, Hermanus in order to accommodate lateral boundary walls higher than 2,1m on the north-east and south-west boundaries respectively, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval only relates to a building relaxation as indicated on the site plan as submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
 - (c) that the conditions of Engineering Services, be adhered to;
 - (d) that all other applicable development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 regarding the above conditions of approval.

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REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ No objections were received.
- ❖ It is in line with policy documents.
- ❖ The development will have a minimal impact.
- ❖ The wall will be obscured once Erf 5755 is developed.
- ❖ The application is regarded as being desirable from a town planning point of view.





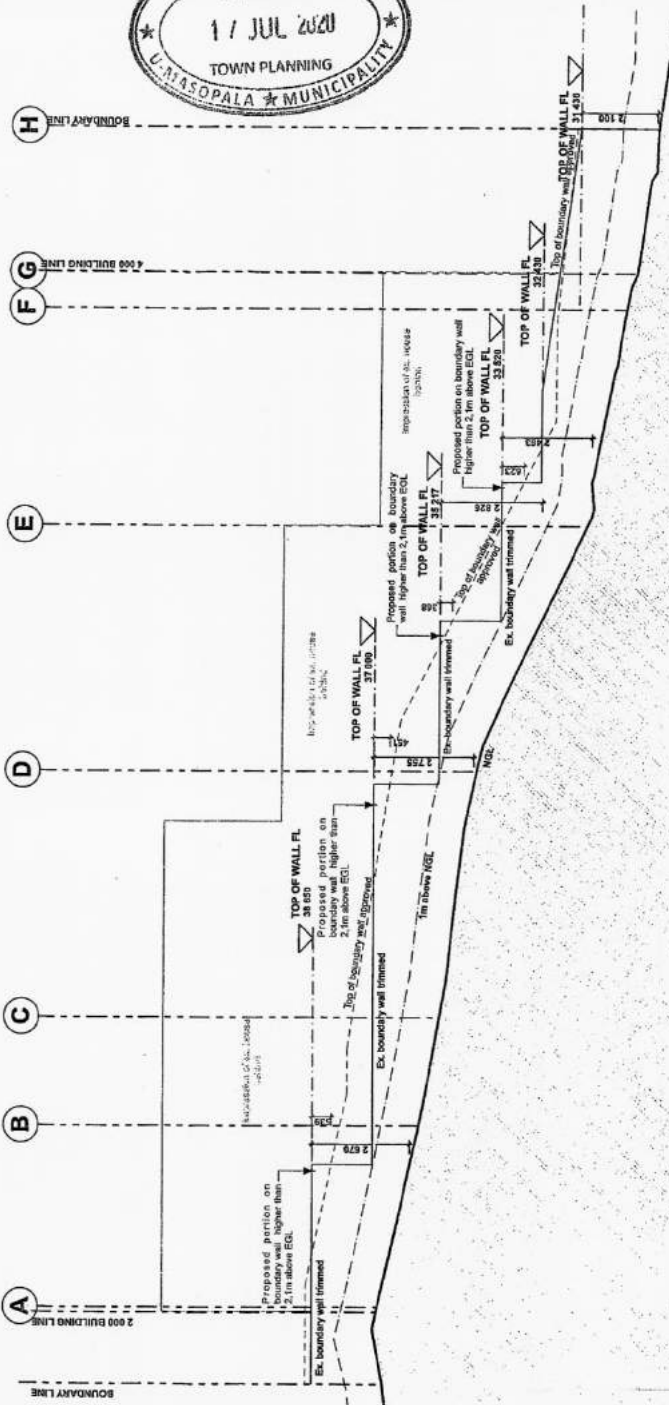
MUNICIPALITY
 OVERSTRAND
 17 JUL 2020
 TOWN PLANNING
 U-MASOPALA MUNICIPALITY

NORTH EAST BOUNDARY WALL ELEVATION | PERMITTED VS. PROPOSED
 scale 1 : 100



SCOTT + PARTNERS
 2ND FLOOR WHITE HOUSE
 10 SEARLE STREET CAPE TOWN
 T 021 21 448 9736 STUDIO@SCOTT+PARTNERS
 WWW.SCOTT+PARTNERS

ANNEXURE B.1

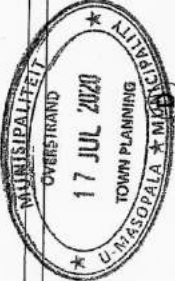
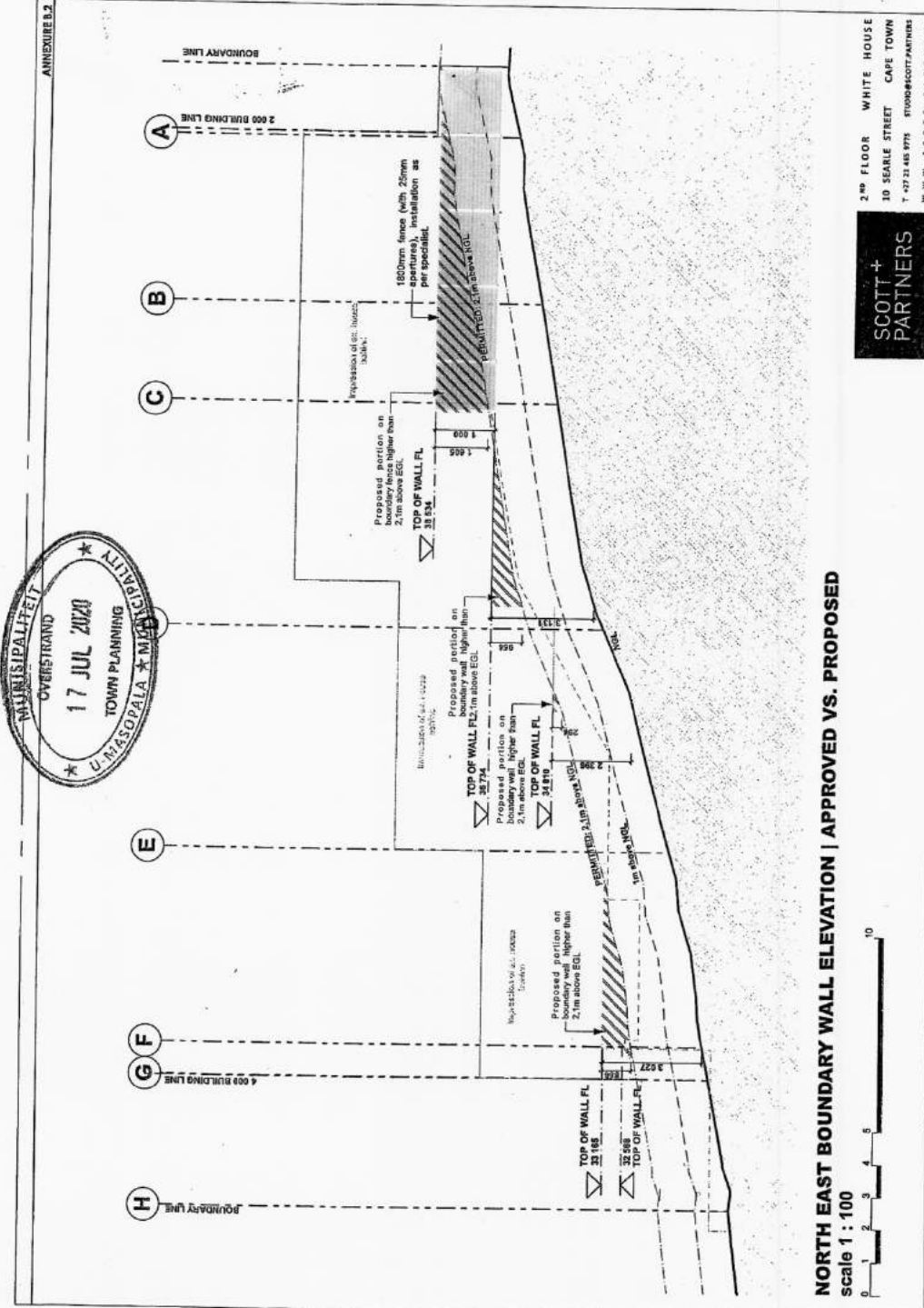


SOUTH WEST BOUNDARY WALL ELEVATION | APPROVED VS. PROPOSED
 scale 1 : 100



SCOTT + PARTNERS

2nd FLOOR WHITE HOUSE
 10 SEARLE STREET CAPE TOWN
 T +27 21 445 975 STUDIO@SCOTTPARTNERS
 WWW.SCOTTPARTNERS

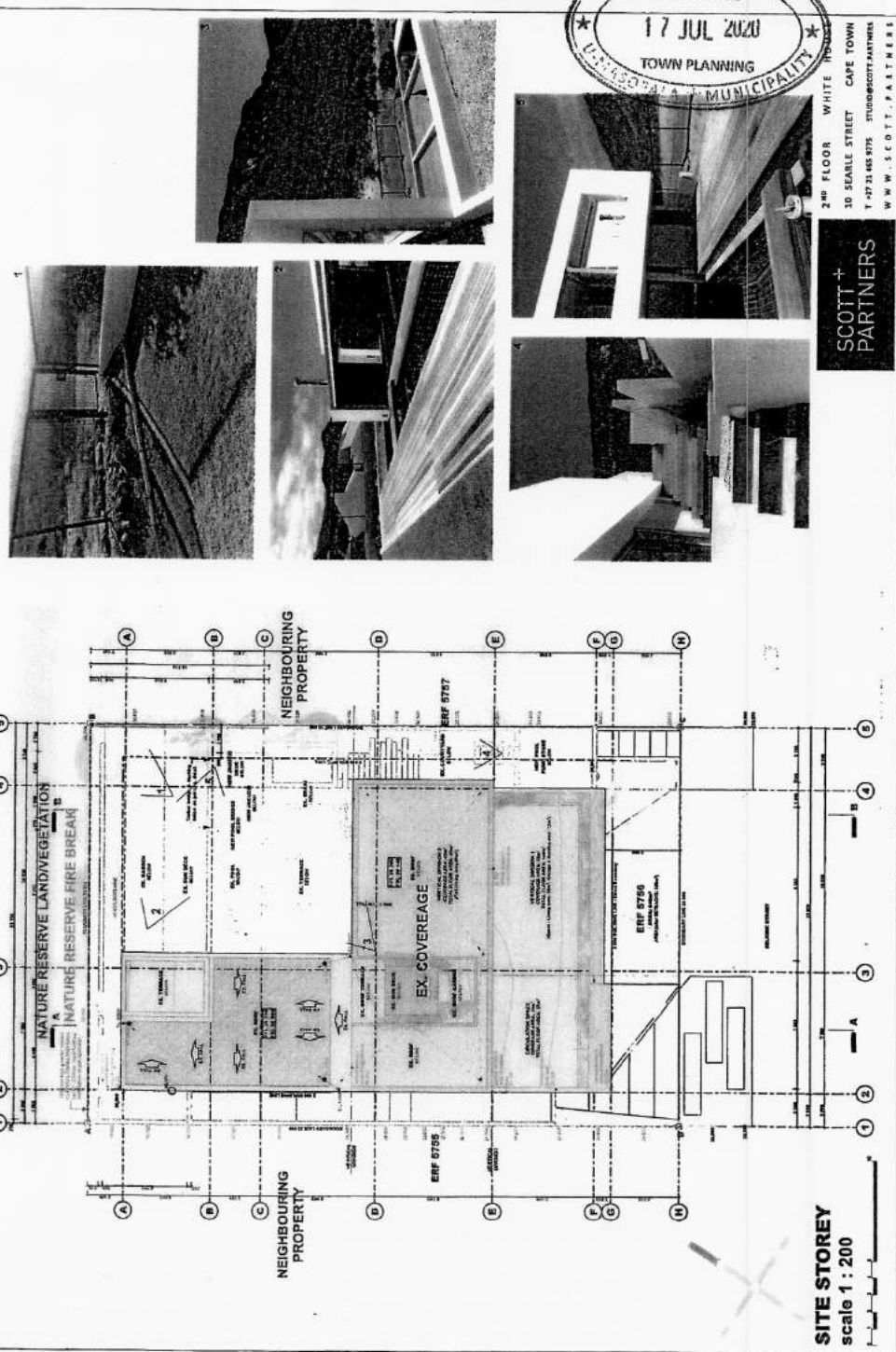


NORTH EAST BOUNDARY WALL ELEVATION | APPROVED VS. PROPOSED
 scale 1 : 100



SCOTT + PARTNERS
 2ND FLOOR WHITE HOUSE
 10 SEARLE STREET CAPE TOWN
 T +27 21 485 9775 EYOND@SCOTT.PARTNERS
 WWW.SCOTT.PARTNERS

ANNEXURE C.

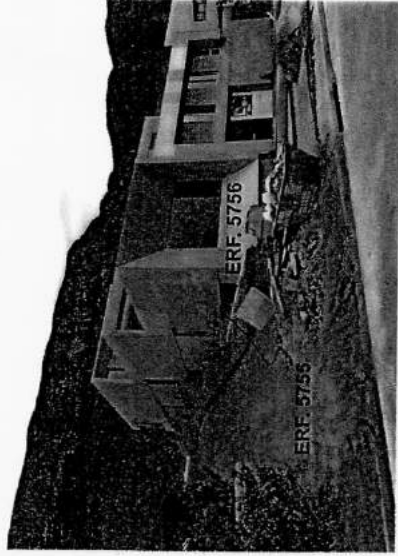


1711
 OVERSTRAND
 17 JUL 2020
 TOWN PLANNING
 UMSINGANA MUNICIPALITY

2ND FLOOR WHITE HOUSE
 3D SEARLE STREET CAPE TOWN
 T +27 21 485 9775 STUDIO@SCOTT.PARTNERS
 WWW.SCOTT.PARTNERS

SCOTT + PARTNERS

ANNEXURE D & E



ANNEXURE D



ANNEXURE E



3D SATELLITE OVERLAY SITE
not to scale

2ND FLOOR WHITE HOUSE
 20 SEAVILLE STREET CAPE TOWN
 T +27 21 445 9775 STUDIO@SCOTT.PARTNERS
 WWW.SCOTT.PARTNERS

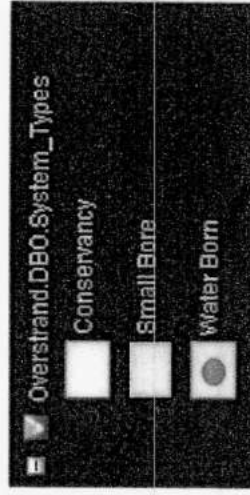
SCOTT + PARTNERS

ANNEXURE F

**ERF 5756 HERMANUS
SEWERAGE CONNECTION POINT**



SERVICES DIAGRAM
not to scale



SCOTT + PARTNERS
 2ND FLOOR WHITE HOUSE
 30 SEARLE STREET CAPE TOWN
 T +27 21 465 9715 ST08@SCOTT+PARTNERS
 WWW.SCOTT+PARTNERS

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 5756, EASTCLIFF**

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 sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Senior Manager: Operational Services: Hermanus for written approval;
5. that any additional and / or extended vehicle entrances will be for the owner's account;
6. that stormwater be allowed to discharge through Erf 5756, Eastcliff, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

**34. ERF 672, F59 ESSEX ROAD, HAWSTON, OVERSTRAND MUNICIPAL AREA:
CONSENT USE: R GILLION**

672 HHW

H Olivier

(028) 313 8900

Hermanus Administration

30 October 2020

Executive Summary

An application was received on 27 July 2020 from R Gillion for consent use in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to utilize a portion of the dwelling on Erf 672, Hawston as a house shop.

RESOLVED :

1. that the application for consent use in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) in order to utilize a portion of the existing dwelling on Erf 672, Hawston as a house shop, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that only the area indicated on Plan 1/1 dated 30 July 2020 may be utilised as a house shop;
 - (b) that no more than one (1) vehicle, not exceeding 3500kg gross weight, may be utilized to make deliveries at the house shop at any one time;
 - (c) that adequate provision be made to manage the behaviour of patrons (both inside and outside the building) and for security and protection of surrounding properties, patrons, vehicles, etc. to the satisfaction of the Senior Manager: Town- and Spatial Planning;
 - (d) that the house shop may not be used for the purposes of noxious trade, risk activity, sale of alcoholic beverages, place of entertainment or gambling purposes;
 - (e) that no products, goods or supplies connected to the house shop may be stored on the property outside the building;
 - (f) that a single non-illuminated sign, that complies with the Municipal By-Law on Signage, may be displayed on the premises;

**AGENDA of the
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- (g) that the trading hours of business only be between:

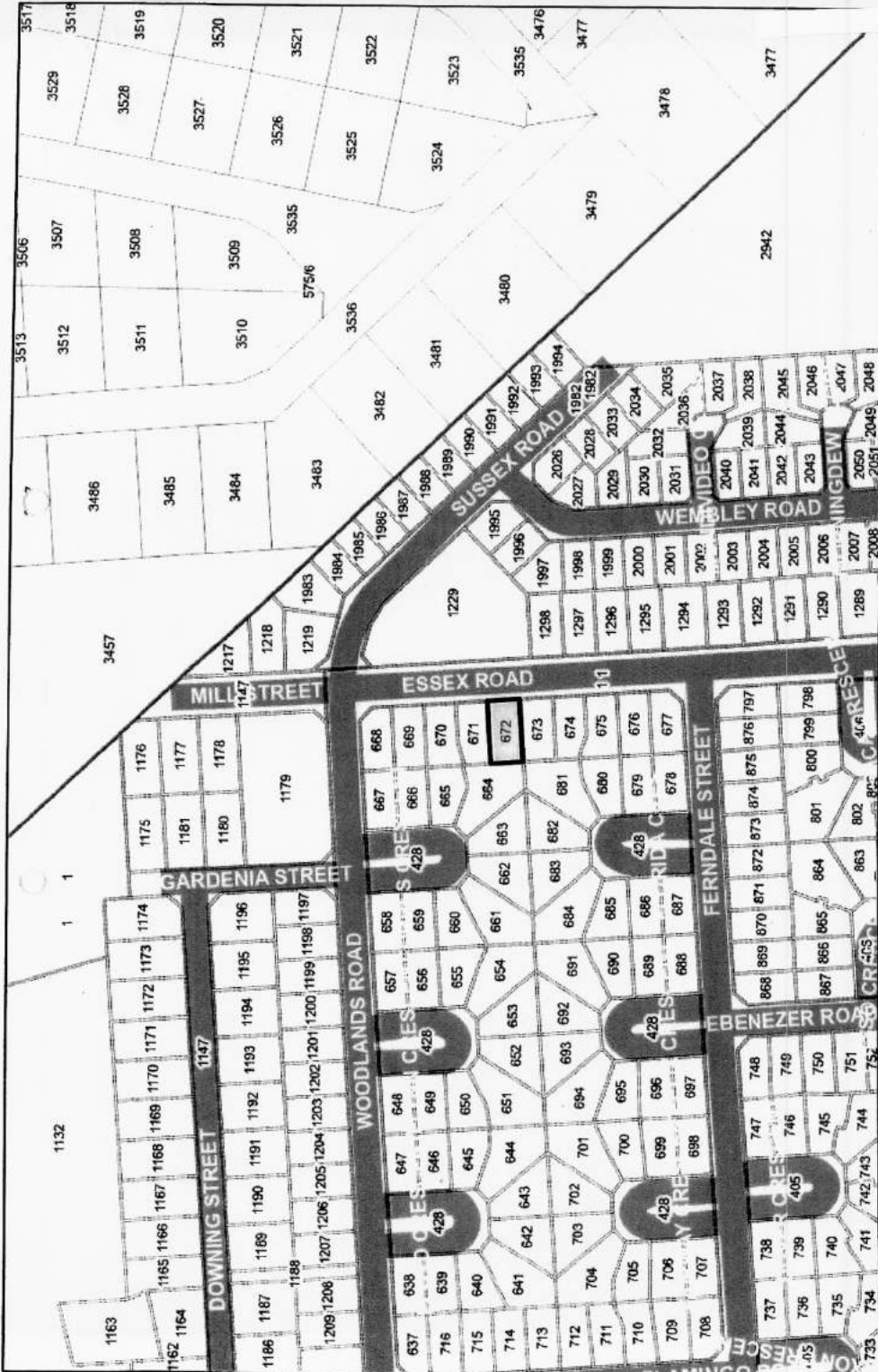
Monday to Friday: 06:00 to 21:00
Saturday: 06:00 to 21:00, or as amended in terms of the Zoning Scheme Amendments;
- (h) that the number of people employed be restricted to three (3);
- (i) that the operator of the enterprise shall permanently resides on the premises;
- (j) that a Certificate of Acceptability from the Health Department of the Overberg District Council and Fire Prevention Certificate be obtained from the Municipal Fire Department;
- (k) that the house shop may not be sublet to any other person by the landowner/s;
- (l) that the conditions in the Engineering Report, be adhered to;
- (m) that the Overstrand Municipality retains the right to enforce any relevant legislation, as well as law and order on the premises, on the landowner/s;
- (n) that commercial rates and service tariffs as determined by the annual budget, be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
- (o) that application is made for a Business Licence at the Overstrand Municipality, prior to operation of the house shop;
- (p) that building plans be submitted to the Municipality showing all building changes and partitioning of the house shop in the dwelling to the satisfaction of the Fire Department and Building Control Department;
- (q) that no accumulation of refuse occurs on the premises, and
- (r) that no sleeping be allowed in the house shop;
- (s) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and

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- (t) that permission to operate a house shop is granted to a particular operator and is not transferable.
2. that the applicant be notified of their right of appeal in terms Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regards to the above conditions of approval.

REASONS FOR RECOMMENDATION

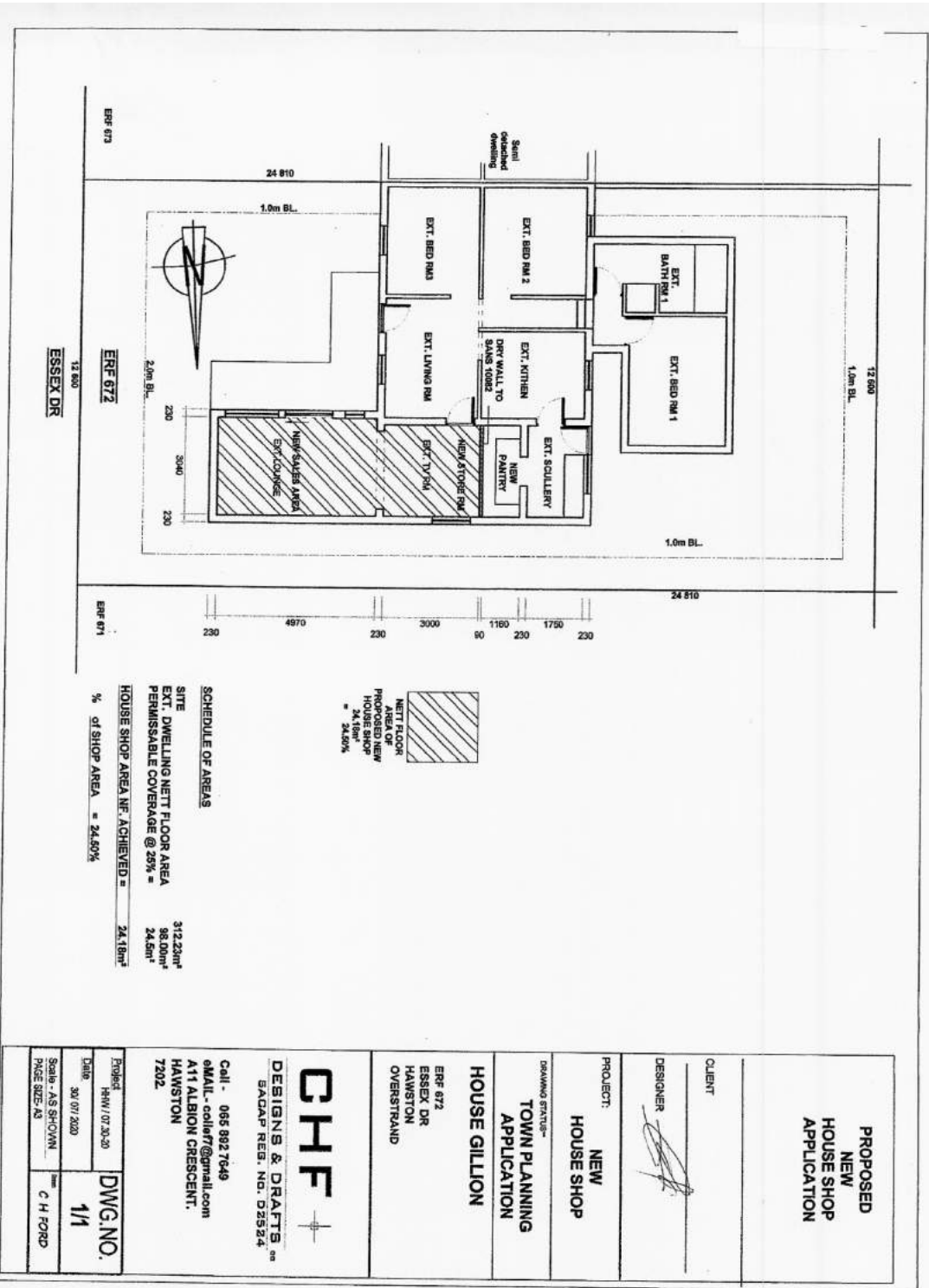
- ❖ There was an existing house shop on the property, thus no additional impact.
- ❖ The application has followed due procedure.
- ❖ None of the internal departments have objected to the application.
- ❖ No new municipal services will be needed.
- ❖ It is in line with the aims of the Overstrand SDF.
- ❖ No objections were received from neighbours.
- ❖ It will not impact on surrounding neighbours or the character of the area and is desirable.



OVERSTRAND MUNICIPALITY

Erf 672 Hawston

Date: 2020/07/29



SCHEDULE OF AREAS

| | |
|-------------------------------|----------------------|
| SITE | 312,23m ² |
| EXT. DWELLING NETT FLOOR AREA | 83,00m ² |
| PERMISSIBLE COVERAGE @ 25% | 24,5m ² |
| HOUSE SHOP AREA (IF ACHIEVED) | 24,18m ² |
| % of SHOP AREA | = 24,80% |

**PROPOSED
NEW
HOUSE SHOP
APPLICATION**

CLIENT _____
DESIGNER

PROJECT:
**NEW
HOUSE SHOP**

DRAWING STATUS:
**TOWN PLANNING
APPLICATION**

HOUSE GILLION

ERF 672
ESSEX DR
HAWSTON
OVERSTRAND

Call - 065 892 7649
eMAIL - collier77@gmail.com
A11 ALBION CRESCENT,
HAWSTON
7202

| | | | |
|---------|----------------|------------------|----------|
| Project | HHW / 07 30-20 | DWG. NO. | 1/1 |
| Date | 30/07/2020 | Scale - AS SHOWN | C H FORB |
| Page | 1/3 | Page Size | A3 |



DESIGNS & DRAFTS
SADAP REG. NO. 02524

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE: ERF 672, HAWSTON**

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 sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 672, Hawston, unobstructed;
6. that any additional and / or extended vehicle entrances will be for the owner's account;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

35. ERF 2022, 16 BAUHINIA STREET, VERMONT, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: EP DE VILLIERS

2022 HVM (3583/2020)

H Olivier

(028) 313 8900

Hermanus Administration

11 November 2020

Executive Summary

An application was received on 27 January 2020 from EP de Villiers on Erf 2022, Vermont for a departure application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to relax the following:

- ❖ street building line from 4m to approximately 2,929m to accommodate the existing garage, and
- ❖ eastern lateral building line from 2m to approximately 1,850m to accommodate a portion of the existing dwelling.

RESOLVED :

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 2022, Vermont in order to relax the following:
 - ❖ the street building line from 4m to approximately 2,929m to accommodate the existing double garage, and
 - ❖ the eastern lateral building line from 2m to approximately 1,850m to accommodate a portion of the existing dwelling,

be approved in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

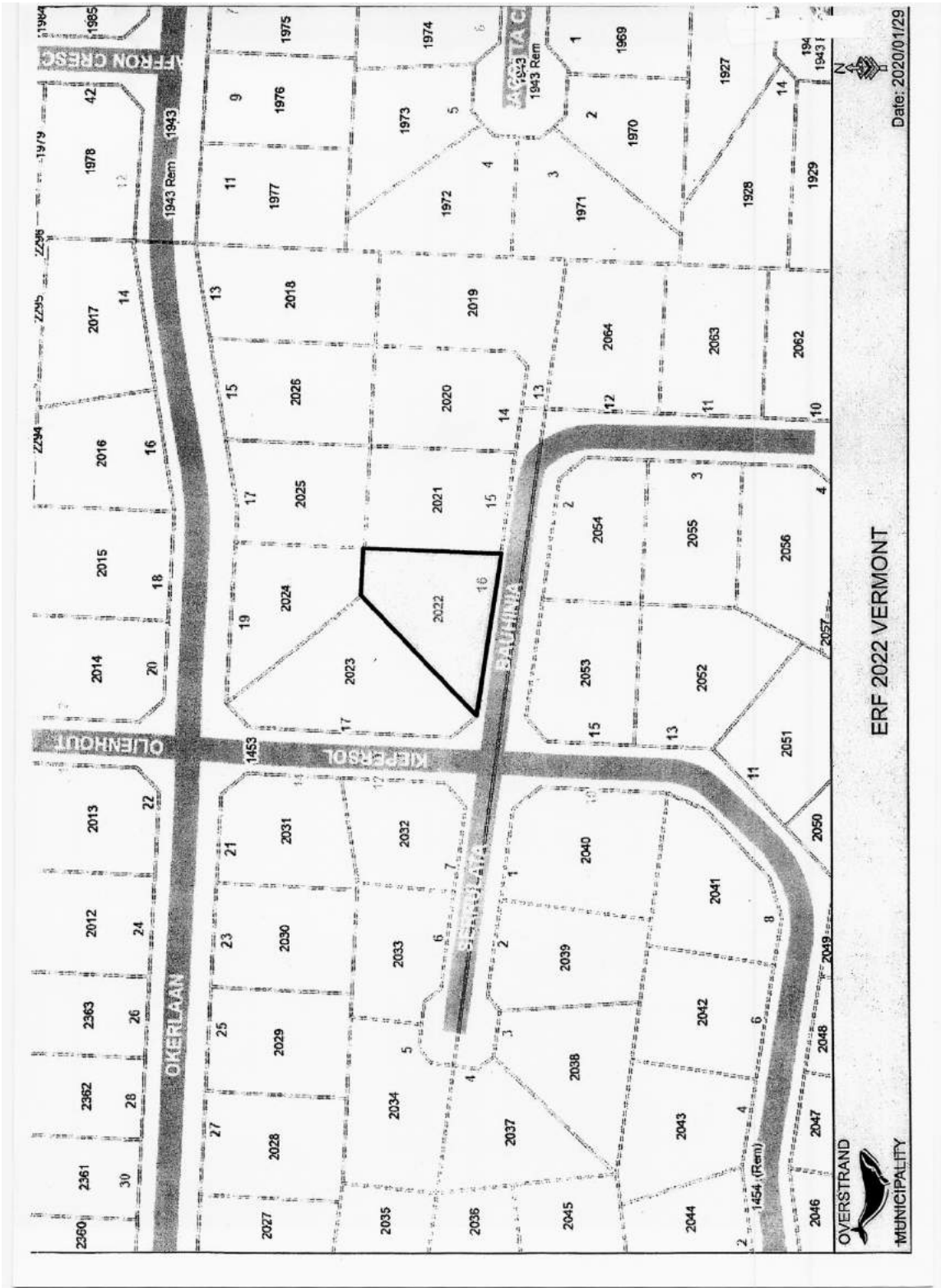
- (a) that this approval only relates to a building relaxation as indicated on plans 1870 Rev 01 dated 30 March 2020;
- (b) that building plans be submitted to the Building Department, and that all conditions set by the Building- and Fire Departments at that stage, be complied with;
- (c) that all the conditions imposed by Eskom, be complied with;
- (d) that all the conditions in the Services Report, be complied with, and
- (e) that all conditions imposed by Telkom, be complied with.

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(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

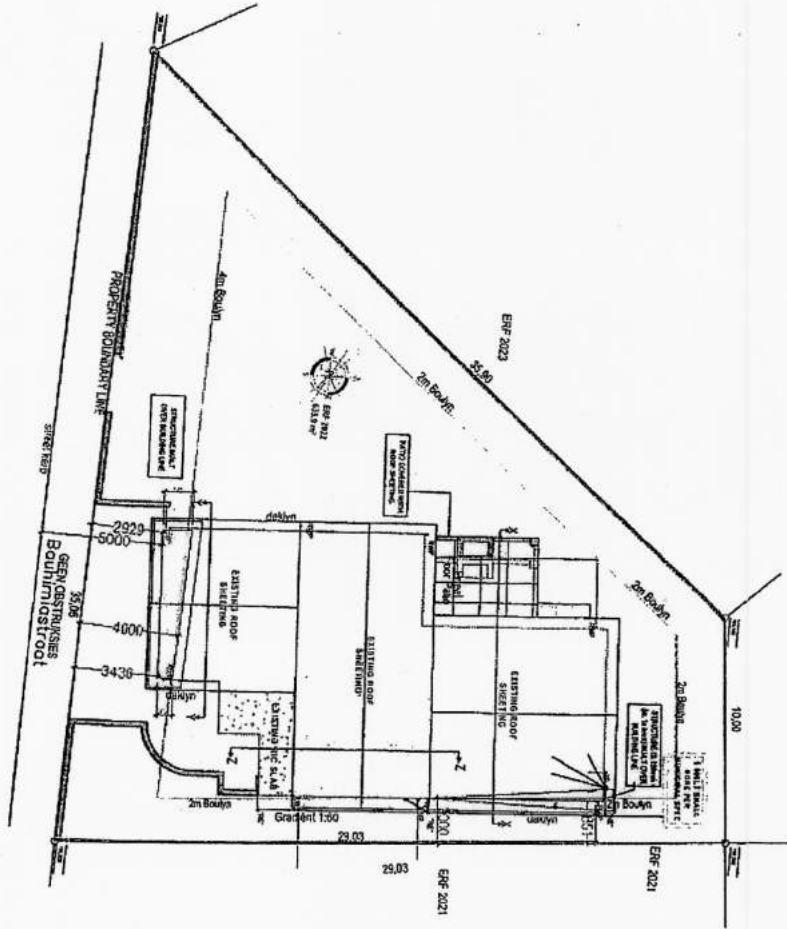
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above mentioned approval.

REASONS FOR RECOMMENDATION

- ❖ All Municipal Departments support the application.
- ❖ The existing structures will not impact the privacy of surrounding property owners.
- ❖ The application will not impact on the character of the area.
- ❖ The garage will still be 5m from the road kerb edge, and therefore in line with the By-Law's minimum requirement for garages over street building lines.



SITE DEVELOPMENT PLAN | scale: 1:150



Page 1

| | | | |
|---|--|---|--|
| <p>DESIGNATELIEE</p> <p>ARCHITECTURE</p> <p>10000 Avenue de la Paix, Suite 100, Montreal, QC H3T 1A6</p> <p>TEL: (514) 399-1111</p> <p>WWW.DESIGNATELIEE.COM</p> | | <p>NOUS SI</p> <p>ARCHITECTURE</p> <p>1000 Avenue de la Paix, Suite 100, Montreal, QC H3T 1A6</p> <p>TEL: (514) 399-1111</p> <p>WWW.NOUS-SI.COM</p> | |
| <p>PROJET HOUSE RECONSTRUCTION BRF 2022</p> <p>15 Boulevard</p> <p>Version: 1.000</p> | | <p>OWNER & DE WALTERS</p> <p>ADDITIONS & ALTERATIONS</p> <p>THIS DOCUMENT IS THE PROPERTY OF DESIGNATELIEE ARCHITECTURE & NOUS SI ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF DESIGNATELIEE ARCHITECTURE & NOUS SI ARCHITECTURE IS STRICTLY PROHIBITED.</p> <p>PROJET HOUSE RECONSTRUCTION BRF 2022</p> <p>15 Boulevard</p> <p>Version: 1.000</p> | |
| <p>PROJET HOUSE RECONSTRUCTION BRF 2022</p> <p>15 Boulevard</p> <p>Version: 1.000</p> | | <p>PROJET HOUSE RECONSTRUCTION BRF 2022</p> <p>15 Boulevard</p> <p>Version: 1.000</p> | |

SECTION X-X | scale 1:100

SECTION Z-Z | scale 1:100

WEST ELEVATION | scale 1:100

EAST ELEVATION | scale 1:100

PROJECT HOUSE REDESIGN/REB 2022
11 Sankha Road
Winnipeg | T2B 0Y6

OWNER E. DE WALTERS
ADDITIONAL ATTENTION

DESIGN
VISION & DESIGN: []
CONCEPT DESIGN: []
ARCHITECTURAL DESIGN: []
STRUCTURAL DESIGN: []
MECHANICAL DESIGN: []
ELECTRICAL DESIGN: []
PLUMBING DESIGN: []
LANDSCAPE DESIGN: []
INTERIOR DESIGN: []

DATE 18 January 2022
REVISED BY
01/21 []
02/21 []
03/21 []
04/21 []
05/21 []
06/21 []
07/21 []
08/21 []
09/21 []
10/21 []
11/21 []
12/21 []

PREPARED BY []
CHECKED BY []
DATE []

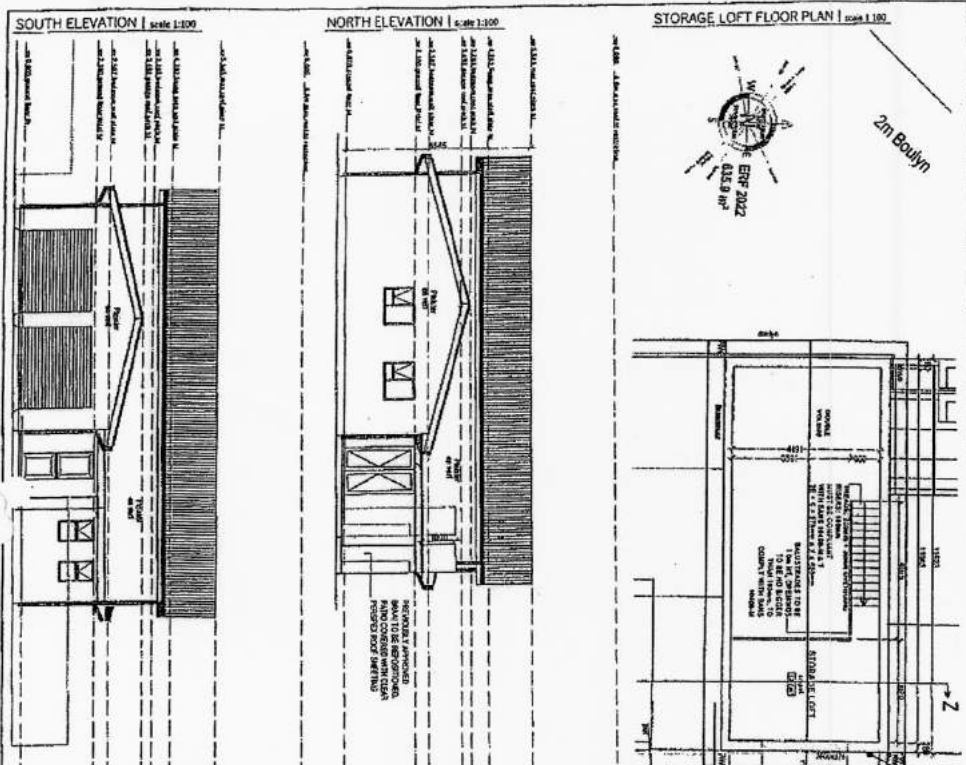
DESIGNATEE

DESIGNATEE

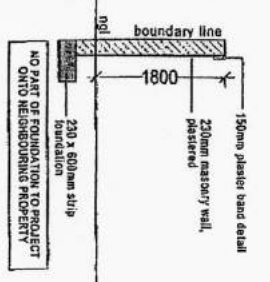
WALTON CONSULTANTS

ARCHITECTURAL
CONSULTANTS

1111 S. KENNEDY ST. W. #100
WINNIPEG, MB R2H 1A5
PHONE: 204-981-1111
FAX: 204-981-1112
WWW.WALTONCONSULTANTS.COM

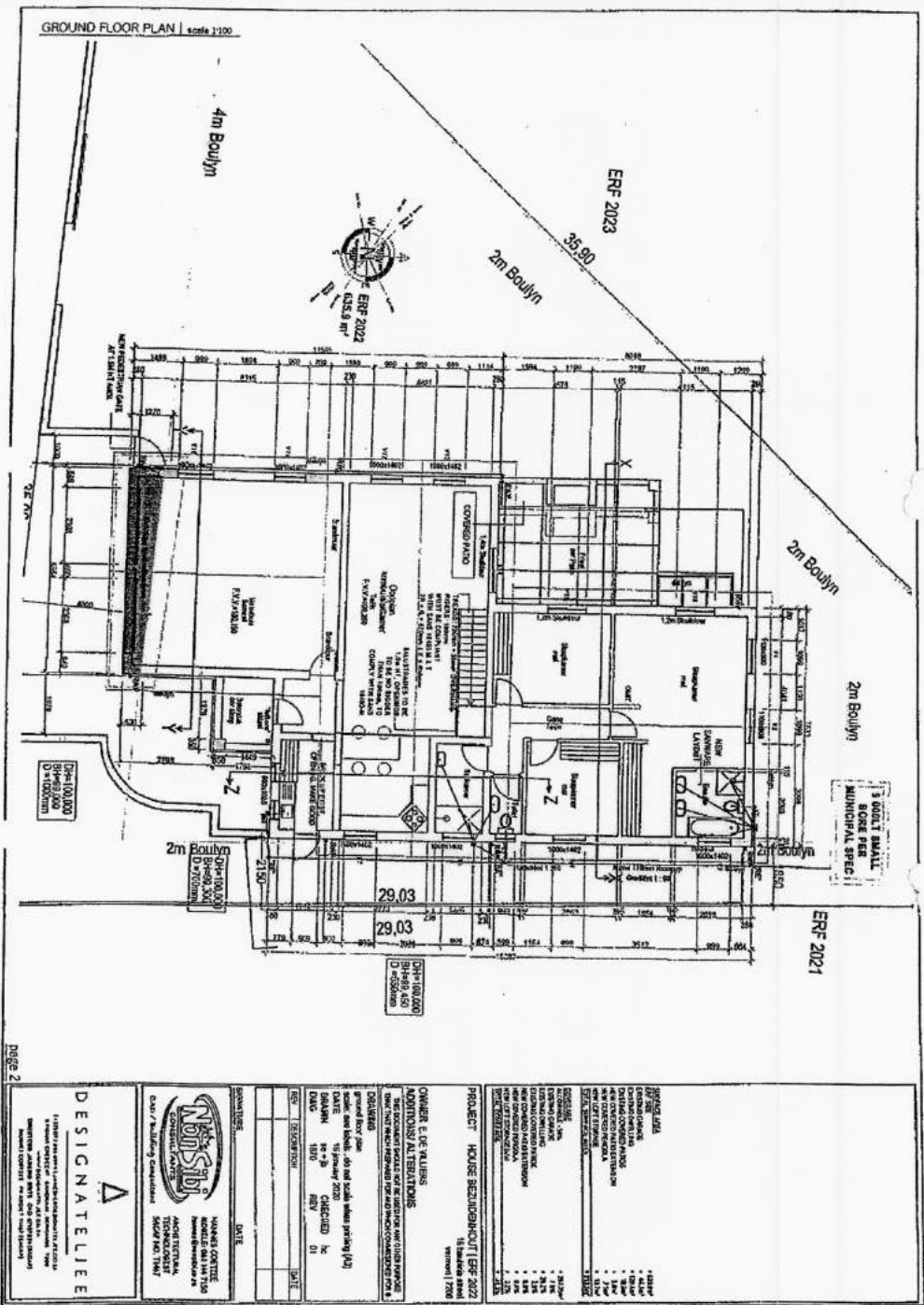


TYPICAL BOUNDARY WALL DETAIL | scale 1:50



Page 3

| <p>DESIGNATELIEE</p> <p>Architectural Firm</p> <p>11111 Avenue de la Concorde, Suite 100 Montreal, QC H3A 1K1 Tel: (514) 399-1111 www.designateliee.com</p> | <p>NOVSTIM</p> <p>Advanced Concrete Technology</p> <p>11111 Avenue de la Concorde, Suite 100 Montreal, QC H3A 1K1 Tel: (514) 399-1111 www.novstim.com</p> | <p>OWNER: E. DE WALEIS</p> <p>ADDITIONAL INFORMATION:</p> <p>1. All work to be completed within 120 days of start of work.</p> <p>2. All materials to be approved by the architect prior to installation.</p> <p>3. All work to be completed in accordance with the specifications and drawings.</p> | <p>DATE:</p> <p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUE FOR PERMIT</td> <td>01/15/2023</td> </tr> <tr> <td>2</td> <td>ISSUE FOR CONSTRUCTION</td> <td>01/20/2023</td> </tr> </tbody> </table> | NO. | DESCRIPTION | DATE | 1 | ISSUE FOR PERMIT | 01/15/2023 | 2 | ISSUE FOR CONSTRUCTION | 01/20/2023 |
|--|--|--|---|-----|-------------|------|---|------------------|------------|---|------------------------|------------|
| NO. | DESCRIPTION | DATE | | | | | | | | | | |
| 1 | ISSUE FOR PERMIT | 01/15/2023 | | | | | | | | | | |
| 2 | ISSUE FOR CONSTRUCTION | 01/20/2023 | | | | | | | | | | |



DESIGNATELIE

1. I hereby certify that I am the author of the design and drawings for the project described above and that I am not responsible for any errors or omissions in the design or drawings.

2. I warrant that the design and drawings are my original work and that I have not copied or derived the design or drawings from any other source.

3. I warrant that the design and drawings are complete and accurate and that I have not omitted any material information.

4. I warrant that the design and drawings are in compliance with all applicable laws, regulations, and codes.

5. I warrant that the design and drawings are in compliance with all applicable municipal specifications.

NKS LTD

MANAGING CONSULTANT

11/03/2020

DATE

OWNER: E L O TULLIERS

ADDRESS: AL TERTIENS

DATE: 11/03/2020

DATE: 11/03/2020

PROJECT: HOUSE REBUILD OUT ERF 2022

11/03/2020

11/03/2020

GENERAL NOTES:

- 1. All dimensions are in meters unless otherwise specified.
- 2. All elevations are in meters unless otherwise specified.
- 3. All materials and finishes are as indicated on the drawings.
- 4. All work to be done in accordance with the drawings and specifications.
- 5. All work to be done in accordance with the applicable laws, regulations, and codes.
- 6. All work to be done in accordance with the applicable municipal specifications.

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 2022, VERMONT**

Stormwater (SW) : In order
Electricity : Escom
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 should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of *SANS 10400 - P:2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 2022, Vermont, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

- 36. ERF 7964, 49 FREESIA STREET, MOUNT PLEASANT, HERMANUS:
APPLICATION FOR CONSENT USE (INSTITUTION) AND DEPARTURE,
OVERSTRAND MUNICIPAL AREA: MESSRS PLAN ACTIVE ON BEHALF OF
CHILD WELFARE SOUTH AFRICA: HERMANUS**

7964 HMP

H van der Stoep

(028) 313 8900

Hermanus Administration

14 November 2019

Executive Summary

An application was received on 19 February 2020 from Messrs Plan Active on behalf of Child Welfare South Africa: Hermanus for the following:

- (a) consent use in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for an institution for the keeping and fostering of children; and
- (b) departure in terms of Section 16(2)(b) of the By-Law to deviate from the provision of the required parking bays by providing one (1) on-site parking bay instead of three (3) parking bays.

RESOLVED :

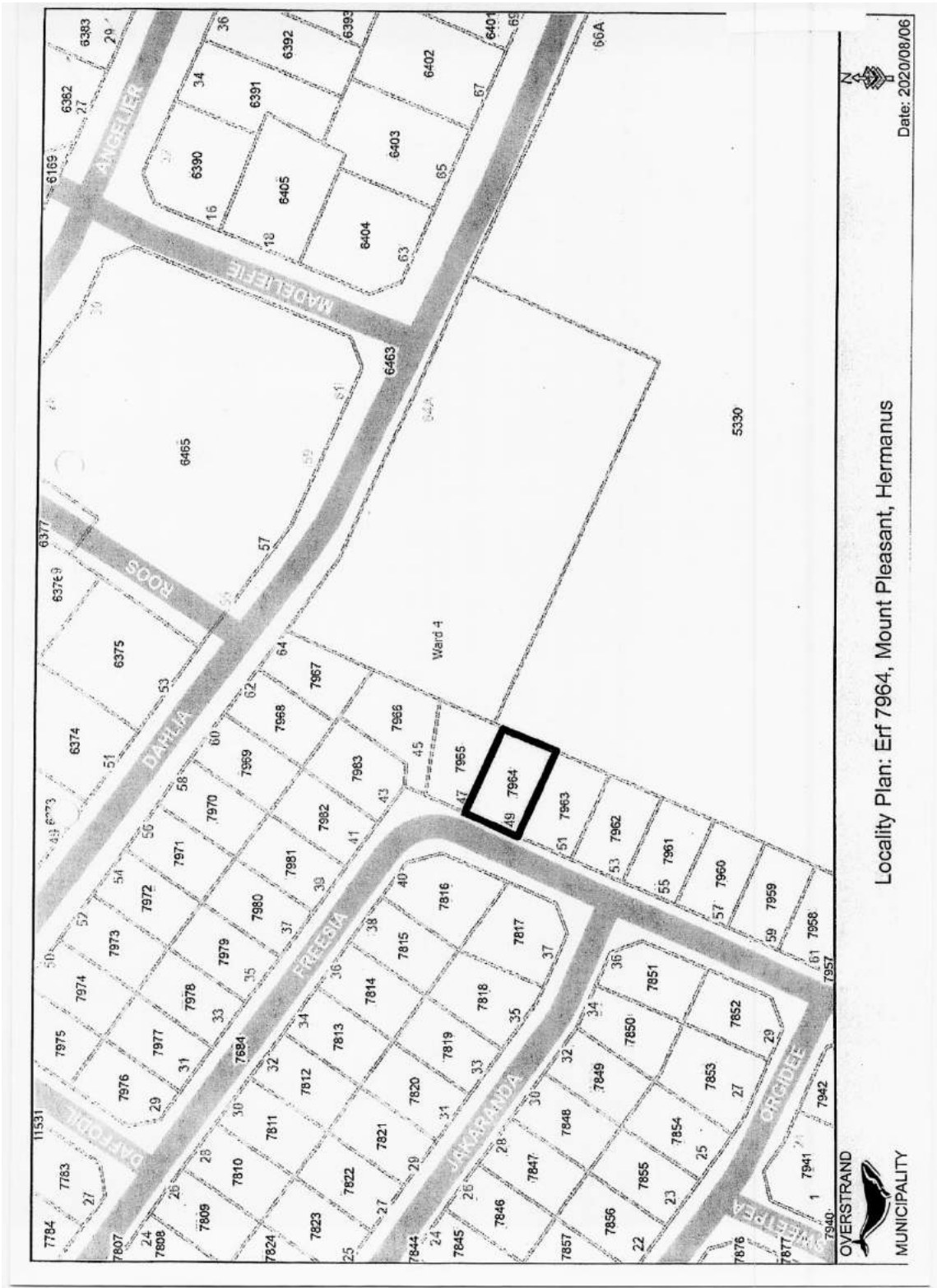
1. that the application for consent use for an institution in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 applicable to Erf 7964, Hermanus in order to operate a three (3) bedroom child welfare/foster centre from the property, **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that in terms of the provisions of Regulation 17.1.1(b) of the Overstrand Zoning Scheme Regulations, 2013 the provision of only one (1) parking bay for the child welfare/foster centre on Erf 7974, Hermanus, **be approved**;
3. that the above approvals be subject to the following conditions;
 - (a) that the parking bay in 2. above be properly demarcated and provided with a hard surface;
 - (b) that the facility be utilized as a welfare/foster centre for children only and that a maximum of six (6) children be accommodated on the property at any given time;

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16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

- (c) that one (1) staff member always be present on the property to see that the centre is conducted in such a manner that it is not found to be detrimental to the peacefulness and amenity of the surrounding area;
 - (d) that building plans be submitted to the Building Department for approval and that all conditions of the Building- and the Fire Department be complied with at that stage;
 - (e) that the centre complies with Health and Safety Legislation and that this approval will be subject to regular inspections by the Fire Control Co-ordinator and the Health Inspector;
 - (f) that the conditions of Engineering Services (attached as Annexure E), be complied with;
 - (g) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and
 - (h) that all other applicable development parameters as prescribed in the relevant Zoning Scheme be complied with.
3. that the applicant be notified of its appeal right in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 regarding the above conditions of approval.

REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ None of the internal departments have any objection.
- ❖ No objections were received.
- ❖ It is in line with policy documents.
- ❖ Is not regarded as being undesirable from a town planning point of view.

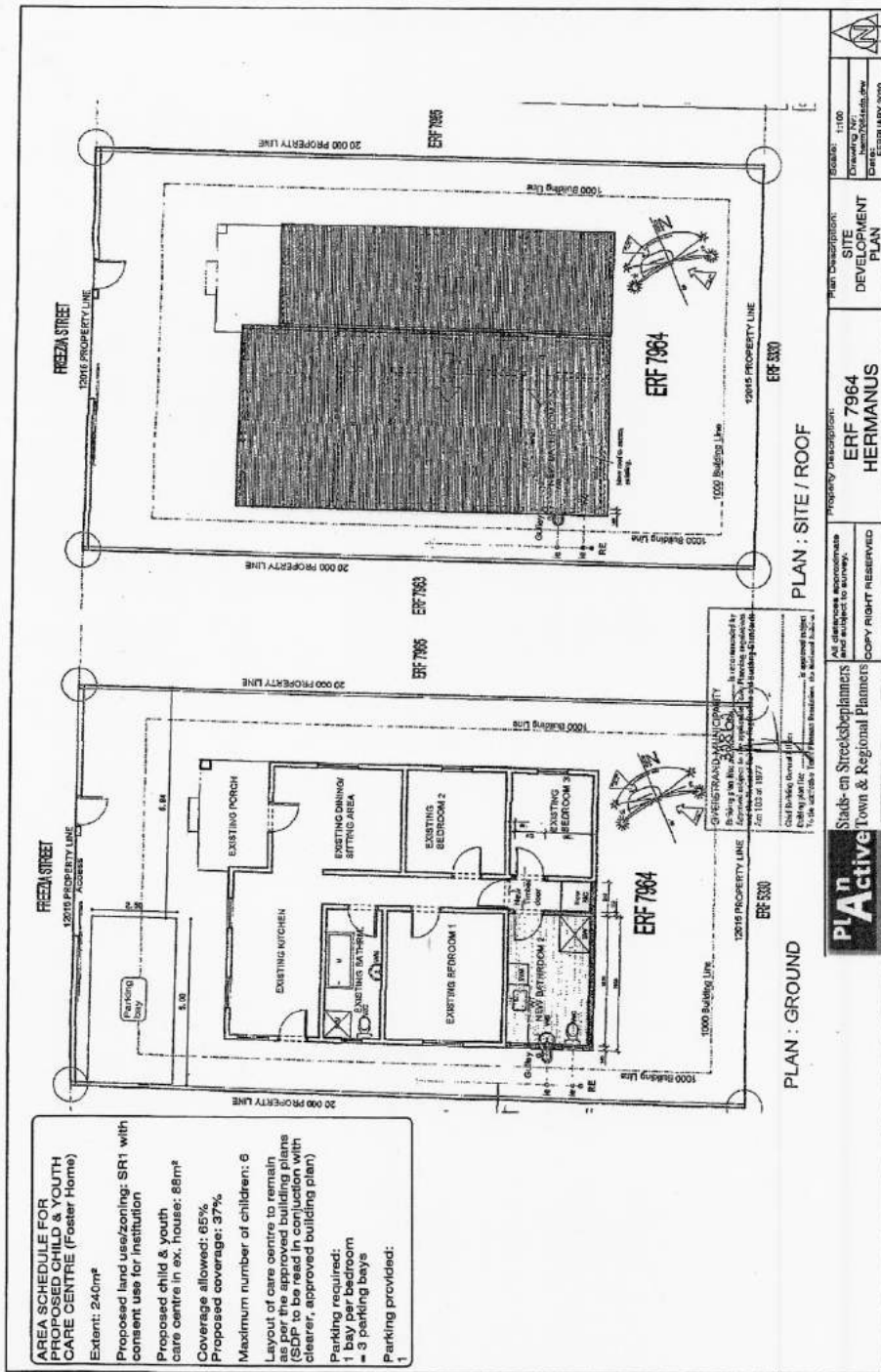


Locality Plan: Erf 7964, Mount Pleasant, Hermanus



OVERSTRAND
MUNICIPALITY

Date: 2020/08/06



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE & CONSENT USE: ERF 7964, MOUNT
PLEASANT**

Electricity : In order
Water : In order
Sewer : In order
Stormwater : 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 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 stormwater be allowed to discharge through Erf 7964, Mount Pleasant, unobstructed;
4. that any additional and / or extended vehicle entrances will be for the owner's account;
5. that a separate application be made with regard to any development on the sidewalk. Such application must be submitted to the Senior Manager: Operational Services (Hermanus) for written approval;
6. that no on-street parking be allowed.

p.p. R. Hendriks
**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

06/10/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

- 37. ERVEN 6804 AND 6516, 2 HEIDE STREET AND KATJIEPIERING STREET, MOUNT PLEASANT, HERMANUS: APPLICATION FOR SUBDIVISION, CLOSURE OF A PORTION OF PUBLIC ROAD, REZONING, CONSOLIDATION AND AMENDMENT OF GENERAL PLAN: MESSRS WRAP ON BEHALF OF AG & PAM APLON AND OVERSTRAND MUNICIPALITY**

6804 & 6516 HMP

**H van der Stoep
28 October 2020**

(028) 313 8900

Hermanus Administration

Executive Summary

An application in terms of the provisions of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) has been received on 30 June 2020 from Messrs WRAP Consultancy on behalf of AG & PAM Aplon and the Overstrand Municipality, applicable to Erven 6804 and 6516, Hermanus for the following:

- (a) **Subdivision** of Erf 6804, Hermanus in terms of Section 16(2)(d) of the By-Law into two (2) portions, namely Portion A ($\pm 120\text{m}^2$ in extent) and a Remainder;
- (b) **Closure** of the above Portion A in terms of Section 16(2)(n) of the By-Law;
- (c) **Rezoning** of the above Portion A from Transport Zone 2: Road and Parking (TR2) to Residential Zone 1: Single Residential (SR1) in terms of Section 16(2)(a) of the By-Law;
- (d) **Consolidation** of the above Portion A with Erf 6516, Hermanus in terms of Section 16(2)(o) of the By-Law; and the
- (e) **Amendment** in terms of Section 25(2) of the By-Law of General Plan No. 10949 to indicate the above Portion A of Erf 6804, Hermanus to be closed, as an ordinary erf.

RESOLVED :

- 1. that the application in terms of Section 16(2)(d) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) for the subdivision of Erf 6804, Hermanus into two (2) portions, namely Portion A ($\pm 120\text{m}^2$ in extent) and a Remainder, **be approved** in terms of the provisions of Section 61 of the By-Law;

**AGENDA of the
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16 February 2021
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
2. that the application in terms of Section 16(2)(n) of the By-Law for the closure of the above Portion A of $\pm 120\text{m}^2$ of road reserve, **be approved** in terms of the provisions of Section 61;
3. that the application in terms of Section 16(2)(a) of the By-Law for the rezoning of the above Portion A from Transport Zone 2: Road and Parking (TR2) to Residential Zone 1: Single Residential (SR1), **be approved** in terms of the provisions of Section 61 of the By-Law;
4. that the application in terms of Section 16(2)(e) of the By-Law for the consolidation of the above Portion A with Erf 6516, Hermanus, **be approved** in terms of the provisions of Section 61 of the By-Law;
5. that the application for the amendment in terms of Section 25(2) of the By-Law of General Plan No. 10949 to indicate the above Portion A of Erf 6804, Hermanus, as an ordinary erf, **be approved** in terms of the provisions of Section 61 of the By-Law;
6. that the approvals in 1. – 5. above be subject to the following conditions:
 - (a) that the above Portion A of Erf 6804, Hermanus may only be used for gardening and parking purposes and no structures, excluding a boundary wall or fence, may be erected over, on or under the property and this condition must be registered against the Title Deed of the to be consolidated property as a condition imposed by the Overstrand Municipality;
 - (b) that access to the consolidated property may only be from Katjeepering Street;
 - (c) that the upgrading and/or development of the relevant sidewalks adjacent to the consolidated property, must form part of the development and application for such development must be made to the office of the Overstrand Municipality's Senior Manager: Operational Services (Hermanus) for written approval;
 - (d) that the conditions of Engineering Services and Telkom, must be complied with; and
 - (e) that all other applicable development parameters as prescribed in the relevant Zoning Scheme be must complied with.
7. that the applicant be notified of its appeal right in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditional approvals.

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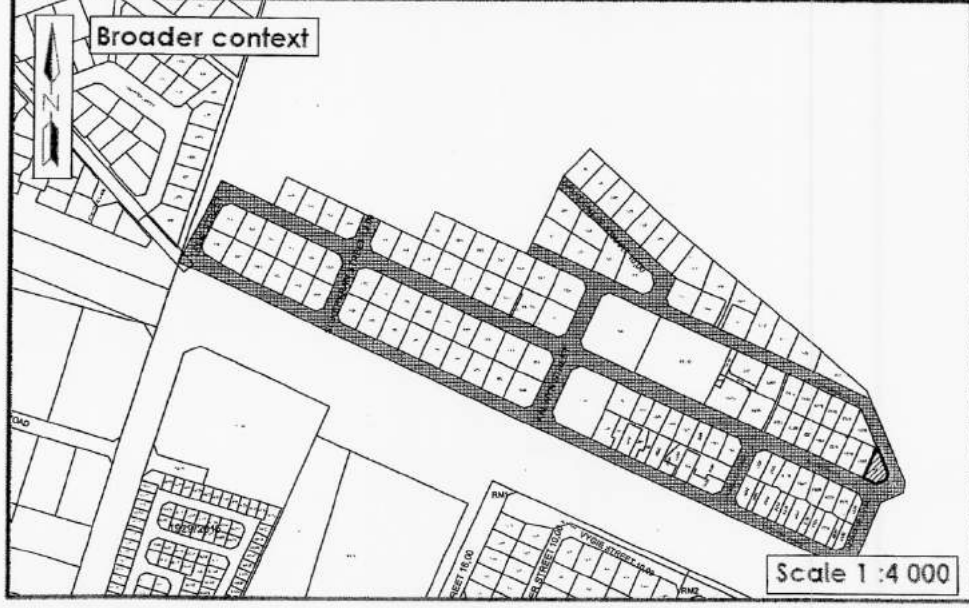
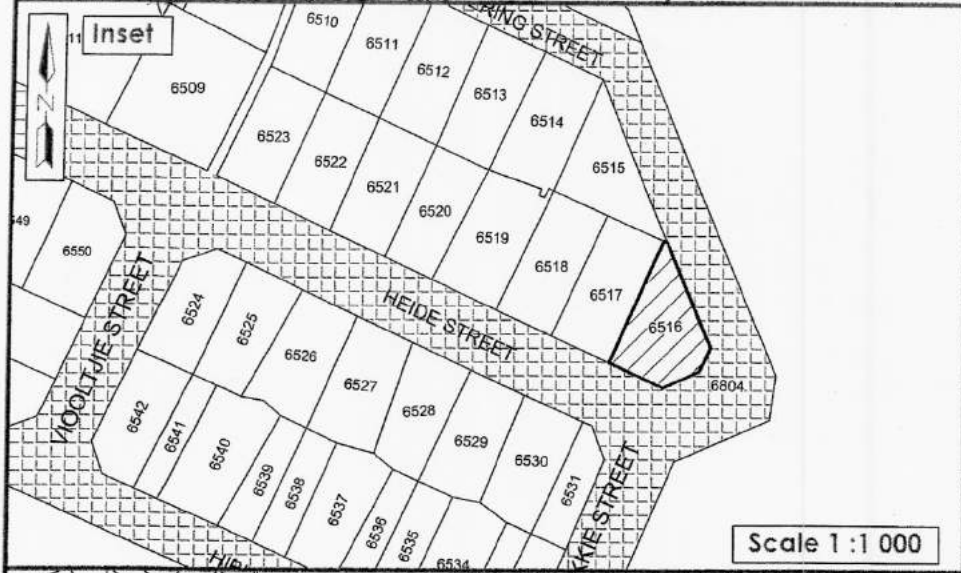
REASONS FOR RECOMMENDATION

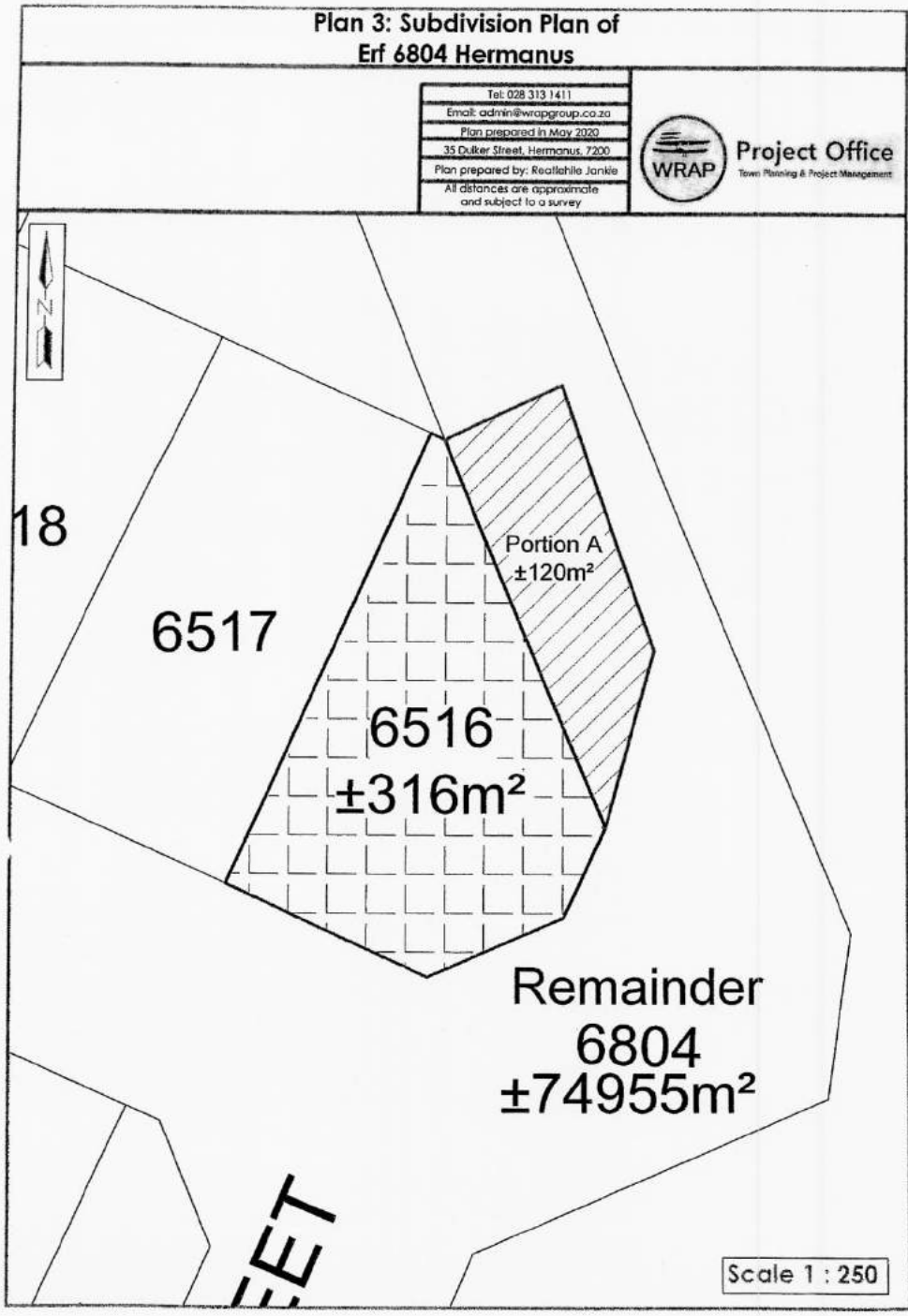
- ❖ The application has followed due procedure.
- ❖ None of the internal departments have any objection.
- ❖ It is in line with policy documents.
- ❖ The portion of Erf 6804 that is acquired by the applicants may only be utilised for gardening purposes.
- ❖ The application is not regarded as being undesirable from a town planning point of view.

Plan 1: Locality Plan Erven 6516 and 6804 Hermanus

 Erf 6516 Hermanus (316m²)
 Erf 6804 Hermanus (316m²)

Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Plan prepared in May 2020
35 Duker Street, Hermanus, 7200
Plan prepared by: RealEstate Janie
All distances are approximate
and subject to a survey



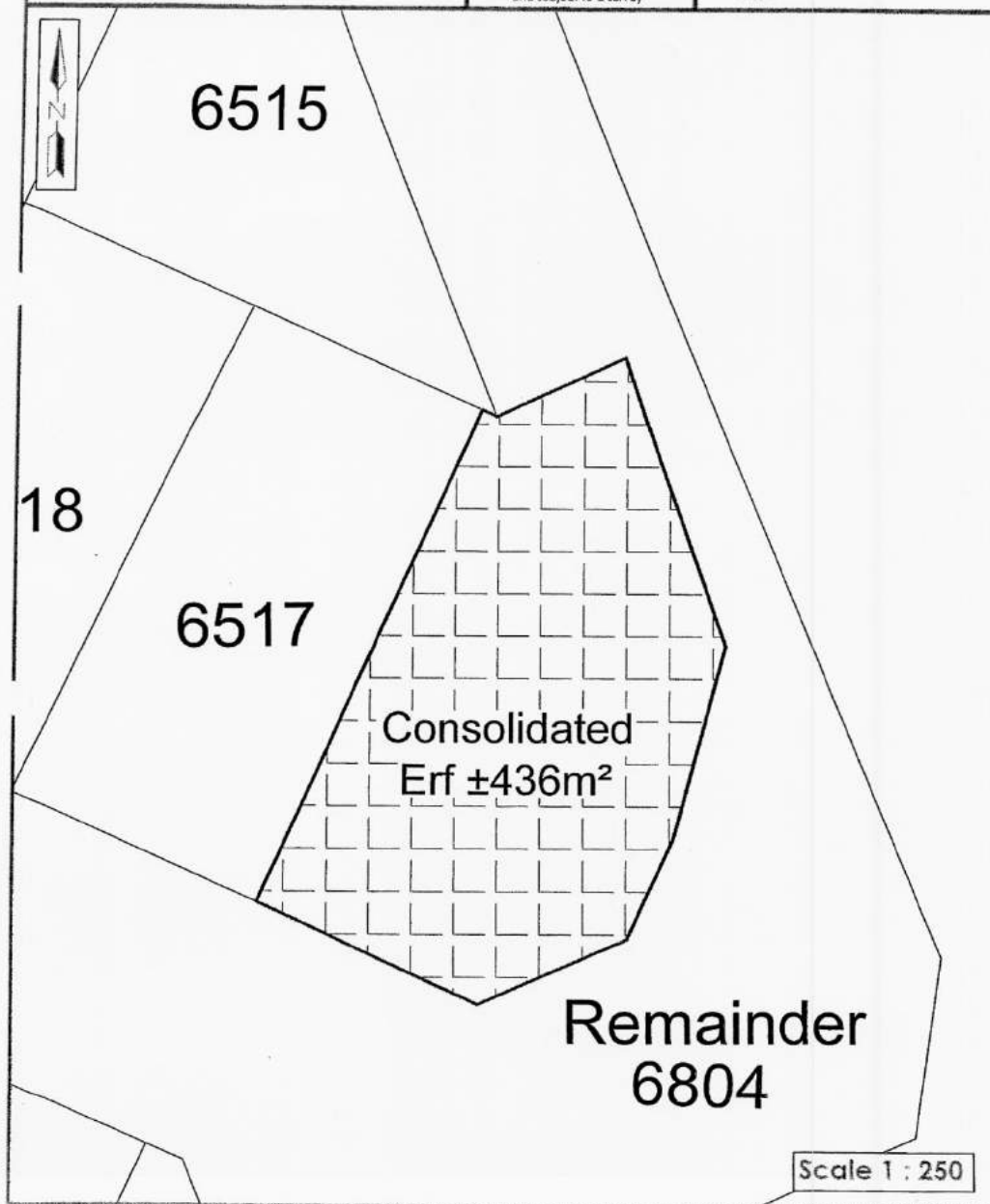


**Plan 4: Consolidation Plan of
Erven 6516 Hermanus and Portion A**

| |
|--|
| Tel: 028 313 1411 |
| Email: admin@wrapgroup.co.za |
| Plan prepared in May 2020 |
| 35 Duker Street, Hermanus, 7200 |
| Plan prepared by: Reallehle Jankie |
| All distances are approximate and subject to a survey |



Project Office
Town Planning & Project Management



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR THE CLOSURE OF A PORTION OF A PUBLIC PLACE,
REZONING, SUBDIVISION & CONSOLIDATION: ERVEN 6804 & 6516, MOUNT
PLEASANT**

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 sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that any additional and / or extended vehicle entrances will be for the owner's account;
6. that stormwater be allowed to discharge through Erven 6804 & 6516, Mount Pleasant, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

**38. ERF 728, 10 DIRKIE UYS STREET, NORTHCLIFF, HERMANUS:
APPLICATION FOR DEPARTURE: MESSRS PLAN ACTIVE TOWN &
REGIONAL PLANNERS ON BEHALF OF J & B OAK TREE DEVELOPMENTS
(PTY) LTD**

728 HNC (3586/2020)

H van der Stoep

(028) 313 8900

Hermanus Administration

12 October 2020

Executive Summary

An application was received on 29 January 2020 from Messrs Plan Active Town & Regional Planers on behalf of J & B Oak Tree Developments (Pty) Ltd on Erf 728, Northcliff for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to exceed the permissible number of storeys allowable on a Business Zone 3 : Local Business zoned property from two (2) to three (3) storeys.

RESOLVED :

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 728, Hermanus for a departure in order to exceed the permissible number of storeys allowable on a Business Zone 3: Local Business zoned property from two (2) to three (3) storeys, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the development as indicated on the drawing numbers ERF 728 LAYOUT PROPOSAL (Image 1, Image 2, Image3) dated October 2019 as submitted with the application,
 - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (e) that all the conditions in the Services Report, be complied with.

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2. that the applicant and objector be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.

REASONS FOR RECOMMENDATION

- ❖ The height of the building will be retained.
- ❖ Adherence to the condition which stipulates no retail.
- ❖ Enhance the mixed-use property in the area as advocated by planning documents.



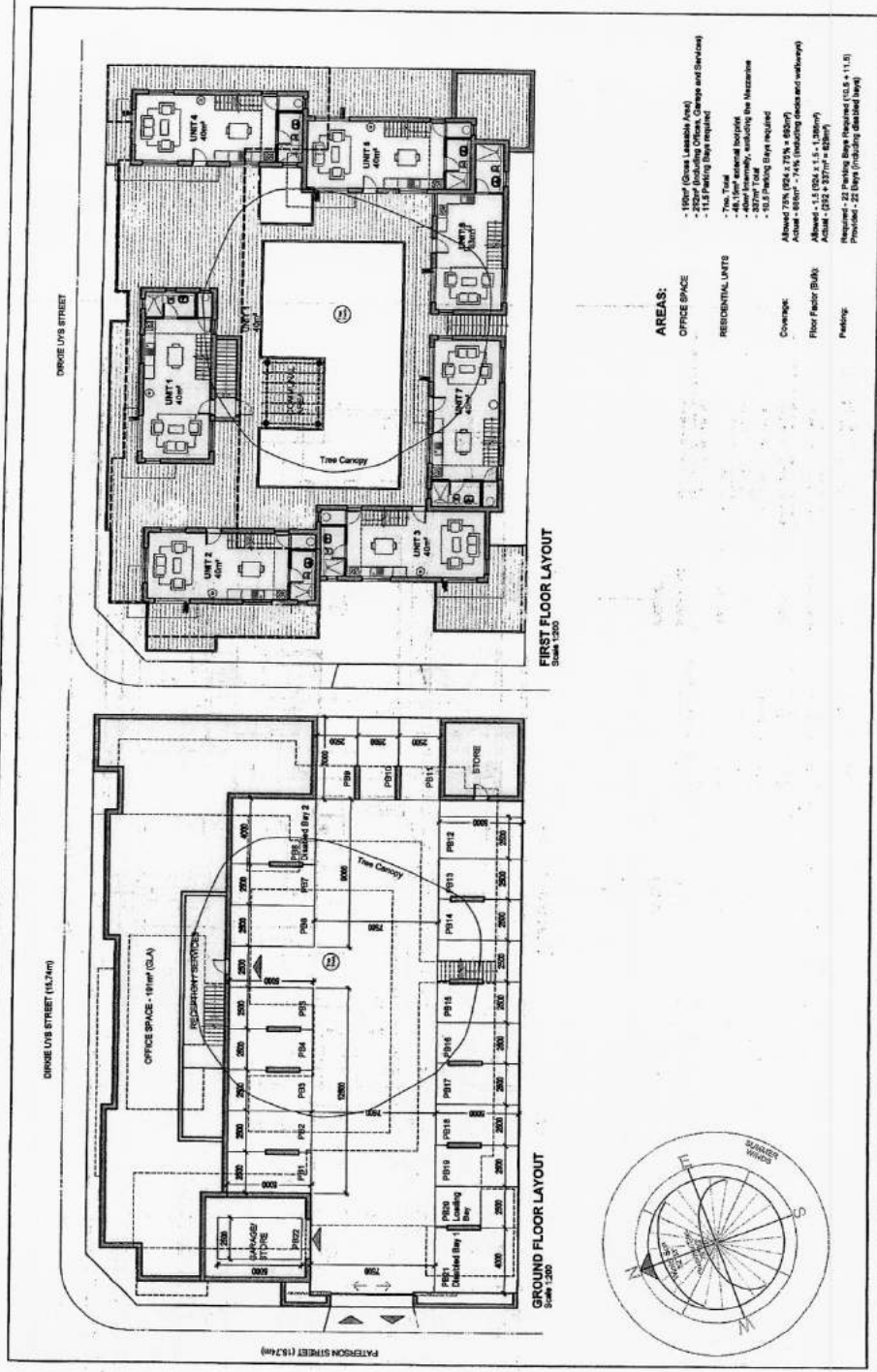
Pl'n Active
 Stads- en Streeksbeplanners
 Town & Regional Planners

All distances approximate
 and subject to survey.
 COPY RIGHT RESERVED

Property Description:
**ERF 728
 HERMANUS**

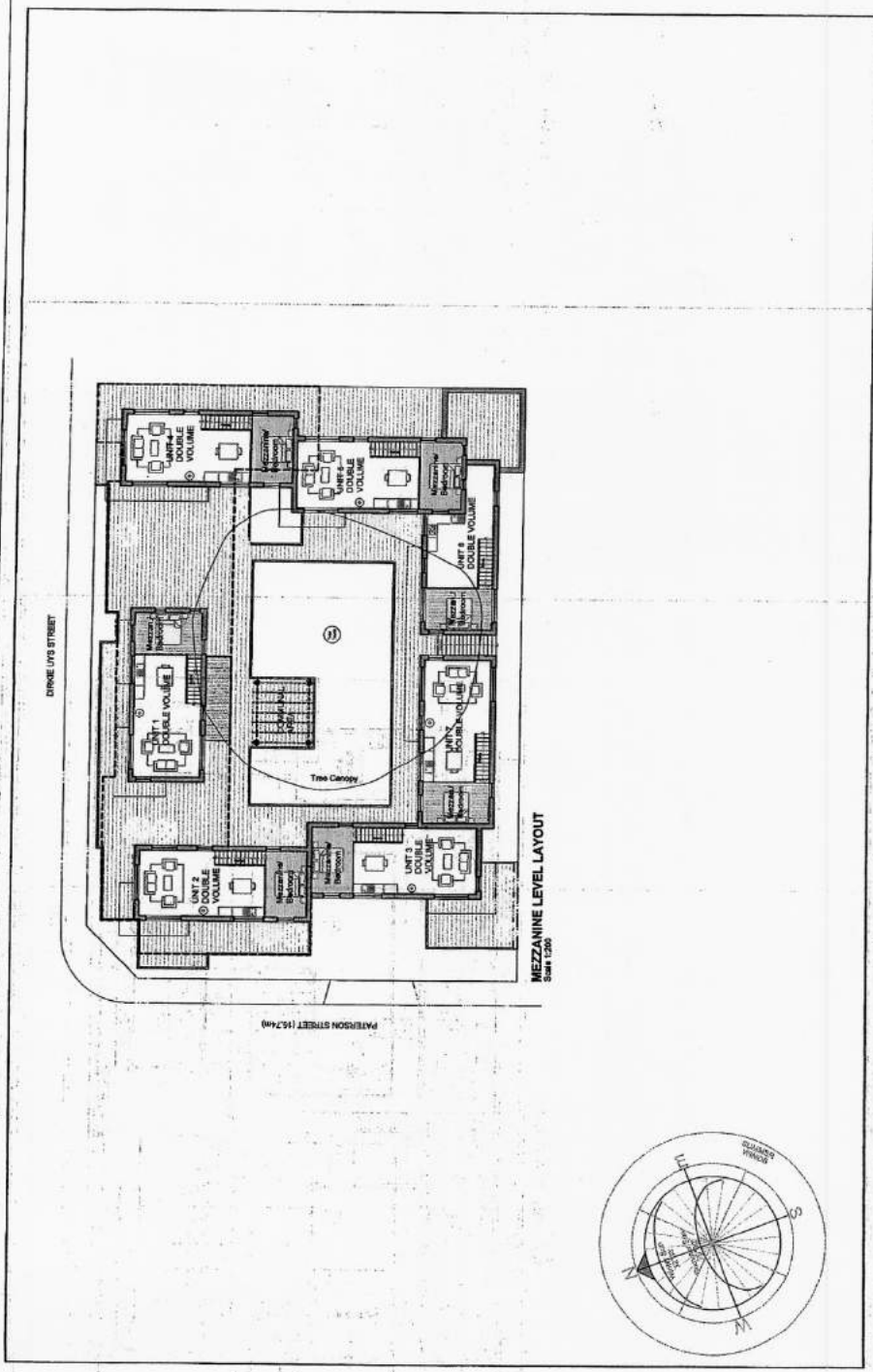
Plan Description:
LOCALITY MAP

Scale: **NTS**
 Drawing Nr: **herm728.dwg**
 Date: **JANUARY 2020**



- AREAS:**
- OFFICE SPACE
 - 100sq (Class Leasable Area)
 - 220sq (including Offices, Corridor and Services)
 - 11.8 Parking Bays required
 - RESIDENTIAL UNITS
 - 7sq. Total
 - 46.1sq per external bay/line
 - 237sq Total
 - 10.3 Parking Bays required
 - Coverage
 - Allowed - 75% (254 x 75% = 190sq)
 - Actual - 68sq
 - Floor Factor (BAY)
 - Allowed - 1.5 (254 x 1.5 = 381sq)
 - Actual - (254 x 277sq = 621sq)
 - Pedestry
 - Required - 22 Parking Bays Required (1.5 x 14.6)
 - Provided - 22 Bays (including disabled bay)

NICOLETTE LLOYD (P) (C) 32 MITCHELL STREET HERMANUS TEL: 028 312 3771 FAX: 028 312 2026 EMAIL: nlloyd@nicollettelloyd.co.za
 ERF 728, off GORRIE LYS & PATERSON STREETS, HERMANUS
LAYOUT PROPOSAL - GROUND and FIRST FLOORS
 COPIES: 1000
 DATE: 2018/05/23
 SCALE: 1:200 & 1:500
 PROJECT NO: 1801/2018
 CLIENT: MR & MRS J. VAN DER MERWE
 ARCHITECT: NICOLETTE LLOYD ARCHITECTS (P) (C)
 REGISTERED ARCHITECTS (No. 1000/2018)
 REGISTERED ARCHITECTS (No. 1000/2018)
 REGISTERED ARCHITECTS (No. 1000/2018)
 REGISTERED ARCHITECTS (No. 1000/2018)

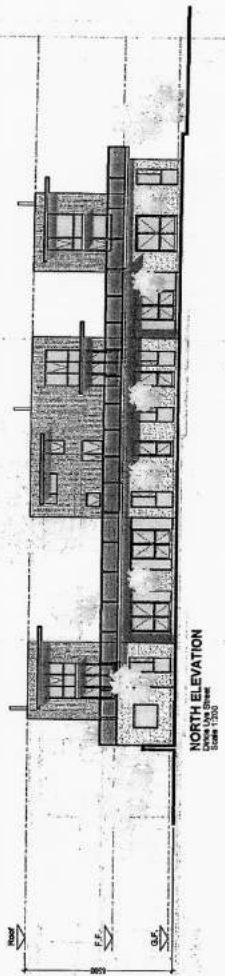


MEZZANINE LEVEL LAYOUT
Scale 1:250

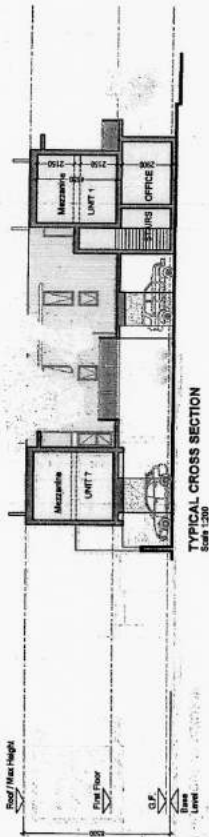
IMAGE 2
PROPOSAL
SECTION 2015
SCALE 1:200 BAS

NICOLETTE LLOYD (M) (C) | 32 MITCHELL STREET, HERMANUS TEL: 028 312 3771 FAX: 028 312 2025 EMAIL: ELOTT@NICOLETTELLOYD.CO.ZA
ERF 728, COR DORNE LYS & PATRICKSON STREETS, HERMANUS
LAYOUT PROPOSAL - MEZZANINE LEVEL

THIS DOCUMENT IS THE PROPERTY OF NICOLETTE LLOYD (M) (C) AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF NICOLETTE LLOYD (M) (C). THE USER OF THIS DOCUMENT IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER OF THIS DOCUMENT IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER OF THIS DOCUMENT IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER OF THIS DOCUMENT IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.



NORTH ELEVATION
DATE: 1/13/20



TYPICAL CROSS SECTION
SCALE: 1/20

NICOLETTE LLOYD (mljico) 32 MICHELLE STREET HERMANUS TEL: 028 312 3771 FAX: 028 312 3204 EMAIL: Boyd@hermanus.co.za
 ERF 728, off OOROS STRAAT & PATRICKSON STREET, HERMANUS
LAYOUT PROPOSAL - ELEVATION and SECTION
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**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 728, NORTHCLIFF (3586/2020)**

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 sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that any additional and / or extended vehicle entrances will be for the owner's account;
6. that stormwater be allowed to discharge through Erf 728, Northcliff, unobstructed;
7. that no on-street parking be allowed.

p.p. D. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

25/06/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

**39. ERF 1447, LYNX ROAD, VERMONT, OVERSTRAND MUNICIPALITY:
PROPOSED STREET NAMING AND NUMBERING: WRAP ON BEHALF OF
HENQUE 3030 CC**

1447 HVM

H Olivier

(028) 313 8900

Hermanus Administration

13 November 2020

Executive Summary

The application dated 25 September 2020 on Erf 1447, Vermont by WRAP Consultancy On behalf of Henque 3030 CC is for an application in terms of Section 96 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the street naming and numbering of the recently approved development of Vermont View.

RESOLVED :

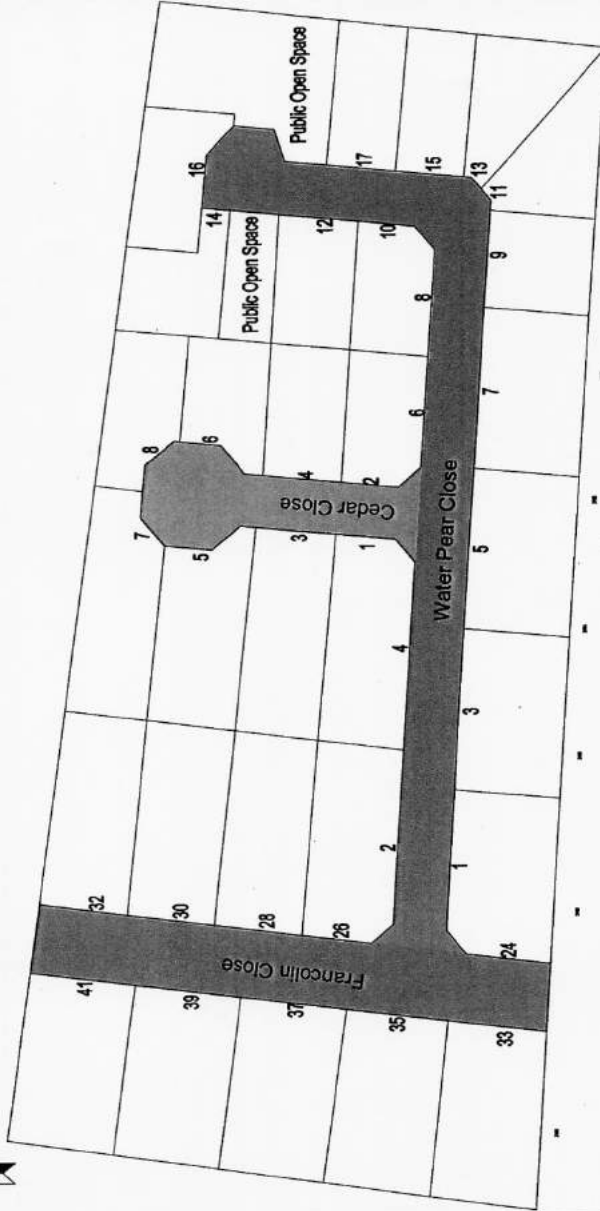
1. that the application in terms of Section 96 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for an application for the street naming and numbering for the development on Erf 1447, Vermont **be approved** in terms of the delegation of Powers and Duties, subject to the following conditions:
 - (a) that the names as proposed on Plan A be accepted.
2. that the applicant be notified of his/her right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 with regard to the above approval.

REASONS FOR RECOMMENDATION

- ❖ No objections were received from the public of Municipal Departments.
- ❖ The street names are in keeping with the surrounding street names.

**Erf 1447 Vermont
Street Names Plan**

Subdivision lines



Scale: 1 : 1 000
 Tel: 028 313 1411
 Email: admin@wrapgroup.co.za
 Plan 11
 Unit 8, Corner of Royal and Dikke 16
 Street Hermanus, 7200

Plan prepared by: Recitehile Jank
 All distances are approximate
 and subject to a survey



**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

40. ERF 3318, 51 DOLPHIN DRIVE, BETTY'S BAY: OVERSTRAND MUNICIPAL AREA: PROPOSED RELAXATION OF TITLE DEED RESTRICTION AND DEPARTURE: MESSRS ADH ON BEHALF OF TH AND J VAN HEERDEN

3318 KBB

H van der Stoep

(028) 313 8900

Hermanus Administration

19 November 2020

Executive Summary

An application was received on 30 September 2020 from Messrs ADH on behalf of TH and J van Heerden on Erf 3318, Betty's Bay in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a departure to relax the 2m lateral building line to 0m to extend the existing garage.

The application also entails the relaxation of restrictive title deed condition 5(d) of Title Deed No. T48868/2019 to relax the lateral building line from 1,57m to 0m to accommodate a proposed extension of an existing garage.

RESOLVED :

1. that the application in terms of Section 16(2)(...) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) for the relaxation of restrictive title deed condition 5(d) of Title Deed No. T48868/2019 applicable to Erf 3318, Betty's Bay in order to relax the lateral building line from 2m and 1,57m to 0m to accommodate the extension of the garage, **be approved** in terms of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(b) of the By-Law applicable to Erf 3318, Betty's Bay for a departure to relax the 2m lateral building line to 0m to extend the existing garage, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
3. that the approvals in 1. and 2. Above be subject to the following conditions:
 - (a) that this approval is only for the development as indicated on the plan numbers *A101*, dated *11 February 2020* as submitted with the application,
 - (b) that no further transgression over the building lines will be allowed, except that is sanctioned by the Overstrand Zoning Scheme;
 - (c) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;

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- (d) that all the conditions in the Services Report, be complied with
 - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (f) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
4. that the applicant be notified of his/her right of appeal (against Paragraph 2. above) in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

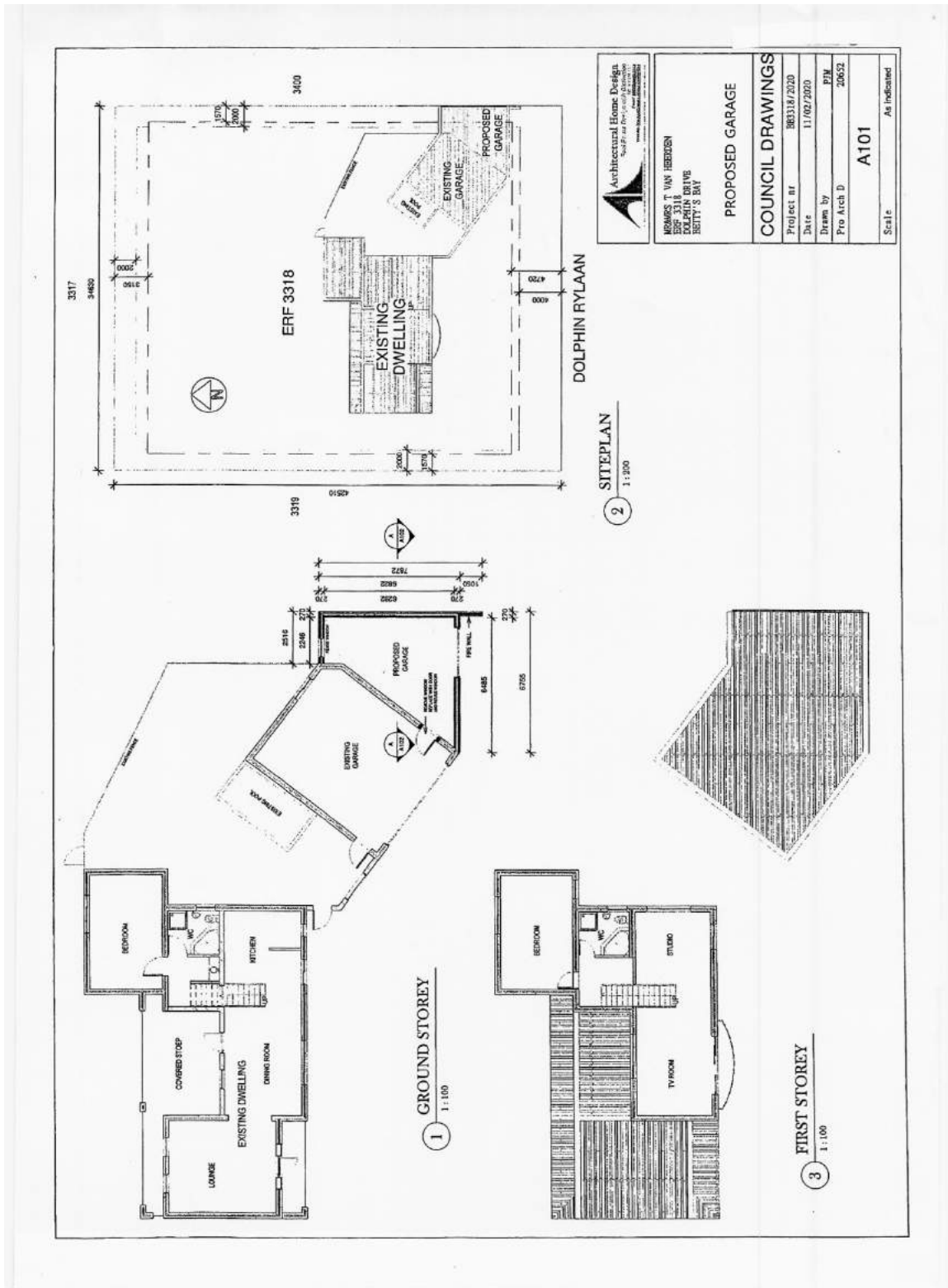
REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ It will not impact on the rights of surrounding property owners or the character of the existing surrounding built environment.
- ❖ The building line encroachment is not regarded as being undesirable from a town planning point of view.
- ❖ The applicant has no choice due to the topography of the erf

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**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

41. **ERF 2834, SANDBAAI, OVERSTRAND MUNICIPAL AREA: PROPOSED STREET NAMING: J PIENAAR ON BEHALF OF DE ZANDT PHASE ONE (PTY) LTD**

2834 HSB

H van der Stoep

(028) 313 8900

Hermanus Administration

25 November 2020

Executive Summary

An application was received on 7 July 2020 from J Pienaar on behalf of De Zandt Phase One (Pty) Ltd applicable to Erf 2834, Sandbaai in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the street naming of the approved development.

RESOLVED :

1. that the application in terms of Section 96 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the street naming for the development on Erf 2834, Sandbaai, **be approved** in terms of Section 61 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020, as indicated on *Plan A*;
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above approval.

REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure and no objections were received.



OVERSTRAND
MUNICIPALITY

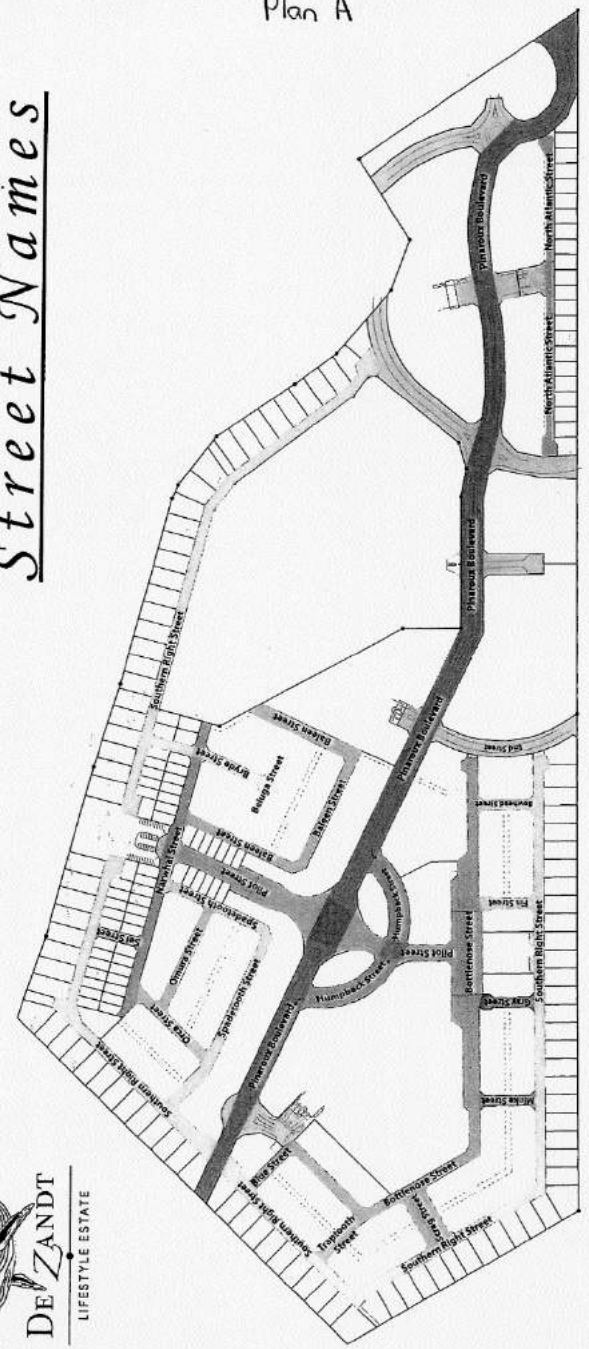
Locality Map
Erf 2834 Sandbaai

Date: 2021/01/03



Street Names

Plan A



- | | | | | | | | |
|--|------------------------------|--|------------------------|--|--------------------------|--|---------------------|
| | Pinaroux Boulevard | | Narwhal Street | | Bryde Street | | Scrag Street |
| | North Atlantic Street | | Pilot Street | | Beluga Street | | Minke Street |
| | Southern Right Street | | Humpback Street | | Spadetooth Street | | Gray Street |
| | Bottlenose Street | | Baleen Street | | Omura Street | | Fin Street |
| | Bowhead Street | | | | Traptooth Street | | |

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

**42. ERF 1174, 14 GULL CLOSE, VERMONT, OVERSTRAND MUNICIPAL AREA:
PROPOSED DEPARTURE: THE KOEN FAMILY TRUST**

1174 HVM (3578/2020)

H Olivier

(028) 313 8900

Hermanus Administration

3 December 2020

Executive Summary

An application was received on 27 January 2020 from the Koen Family Trust on Erf 1174, Vermont for a departure application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to relax the western lateral building line from 2m to 1,257m to accommodate a portion of the covered patio.

RESOLVED :

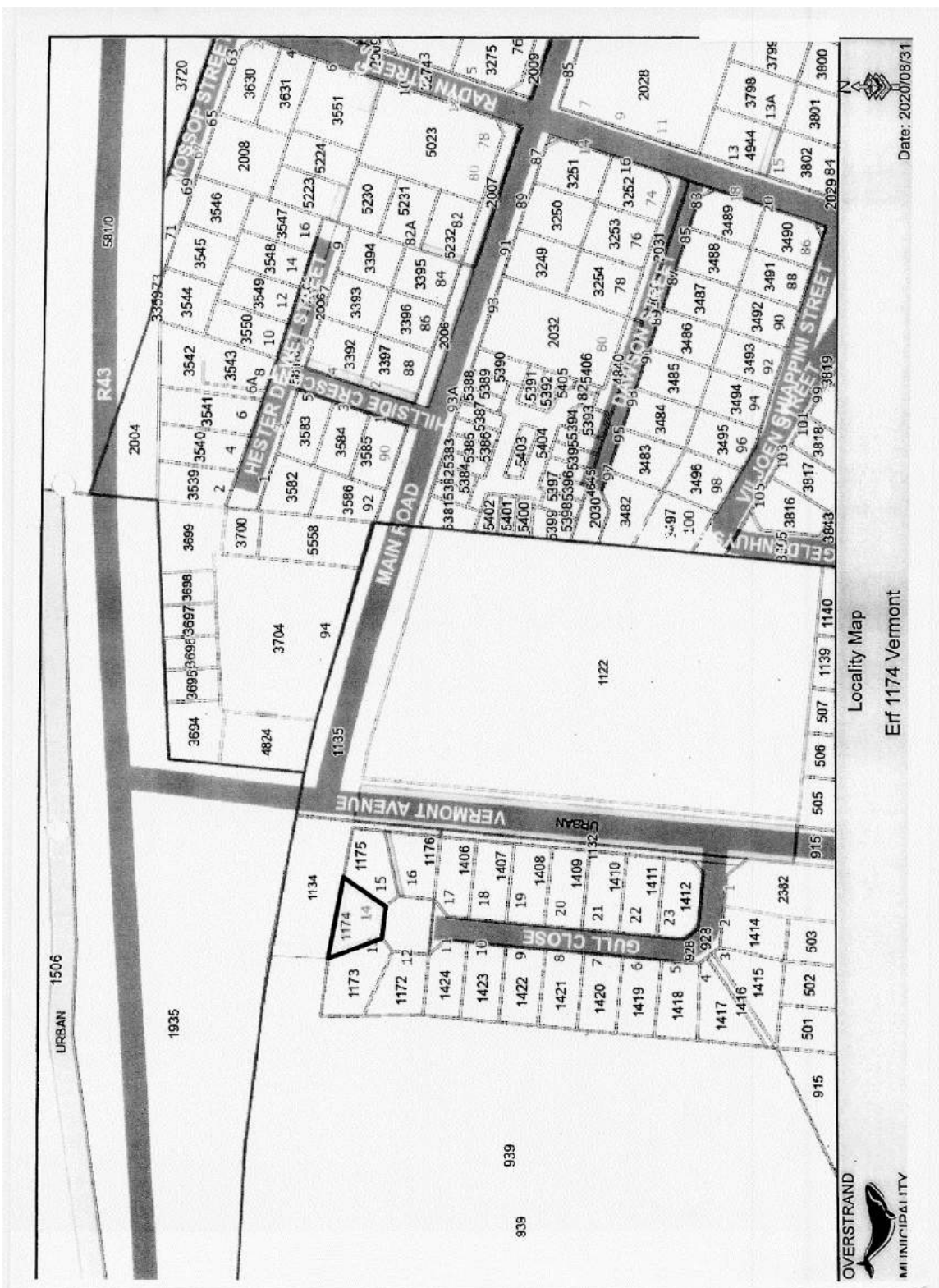
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 1174, Vermont in order to relax the western lateral building line from 2m to approximately 1,257m to accommodate a portion of a covered patio, **be approved** in terms of the provisions of Section 61 subject to the following conditions:
 - (a) that this approval only relates to a building line relaxation as indicated on plans KOE-01-01 dated 25 November 2019 as submitted with the application;
 - (b) that building plans be submitted to the Building Department, and that all conditions set by the Building and Fire Departments at that stage, be complied with;
 - (c) that all the conditions in the Services Report, be complied with, and
 - (d) that all conditions imposed by Telkom, be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above mentioned approval.

REASONS FOR RECOMMENDATION

- ❖ All Municipal Departments support the application.
- ❖ The existing structures will not impact the privacy of surrounding property owners.

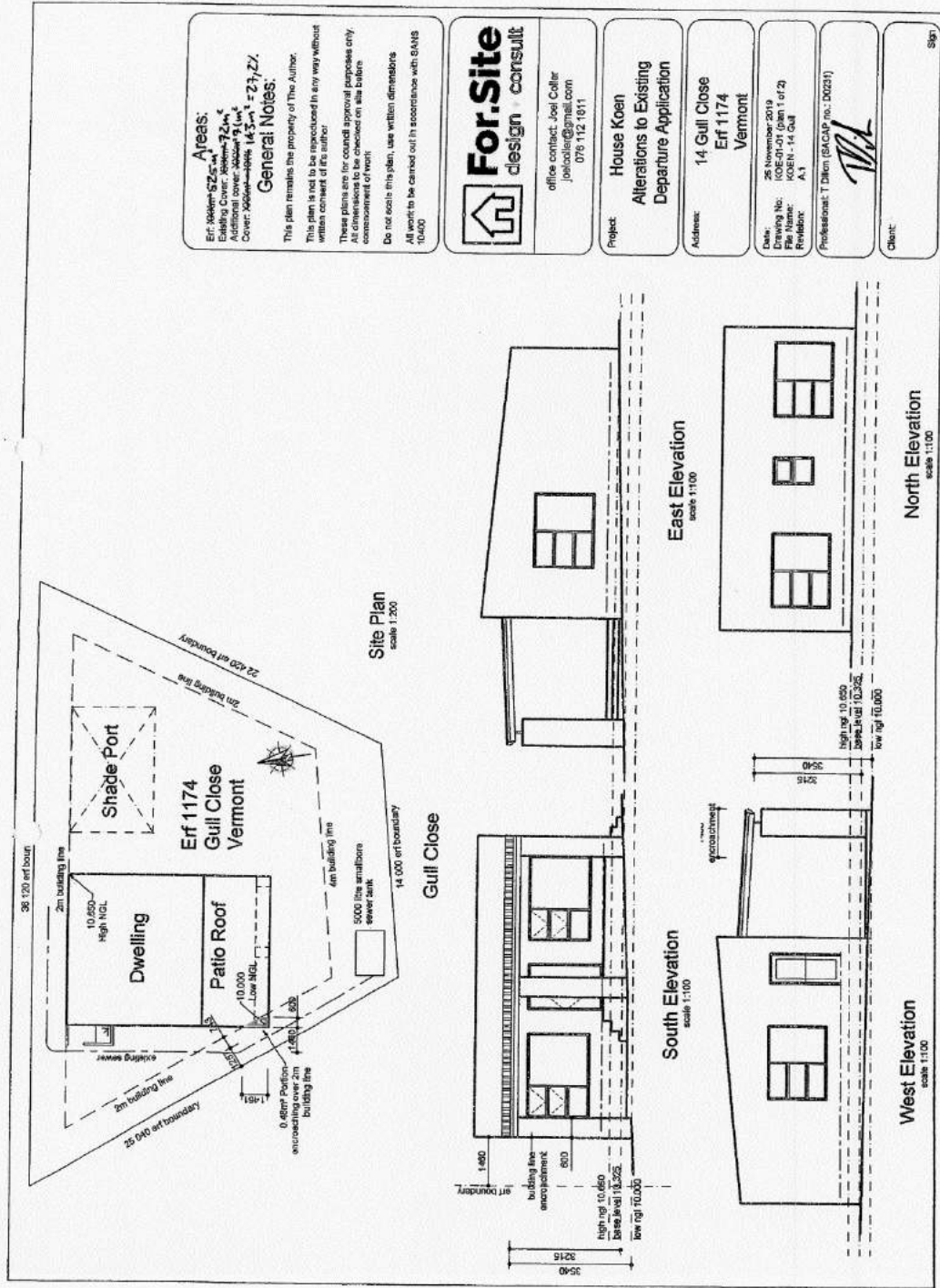
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- ❖ The application will not impact on the character of the area.
- ❖ This is a very minor encroachment.



Locality Map
Erf 1174 Vermont

Date: 2020/08/31



Areas:
Erf 1174 - 22.430 erf boundary
Building footprint - 22.430 erf boundary
Additional cover - 22.430 erf boundary
Cover: 2000mm - 14.3m² = 27.7%

General Notes:
This plan remains the property of The Author.
This plan is not to be reproduced in any way without written consent of the Author.
These plans are for council approval purposes only and are not to be checked on site before commencement of work.
Do not scale this plan, use written dimensions
All work to be carried out in accordance with S.A.S 10.4.00

For.Site
design consult

office contact: Joel Coller
joelcoller@gmail.com
076 112 1811

Project:
House Koen
Alterations to Existing
Departure Application

Address:
14 Gull Close
Erf 1174
Vermont

Date:
26 November 2019
Drawing No.:
100E-01-01 (plan 1 of 2)
Project Name:
KOEN - 14 Gull
Provider:
A1

Professional: T. Diken (SACAP no. 100215)

Client:

Sign

GENERAL NOTES:

FOUNDATIONS: To be checked and approved by structural engineers design & seal for geological investigation. No footings to project beyond site boundary.

100 concrete block wall construction to be built in accordance with SANS 10400 part K. All openings in walls or wall supports up to 2700mm high to be supported by concrete beams, brickwork & braced over or as per engineer if applicable.

FLOORS: 150mm above 100mm orientalis finish to be laid on 100mm concrete slab on 375mm CPN on 50mm clean base term, on well compacted clean homogeneous fill.

BALUSTRADES: To be checked and approved by specialist contractor.

GLAZING: See specs on fenestration rates. All glazing to be in accordance with SANS 10400 part N. Access doors and lights, windows lower than 500mm from floor, windows lower than 1800mm above pitch line of roof to have under latten converted closely to match as such on glass at eye level.

CEILING: To be checked and approved by specialist contractor.

ROOFING: See specs on roof structure & finishes. Cliffs to adhere to 100mm above 100mm orientalis finish with 304.2 galv hoop iron strips at each rafter. Rafter to have under latten converted closely to match as such on glass at eye level.

RAINFALL GUTTERS: Aluminium seamless gutters and pre-downpipes.

CONCRETE: To be checked and approved by specialist contractor.

GENERAL: Figure dimensions are to be used in preference to scaling off the drawing.

All elevations, levels and areas are to be checked and approved by structural engineers design & seal for geological investigation. The height of purlins, depth of excavations and number of steps are to be checked and approved by the building contractor on site to engineer's approval.

No part of building work is to encroach onto neighbouring properties & is to be carried out in strict accordance of the local authorities.

Areas:
 Erf Width: 5.5m
 Erf Depth: 7.1m
 Additional cover: 3.1m
 Cover: 14.3m x 2.9m = 29.27m²

General Notes:
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 This plan is not to be reproduced in any way without written consent of the author.
 These plans are for council approval purposes only. All dimensions to be checked on site before commencement of work.
 Do not scale this plan, use written dimensions.
 All work to be carried out in accordance with SANS 10400

For.Site design consult
 office contact: Joel Collar
 joelcollar@gmail.com
 079 112 1811

Project: House Koen Alterations to Existing Departure Application

Address: 14 Gull Close Erf 1174 Vermont

Date: 25 November 2019
 Drawing No: R06-01-02 (plan 2 of 2)
 Revision: 1/19 - 14 Gull A.1

Professional: T Dillon (SACAP no: 100231)

Client: [Signature]

Sip

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 1174, VERMONT**

Stormwater (SW) : In order
Electricity : Escom
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 should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 10400 – P:2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 1174, Vermont, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.

D.P. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

21/09/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

43. ERF 3115, 25 MAIN ROAD, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: RELAXATION OF TITLE DEED CONDITIONS: MESSRS NONSIBI CONSULTANTS (PTY) LTD ON BEHALF OF JM VAN RHYN

3115 HON (3172/2019)

H Olivier

(028) 313 8900

Hermanus Administration

3 December 2020

Executive Summary

An application was received on 2 September 2020 from Messrs Nonsibi Consultants (Pty) Ltd on behalf of JM van Rhyn on Erf 3115, Onrustrivier to relax the street building line as stipulated in the Title Deed.

The application entails the relaxation of restrictive title deed condition D.(6)(b) of Title Deed No. T26783/1971 of the property to accommodate a portion of the dwelling which encroach the 4,72m street building line up to 4,5m.

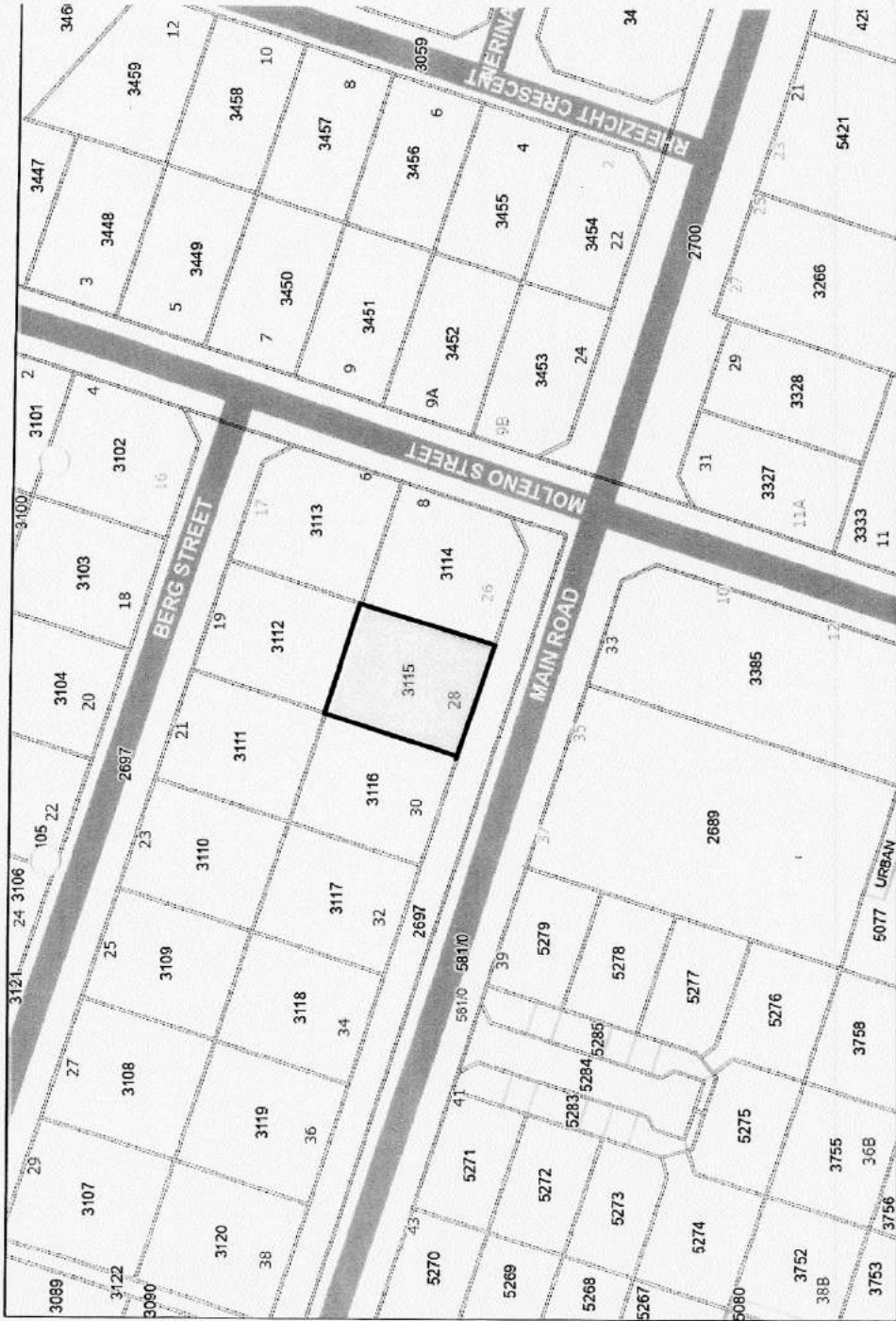
RESOLVED :

1. that the application in terms of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 for the relaxation of title deed condition D.(6)(b) as contained in Title Deed T26783/1971 applicable to Erf 3115, Onrustrivier in order to relax the street building line from 4,72m to 4,5m in order to accommodate an existing double storey portion, **be approved** in terms of Section 61 of the By-Law subject to the following conditions;
 - (a) that the approval only be applicable for the encroachments indicated on Drawing *HOR3115A Rev. 2* dated 04 August 2020, as submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
 - (c) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with, and
 - (d) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

REASONS FOR RECOMMENDATION

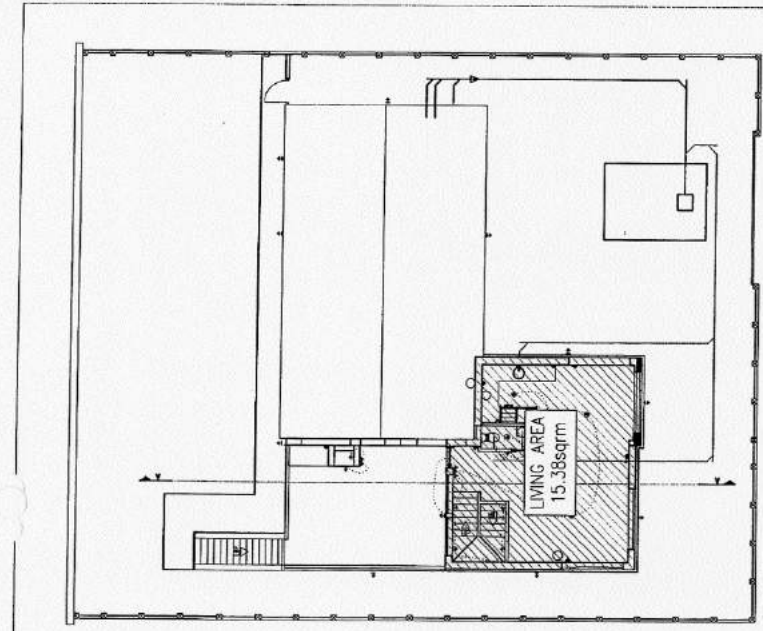
- ❖ The application has followed due procedure.
- ❖ All surrounding property owners consented to the application.
- ❖ The encroachments do not impact negatively on the character of the area or adversely impact the vested rights of surrounding property owners.



OVERSTRAND MUNICIPALITY

Locality Map
Erf 3115, HON

Date: 2

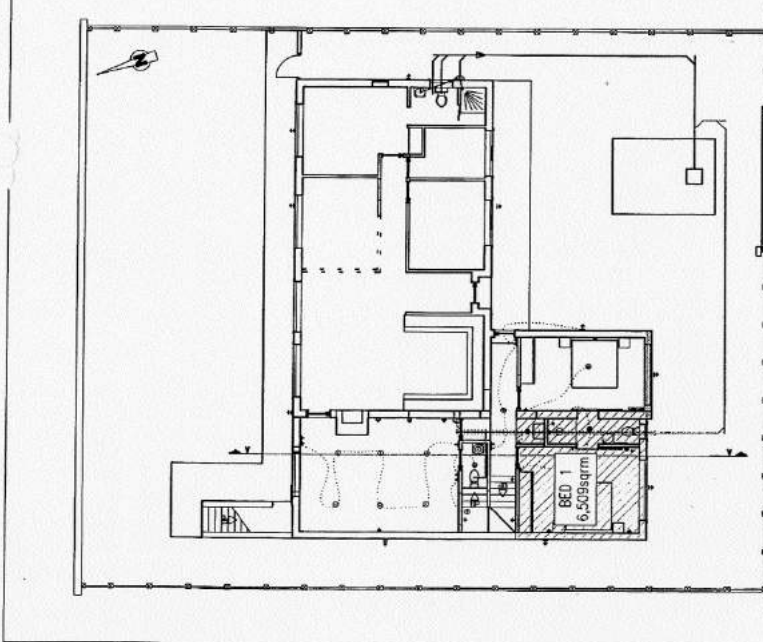


FIRST FLOOR
Scale 1:200

ADDITIONS & ALTERATIONS AT ERF 3115
FOR MS. E. VAN RHYN
AT 28 MAIN ROAD, ONRUS, HERMANUS

| DRW STATUS: | FINAL | SHEET | SIZE: 44 | REV |
|-------------|------------|------------|----------|-----|
| DATE: | 8 Oct 2020 | DRAWING No | HOR3115A | 1 |

DWG Date: 8 Oct 2020
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GROUND FLOOR
Scale 1:200

MRS. v RHYN DWELLING AREA USAGE

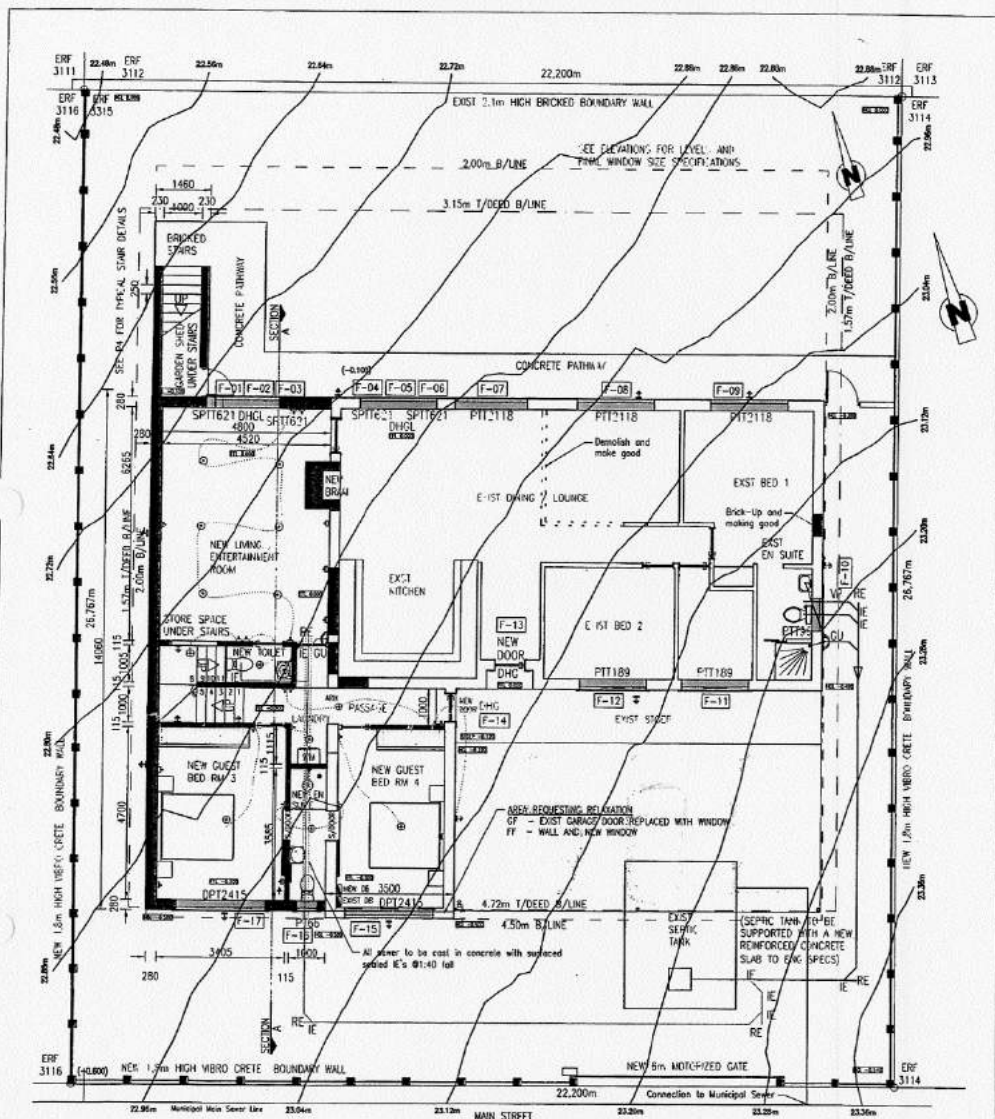
| | |
|-------------|-----------|
| BEDROOM 1 | 6,51 sqm |
| LIVING AREA | 15,38 sqm |
| GROSS TOTAL | 21,89 sqm |

HANNES COETZEE
MOBILE: 061 144 7195
hannes@hannco.za

SACAP NO. T1647
DWAF Class V

hannco
CONSULTANTS

Architectural - Water Treatment Consultants



THE CONTRACTOR AND HIS SUB-CONTRACTORS MUST CHECK ALL RELEVANT DETAILS AND DIMENSIONS BEFORE COMMENCING ANY WORK ON SITE OR MANUFACTURING ANY COMPONENTS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY, WHO WILL MAKE A DECISION AND RECTIFY. WORK SHOULD ONLY BE CARRIED OUT ON DIMENSIONED FIGURES SHOWN & DRAWINGS SHOULD NOT BE SCALED. CONTACT THE ARCHITECT IMMEDIATELY IF ANY ADDITIONAL DIMENSIONS/INFORMATION ARE NEEDED. ALL WORK MUST BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS, SANIS10400 & MUNICIPAL BYLAWS.

ANY CHANGES/DEVIATIONS ON THE DESIGN/DRAWINGS AS APPROVED BY THE MUNICIPALITY, MUST BE PRIOR APPROVED FOR COMPLIANCE TO THE NATIONAL BUILDING REGULATIONS, SANIS10400, SANIS10400-XX & MUNICIPAL BYLAWS BY THE ARCHITECT, PRIOR COMMENCING ANY OF SUCH CHANGES.

**DRAWINGS AND DESIGNS ARE COPYRIGHT PROTECTED
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SITE / GROUND FLOOR - PLAN
Scale 1:100

NonSibi
CONSULTANTS

HANNES COETZEE
MOBILE: 061 184 7150
hannes@nonsibi.co.za

Architectural / Water Treatment Consultant

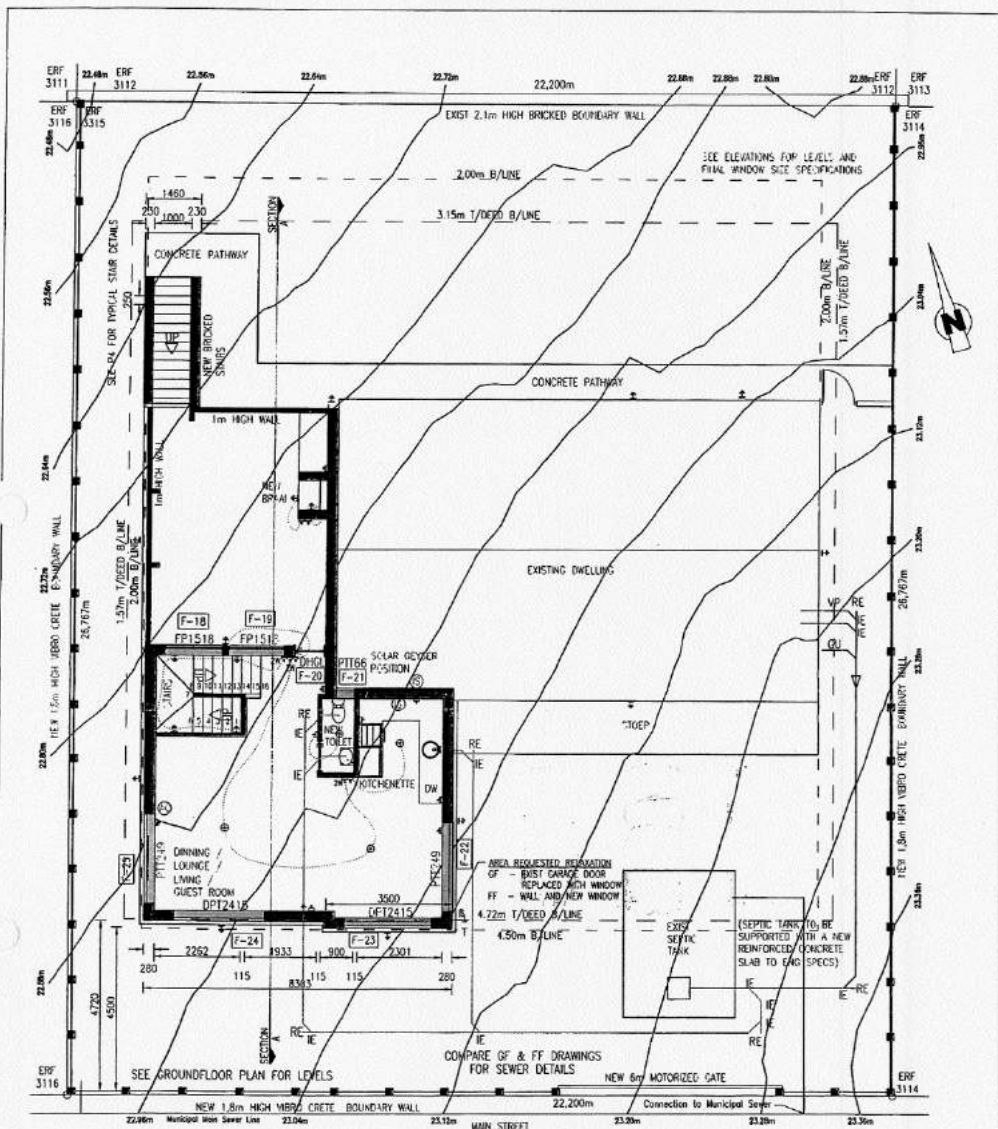
| DESCRIPTION | NAME | DATE |
|-------------|------|-----------|
| DESIGN | HC | Jun, 2019 |
| DRAWN | HC | Aug, 2020 |

ADDITIONS & ALTERATIONS AT ERF 3115
FOR NO. E. VAN ROOY
AT 28 MAIN ROAD, ONRUS, HERMANUS

| DATE | DRAWING No | REV |
|-------------|------------|-----|
| 04 Aug 2020 | HOR3115A | 2 |

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DWC Date: 24.08.2020



HOT WATER REQUIREMENTS:
 The 200L hot water cylinder is to be wrapped with a 80mm thick suitable insulation blanket.
 Hot water demand as per SANS 10252-1.
 All specifications & installations will be done in accordance with SANS 10252-1 & SANS 10106.
 50% hot water from alternate source - Solar Geyser

HOT WATER DEMAND, STORAGE & HEATER POWER ACCORDING TO SANS 10252-1
 For dwelling houses with medium to high rental & population of 6 (2 persons per room).
 Total hot water demand 115 x 6 = 690 L/d.
 Storage volume required 40 litres x 6 = 240 litres.
 Heater power to be 2 - 5 kW/unit.

PIPE INSULATION:
 All hot water piping to be insulated with 40mm Neoprene or equal and approved as per sans 204.
 Min. R-Values; 1.0 for internal diameter pipes < or = to 80mm & 1.5 for internal diameter pipes > 80mm.
 Insulation of hot water piping to conform to SANS 204.

LIGHTING:
 Energy Saving CFL's to be used.
 Lighting to be max 5W per sqm per SANS 204.

SANS 10400 X4 Requirements
 Roof overhang to remain as shown to be min.
 No doors & window specs can be altered in any way without a recalculation.
 All insulation to roof, pipework etc. to be strictly adhered to.

SITE / FIRST FLOOR - PLAN
 Scale 1:100

NonSib
 CONSULTANTS
 HANNES COETZEE
 REGISTERED ARCHITECT
 SACAP NO. 1147
 DWAP Class V
 Available for e-mail: hanne@nonsib.co.za

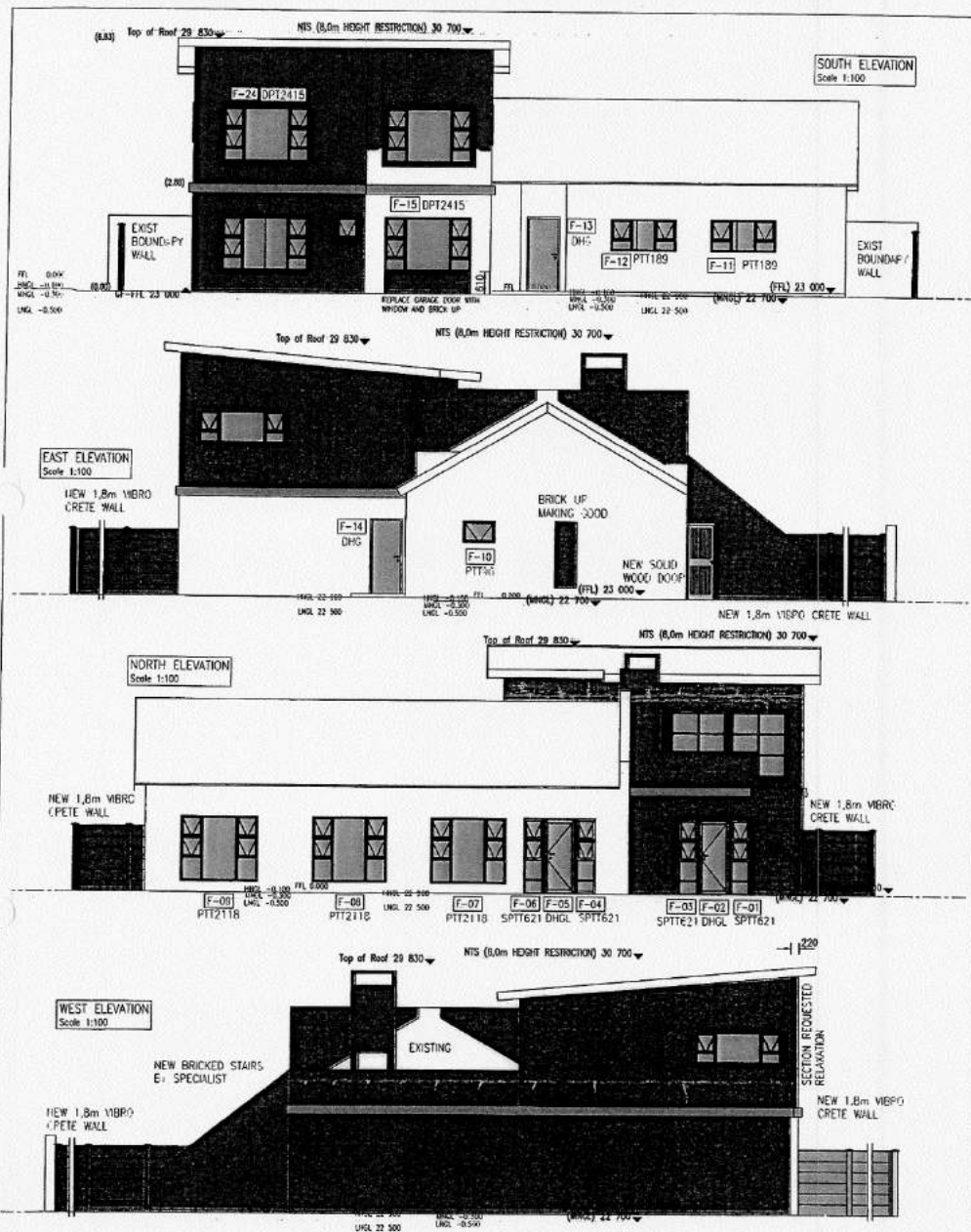
| DESCRIPTION | NAME | DATE |
|-------------|------|-----------|
| DESIGN | HC | Jun, 2019 |
| DRAWN | HC | Aug, 2020 |

ADDITIONS & ALTERATIONS AT ERF 3115
 FOR MS. E VAN RHYN
 AT 25 MAIN ROAD, ONRUS, HERMANUS

| DATE | DRAWING No | REV |
|-------------|------------|-----|
| 24 Aug 2020 | H03115A | 2 |

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DWG Date: 2020/08/24



Note to the Contractor: Additional Elements
 All elements in relation to Services, Landscaping, Earthworks, Ext. Lighting, Satellite dish & TV Aerial installation must be in accordance with the Architectural Design Guidelines Point Spec's (Owners Approval)



| DESCRIPTION | NAME | DATE |
|--|------------|----------------|
| DESIGN | HC | Jun. 2019 |
| DRAWN | HC | Aug. 2020 |
| ADDITIONS & ALTERATIONS AT ERF 3115 FOR MS. E. VAN RHYN AT 28 MAIN ROAD, ONRUS, HERMANUS | | |
| DRAW STATUS: | FINAL | SHEET SIZE: A3 |
| DATE | DRAWING No | REV |
| 04 Aug 2020 | H0R3115A | 2 |
| COPYRIGHT RESERVED | | Page 3 of 4 |

DWG Date: 24.08.2020

Project: Ms E Van Ryn, Erf 3115, 28 Main Street, Ooruitsig, Hermanus

1.01 2020/21 Calculations

| Roof Assembly G _r | |
|--|-------------|
| Inclination factor, Total U Value | 0.74 |
| Roofing Materials Composite G _r | 0.30 |
| Code Value (Table F.9) | 1.50 |
| Concrete Slab | 2.17 |
| Total U Value | 3.71 |

| Roof Assembly G _r | |
|--|-------------|
| Inclination factor, Total U Value | 0.74 |
| Roofing Materials Composite G _r | 0.30 |
| Code Value (Table F.9) | 1.50 |
| Concrete Slab | 2.17 |
| Total U Value | 3.71 |

| | |
|---|------|
| U _a = U _g (table G.4 or G.5) | 0.6 |
| U _l = U _a | 0.77 |
| Total Net Floor Area, A _g = m ² | 589 |
| Construction, Concrete, G _r | 4.4 |
| Inclination factor, Composite G _r | 0.81 |
| Solar Exposure Factor | 0.25 |

| 1.1 Ground Floor (New) Horizontal Ceilings Concrete Slab | | | | | | | | | |
|--|--------------------------|-----------|-------------------|------|----------------------|-----------|-----------|----------|------|
| Orientation | Flow Area m ² | Code Zone | Cons. Coefficient | U | Max. Allow. Condact. | Req. Ins. | Act. Ins. | Yield No | Pass |
| Ooruitsig | 515 | 4 | 0.32 | 0.13 | 0.13 | 26.5 | 26.5 | 18.4 | PASS |

| 1.2 First Floor Horizontal Ceilings - Clay Tiles | | | | | | | | | |
|--|--------------------------|-----------|-------------------|------|----------------------|-----------|-----------|----------|------|
| Orientation | Flow Area m ² | Code Zone | Cons. Coefficient | U | Max. Allow. Condact. | Req. Ins. | Act. Ins. | Yield No | Pass |
| Ooruitsig | 515 | 4 | 0.32 | 0.13 | 0.13 | 26.5 | 26.5 | 18.4 | PASS |

| ID | Window Title | Width | Height | Area m ² | Orientation | Cons. Coefficient | U Value (Table F.9) | Actual Conduct. of glazing system | SHGC (Table F.7) | Max. Allow. SHGC (Table F.7) | Vertical base of glazing element to outside device | Yield No | Pass | Solar Exposure Factor per m ² | Actual Solar Heat Gain |
|------|--------------|-------|--------|---------------------|-------------|-------------------|---------------------|-----------------------------------|------------------|------------------------------|--|----------|------|--|------------------------|
| F-01 | mp011 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-02 | mp02 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-03 | mp03 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-04 | mp04 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-05 | mp05 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-06 | mp06 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-07 | mp07 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-08 | mp08 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-09 | mp09 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-10 | mp10 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-11 | mp11 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-12 | mp12 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-13 | mp13 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-14 | mp14 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-15 | mp15 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-16 | mp16 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-17 | mp17 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-18 | mp18 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-19 | mp19 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-20 | mp20 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-21 | mp21 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-22 | mp22 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-23 | mp23 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-24 | mp24 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-25 | mp25 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-26 | mp26 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-27 | mp27 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-28 | mp28 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-29 | mp29 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-30 | mp30 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-31 | mp31 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-32 | mp32 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-33 | mp33 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-34 | mp34 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-35 | mp35 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-36 | mp36 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-37 | mp37 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-38 | mp38 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-39 | mp39 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-40 | mp40 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-41 | mp41 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-42 | mp42 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-43 | mp43 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-44 | mp44 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-45 | mp45 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-46 | mp46 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-47 | mp47 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-48 | mp48 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-49 | mp49 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-50 | mp50 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-51 | mp51 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-52 | mp52 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-53 | mp53 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-54 | mp54 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-55 | mp55 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-56 | mp56 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-57 | mp57 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-58 | mp58 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-59 | mp59 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-60 | mp60 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-61 | mp61 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-62 | mp62 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-63 | mp63 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-64 | mp64 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-65 | mp65 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-66 | mp66 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-67 | mp67 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-68 | mp68 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-69 | mp69 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-70 | mp70 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-71 | mp71 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-72 | mp72 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-73 | mp73 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-74 | mp74 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-75 | mp75 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-76 | mp76 | 0.800 | 2.100 | 1.680 | V | 1.6 | 2.28 | 0.77 | 0.050 | 0.24 | 0.31 | 0.00 | H | 884 | 130 |
| F-77 | mp77 | 0.800 | 2.100 | 1.680 | V | 1. | | | | | | | | | |

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44. **ERF 173, 16 FABRIEK STREET GANSBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF HIPPOMANIA (PTY) LTD**

173 GGB

SW vd Merwe

(028) 313 8900

Hermanus Administration

7 December 2020

Executive Summary

An application was received on 21 August 2020 from Messrs WRAP Project Office on behalf of Hippomania (Pty) Ltd for a consent use in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 173, Gansbaai, Hermanus in order to conduct a business premises (plant nursery) and bottle store and to accommodate an existing ground floor dwelling unit.

RESOLVED :

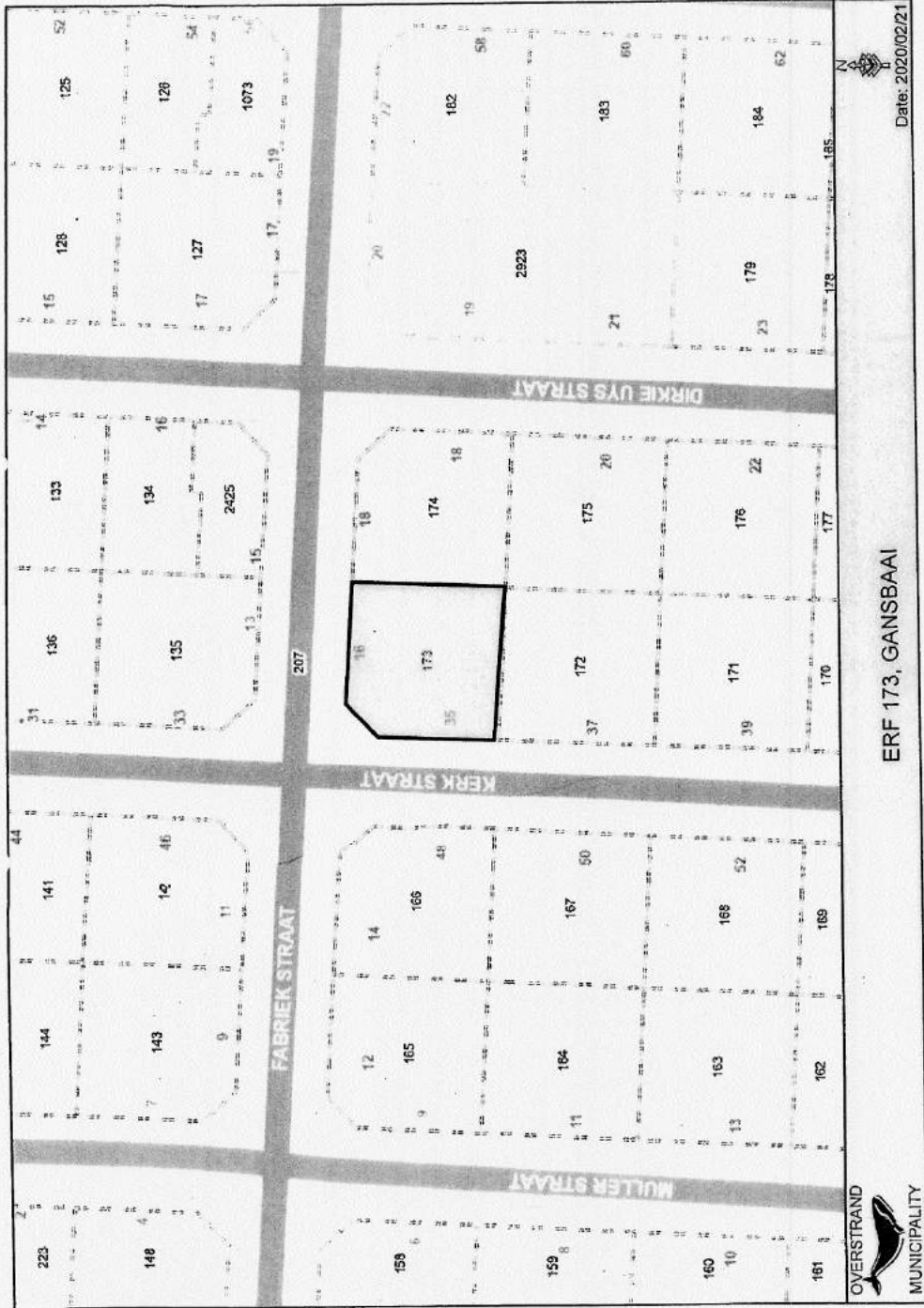
1. that the application for consent use in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law), applicable to Erf 173, Gansbaai for a business premises (plant nursery), bottle store and dwelling unit, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the consent use for business premises be limited to a plant nursery only;
 - (b) that the consent use for the plant nursery (19m²) and bottle store (17,8m²) be limited to the area indicated on the Site Development Plan appended to the application;
 - (c) that a detailed parking layout be submitted for approval by the Senior Manager: Town and Spatial Planning;
 - (d) that the approved parking in accordance with paragraph (c) above be implemented;
 - (e) that applicable rates and service tariffs, as determined by the annual budget be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
 - (f) that all the conditions of Fire Services, Telkom and Engineering Services, be complied with;

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- (g) that the display of signage be subject to compliance with the Municipal By-Law on Signage;
 - (h) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with, and
 - (i) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

REASONS FOR RECOMMENDATION

- ❖ The development is consistent with the applicable strategic policy documents.
- ❖ The development is consistent with the planning principles.
- ❖ The development has a limited impact.
- ❖ The character and morphology of the surrounding area will be maintained.
- ❖ The proposal will facilitate mixed land use within the CBD.
- ❖ The proposal will not unacceptably detract from vested rights of adjoining property owners.
- ❖ No objections were received from adjacent property owners.

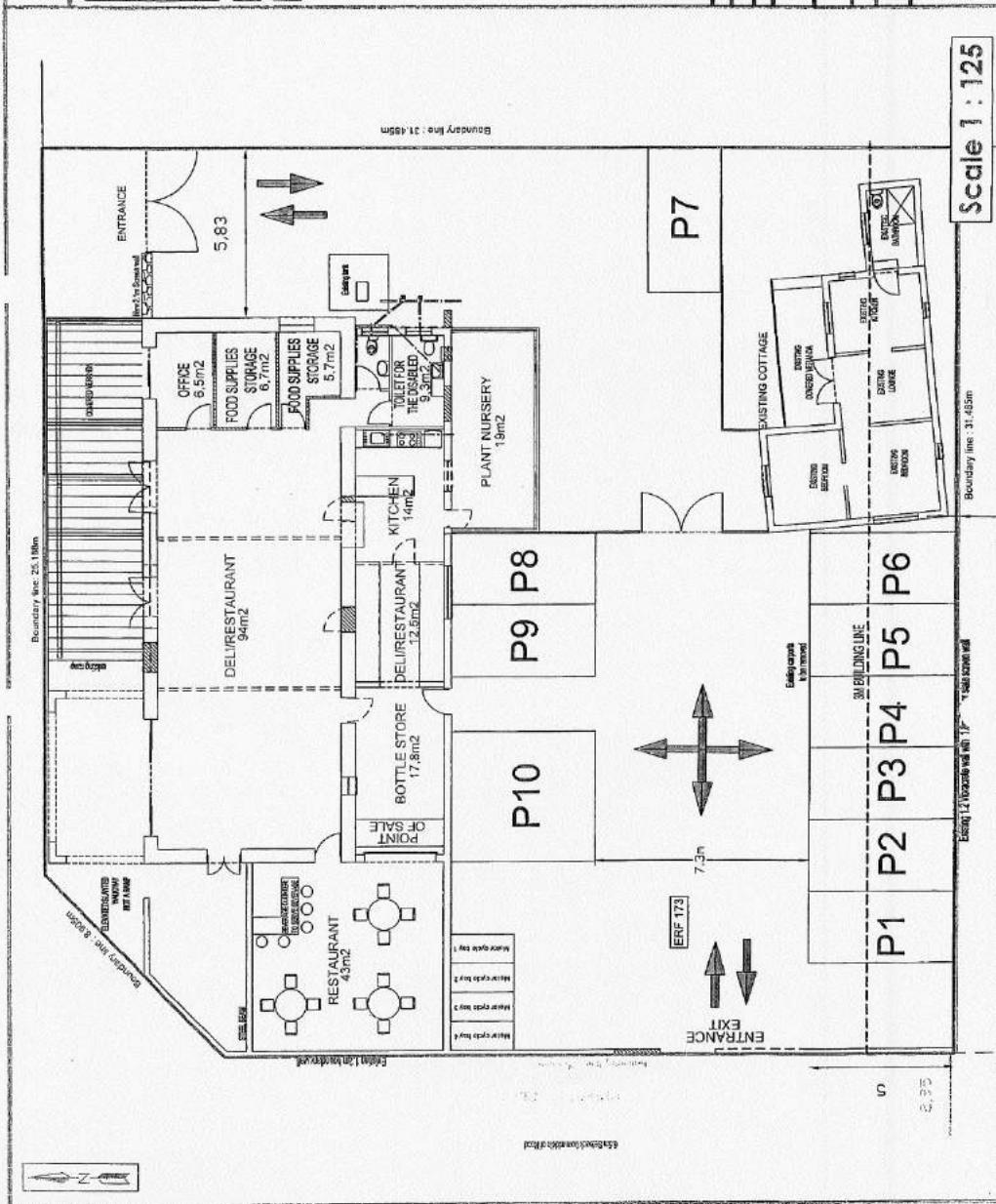


ERF 173, GANSBAAI

Plan 3.1 SDP of Erf 173 Gansbaai

| Extent of erf | |
|-------------------------|---------|
| G.A. | 219,207 |
| Stands | 8,76 |
| 2 bedroom flat | 44,574 |
| Required boys | 2 |
| Total required boys | 10,78 |
| Total car bays provided | 10 |
| Total motor bike bays | 1 |
| Max 1:500 DSO | 1,2 |
| Proposed floor factor | 0,31 |
| Max coverage | 7,95 |
| Proposed coverage | 36,9% |

tel: 028 313 1411
 Email: admin@wrapgroup.co.za
 Plan 3.1.2
 Unit 8, Standard House, Con Royal and
 Dikke Uys Street, Hermanus, 7200
 Based on drawings by
 Ronika and Jeffrey Charrier
 Plan prepared by: Realettie Jonkhe
 All distances are approximate
 and subject to a survey

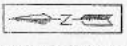


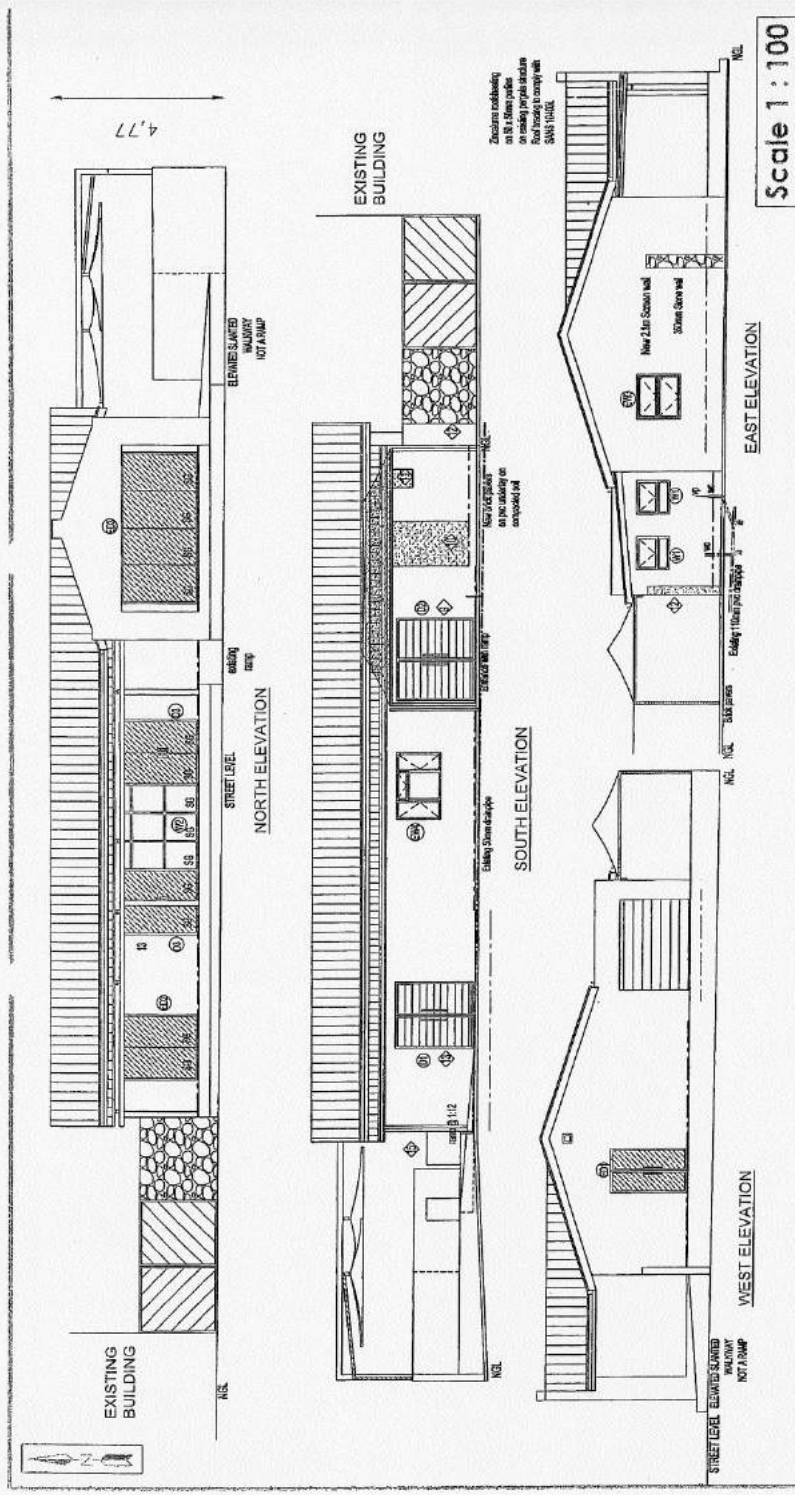
Scale 1 : 125

Boundary line : 31,48m

Boundary line : 25,18m

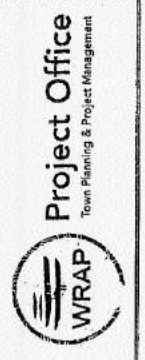
Boundary line : 31,45m





Plan 3.2 Elevations of Erf 173 Gansbaai

Tel: 028 313 1411
 Email: admin@wrapgroup.co.za
 Plan prepared in March 2020
 File number 20/004
 35 Duiker Street, Hermanus, 7200
 Based on drawing by
 Ronika and Jeffrey Chomker
 Plan prepared by: Reallieha Janke
 All distances are approximate
 and subject to a survey



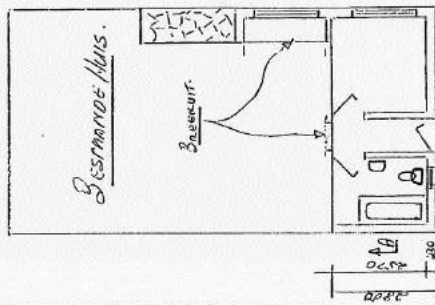
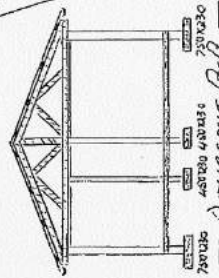
VOORGESTELDE AANBOUW LRF 173. GANSBANI MUNISIPALITEIT. VIR M. KNOGTZE.

ARK: VERHUING BESTANDE DAK MET ASBES
"BIG SIX"
MURE: SEMENTBLOK WSTEEN. GLAD GEKLESTEN
& GEVERF.

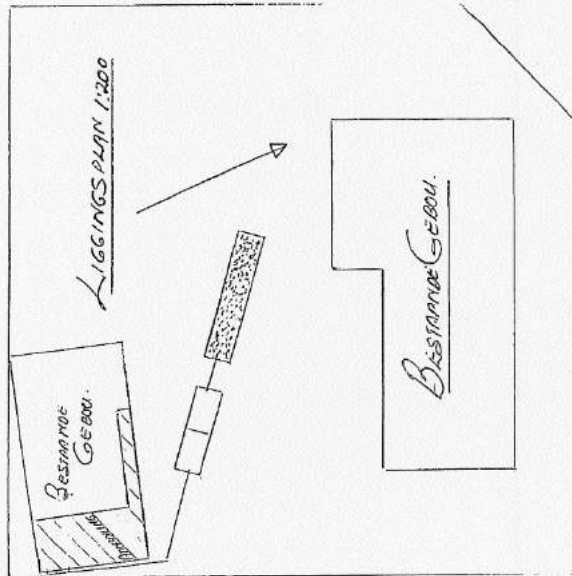
VENSERS-DEURE: FILLIPANE MALAYNE MESSIN
SEOS ANDEWAI. LUTHERFORD. SDES.

VLOER: 20MM VLAKENAL OP 75MM BERTON.

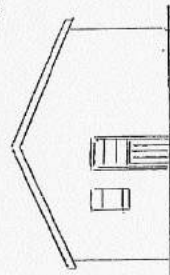
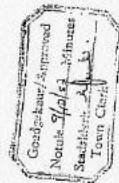
ALGEMEEN: RIOLERING VOORENS
MUNISIPALITEIT REKULASIES.



230
1800
15
1800
15
2710
600
BLOKKAN 1:100



TOTAAL AREA: 21,58 M²



CASARSIE

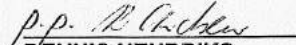
FABRIEKSTRAAT

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE: ERF 173, GANSBAAI**

Electricity : In order
Water : In order
Sewer : In order
Stormwater : In order
Roads and traffic : In order

Conditions:

1. that the existing water connection and conservancy tank to erf 173 shall be used to service Erf 173;
2. that only the existing, standard 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 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;
4. that on-site parking facility is provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
5. that any additional and / or extended vehicle entrances will be for the developer's account;
6. that stormwater be allowed to discharge through Erf 173, Gansbaai, unobstructed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

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45. ERF 6724, 14 LOWER BEACH ROAD, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION: MESSRS TOWN PLANNING HUB CC ON BEHALF OF JP MARAIS

6724 KKM (3609)

H van der Stoep

(028) 313 8900

Hermanus Administration

11 November 2020

Executive Summary

An application was received on 14 February 2020 (and amended on 23 July 2020) from Messrs Town Planning Hub CC on behalf of JP Marais on Erf 6724, Kleinmond for a subdivision in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to subdivide Erf 6724, Kleinmond into three (3) portions, measuring as follows:

- Portion A - (± 585m² in extent)
- Portion B - (± 535,5m² in extent)
- Remainder - (± 664,5m² in extent)

RESOLVED :

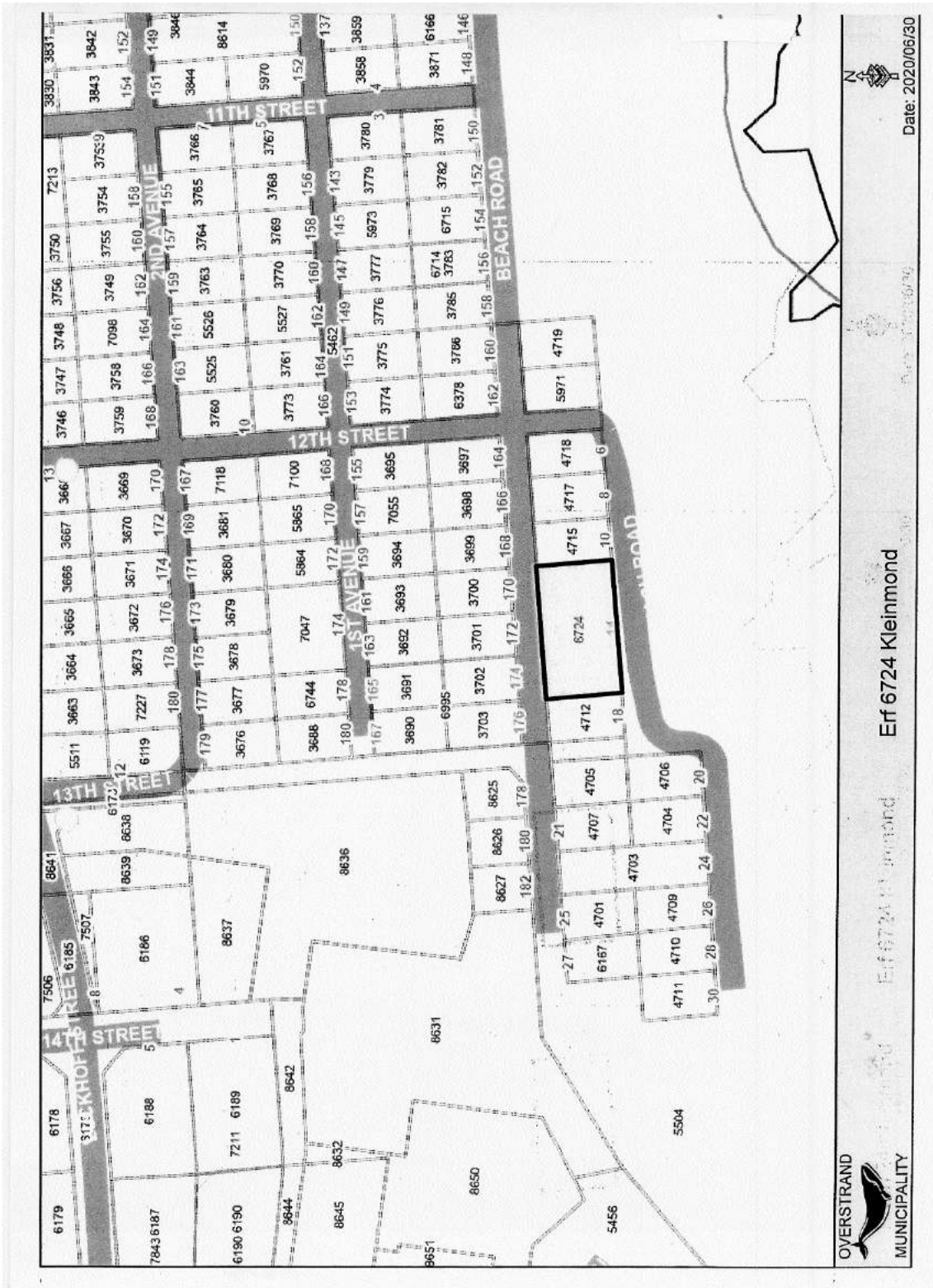
1. that the application in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for the subdivision of Erf 6724, Kleinmond into three (3) portions, namely Portion A (±585m² in extent), Portion B (±535,5m² in extent) and a Remainder (±664,5m² in extent), **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that subdivision be in line with Drawing No. SUBDIVISION: ERF 6724, KLEINMOND, dated 20 July 2020, as submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (e) that all the conditions in the Services Report, be complied with.

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2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

REASONS FOR RECOMMENDATION

- The application has followed due procedure.
- It will not impact on the rights of surrounding property owners or the character of the existing surrounding built environment.
- No objection was received from the directly affected owners.



OVERSTRAND
MUNICIPALITY

Erf 6724 Kleinmond

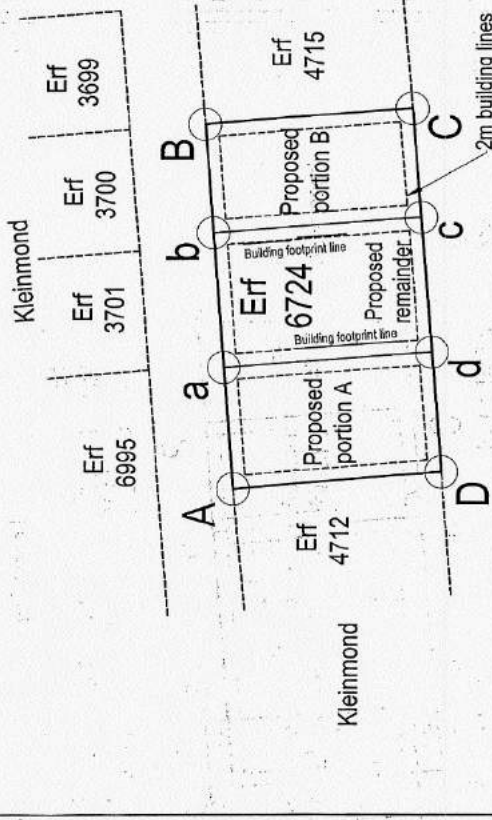
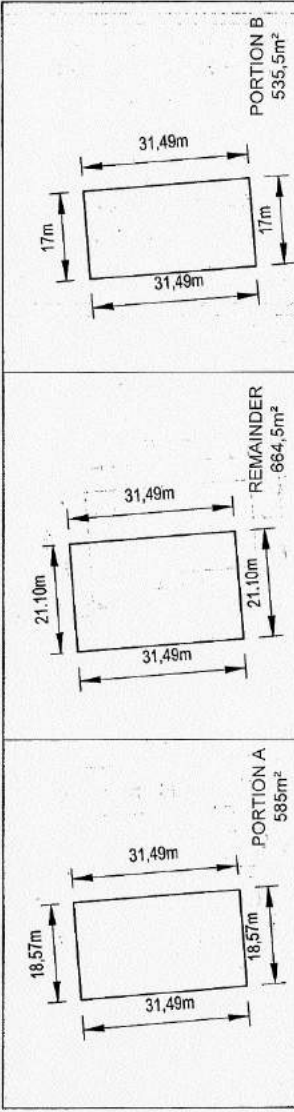
Erf 6724 Kleinmond



Date: 2020/06/30

SUBDIVISION: ERF 6724, KLEINMOND

- Notes:
1. All distances and areas are approximate and subject to final survey.
 2. Figure ABCDA is Erf 6724, Kleinmond before subdivision and is 1785m² in extent. Lines ad and bc are the proposed subdivision lines.
 3. After subdivision, Figure Aadd is the proposed portion A and is 585m² in extent.
 4. After subdivision, Figure abcd is the proposed remainder and is 664,5m² in extent.
 5. After subdivision, Figure bBcc is the proposed portion B and is 535,5m² in extent.
 6. After subdivision, Figure bBcc is the proposed portion B and is 535,5m² in extent.



TN

 SCALE: 1:800
 DATE: 20.07.2020

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION: ERF 6724, KLEINMOND**

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

Conditions:

1. That a Bulk Services Contribution Levy (BICL) be paid by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council. The BICL tariff is adjusted by Council annually. The total BICL payable will be the amount as determined by the BICL Policy and tariff at the date of **actual payment**. BICL amounts quoted in any document will normally be applicable to the particular year in which the document was compiled and Council will not be bound by the quoted amounts.

1.1 Developments containing Sectional Title Units/ Commercial Buildings (non-free standing properties – property is not to be subdivided)

The BICLs are to be paid in full **prior** to submission of the building plans. Building Plans will not be accepted unless the BICL is paid in full.

1.2 Developments with free standing properties (property that is subdivided and plots to be sold individually).

The BICLs are payable **prior** to clearance being issued by the Income Department of the Municipality.

The contribution according to the current policy (2020/2021) is as follows:

Freehold erven:

| | | | |
|---------------------------------|-----------------|----------|--------------------|
| Water | R 23 957.00 x 2 | = | R 47 914.00 |
| Sewerage | R 16 153.00 x 2 | = | R 32 306.00 |
| Roads | R 7 243.00 x 2 | = | R 14 486.00 |
| Stormwater | R 8 357.00 x 2 | = | R 16 714.00 |
| Solid Waste | R 1 448.00 x 2 | = | R 2 896.00 |
| Electricity | R 33 586.00 x 2 | = | <u>R 67 172.00</u> |
| TOTAL (inclusive of VAT) | | = | R181 488.00 |

Note:

- 1.3 **The above figures are estimates**
- 1.4 **The above figures do not include evaluation/investigation levies and connection fees**
2. that each property to have their own water connection, the cost of connection and / or any upgrade for any of these services be required, will be at the owner's cost;

2

3. that each property to have their own conservancy tank to Municipal specification;
3. that only a standard 60 Amp single phase electricity connection will be available per erf;
4. 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*;
5. that each property to have their own access. The cost of construction of access to the properties for the account of the owner/developer;
6. that stormwater be allowed to discharge through the proposed Erven, Kleinmond, unobstructed;
7. that no on-street parking be allowed.

p.p. D. Hendriks

DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

24/07/2020

DATE

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**46. ERF 1196, VYFER STREET, DE KELDERS: APPLICATION FOR REZONING:
MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF
WHALE COVE MASTER PROPERTY OWNERS ASSOCIATION**

1196 GDK

P Roux

(028) 313 8900

Hermanus Administration

27 November 2020

Executive Summary

An application was received on 25 March 2020 in terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) from Messrs Interactive Town- and Regional Planners on behalf of the Whale Cove Master Property Owners Association on Erf 1196, De Kelders to rezone the property from Transport Zone 2: Road and Parking to Business Zone 2: General Business Bulk Zone 2 (B2).

RESOLVED :

1. that the application received in terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 1196, De Kelders to rezone the property from Transport Zone 2: Road and Parking to Business Zone 2: General Business Bulk Zone 2 (B2), **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the approval is only for the subdivision as indicated on the locality plan as submitted with the application (Drawing No A101);
 - (b) that prior to the development of a security gate, a Site Development Plan be submitted to the satisfaction of the Overstrand Municipality Engineering Services and Town and Spatial Planning Department;
 - (c) that the applicant must however take note of the following condition also imposed, if not adhered to yet:

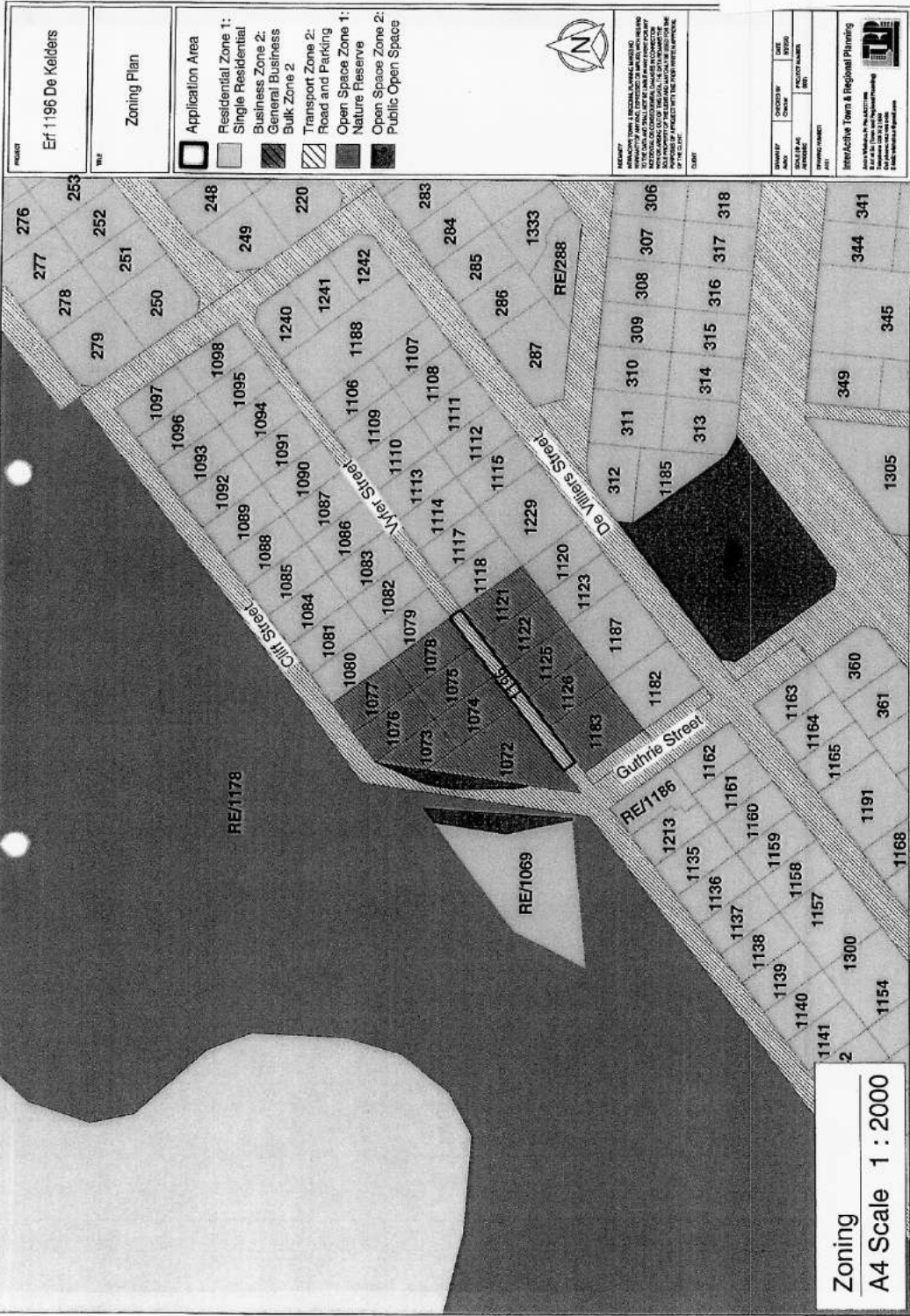
the property must be notarially tied with Erven 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1121, 1122, 1125, 1126 and 1183, De Kelders.
 - (d) that the conditions compiled by Engineering Services, be complied with;
 - (e) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and

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- (f) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ None of the relevant departments have any objections.
- ❖ The proposed rezoning is the outcome of historical decisions and development of the Whale Cove development.
- ❖ The proposed rezoning will not lead to a loss of public access.
- ❖ The property has limited use capabilities and is only suited to be used as an access route for the Whale Coast Development.
- ❖ Access control to the site must be done on properties which are in ownership of the development and on private property, further the usage of access control cannot interfere public traffic and manoeuvrability.



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REZONING: ERF 1196, DE KELDERS**

Electricity : In order
Water : In order
Sewer : In order
Stormwater : In order
Roads and traffic : In order

Conditions:

1. that only the existing water and sewerage connections will be available to 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, standard 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 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;
4. that any additional and / or extended vehicle entrances will be for the developer's account;
5. that stormwater be allowed to discharge through Erf 1196, De Kelders, unobstructed;
6. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

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47. ERF 4145, 5 WALLERS ROAD, BETTY'S BAY: OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: HC & MM SWART

4145 KBB

**H van der Stoep
3 December 2020**

(028) 313 8900

Hermanus Administration

Executive Summary

An application has been received on 30 June 2020 from HC & MM Swart on Erf 4145, Betty's Bay in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a departure in order to exceed the maximum allowable wall height from 2,1m to approximately 3,5m for protection against the wind and elements.

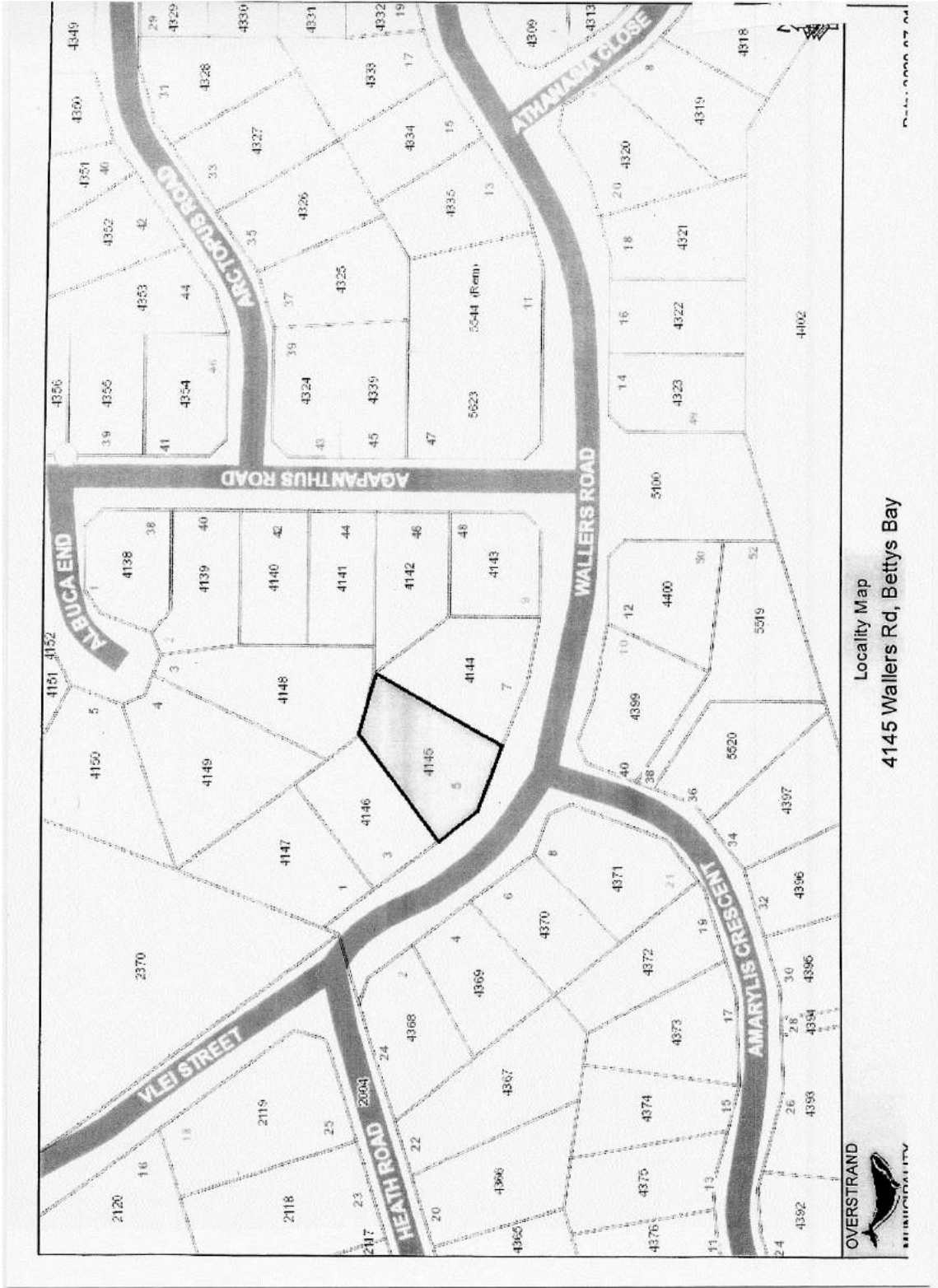
RESOLVED :

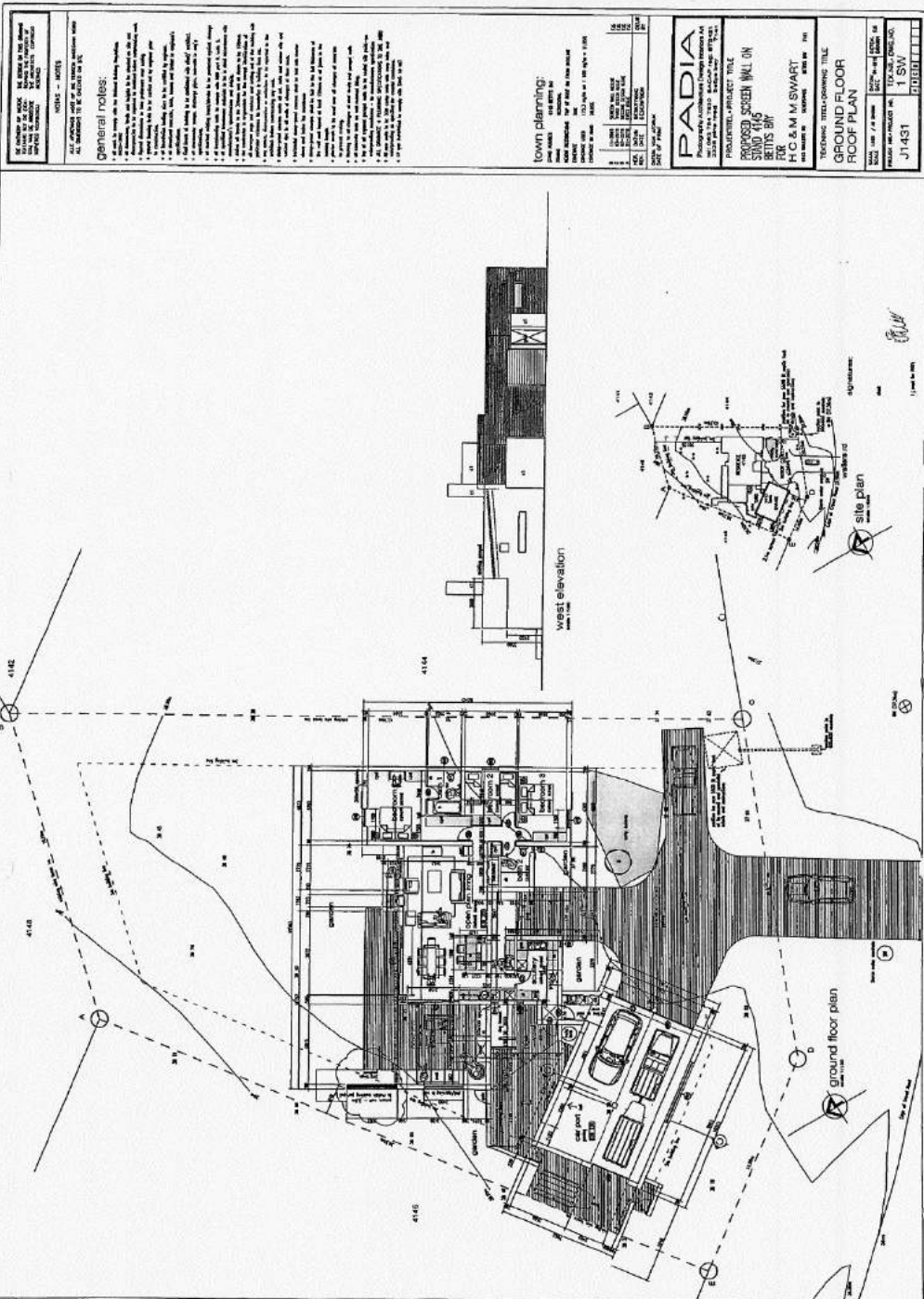
1. that the application in terms of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 for departure on Erf 4145, Betty's Bay in order to exceed the maximum allowable wall height from 2,1m to approximately 3,5m for protection against the wind and elements, **be approved** in terms of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the development as indicated on the plan numbers J1431, dated January 2019 as submitted with the application;
 - (b) that no further transgression over the building lines will be allowed, except that is sanctioned by the Overstrand Zoning Scheme;
 - (c) that building plans be submitted to the Building Department for approval, and that all conditions of the Building and the Fire Department be complied with at that stage;
 - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of his/her right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

REASONS FOR RECOMMENDATION

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- ❖ The application has followed due procedure.
- ❖ It will not impact on the rights of surrounding property owners or the character of the existing surrounding built environment.
- ❖ The building line encroachment is not regarded as being undesirable from a town planning point of view.





NOTES - NOTES

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

General notes:

1. All work to be done in accordance with the specifications and drawings.
2. The contractor shall be responsible for obtaining all necessary permits and approvals.
3. The contractor shall maintain access to all existing services and structures.
4. The contractor shall be responsible for the safety of all workers and the public.
5. The contractor shall be responsible for the protection of all existing structures and services.
6. The contractor shall be responsible for the disposal of all waste materials.
7. The contractor shall be responsible for the completion of all work within the specified time frame.
8. The contractor shall be responsible for the maintenance of all work until it is accepted by the client.
9. The contractor shall be responsible for the payment of all taxes and levies.
10. The contractor shall be responsible for the completion of all work in accordance with the specifications and drawings.

town planning:

PROPOSED SCREEN WALL ON
 BOUNDARY WITH
 BENTLEY ST
 FOR
 H.C. & M.M. SWART
 100 BENTLEY ST, BENTLEY, 2011

PADIA
 PROJECTILE-PROTECT TILES
 PROPOSED SCREEN WALL ON
 BOUNDARY WITH
 BENTLEY ST
 FOR
 H.C. & M.M. SWART
 100 BENTLEY ST, BENTLEY, 2011

TECHNICAL DRAWING TITLE
 GROUND FLOOR
 ROOF PLAN

DATE: 1/1/2011
SCALE: 1:500
PROJECT NO.: J1451

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

48. ERVEN 3696 & 3697, 94 MAIN ROAD, ONRUST TRADING POST, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSOLIDATION: GEOMATICS AFRICA ON BEHALF OF GROENBERG TRUST

**3696 & 3697 HON
(3493/2019)**

H Olivier

(028) 313 8900

Hermanus Administration

30 November 2020

Executive Summary

An application has been received on 7 November 2019 from Geomatics Africa on behalf of Groenberg Trust on Erven 3696 & 3697, Onrustrivier for consolidation in terms of Section 16(2)(e) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to consolidate the two (2) Business Zone III erven to create a new erf of 644m².

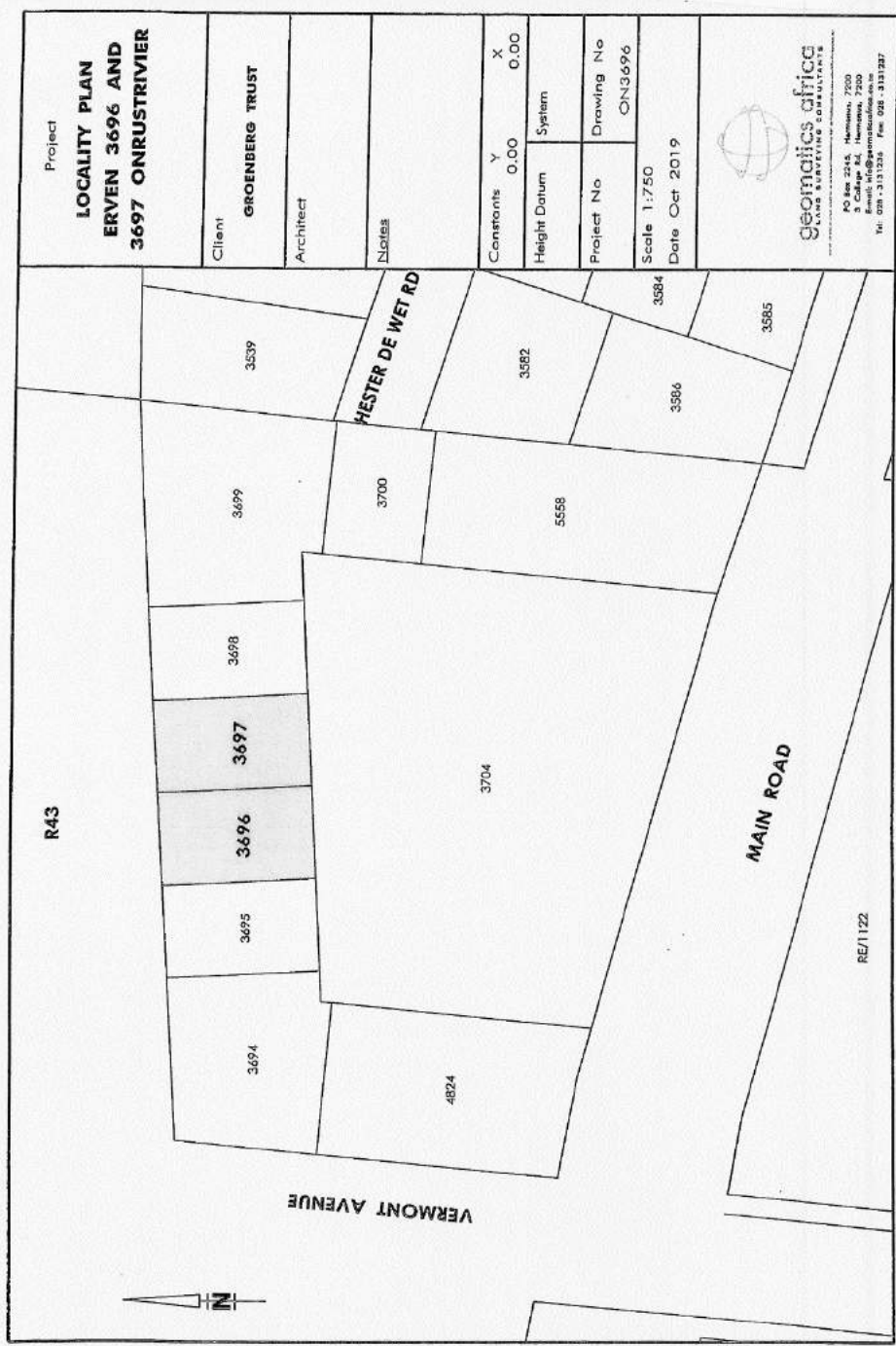
RESOLVED :


1. that the application in terms of Section 16(2)(e) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) to consolidate Erven 3696 and 3697, Onrustrivier to create a new erf measuring 644m² in extent, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the consolidation as indicated on Plan No. ON3696 dated October 2019;
 - (b) that as soon as the consolidation erf has been registered, building plans be submitted to the Building Control Department for approval;
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with;
 - (e) that all the conditions in the Services Report, be complied with, and
 - (f) that all the conditions by Eskom and Telkom be complied with.
2. that the applicant be notified of the right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

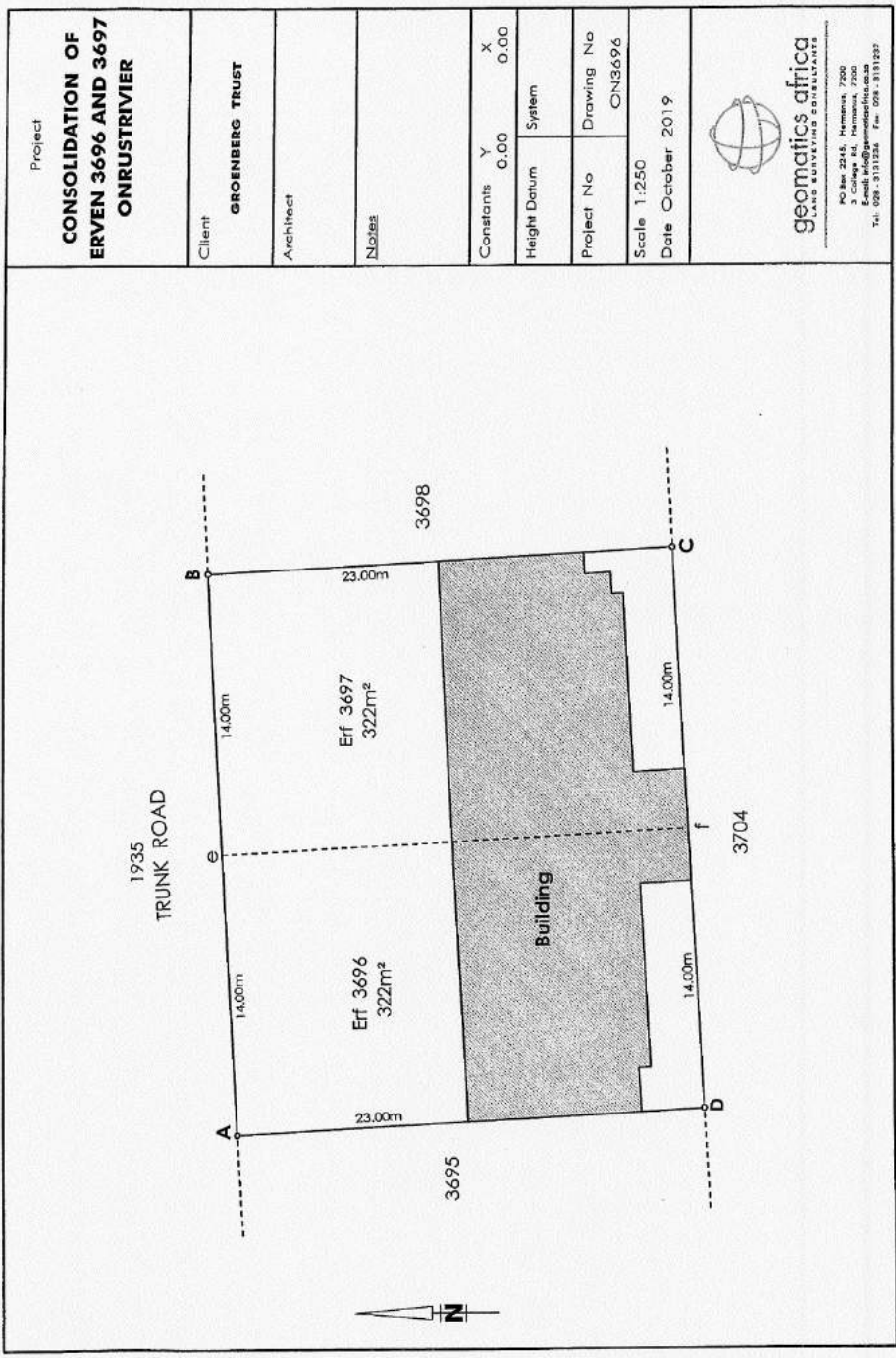
**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

REASONS FOR RECOMMENDATION

- ❖ The application complies with the Planning Principles as set out in SPLUMA and LUPA.
- ❖ None of the internal departments, neighbours or the Owner's Association have any objections.
- ❖ The character of the area will not be affected.
- ❖ The application will not negatively impact on surrounding properties.



| | |
|--|------------------------|
| Project | |
| LOCALITY PLAN ERVEN 3696 AND 3697 ONRUSTRIVIER | |
| Client | GROENBERG TRUST |
| Architect | |
| Notes | |
| Constants | Y X 0,00 0,00 |
| Height Datum | System |
| Project No | Drawing No |
| | ON3696 |
| Scale | 1:750 |
| Date | Oct 2019 |
|  geomatics office LAND SURVEYING CONSULTANTS <small>PO Box 2245, Hamilton, 7200 Email: info@geomaticsoffice.co.za Tel: 031-313134 Fax: 031-313137</small> | |



| | | | |
|--------------|-----------------|--|--|
| Project | | CONSOLIDATION OF ERVEN 3696 AND 3697 ONRUSTRIVIER | |
| Client | GROENBERG TRUST | | |
| Architect | | | |
| Notes | | | |
| Constants | Y | X | |
| | 0.00 | 0.00 | |
| Height Datum | System | | |
| Project No | Drawing No | | |
| | ON3696 | | |
| Scale | | 1:250 | |
| Date | | October 2019 | |



geomatics africa
 LAND SURVEYING CONSULTANTS
 PO Box 2814, Hermanus, 7200
 2 Colwyn Rd, Hermanus, 7200
 E-mail: info@geomatics africa.co.za
 Tel: 029 - 3131234 Fax: 029 - 3131237

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSOLIDATION: ERVEN 3696 & 3697, ONRUS RIVER**

Stormwater (SW) : In Order
Electricity : Eskom Area
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 Area Manager: Hermanus for written approval;
4. that stormwater be allowed to discharge through Erven 3696 & 3697, Onrus River, unobstructed;
5. that any additional and / or extended vehicle entrances will be for the owner's account;
6. that no on-street parking be allowed.

p.p. R. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER: ENGINEERING SERVICES

08/10/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

49. ERF 4740, 22 THIRTEENTH AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF JF LABUSCHAGNE & NH BIELAWSKA

4740 KKM

H van der Stoep

(028) 313 8900

Hermanus Administration

4 December 2020

Executive Summary

An application has been received on 29 October 2019 from Messrs Plan Active on behalf of JF Labuschagne and NH Bielawska on Erf 4740, Kleinmond for a subdivision in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to subdivide the property into three (3) portions namely: Portion A ($\pm 180\text{m}^2$ in extent) (Public Road – TR2); Portion B ($\pm 1830\text{m}^2$ in extent) and a Remainder ($\pm 2451\text{m}^2$ in extent).

RESOLVED :

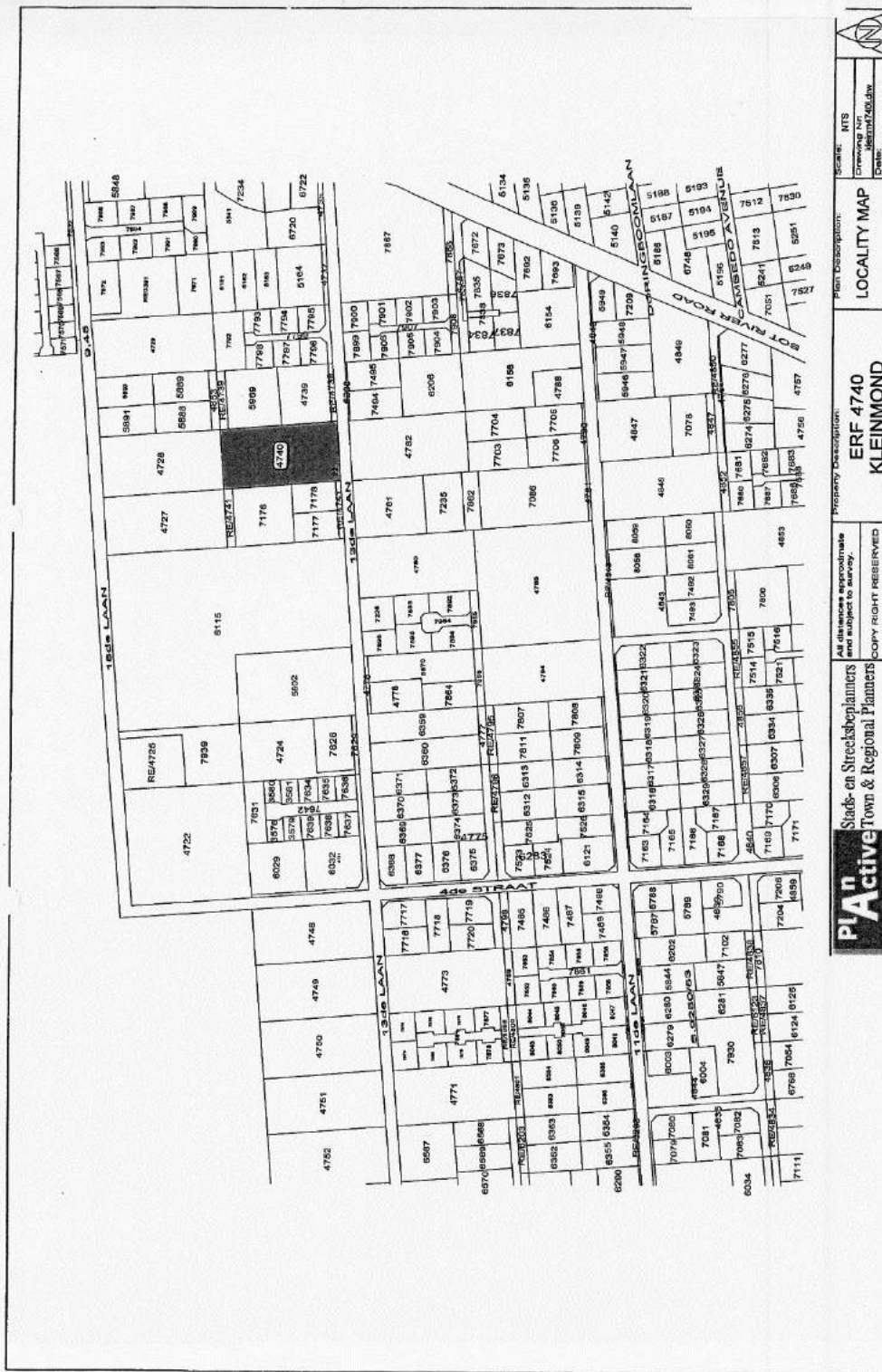
1. that the application in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the subdivision of Erf 4740, Kleinmond into three (3) portions, namely Portion A ($\pm 180\text{m}^2$ in extent), Portion B ($\pm 1830\text{m}^2$ in extent) and a Remainder ($\pm 2451\text{m}^2$ in extent), **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the subdivision be in line with Drawing No. *kleinm4740ss-rev1.drw*, dated October 2019, as submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage;
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (e) that all the conditions in the Services Report, be complied with, and
 - (f) that Portion A be transferred to the Municipality simultaneous with the registration of the subdivided portion.

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
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(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

2. that the applicant be notified of his/her right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

REASONS FOR RECOMMENDATION

- The application has followed due procedure.
- It will not impact on the rights of surrounding property owners or the character of the existing surrounding built environment.
- No objection was received from the directly affected owners.
- Application is in line with planning documents



PIA n Active State-on Streetsplanners
Town & Regional Planners

Property Description:
All distances approximate
and subject to survey.
COPY RIGHT RESERVED

Plan Description:
ERF 4740
KLEINMOND

Scale: MTS
Drawing No: 18181401.JW
Date: OCTOBER 2018

LOCALITY MAP



- NOTES:
- Erf boundaries
 - Subdivision line
 - Scheme regulations' building lines
 - Title deed building lines

Erf 4740 Kleinmond to be subdivided as follows:
 Portion A (public road): ±180m² (TR2 zoning)
 Portion B: ±1830m² (SR1 zoning)
 Remainder: ±2451m² (SR1 zoning)



Stads- en Streetsbeplanners
 Town & Regional Planners

All distances approximate
 and subject to survey.
 COPY RIGHT RESERVED

Property Description:
ERF 4740
KLEINMOND

Plan Description:
SUBDIVISION
PLAN

Scale: 1:1000
 Drawing Nr: Kleinm4740ss-rev1.dwg
 Date: OCTOBER 2019

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION: ERF 4740, KLEINMOND**

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

Conditions:

1. That a Bulk Services Contribution Levy (BICL) be paid by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council. The BICL tariff is adjusted by Council annually. The total BICL payable will be the amount as determined by the BICL Policy and tariff at the date of **actual payment**. BICL amounts quoted in any document will normally be applicable to the particular year in which the document was compiled and Council will not be bound by the quoted amounts.

1.1 Developments containing Sectional Title Units/ Commercial Buildings
(non-free standing properties – property is not to be subdivided)

The BICLs are to be paid in full **prior** to submission of the building plans. Building Plans will not be accepted unless the BICL is paid in full.

1.2 Developments with free standing properties (property that is subdivided and plots to be sold individually).

The BICLs are payable **prior** to clearance being issued by the Income Department of the Municipality.

The contribution according to the current policy (2020/2021) is as follows:

Freehold erven:

| | | | |
|---------------------------------|-----------------|---|--------------------|
| Water | R 23 957.00 x 1 | = | R 23 957.00 |
| Sewerage | R 16 153.00 x 1 | = | R 16 153.00 |
| Roads | R 7 243.00 x 1 | = | R 7 243.00 |
| Stormwater | R 8 357.00 x 1 | = | R 8 357.00 |
| Solid Waste | R 1 448.00 x 1 | = | R 1 448.00 |
| Electricity | R 33 586.00 x 1 | = | <u>R 33 586.00</u> |
| TOTAL (inclusive of VAT) | | = | R 90 744.00 |

Note:

- 1.3 The above figures are estimates**
1.4 The above figures do not include evaluation/investigation levies and connection fees
2. 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;

3. that only a standard 60 Amp single phase electricity connection will be available per erf;
4. 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*;
5. that any additional and / or extended vehicle entrances will be for the owner's account;
6. that stormwater be allowed to discharge through the proposed Erven, Kleinmond, unobstructed;
7. that no on-street parking be allowed.

p.p. M. Coetzee
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

21/07/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

**50. ERF 4292, 65 MAIN ROAD, KLEINMOND, OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR DEPARTURE : S SCHUTTE ON BEHALF OF CM
BADENHORST**

4292 KKM

**H van der Stoep
2 October 2020**

(028) 313 8900

Hermanus Administration

Executive Summary

An application has been received on 23 July 2020 from S Schutte on behalf of CM Badenhorst on Erf 4292, Kleinmond in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the following departures to accommodate the use change of the existing outbuilding into a second dwelling unit :

- ❖ to relax the lateral building line from 2m to 1,89m
- ❖ to relax the rear building line from 2m to 1,57m, and
- ❖ to exceed the 9m restriction of a building on one specific boundary

RESOLVED :

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 4292, Kleinmond for the following departures to accommodate the use change of the existing outbuilding into a second dwelling unit :

- ❖ to relax the lateral building line from 2m to 1,89m
- ❖ to relax the rear building line from 2m to 1,57m, and
- ❖ to exceed the 9m restriction of a building on one specific boundary,

be approved in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

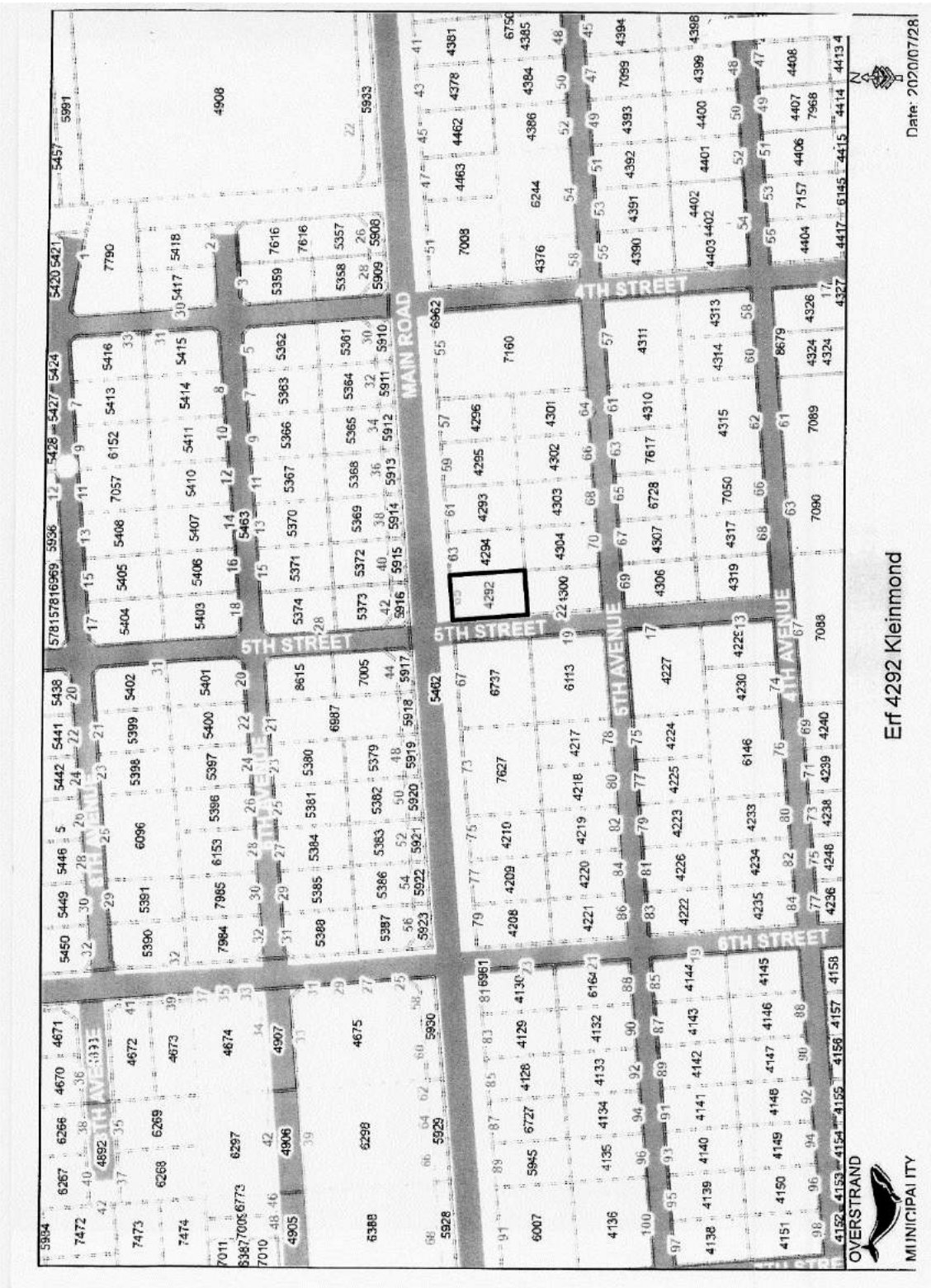
- (a) that this approval is only for the development as indicated on the plan no. *B. 264.K(1-5)* dated 29 June 2020, as submitted with the application;
- (b) that no further transgression over the building lines will be allowed, except that is sanctioned by the Overstrand Zoning Scheme;
- (c) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

- (d) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (f) that all the conditions in the Services Report, be complied with.
2. that the applicant be notified of his/her right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.

REASONS FOR RECOMMENDATION

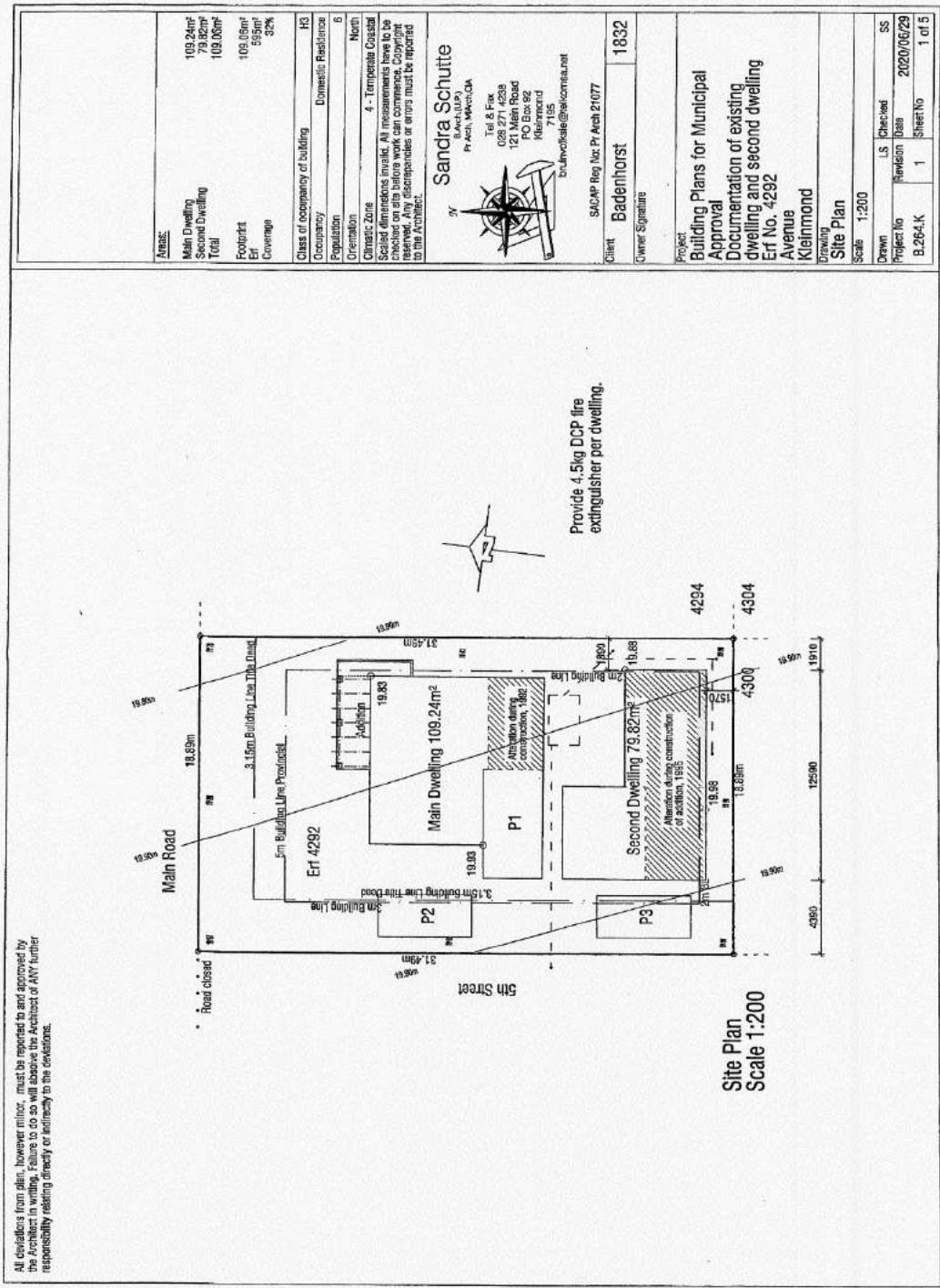
- ❖ The conversion of use will comply with the previous 1,5m lateral and rear building line and the structure is in existence.
- ❖ The conversion will not impede on any neighbours – no objections have been received in this regard.
- ❖ It is in line with the majority of buildings in the residential areas of Kleinmond



Erf 4292 Kleinmond



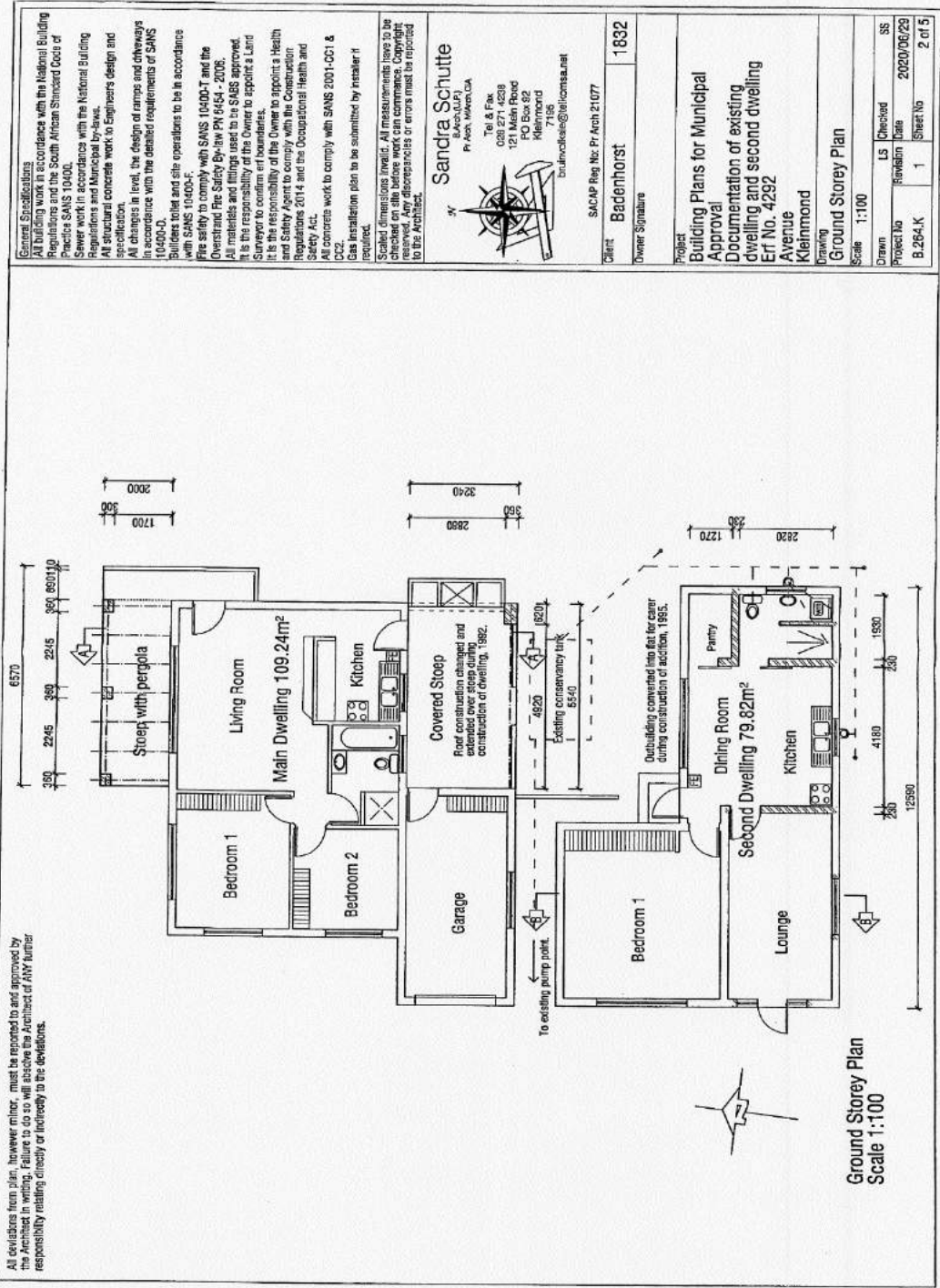
Date: 2020/07/28



All elevations from plan, however minor, must be reported to and approved by the Architect in writing. Failure to do so will absolve the Architect of ANY further responsibility relating directly or indirectly to the elevations.

Site Plan
Scale 1:200

| | |
|--|------------------------------------|
| Areas: | |
| Main Dwelling | 109.24m ² |
| Second Dwelling | 79.82m ² |
| Total | 109.05m² |
| Footprint | 109.05m ² |
| Eff. Coverage | 99m ² 32% |
| Class of occupancy of building | H3 |
| Occupancy | Domestic Residence |
| Population | 6 |
| Orientation | North |
| Climate Zone | 4 - Temperate Coastal |
| <p>Structural checks build. All measurements here to be checked on site before work commences. The Architect reserves the right to request the contractor to correct any errors or omissions. Any discrepancies or errors must be reported to the Architect.</p> | |
| <p>Sandra Schutte ARCHITECT 108/271/4558 171 Main Road PO Box 902 Kaitiaki 7115 s@univolsale@telkomnet.net</p> | |
| Client | SACAP Reg No: Pr Arch 21077 |
| Owner Signature | 1832 |
| <p>Project: Building Plans for Municipal Approval Documentation of existing dwelling and second dwelling Erf No. 4292 Avenue Kiehlmond Drawing Site Plan Scale 1:200</p> | |
| Drawn | LS |
| Checked | SS |
| Project No | Revision |
| B.264-K | 1 |
| Date | 2020/06/29 |
| Sheet No | 1 |
| 1 of 5 | |



All elevations from plan, however minor, must be recorded and approved by the Architect in writing. Failure to do so will assume the Architect of JAY further responsibility relating directly or indirectly to the elevations.

General Specifications

All building work in accordance with the National Building Regulations and the South African Standard Codes of Practice SANS 10400.

Sewer work in accordance with the National Building Regulations and Municipal by-laws.

All structural concrete work to Engineers design and specification.

All changes in level, the design of ramps and driveways in accordance with the detailed requirements of SANS 10400-D.

Paint materials and site operators to be in accordance with SANS 11000-F.

The safety storey with SANS 10400-T and the Fire Safety By-law PN 9494 - 2006.

All materials and fittings used to be SABS approved.

It is the responsibility of the Owner to appoint a Land Surveyor to certify of the Owner to appoint a Land Surveyor to certify of the Owner to appoint a Health and Safety Agent to comply with the Compensation Regulations 2014 and the Occupational Health and Safety Act.

All concrete work to comply with SANS 2001-CC1 & CC2.

Gas installation plan to be submitted by installer if required.

Scaled dimensions in red. All measurements have to be checked on site before work can commence. Copyright infringement, misrepresentations or errors must be reported to the Architect.

Sandra Schutte
 S.Arch, Wkwn, CA
 Tel & Fax
 021 271 4289
 121 Main Road
 PO Box 82
 Kleinmond
 7219
 s.schutte@telkomsat.net

Client: **Badenhorst** 1832

SACAP Reg. No: Pr Arch 21077

Owner Signature

Project: **Building Plans for Municipal Approval**
Documentation of existing dwelling and second dwelling
 Erf No. 4292
 Avenue
 Kleinmond

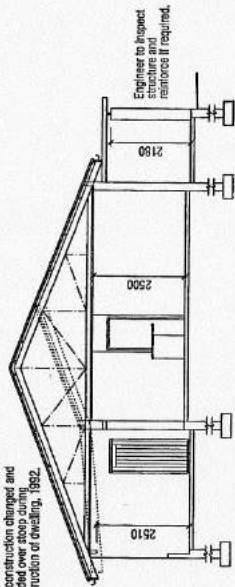
Scale: 1:100

| | | | |
|------------|----------|----------|------------|
| Drawn | LS | Checked | SS |
| Project No | Revision | Date | 2020/06/29 |
| B.264.K | 1 | Sheet No | 2 of 5 |

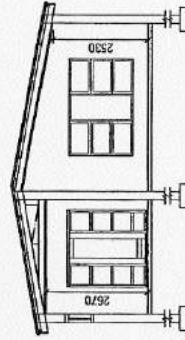
Ground Storey Plan
Scale 1:100

All deviations from plan, however minor, must be reported to and approved by the Architect in writing. Failure to do so will absolve the Architect of ANY further responsibility resulting directly or indirectly to the deviations.

Floor construction changed and existing over slab during construction of dwelling, 1992.



Section A-A
Scale 1:100



Section B-B
Scale 1:100

Scaled dimensions included. All measurements have to be checked on site before work can commence. Copyright reserved. Any discrepancies or errors must be reported to the Architect.

Sandra Schutte

BA Arch. (U.P.I.)
Pr Arch. M.V.Arch.CA

Tel & Fax
0292714638
121 Main Road
PO Box 92
Kleinmond
71105

saunders@saunders.net



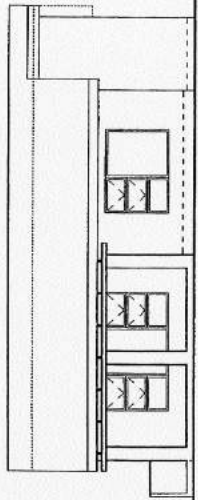
SACAP Reg No: Pr Arch 21077
Client: Badenhorst 1832
Owner Signature

Project: Building Plans for Municipal Approval
Documentation of existing dwelling and second dwelling
Err No. 4292
Avenue Kleinmond

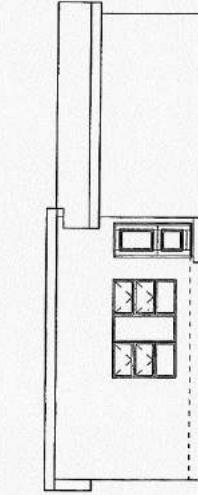
Drawing Sections
Scale 1:100

| Drawn | LS | Checked | SS |
|------------|----------|------------|--------|
| Project No | Revision | Date | |
| B.264.K | 1 | 2020/06/29 | 5 of 5 |

All elevations from plan, however minor, must be reported to and approved by the Planning Commission. The Architect or AIAI, under the responsibility of the architect, shall be responsible for the accuracy of any further responsibility relating directly or indirectly to the elevations.



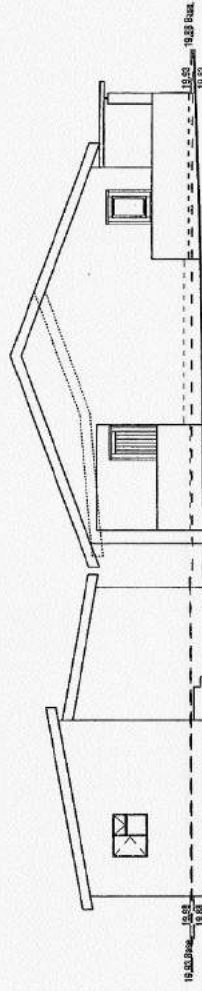
North Elevation



North Elevation

22.88' 3rd Permission

22.88' 3rd Permission



East Elevation

19.83' 3rd Permission
19.83'
19.83'

Scaled dimensions invalid. All measurements have to be checked and verified before work can commence. Copyright reserved. Any correspondence or notes must be reported to the Architect.

Sandra Schutte

B.Arch, AIA, P.A.

P. Arch, Michigan

Tel & Fax

026 271 4238

121 Main Road

PO Box 62

Kalamazoo, MI

49001

bschutte@schutte.com



SACAP Reg. No. P. Arch 21077

Client **Badenhorst** 1832

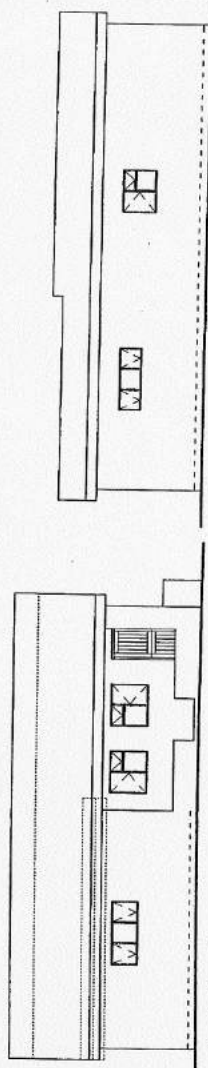
Owner Signature

Project
Building Plans for Municipal
Approval
Documentation of existing
dwelling and second dwelling
Erf No. 4292
Avenue
Kleinmond

Drawing
Elevations
Scale 1:100

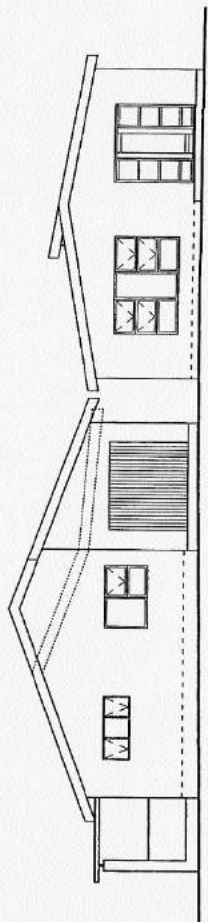
Drawn L.S. Checked SS
Revision Date 2020/06/29
Project No B.264-K 1 Sheet No 3 of 5

All deviations from plan, however minor, must be reported to and approved by the Architect in writing. Failure to do so will absolve the Architect of ANY further responsibility relating directly or indirectly to the deviations.



South Elevation

South Elevation



West Elevation

Scaled dimensions in feet. All measurements have to be checked on site before work can commence. Copyright in the drawings and specifications or errors must be reported to the Architect.

Sandra Schutte
A.Arch.(U.P.)
Pr. Arch., Ukiah, CA

Tel & Fax
029.271.4289
121 Main Road
PO Box 82
Klammond
CA 95558
s@architect.com



SACAP Reg No: Pr Arch 21077
Client: **Badenhorst**
Owner Signature

1632

Project:
**Building Plans for Municipal Approval
Documentation of existing dwelling and second dwelling**
Err No. 4292
Avenue
Klammond

Drawing:
Elevations
Scale: 1:100

| | | | |
|------------|----------|------------|--------|
| Drawn | LS | Checked | SS |
| Project No | Revision | Date | |
| B.264.K | 1 | 2020/06/29 | |
| | | Sheet No | 4 of 5 |

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 4292, KLEINMOND**

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 sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be 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 stormwater be allowed to discharge through Erf 4292, Kleinmond, unobstructed;
4. that no on-street parking be allowed.

p.p. M. Chopra
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

14/07/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

51. ERF 642, GANSBAAI, 7 MARK STREET, GANSBAAI: OVERSTRAND MUNICIPAL AREA: APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL: WJ STEYN ON BEHALF OF C LOUBSER (PTY) LTD

642 GGB

SW vd Merwe

(028) 313 8900

Hermanus Administration

23 December 2020

Executive Summary

An application was received on 13 July 2020 from WJ Steyn on behalf of C Loubser (Pty) Ltd for amendment of conditions of approval in terms of Section 16(2)(h) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 642, Gansbaai in order to accommodate a place of entertainment comprising pool / billiard tables and gambling machines.

RESOLVED :

1. that the application for amendment of conditions of approval in terms of Section 16(2)(h) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law), applicable to Erf 642, Gansbaai to permit slot machines as well as pool / billiard tables in the existing place of entertainment, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the on-site parking area shall remain accessible for patrons of the establishment;
 - (b) that the operation of slot machines be subject to a valid business license in terms of the Business Act (Act 71 of 1991);
 - (c) that written approval be obtained from the Western Cape Gambling and Racing Board and submitted to the Municipality prior to the operation of the slot machines;
 - (d) that the applicable rates and service tariffs, as determined by the annual budget be applicable, which tariffs are automatically adjusted in terms of the annual budget;
 - (e) that all the conditions of Fire Services, Telkom and Engineering Services, be complied with;
 - (f) that the display of signage be subject to compliance with the Municipal By-Law on Signage;

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- (g) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with, and
 - (h) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

REASONS FOR RECOMMENDATION

- ❖ The development is consistent with the applicable strategic policy documents.
- ❖ The development is consistent with the planning principles.
- ❖ The development will not have an adverse impact on the character of the area.
- ❖ The proposal will not unacceptably detract from vested rights of adjoining property owners.
- ❖ The proposal will increase the viability of the existing business offering
- ❖ No objections were received from adjacent property owners.



Erf 642, GANSBAAI

Date: 2020/10/13



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL: ERF
642, GANSBAAI**

Electricity : In order
Water : In order
Sewer : In order
Stormwater : In order
Roads and traffic : In order

Conditions:

1. That the existing water- and sewer connections to Erf 642 shall be used to service Erf 642;
2. that only the existing, standard 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 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;
4. that on-site parking facilities are provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
5. that any additional and / or extended vehicle entrances will be for the developer's account;
6. that stormwater be allowed to discharge through Erf 642, Gansbaai, unobstructed.

p.p. D Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

03/11/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

52. ERF 4291, C/O FIFTH STREET AND FIFTEENTH AVENUE, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: AM MOLENAAR

4291 HVK

P Roux

20 November 2020

(028) 313 8900

Hermanus Administration

Executive Summary

An application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) has been received on 6 July 2020 from AM Molenaar on Erf 4291, Hermanus to relax the lateral building line from 2m to 1,2m in order to accommodate alterations and extension to the existing dwelling.

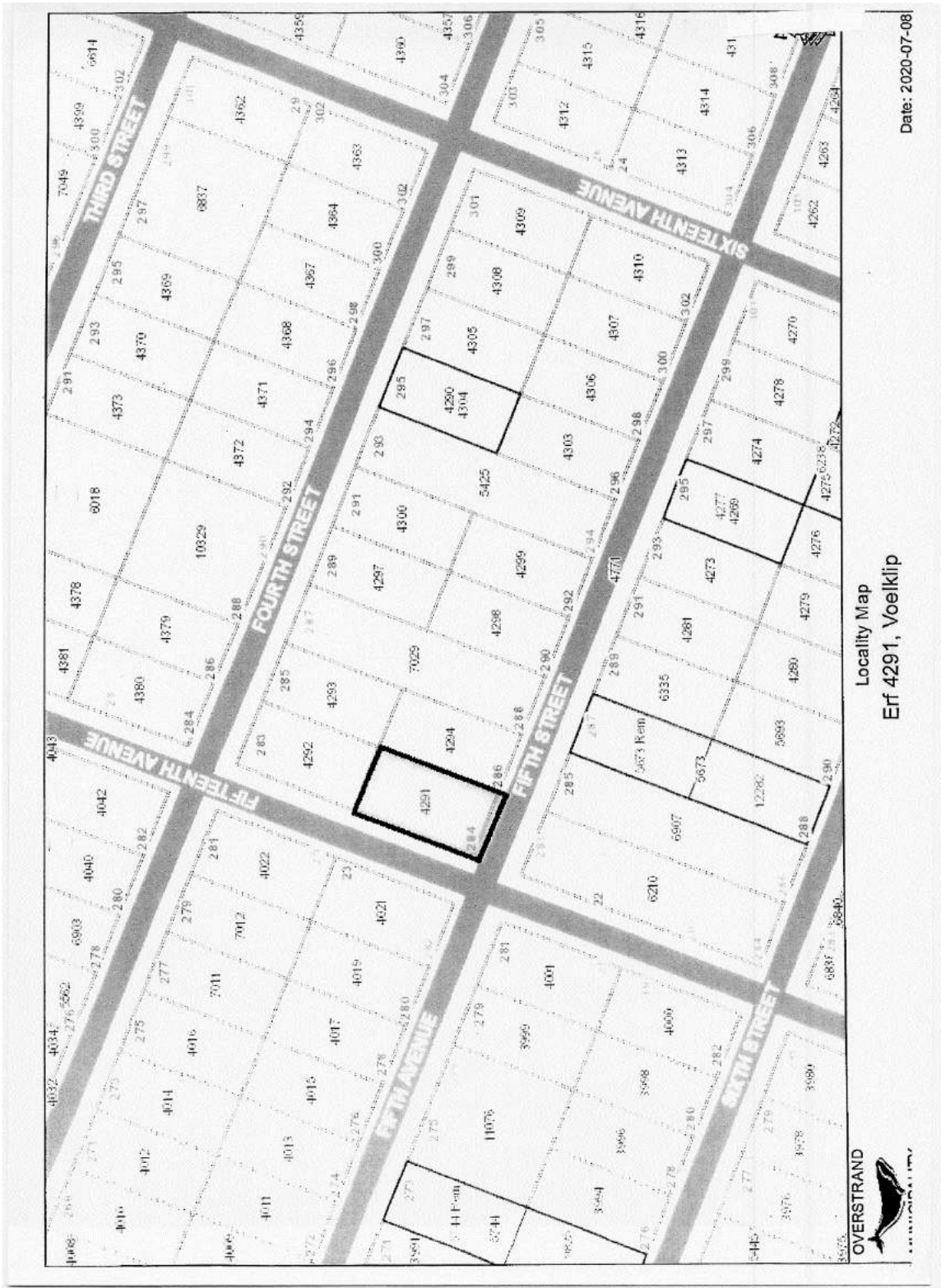
RESOLVED :

1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 4291, Hermanus in order to relax the eastern lateral building line from 2m to 1,2m in order to accommodate alterations and an extension to the existing dwelling, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval only relates to a building relaxation as indicated on the site plan as submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
 - (c) that the conditions of Engineering Services, be adhered to;
 - (d) that all other applicable development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 regarding the above conditions of approval.

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

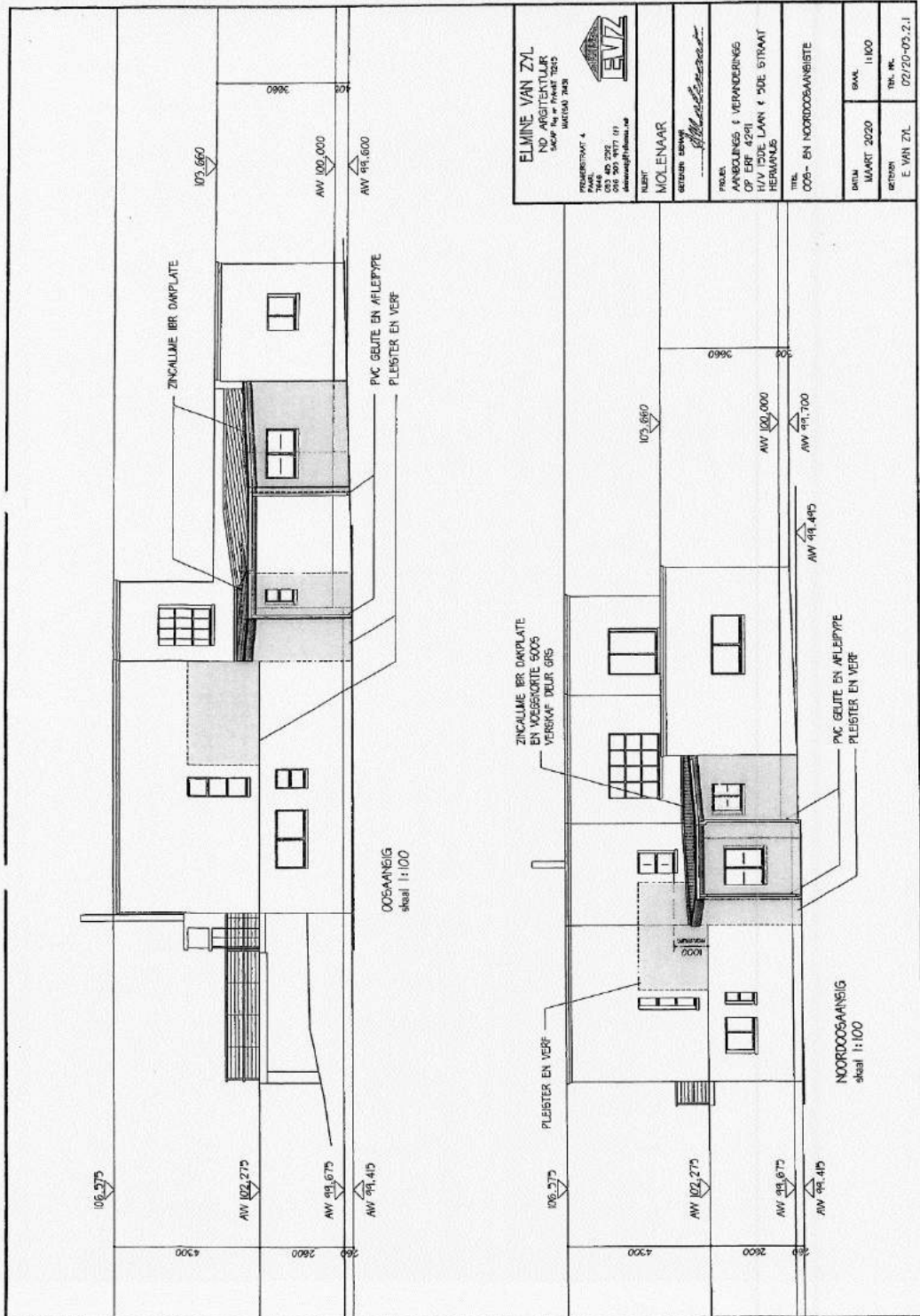
REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ No objections were received.
- ❖ It is in line with policy documents.
- ❖ The development will have a minimal impact.
- ❖ The application is regarded as being desirable from a town planning point of view.

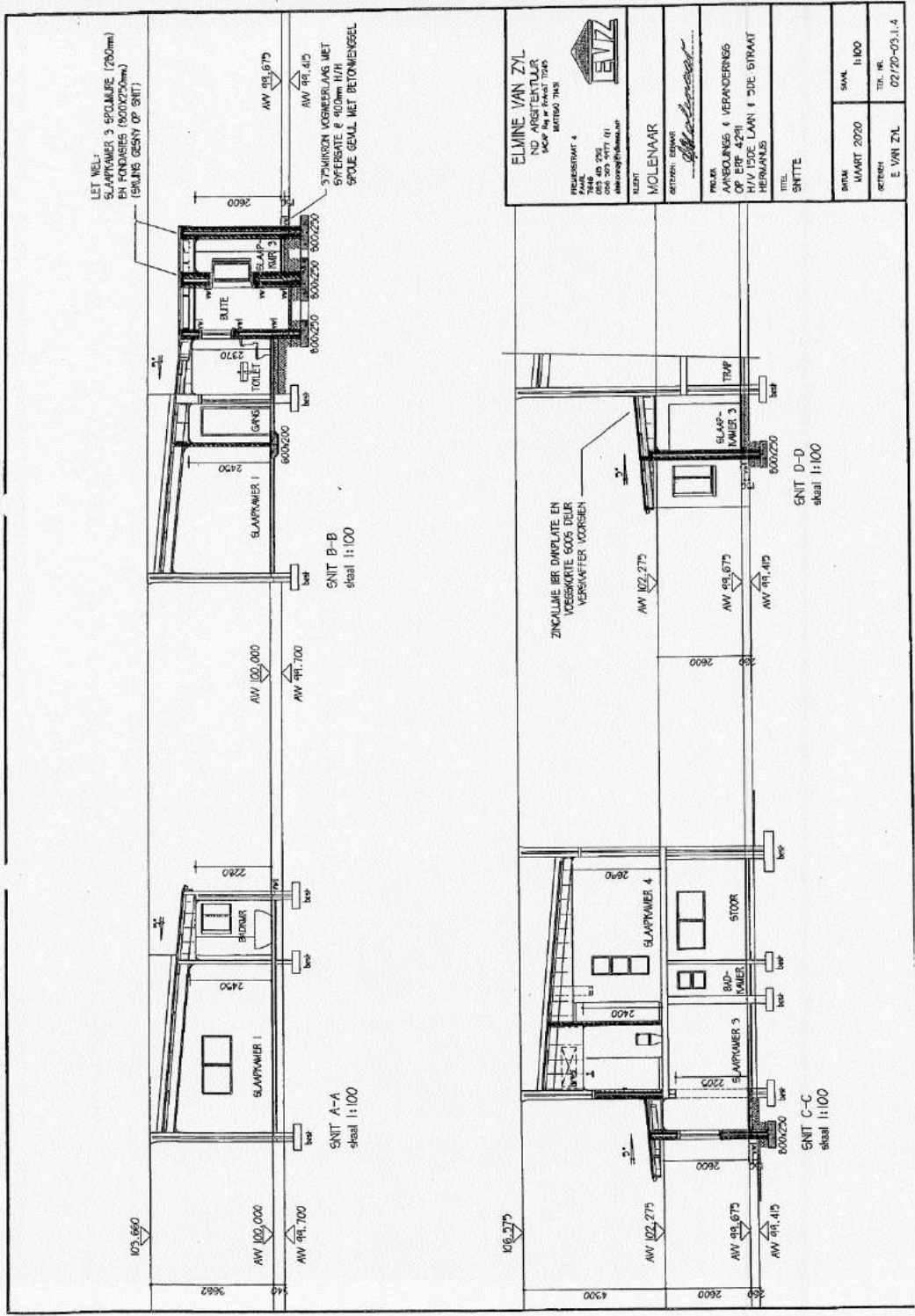


Locality Map
Erf 4291, Voelklip

Date: 2020-07-08



| | | |
|--|------------|--------------|
| ELMINE VAN ZYL IND. ARCHITECTUUR 13000000000000000000 WATSON 2008 PRESTASIE 4 PAAL: 051 45 232 051 501 9971 07 info@elminervan.com | | |
| NULBT MOLENAAR GEBUUR 5000 | | |
| PROE: AANSLUITING & VERBODING OP ERF 4291 H/V DOE LAN & DOE STRAAT HERMANUS | | |
| TIT: OOS- EN NOORDOOSTAANSITE | | |
| DIT: 1100 | SKA: 1:100 | DAT: 2020 |
| E: VAN ZYL | R: N: | 02/20-05-2.1 |



ELMINE VAN ZYL
 ND ARCHITECTUUR
 146 DE WINDMILL
 BUREAU 7043

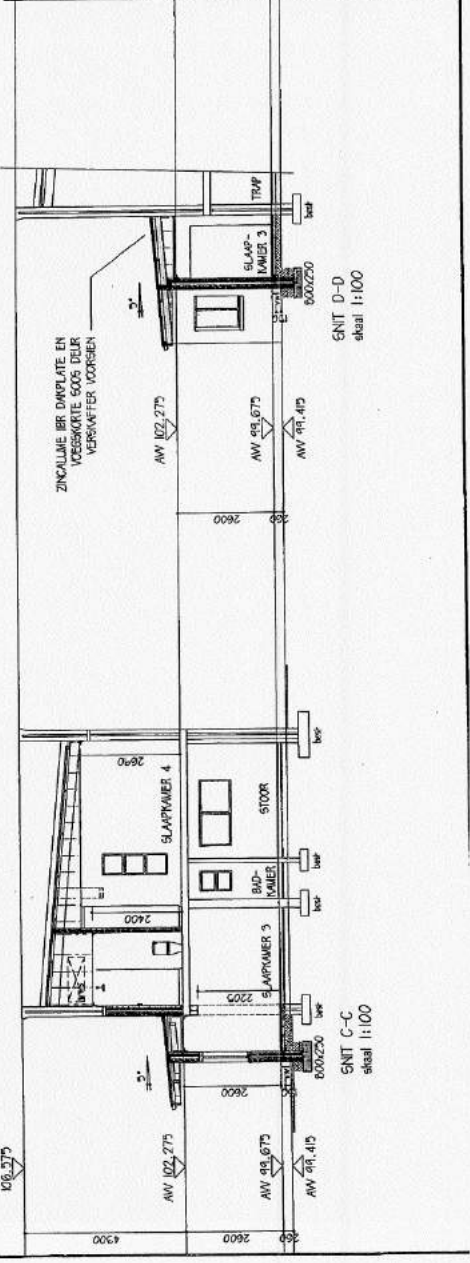
PROJEKTSOORT: 1
 PAKK: 1
 084 48 295
 086 303 4771 (1)
 elm@architectuur.nl

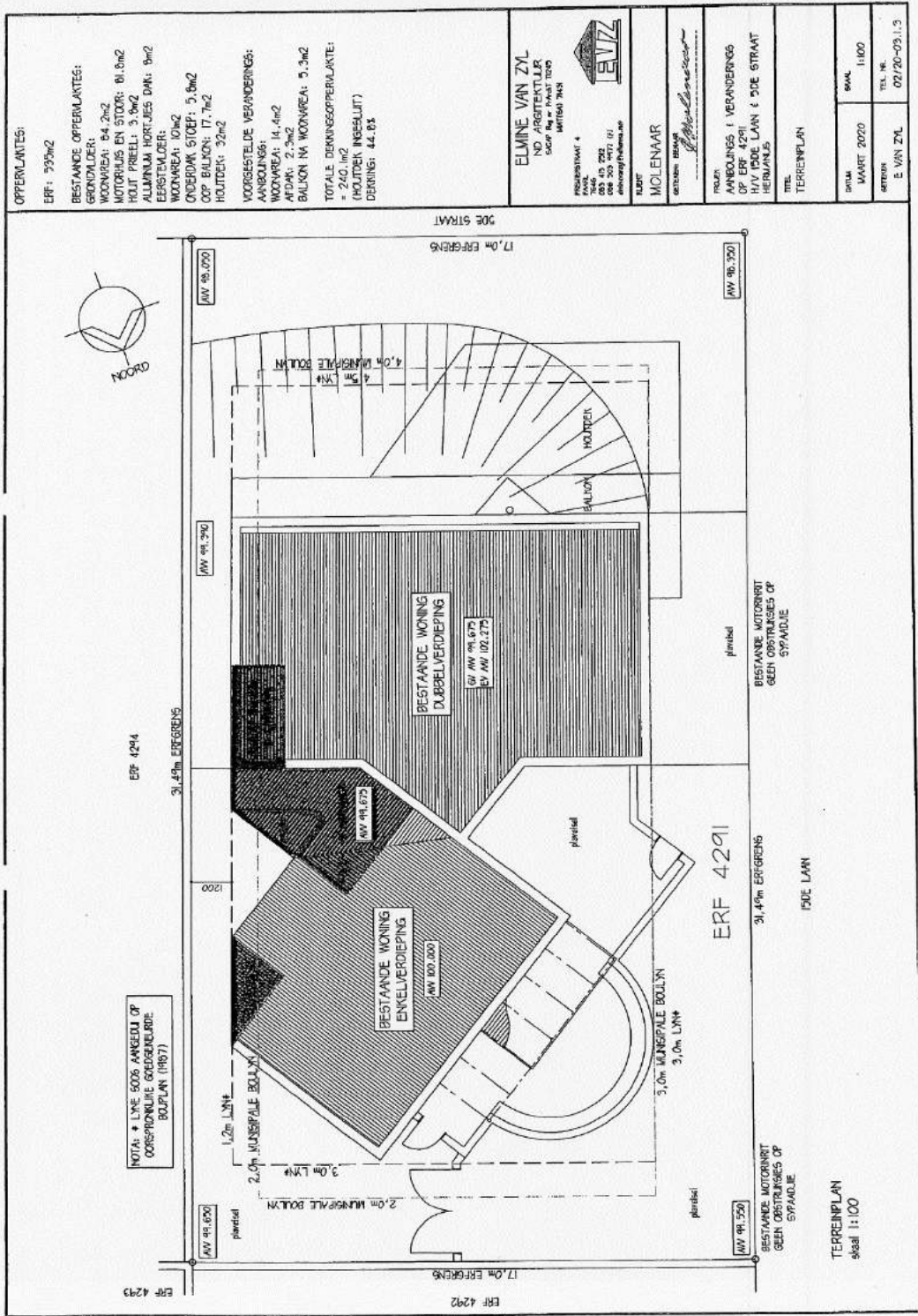
KLIENT: **MOLENAAR**
 GEDIRE: ESWAAT

WISSE: 1
 AANSLUITING: 1
 VERBODINGS
 OP: 08F 4294
 N/V: 10DE LAAN 4 TOEGE STRAAT
 HERMANUS

TEK: 1
 SWITTE

| | |
|------------|--------------|
| BINTA: 1 | SWAL: 1 |
| WART: 2020 | H:100 |
| VERTEK: 1 | TU: 1 |
| E VAN ZYL | 02/20-03.1.4 |





NOTA: * LYNE 5006 AANGEDIJ OP
CORRESPONDENDE GOEDERLEIDE
BOUPLAN (H07)

OFFERPLANTE:
 ERF: 932m²
BESTANDE OFFERPLANTE:
 GRONDVLDER: WOONAREA: 84.2m²
 MOTORIUS EN STOOR: 81.8m²
 HOUT PREELE: 5.9m²
 ALUMINIUM HORTJES DAK: 9m²
 EERSTVELOER: WOONAREA: 103m²
 ONDERDAK STOEPE: 5.8m²
 OOP BALCON: 17.7m²
 HOUTDEK: 32m²
VOORGESTELDE VERANDERING:
 AANBOUWING: WOONAREA: 14.4m²
 AFDAK: 2.3m²
 BALCON NA WOONAREA: 3.3m²
TOTALE DAKINGSOFFERPLANTE:
 = 246.1m²
 (HOUTDEK INGEELUIT)
 DERRING: 44.83

ELMINE VAN ZYL
 ND ARCHITECTUR
 5007 Reg. nr. F16411 1025
 WATERSLOOT 704
 2146
 084 45 292
 084 303 9477 (0)
 elminov@photonet.na

REGISTERDIENST 4
 1046
 084 45 292
 084 303 9477 (0)
 elminov@photonet.na

REGISTERDIENST 4
 1046
 084 45 292
 084 303 9477 (0)
 elminov@photonet.na

REGISTERDIENST 4
 1046
 084 45 292
 084 303 9477 (0)
 elminov@photonet.na

MOLENAAR
 084 45 292
 084 303 9477 (0)
 elminov@photonet.na

PROE:
 AANBOUWING: 1 VERANDERING
 HOUT PREELE: 1 VERANDERING
 HOUT PREELE: 1 VERANDERING
 HOUT PREELE: 1 VERANDERING

TITEL:
 TERREINPLAN

DATUM:
 MAART 2020

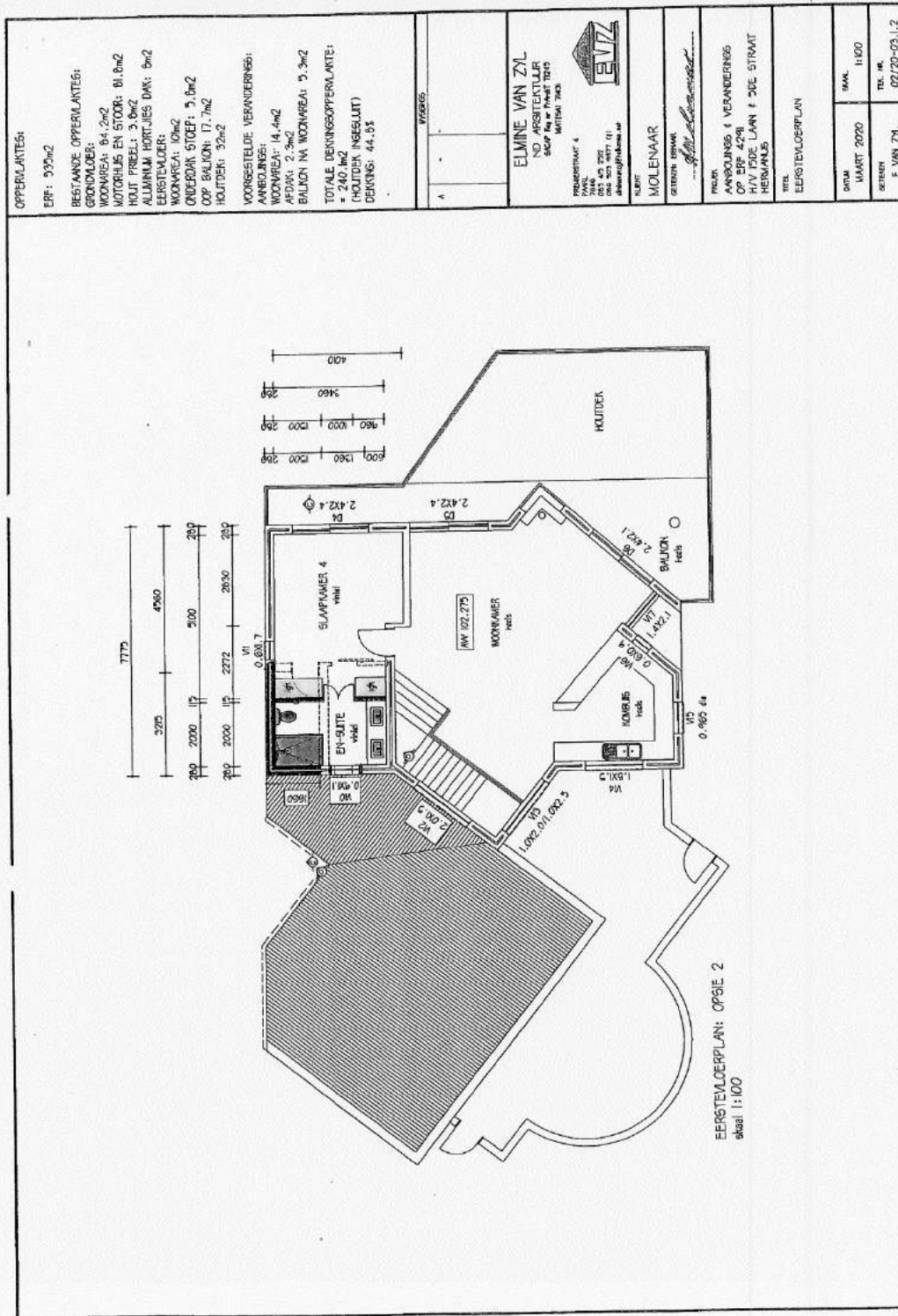
SKALA:
 1:100

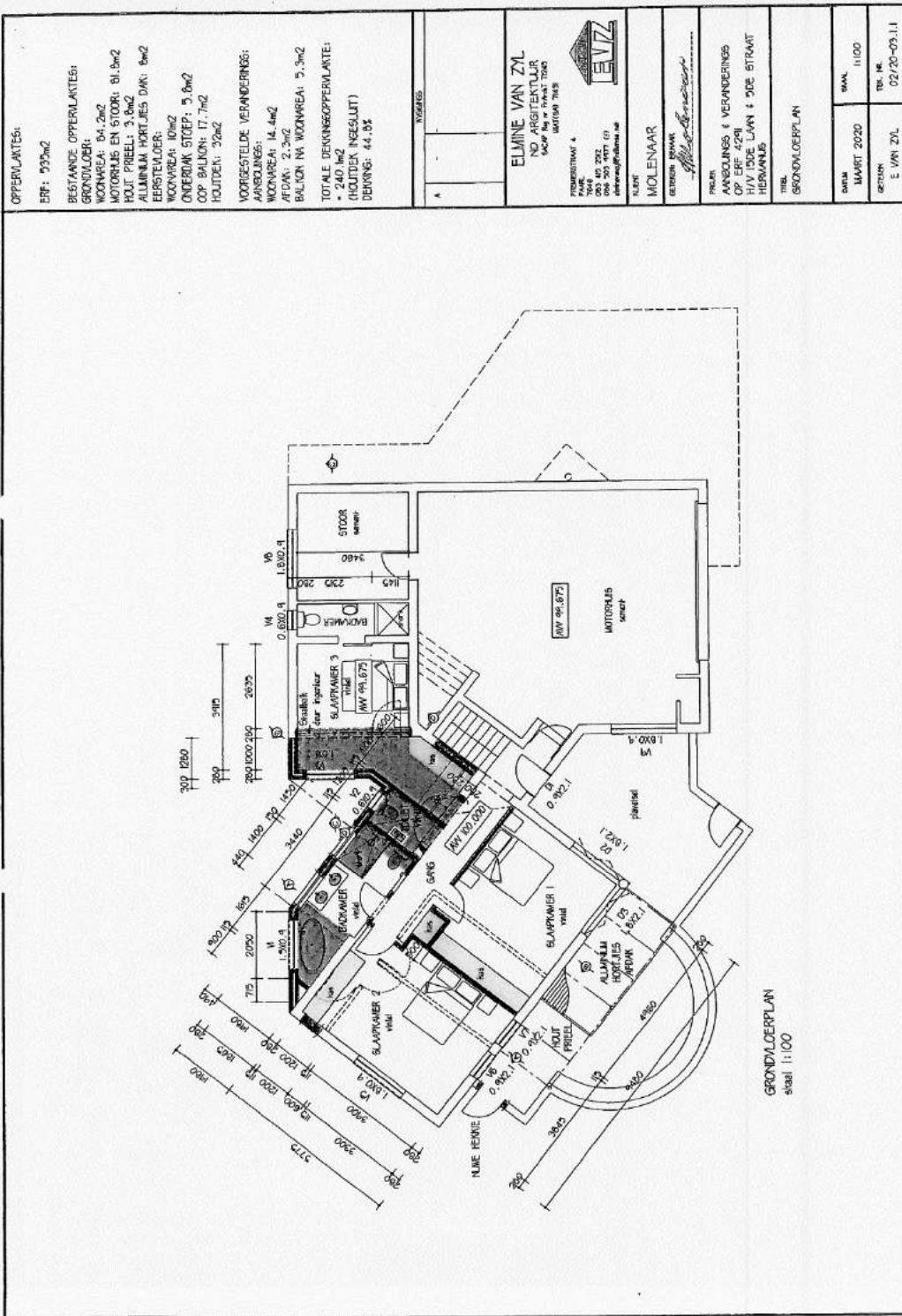
TEK. NR.:
 02/20-03.1.1.3

BESTANDE MOTORWEG
 GEBIT ONTOEGANGS OF
 STYFMALE

BESTANDE MOTORWEG
 GEBIT ONTOEGANGS OF
 STYFMALE

TERREINPLAN
 skala 1:100

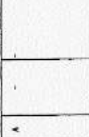




OPPERVLAKTES:

- ERF: 935m²
- BESTANDE OPPERVLAKTES:
- GRONDLOOER:
- WOONAREA: 64.2m²
- MOTORRIJS EN STOOR: 61.5m²
- HOUT PREELE: 3.6m²
- ALUMINIUM HORTJES DAK: 6m²
- EERSTELOOER:
- WOONAREA: 10m²
- ONDERDAK STIEP: 5.0m²
- COP BALKON: 17.7m²
- HOUTDEK: 32m²
- VOORGESTELDE VERANDERING:
- AANBOUNGS:
- WOONAREA: 14.4m²
- AFDAK: 2.3m²
- BALKON NA WOONAREA: 5.3m²
- TOTALE DEKKINGSOPPERVLAKTE:
- 240 m²
- (HOUTDEK INGESLUIT)
- DEKKING: 44.8%

TERRAS:



ELMINE VAN ZYL
 ND ARCHITECTUUR
 SACAPARK 1100
 WATSON 7618



PROJEKTSKIEM 4
 PLAN NO 202
 024 305 9777 (0)
 info@bvzprojekteurs.nl

KLIENT
MOLENAAR

GETRUKEN DEUR

PROEFT
 AANSLUITING & VERANDERING
 OP ERF 4201
 RIV. 150E LAAN & DRE STRAAT
 HIERMANUS

TITEL
GRONDLOOERPLAN

| | |
|-----------|--------------|
| DATE | SKALA |
| MART 2020 | 1:100 |
| REKON | TEK. NR. |
| E VAN ZYL | 02/20-09.1.1 |

GRONDLOOERPLAN
 skaal 1:100

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 4291, VOELKLIP**

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 sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that any additional and / or extended vehicle entrances will be for the owner's account;
6. that stormwater be allowed to discharge through Erf 4291, Voelklip, unobstructed;
7. that no on-street parking be allowed.

p.p. R Coetzer
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

06/11/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

53. ERF 1585, 21 KWAAIWATER ROAD, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF THE JOHN BETTISON FAMILY TRUST

1585 HEC

P Roux

(028) 313 8900

Hermanus Administration

24 November 2020

Executive Summary

An application was received on 28 February 2020 in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) from Messrs Interactive Town- and Regional Planners on behalf of the John Bettison Family Trust for the subdivision of Erf 1585, Hermanus into two (2) portions namely Portion A ($\pm 745\text{m}^2$ in extent) and Portion B ($\pm 1263\text{m}^2$ in extent).

RESOLVED :

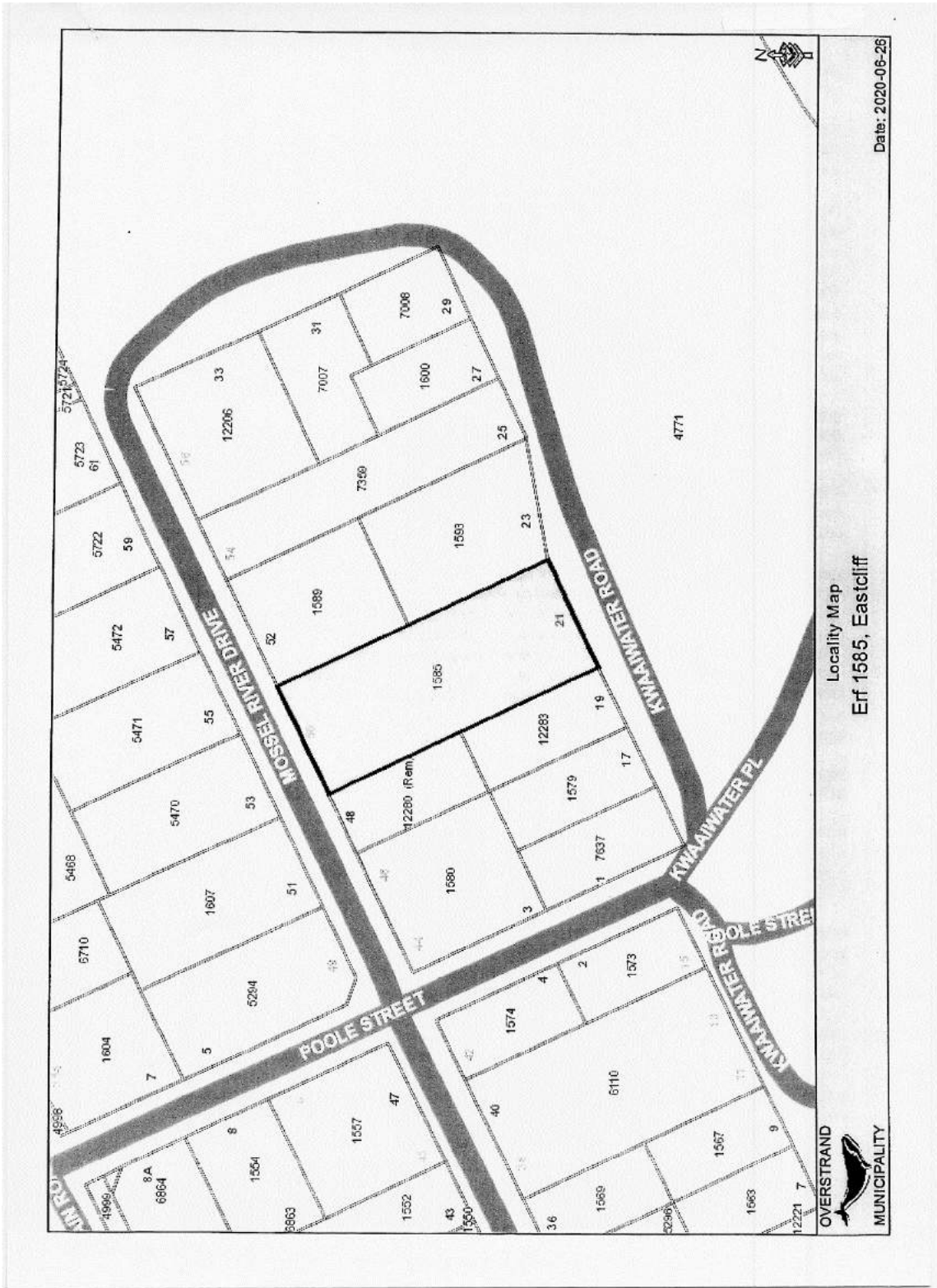
1. that the comments be noted;
2. that the application received in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for the subdivision of Erf 1585, Hermanus into two (2) portions namely, Portion A ($\pm 745\text{m}^2$ in extent) and Portion B ($\pm 1263\text{m}^2$ in extent), **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the approval is only for the subdivision as indicated on the Subdivision Plan submitted with the application (Drawing No 0001);
 - (b) that the Norfolk pine tree must be retained on the property subject to approval from the Overstrand Municipality's Horticulturist and Hermanus Heritage Committee;
 - (c) that the conditions compiled by Engineering Services, be complied with;
 - (d) that the right of way servitude from Mossel River Drive must developed in such a manner that the street facade of the newly created property is that of a single property;
 - (e) that only one (1) dwelling, with subservient outbuildings, be constructed on each of the subdivided properties and that a condition to this effect be included in the Title Deed of each property;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

- (f) that a Demolishment Certificate must be obtained from the Building Department prior to the registration of the subdivided portions;
 - (g) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and
 - (h) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
3. that the applicant/persons who commented be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

REASONS FOR RECOMMENDATION

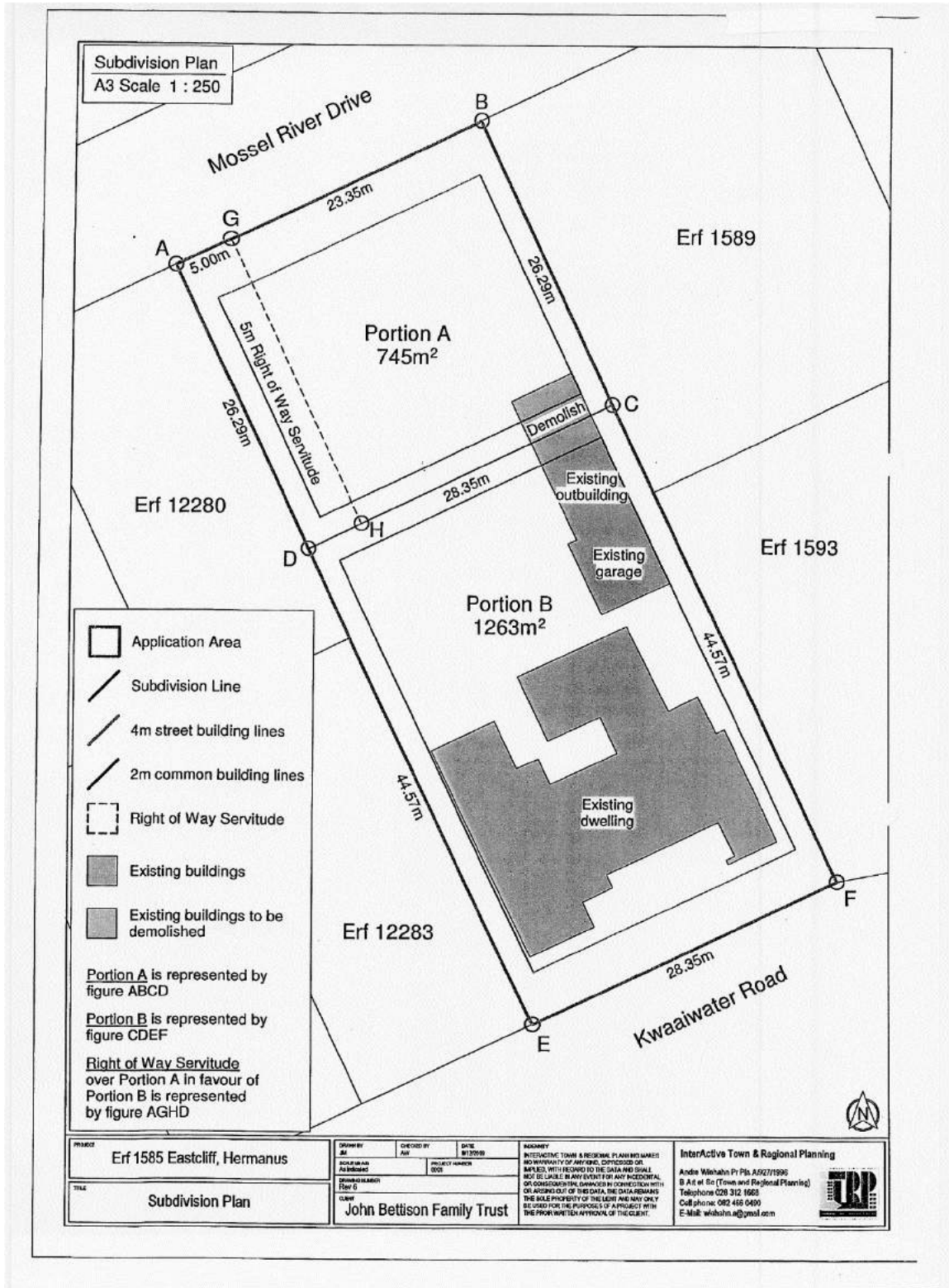
- ❖ The application has followed due procedure.
- ❖ None of the relevant departments have any objections.
- ❖ The incremental increase in densification is in line with the proposed densification as indicated in Overstrand Municipal Growth Management Strategy (OMGMS), 2010.
- ❖ By allowing the subdivision, the provision of a second dwelling is already fulfilled in terms of the proposed incremental densification for the planning unit.
- ❖ The property owner (or future owners) will be limited to one (1) dwelling on each of the subdivided properties. This will further address the objectors' concerns regarding the development of the property.
- ❖ The retention of the tree does not hamper the subdivision of the property and only becomes an issue once the property owner decides to develop the property.



Locality Map
Erf 1585, Eastcliff

Date: 2020-09-26





Subdivision Plan
A3 Scale 1 : 250

- Application Area
 - Subdivision Line
 - 4m street building lines
 - 2m common building lines
 - Right of Way Servitude
 - Existing buildings
 - Existing buildings to be demolished
- Portion A is represented by figure ABCD
Portion B is represented by figure CDEF
Right of Way Servitude over Portion A in favour of Portion B is represented by figure AGHD

| | | | | | |
|---|---------------------------|-----------------------|--------------------------|--|--|
| PROJECT Erf 1585 Eastcliff, Hermanus | DRAWN BY JM | CHECKED BY AW | DATE 01/2009 | AGENCY INTERACTIVE TOWN & REGIONAL PLANNING SERVICES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH REGARD TO THE DATA AND SHALL BE SOLELY BEYOND EVEN IN ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR ARISING OUT OF THE DATA, THE DATA REMAINS THE SOLE PROPERTY OF THE USER AND MAY ONLY BE USED FOR THE PURPOSES OF A PROJECT WITH THE PRIOR WRITTEN APPROVAL OF THE CLIENT. | InterActive Town & Regional Planning Andre Wilhelm Pr Pls AS/27/1996 B At et Se (Town and Regional Planning) Telephone 029 312 1663 Cell phone 082 458 0400 E-Mail: wilhelm.a@gmail.com |
| TITLE Subdivision Plan | APPLICANT As indicated | PROJECT NUMBER 002 | DRAWING NUMBER Plan 0 | CLIENT John Bettison Family Trust | |

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION: ERF 1585, EASTCLIFF**

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

Conditions:

1. That a Bulk Services Contribution Levy (BICL) be paid by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council. The BICL tariff is adjusted by Council annually. The total BICL payable will be the amount as determined by the BICL Policy and tariff at the date of **actual payment**. BICL amounts quoted in any document will normally be applicable to the particular year in which the document was compiled and Council will not be bound by the quoted amounts.

1.1 Developments containing Sectional Title Units/ Commercial Buildings (non-free standing properties – property is not to be subdivided)

The BICLs are to be paid in full **prior** to submission of the building plans. Building Plans will not be accepted unless the BICL is paid in full.

1.2 Developments with free standing properties (property that is subdivided and plots to be sold individually).

The BICLs are payable **prior** to clearance being issued by the Income Department of the Municipality.

The contribution according to the current policy (2020/2021) is as follows:

Freehold erven:

| | | | |
|---------------------------------|-----------------|----------|--------------------|
| Water | R 23 957.00 x 1 | = | R 23 957.00 |
| Sewerage | R 16 153.00 x 1 | = | R 16 153.00 |
| Roads | R 7 243.00 x 1 | = | R 7 243.00 |
| Stormwater | R 8 357.00 x 1 | = | R 8 357.00 |
| Solid Waste | R 1 448.00 x 1 | = | R 1 448.00 |
| Electricity | R 33 586.00 x 1 | = | R 33 586.00 |
| TOTAL (inclusive of VAT) | | = | R 90 744.00 |

Note:

- 1.3 **The above figures are estimates**
- 1.4 **The above figures do not include evaluation/investigation levies and connection fees**
2. 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;

3. that only the standard electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
4. that the electrical feeder cable to the existing dwelling must be rerouted to lay in the 5 meter right of way servitude and must be protected by the owner;
5. that the new dwelling will also be fed from Mosselrivier Drive and there will only be a standard 60 Amp single phase service connection available;
6. that the bulk contribution levies have to be paid to upgrade the network to accommodate the additional load on the low voltage network;
7. 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*;
8. 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 Area Manager: Hermanus for written approval;
9. that any additional and / or extended vehicle entrances will be for the owner's account;
10. that stormwater be allowed to discharge through the proposed Erven, Eastcliff, unobstructed;
11. that no on-street parking be allowed.



DENNIS HENDRIKS
SENIOR MANAGER: ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

54. ERF 981, B42B GEORGE VILJOEN STREET, HAWSTON, OVERSTRAND MUNICIPAL AREA : APPLICATION FOR CONSENT USE: CJ GIBSON

981 HHW

H Olivier

(028) 313 8900

Hermanus Administration

24 November 2020

Executive Summary

An application has been received on 17 June 2020 from CJ Gibson for consent use in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Erf 981, Hawston in order to utilize a portion of the outbuilding as a house shop.

RESOLVED :

1. that the application for consent use in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) in order to utilize a portion of the existing outbuilding on Erf 981, Hawston as a house shop, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that only the area indicated on Plan number LAD-20-981-01 dated 12 June 2020 may be utilised as a house shop;
 - (b) that no more than one (1) vehicle, not exceeding 3500kg gross weight, may be utilized to make deliveries at the house shop at any one time;
 - (c) that adequate provision be made to manage the behaviour of patrons (both inside and outside the building) and for security and protection of surrounding properties, patrons, vehicles, etc. to the satisfaction of the Senior Manager: Town- and Spatial Planning;
 - (d) that the house shop may not be used for the purposes of noxious trade, risk activity, sale of alcoholic beverages, place of entertainment or gambling purposes;
 - (e) that no products, goods or supplies connected to the house shop may be stored on the property outside the building;
 - (f) that a single non-illuminated sign, that complies with the Municipal By-Law on Signage, may be displayed on the premises;

**AGENDA of the
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- (g) that the trading hours of business only be between:

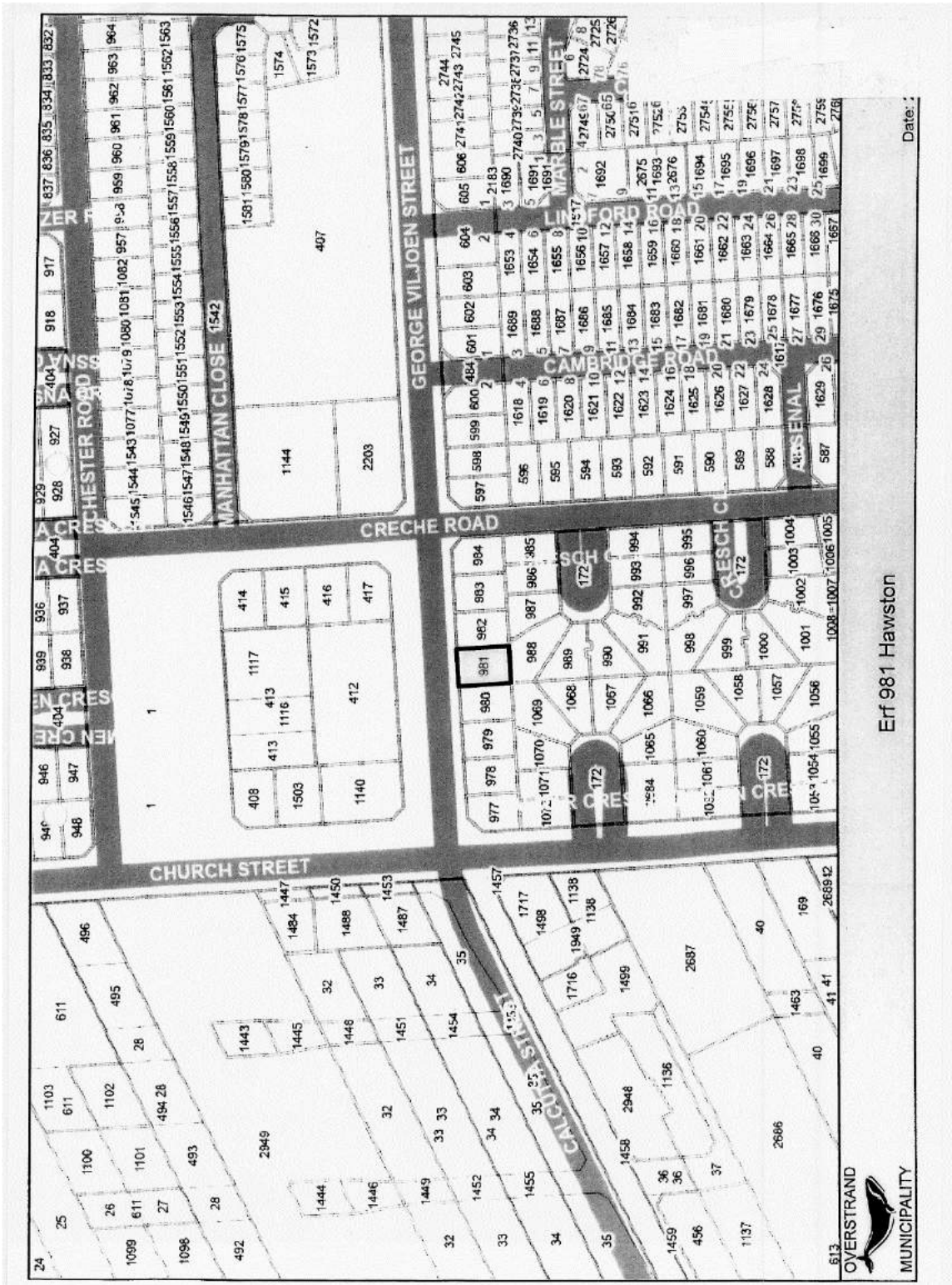
Monday to Friday: 06:00 to 21:00
Saturday: 06:00 to 21:00, or as amended in terms of Zoning Scheme Amendments;
- (h) that no more than three (3) persons, including the occupant(s) of the dwelling unit, are permitted to be engaged in the retail activities on the property, other than with the consent of the Municipality;
- (i) that the operator shall permanently reside on the premises;
- (j) that a Certificate of Acceptability from the Health Department of the Overberg District Council and Fire Prevention Certificate be obtained from the Municipal Fire Department;
- (k) that no sub-letting is permitted;
- (l) that the conditions in the Engineering Report, be adhered to;
- (m) that the Overstrand Municipality retains the right to enforce any relevant legislation, as well as law and order on the premises, on the landowner/s;
- (n) that permission to operate a house shop is granted to a particular operator and is not transferrable;
- (o) that commercial rates and service tariffs as determined by the annual budget, be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
- (p) that application is made for a Business Licence at the Overstrand Municipality, prior to operation of the house shop;
- (q) that building plans be submitted to the Municipality showing all building changes to the outbuilding to the satisfaction of the Fire Department and Building Control Department;
- (r) that no accumulation of refuse occurs on the premises, and
- (s) that no sleeping be allowed in the house shop;
- (t) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and

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(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

- (u) that the illegal structure on the southern boundary, adjacent to Erf 988 be demolished or applied for within three (3) months of the letter of approval.
- 2. that the applicant be notified of their right of appeal in terms Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

REASONS FOR RECOMMENDATION

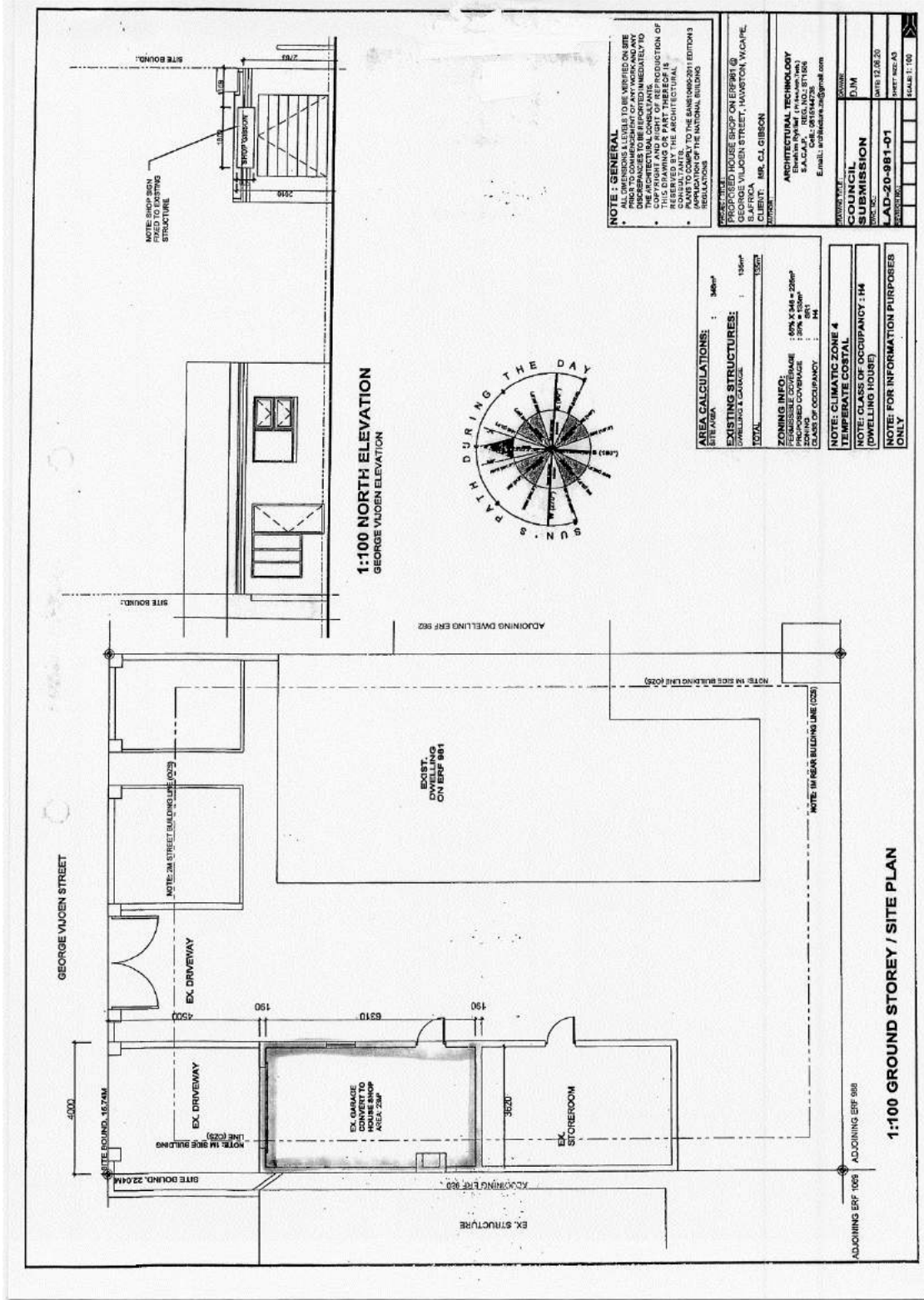
- ❖ The area already has a mixed-use character.
- ❖ The application has followed due procedure.
- ❖ None of the internal departments have objected to the application.
- ❖ No new municipal services will be needed.
- ❖ It is in line with the aims of the Overstrand SDF.
- ❖ No objections were received from neighbours.
- ❖ It will not impact on surrounding neighbours or the character of the area, and is desirable.



Erf 981 Hawston

Date: . . .



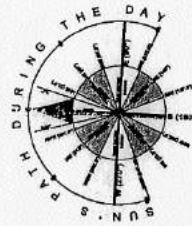


NOTE - GENERAL
 * ALL DIMENSIONAL LEVELS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK AND ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECTURAL CONSULTANTS.
 * COPYRIGHT AND RIGHT OF REPRODUCTION OF THESE DRAWINGS ARE RESERVED BY THE ARCHITECTURAL CONSULTANTS.
 * PLANS TO COMPLY TO THE SANS1000-2011 EDITION 3 REQUIREMENTS.
 * APPLICATION OF THE NATIONAL BUILDING REGULATIONS.

PROJECT INFORMATION
 PROJECT NAME: GEORGE VUCIEN STREET, HAYSTACK, W.CAPE, SAFCAP, REG. NO. 871584
 CLIENT: MR. C.J. GIBSON
 ARCHITECTURAL TECHNOLOGY
 BUILDING INFORMATION SYSTEMS
 SAFCAP, REG. NO. 871584
 100 WILSON STREET, HAYSTACK, W.CAPE
 E-mail: architect@at2@gmail.com

DATE OF ISSUE
 DATE: 12.08.20
 SHEET NO: 03
 DRAWING NO: LAD-20-981-01
 SCALE: 1:100

| | |
|--|--|
| AREA CALCULATIONS: | SITE AREA : 340m ² |
| EXISTING STRUCTURES: | EXISTING DWELLING ON ERF 982 : 135m ² |
| | DWELLING A GARAGE : 135m ² |
| TOTAL | 135m² |
| ZONING INFO: | PERMISSIBLE ZONING : 09A X 246 + 220m ² |
| | ZONING COVERAGE : 50% (170m ²) |
| | CLASS OF OCCUPANCY : M |
| TEMPERATURE CLIMATE ZONE 4 | |
| NOTE CLASS OF OCCUPANCY - M4 (DWELLING HOUSE) | |
| NOTE FOR INFORMATION PURPOSES ONLY | |



1:100 NORTH ELEVATION
 GEORGE VUCIEN ELEVATION

1:100 GROUND STOREY / SITE PLAN

BLADSY 2/2

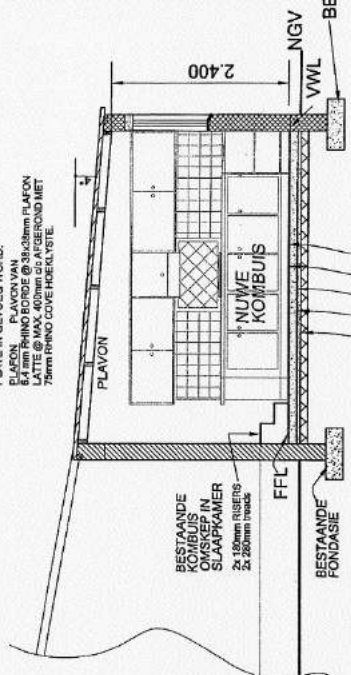
DAK
BAGSK VESEL SEMENT FLATE @ 4 GRADE OP
15-45mm DEN DAAKE @ MAX. 80mm DC
OP 100mm WAT DOR GEBOUEN
GEBIND MET 1200mm WAT HOER
WAT MIN. 600mm AF IN NUWE MUUR
VAS GEBOUIS.
STANDARD WATDICTING WAAR
PLAFON PLAVON VAN
6,4 mm PHINO BOTDE @ 38x32mm FLAFON
LATTE @ MAX. 40mm DC AF GEBOND MET
7mm PIND COPE HOELKLOTEL

MURE
SEMENT BLOK SUITE MURE MET
BAGSK VESEL SEMENT OP VVL
PLESTER GLAD EN VERF ALKANT.
VOORAF GESPANNE LATEIE OOR ALLE
VENSTERS.
REKSWATER GOEDERE VAN
UPVC MET EN PAS AAN BY
BESTAANDE

VLOER
20mm SCREED OP 100mm BETON BLAD
OP VVL OP 50mm SAND LAAG OP
LAE GekomPakteerde GROND VULLING
VVL

700x230mm
BETONSTROOK
FONDASIE

20mm SEMENT SCREED OP
100mm BETON BLAD VLOER OP
250mikron VWL OP
50mm SAND LAAG OP
100mm GEKOMPAKTEERDE
GROND VULLING LAE.



SNIT A-A 1:50

OVERSTRALITY QUALITY
17897
Building plans for the proposed town planning application
to the National Building Regulator and Building Standards
Act 103 of 1977.
Chief Building Officer
The National Building Regulator and Building Standards
Act 103 of 1977.
Per approved on: 21/04/09
www.nbr.gov.za

WAT DOR GEBOUEN
WAT MIN. 600mm AF
IN NUWE MUUR
VAS GEBOUIS.
21/04/09
Eshayh

| | | | | | | |
|--|--|--|--|--|--|--|
| AREAS: BESTAANDE HUIS 67,70m GARAGESTOOR 45,43m NUWE AANBOUING 21,60m TOTAL 134,73m PLOT 346,90m DEKKING 38,8% | BESKRYWING DEURSNIT A-A 1:50 SKAAL: 1:50 | EIENAAR C. GIBSON ERF No. 981 HAWSTON | DATA: MAART 2009 PROJEK AANBOUINGS EN VERANDERING | TEKENAAR Collin Ford Pr. Arch. DRAUGHT SACAP REG. NO. D2324 SBL NO. 08197100100 1,1, Oudorp str., Oudorp 7551 | NOTAS: ALLE WERK MOET VOLDOEN AAN NAT. EN INT. BEO. VOORSLAAGS WAT DOR GEBOUEN WAT MIN. 600mm AF IN NUWE MUUR VAS GEBOUIS. ALLE FONDASIE MOET BOED SKILER NAGESKAKEL WERD VOOR ENKE WERK BEOEN | DE ONTVERP OF TERSING IS KONTREK ALGEMEEN OORAF GEPANNE LATEIE OP VVL OP 50mm SAND LAAG OP 100mm BETON BLAD IN VVL OORAF MURE. |
|--|--|--|--|--|--|--|

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE: ERF 981, HAWSTON**

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 sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 10400 – P: 2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Senior Operational Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 981, Hawston, unobstructed;
6. that any additional and / or extended vehicle entrances will be for the owner's account;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER: ENGINEERING SERVICES

09-10-2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

55. ERF 4391, 292 THIRD STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS ENGELBRECHT & SCORGIE ARCHITECTURAL OFFICE ON BEHALF OF FA & DJ SPIESS

4391 HVK

P Roux

(028) 313 8900

Hermanus Administration

4 December 2020

Executive Summary

An application was received on 20 July 2020 for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) from Messrs Engelbrecht & Scorgie Architectural Office on behalf of FA and DJ Spiess to relax the western lateral building line from 2m to 1,2m and the eastern lateral building line from 2m to 1,34m in order to legalize existing structures and to accommodate new alterations to the dwelling.

RESOLVED :

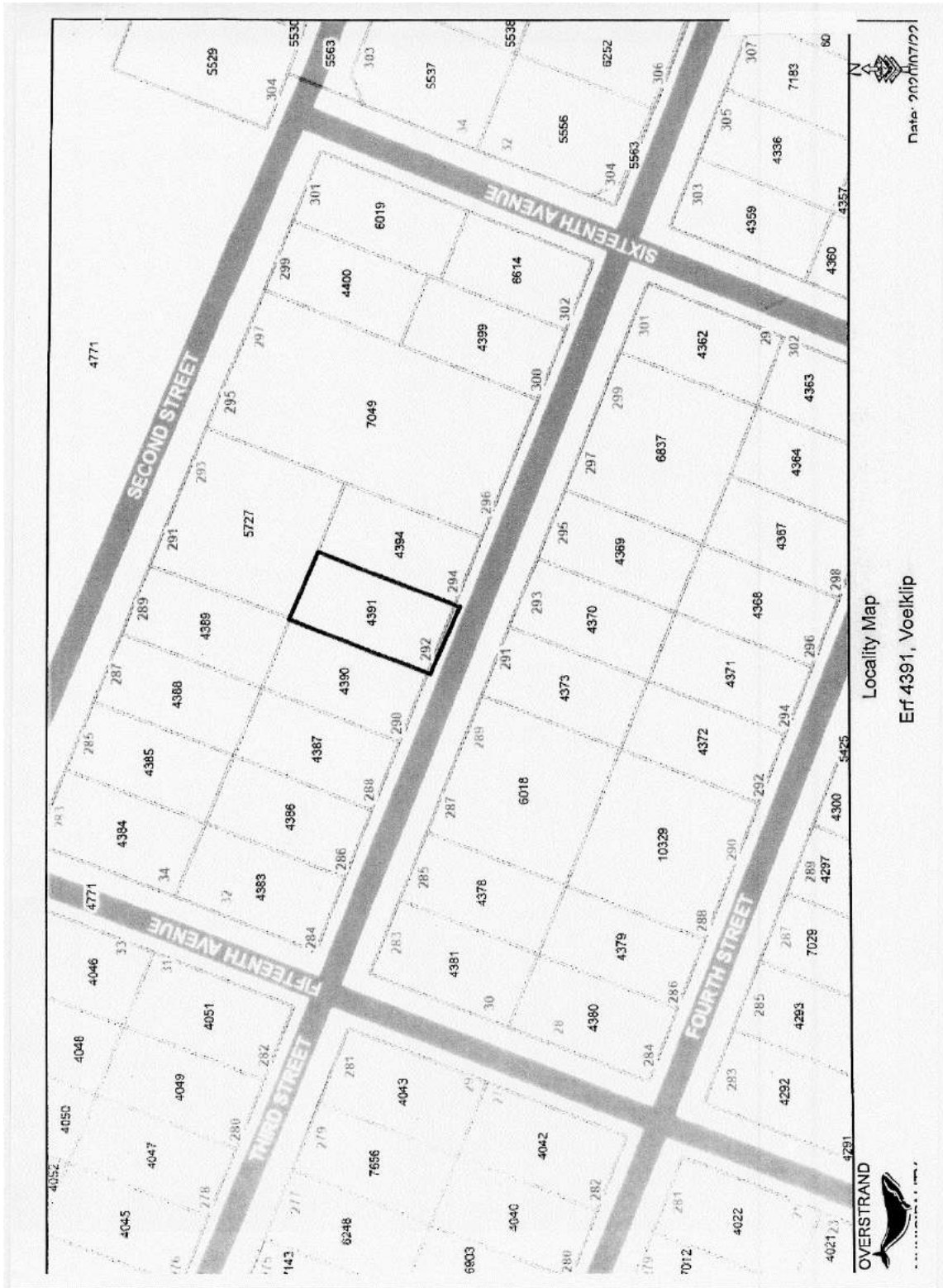
1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 4391, Hermanus in order to relax the western lateral building line from 2m to 1,2m and the eastern lateral building line from 2m to 1,34m in order to legalize existing structures and to accommodate new alterations to the dwelling, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval only relates to a building relaxation as indicated on the Site Development Plan as submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
 - (c) that the conditions of Engineering Services, be adhered to;
 - (d) that all other applicable development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation.

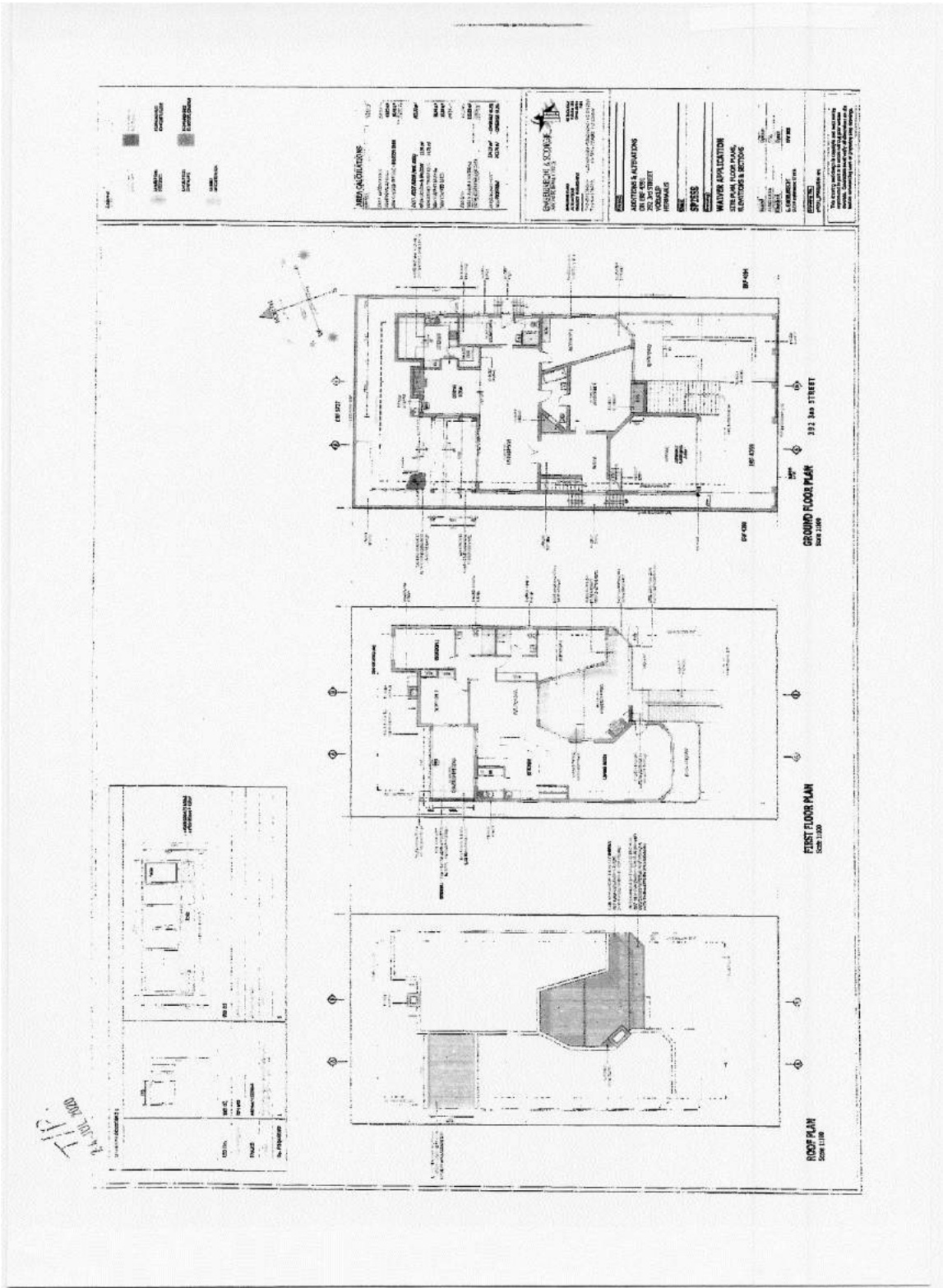
**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 regarding the above conditions of approval.

REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ No objections were received.
- ❖ It is in line with policy documents.
- ❖ The development will have a minimal impact.
- ❖ The application is regarded as being desirable from a town planning point of view.





PROJECT: ADDITIONS & ALTERATIONS
325 34 STREET
VANCOUVER, BRITISH COLUMBIA
VANCOUVER, BC V6N 1C1

CLIENT: [REDACTED]

ARCHITECT: [REDACTED]

DATE: [REDACTED]

SCALE: [REDACTED]

PROJECT NO.: [REDACTED]

DATE: [REDACTED]

SCALE: [REDACTED]

PROJECT NO.: [REDACTED]

DATE: [REDACTED]

SCALE: [REDACTED]

PROJECT NO.: [REDACTED]

DATE: [REDACTED]

SCALE: [REDACTED]

PROJECT NO.: [REDACTED]

DATE: [REDACTED]

SCALE: [REDACTED]

PROJECT NO.: [REDACTED]

DATE: [REDACTED]

SCALE: [REDACTED]

PROJECT NO.: [REDACTED]

DATE: [REDACTED]

SCALE: [REDACTED]

| ITEM | DESCRIPTION | QUANTITY | UNIT | PRICE | TOTAL |
|------|-----------------|----------|---------|--------|--------|
| 1 | WOOD COUNTERTOP | 100 | sq. ft. | 100.00 | 100.00 |
| 2 | WOOD CABINETS | 100 | sq. ft. | 100.00 | 100.00 |
| 3 | WOOD SINK | 1 | each | 100.00 | 100.00 |
| 4 | WOOD STOVE | 1 | each | 100.00 | 100.00 |
| 5 | WOOD FLOOR | 100 | sq. ft. | 100.00 | 100.00 |
| 6 | WOOD WALLS | 100 | sq. ft. | 100.00 | 100.00 |
| 7 | WOOD CEILING | 100 | sq. ft. | 100.00 | 100.00 |
| 8 | WOOD DOORS | 100 | sq. ft. | 100.00 | 100.00 |
| 9 | WOOD WINDOWS | 100 | sq. ft. | 100.00 | 100.00 |
| 10 | WOOD TRIM | 100 | sq. ft. | 100.00 | 100.00 |

SECTION A-A
Scale 1:100

SECTION B-B
Scale 1:100

PATIO ROOF LAYOUT
Scale 1:100

WEST ELEVATION
Scale 1:100

EAST ELEVATION
Scale 1:100

South ELEVATION
Scale 1:100

North ELEVATION
Scale 1:100

Notes:

1. All work to be done in accordance with the City of Vancouver Building Code.
2. All materials to be of the highest quality and suitable for the intended use.
3. All work to be done in accordance with the manufacturer's instructions.
4. All work to be done in accordance with the applicable building codes and regulations.
5. All work to be done in accordance with the applicable fire codes and regulations.
6. All work to be done in accordance with the applicable health and safety regulations.
7. All work to be done in accordance with the applicable environmental regulations.
8. All work to be done in accordance with the applicable accessibility regulations.
9. All work to be done in accordance with the applicable energy efficiency regulations.
10. All work to be done in accordance with the applicable sustainability regulations.

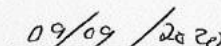
**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 4391, VOELKLIP**

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 sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that any additional and / or extended vehicle entrances will be for the owner's account;
6. that stormwater be allowed to discharge through Erf 4391, Voelklip, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

Municipal Planning Tribunal

1. ERF 221, 3 SCHOOL STREET, FISHERHAVEN: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND DEPARTURE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF EW SOLOMON

221 HFH (3299/2019)

H Olivier

(028) 313 8900

Hermanus Administration

21 September 2020

Executive Summary

An application was received on 21 August 2019 from Messrs WRAP on behalf of EW Solomon on Erf 221, Fisherhaven for the following:

- ❖ Removal of restrictive title condition in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Erf 221, Fisherhaven for the removal of the restrictive condition in Title Deed T37434/2015, Clauses D.4., D.4.(a), D.4.(b), D.4.(c), D.4.(d) and D.4.(e).

The restrictive condition reads as follows:

“D. SUBJECT FURTHER to the following special conditions newly imposed by the Administrator of the province of the Cape of Good Hope in terms of Ordinance 33 of 1934 when approving of the establishment of Fisherhaven Township and contained in Deed of Transfer No. T30705/1969, namely:

1.
2.
3.

4. *This erf shall be subject to the following further conditions, provided especially that where in the opinion of the Administrator, after consultation with the Township board and the Local Authority, it is expedient that the restriction in such condition should at any time be suspended or relaxed, he may authorize the necessary suspension or relaxation subject to compliance with such conditions as he may impose:*

a) It shall not be subdivided;

b) It shall be used only for such purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;

c) That no more than 30% the area thereof shall be built upon;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

- d) *No building or structure, or any portion thereon except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear of 1,57 metres of the lateral boundary common to any adjoining erf, provided that the consent of the Local Authority for an outbuilding not exceeding 3,05 metres in height measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more erven, this condition shall apply to the consolidated area as one erf.*
- e) *In the event of the provisions of a Town Planning Scheme being made applicable to this erf, which provisions are more restrictive than the provisions contained in the above, then the provisions of such scheme shall apply.”*
- ❖ Departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to relax the following:
- departure from the permissible 50% coverage to 55,05%;
 - relaxation of the 4m north-eastern street building line to 0m to accommodate the existing carport;
 - relaxation of the 2m north western lateral building line to 0m to accommodate the existing carport;
 - departure from the permissible 6,5m width of a carport to accommodate the existing carport which is 16,208m wide along the street boundary.

RESOLVED:

1. that the application in terms of Section 16(2)(f) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 221, Fisherhaven for the removal of restrictive condition D4(c) and D4(d) of Title Deed T37434/2015, **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(f) of the By-Law on Erf 221, Fisherhaven for the removal of restrictive conditions D4, D4(a), D4(b) and D4(e) of Title Deed T37434/2015, **not be approved** in terms of the provisions of Section 61 of the By-Law;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

3. that the application in terms of Section 16(2)(b) of the By-Law on Erf 221, Fisherhaven for the relaxation of the allowable coverage from 50% to 55,05%, **not be approved**;
4. that the application in terms of the By-Law on Erf 221, Fisherhaven to relax the western lateral building line from 2m to 0m, the street building line from 4m to 0m and the maximum width of a carport over the street building line from 6,5m, to accommodate an existing carport, **be partially approved** in terms of the provisions of Section 61 of the By-Law;
5. that the decisions in Points 1. and 4. be subject to the following conditions:
 - (a) that the amended building plans be submitted only indicating the carport over the street building line for a distance of 13,2m in front and in line with the north-western corner of the existing dwelling on Erf 221, and that the carport section over the western lateral building line only be allowed next to the existing dwelling and must be reduced to a length of 10m, thereby limiting the total coverage to 50%;
 - (b) that building plans be submitted to the Building Branch 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 Zoning Scheme, be complied with;
 - (d) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
 - (e) that all the conditions in the Services Report be complied with; and
 - (f) that the permission from Telkom and Eskom be obtained should any other infrastructure be impacted upon.
6. that the applicant be notified of his/her right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.

REASONS FOR THE RESOLUTION:

POINT 1:

- ❖ No objections were received.
- ❖ There are already other properties in Fisherhaven with coverage over 30% and structures onto boundaries, and the removal of these restrictions would not impact on the character of the area.

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

- ❖ The Overstrand Zoning Scheme Regulations are sufficient controls when it comes to coverage and building line controls.
- ❖ The removal of the restrictions will not have a negative effect on the Fisherhaven Community.

POINT 2:

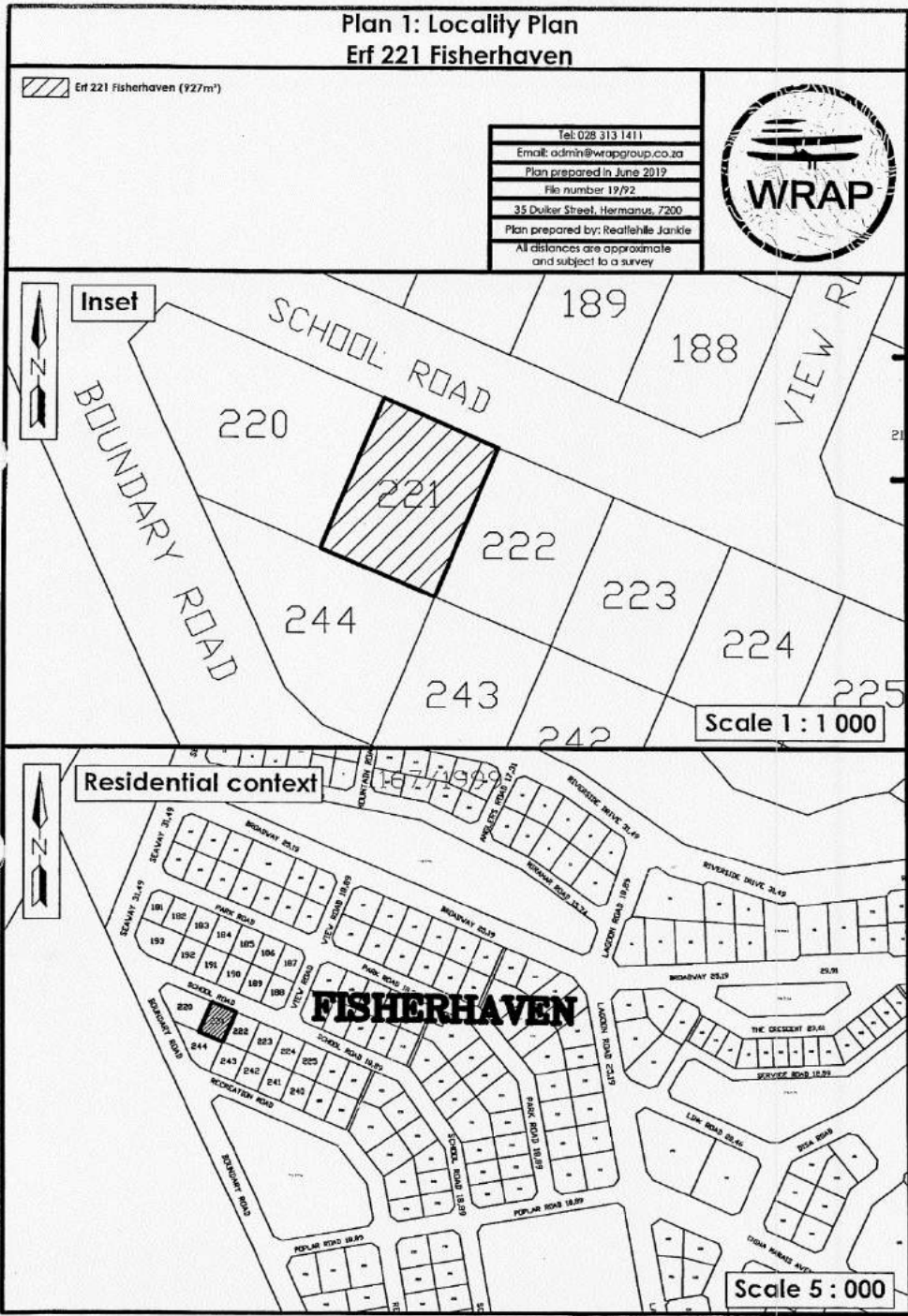
- ❖ The application does not include the construction of a second dwelling or a subdivision application, and therefore the benefit of the restriction cannot be measured, nor the value of the restriction.
- ❖ The impact of the removal of the conditions on the character of Fisherhaven could also not be measured.

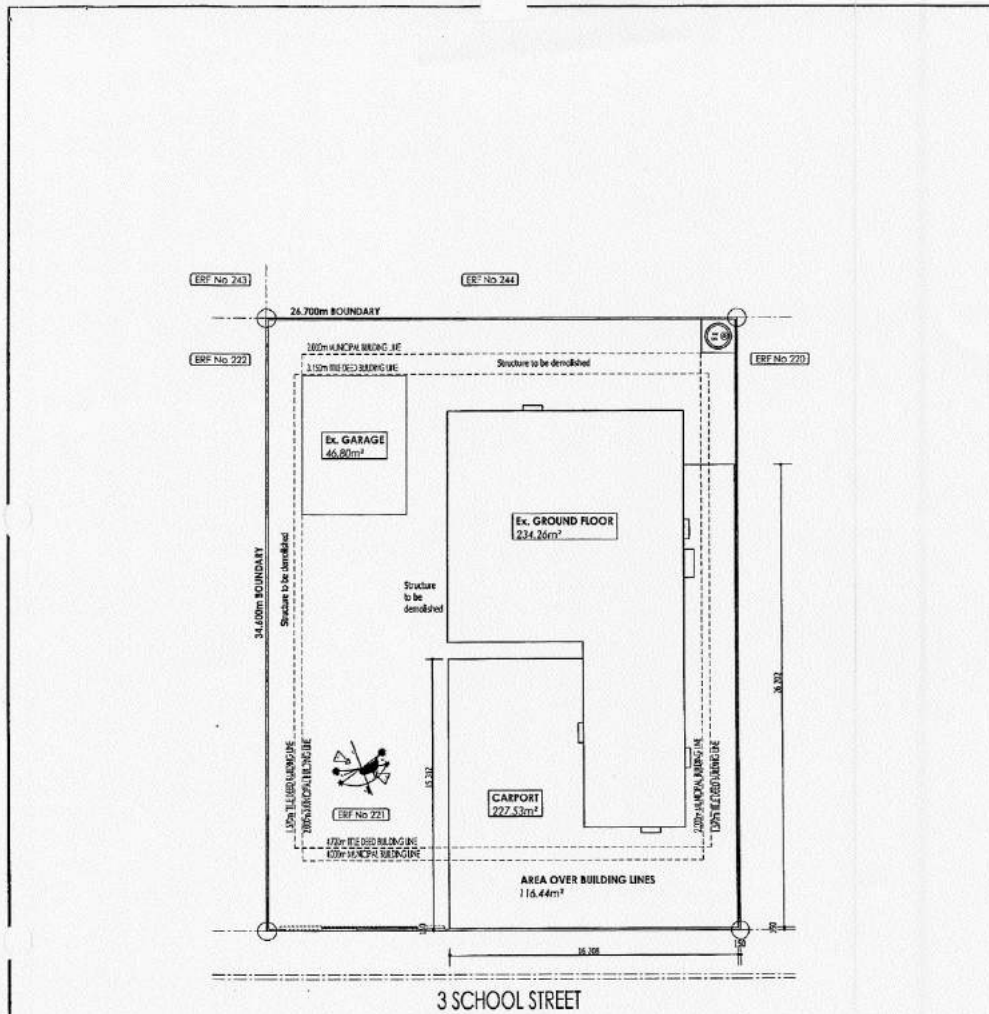
POINT 3:

- ❖ Most properties in Fisherhaven have densities of less than 30%, with a limited number with coverage between 30% and 50%, and a departure to relax the Zoning Scheme limitation of 50% to 55,08% is considered too extreme. This is not considered in line with the character of Fisherhaven and could create an unwanted precedent.

POINT 4:

- ❖ The encroachment of the carport over the western lateral and street building line is extreme, being 76% of the lateral boundary and 60% of the street boundary.
- ❖ The above encroachments are not in line with the low-density character of the area, and have a visual impact on the neighbour and the street façade.
- ❖ The reduction of the carport over the 4m street building line to 13,2m, would reduce it to less than 50% of the street frontage, and more acceptable.
- ❖ The reduction of the carport over the lateral building line to 10m would reduce it to less than 33% of the boundary length, and more acceptable.
- ❖ The above mentioned alterations would ensure that coverage drops to 50%, providing for encroachments that are less bulky, and fit in more with the character of Fisherhaven.





Site Development Plan - 1:100

| AREAS | |
|------------------|-----------------------------|
| Ex. GROUND FLOOR | 234.26 m ² |
| Ex. FIRST FLOOR | 116.85 m ² |
| Ex. GARAGE | 46.80 m ² |
| CARPORT | 227.53 m ² |
| TOTAL | 508.59 m² |
| ERF | 923.82 m ² |
| COVERAGE | 55.05 % |

PROJECT
 CARPORT ON
 ERF 221
 3 SCHOOL STREET
 FISHERWATER

CLIENT
 Mr. E.W. SOLOMON

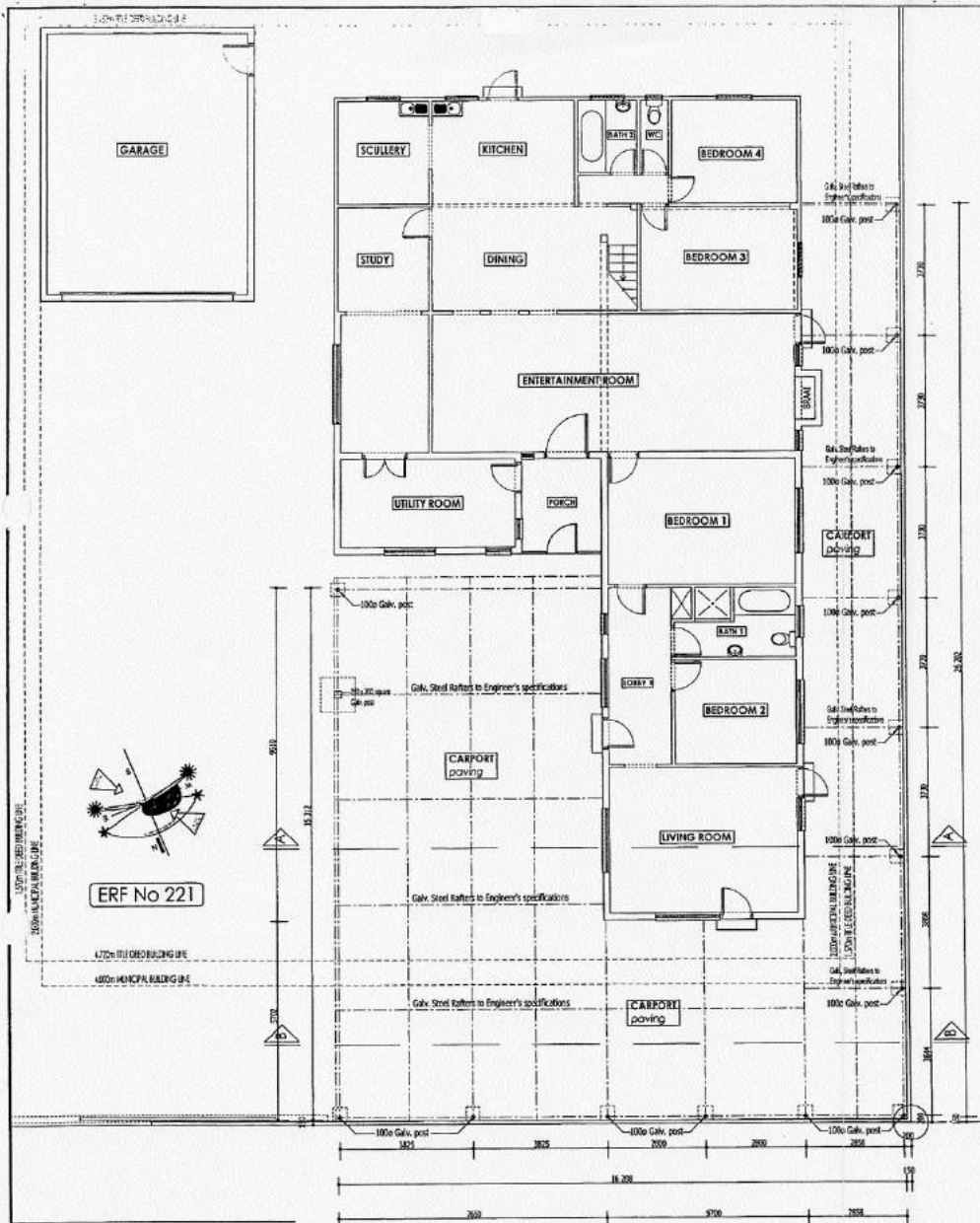
PROPOSAL
 SITE DEVELOPMENT PLAN
 COUNCIL SUBMISSION

SCALE 1:100
DATE 04 MAR 2019
PROJECT NO. 127582819-001-001-001-A

| No. | Date | Remarks | Initials |
|-----|------|---------|----------|
| | | | |

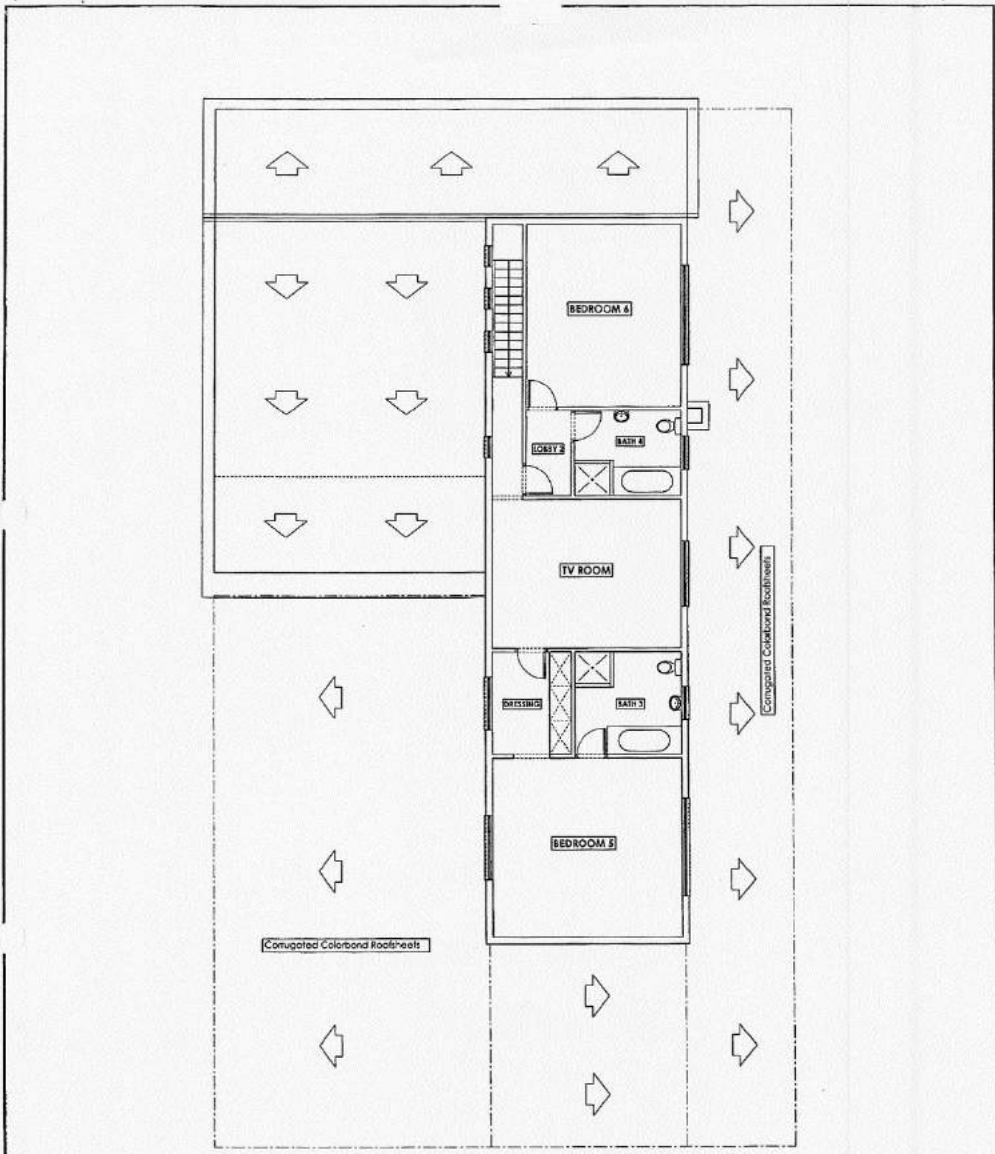
C. Geldenhuys
 CRAG ARCHITECTURAL DESIGN
 P.O. BOX 517
 CALEDON
 7120
 C.GELDENHUYS - 082 836 8631
 SACAP - PNO - 20218






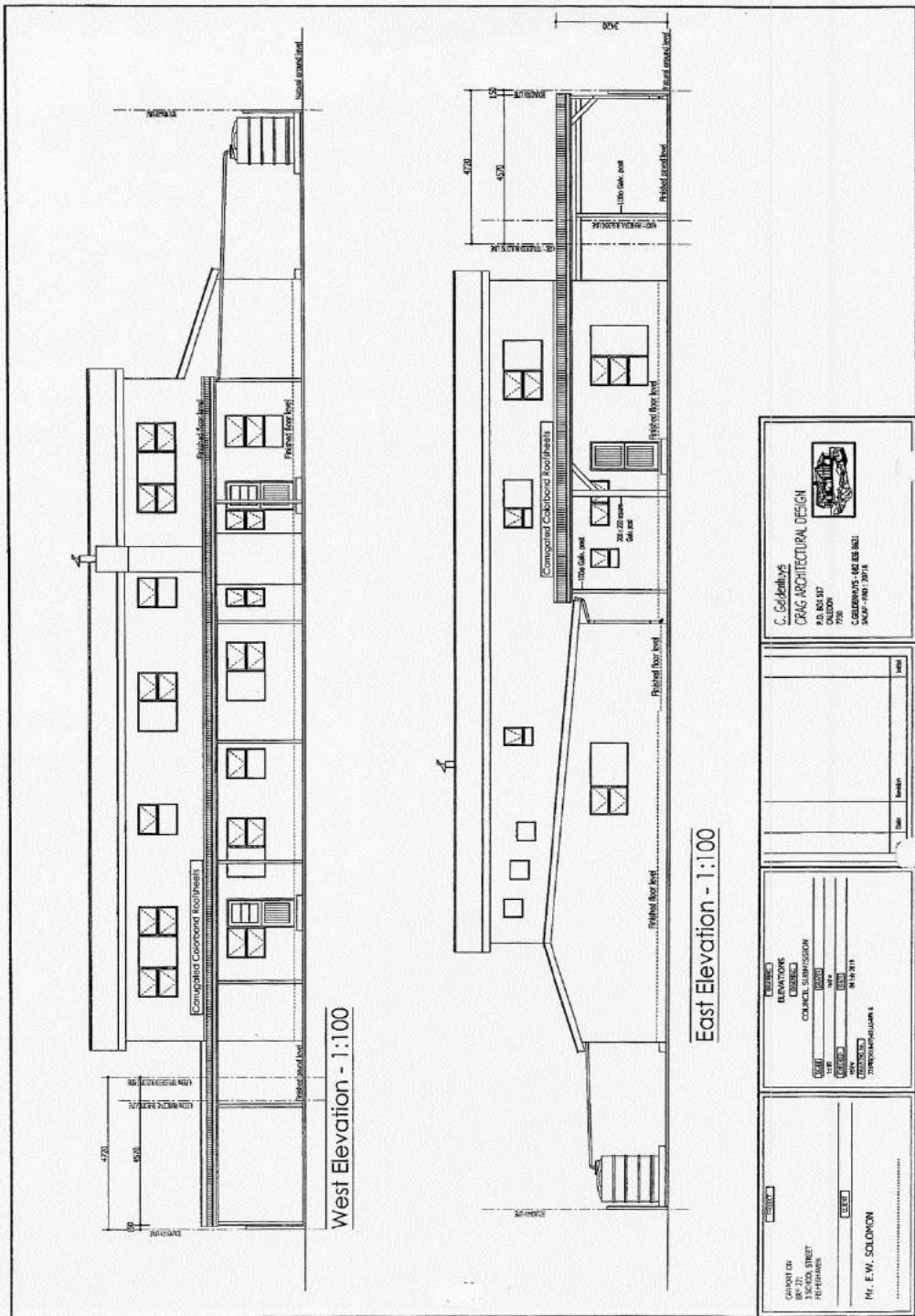
Ground Floor Plan - 1:100

| | | | | | | | | | | | | |
|---|--|------|----|------|-----|------------|-------|------|----|------------|------------|--|
| <p style="text-align: center;">PROXY</p> <p>CARPORT ON ERF 221 3 SCHOOK STREET FISHBURN</p> <hr/> <p style="text-align: center;">CLIENT</p> <p>Mr. E.W. SOLOMON</p> | <p style="text-align: center;">SERIES</p> <p>GROUND FLOOR PLAN (ISSUED)</p> <p style="text-align: center;">COUNCIL SUBMISSION</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: small;">DATE</td> <td style="font-size: small;">BY</td> </tr> <tr> <td style="font-size: x-small;">1300</td> <td style="font-size: x-small;">436</td> </tr> <tr> <td style="font-size: x-small;">12/10/2019</td> <td style="font-size: x-small;">12/12</td> </tr> <tr> <td style="font-size: x-small;">DATE</td> <td style="font-size: x-small;">BY</td> </tr> <tr> <td style="font-size: x-small;">12/10/2019</td> <td style="font-size: x-small;">12/10/2019</td> </tr> </table> | DATE | BY | 1300 | 436 | 12/10/2019 | 12/12 | DATE | BY | 12/10/2019 | 12/10/2019 | <p style="text-align: right;"><i>C. Geldenhuys</i></p> <p style="text-align: right;">ORAG ARCHITECTURAL DESIGN</p> <p style="font-size: x-small; text-align: right;">P.O. BOX 317 CALDON 7200</p> <p style="font-size: x-small; text-align: right;">CALDENHUIS - 021 838 8631 SHARIP - 040 120710</p> <div style="text-align: right; margin-top: 10px;"> </div> |
| DATE | BY | | | | | | | | | | | |
| 1300 | 436 | | | | | | | | | | | |
| 12/10/2019 | 12/12 | | | | | | | | | | | |
| DATE | BY | | | | | | | | | | | |
| 12/10/2019 | 12/10/2019 | | | | | | | | | | | |

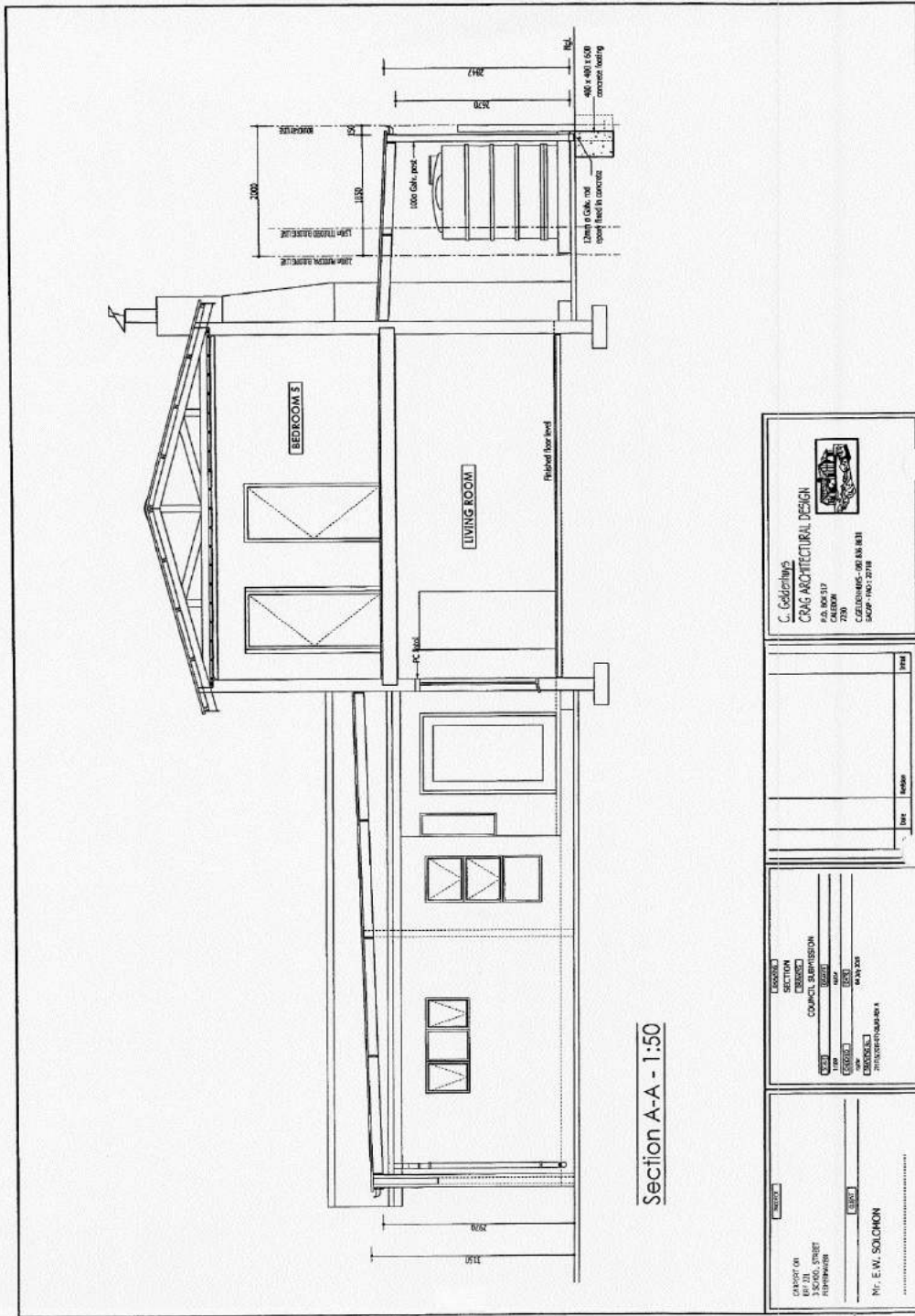


First Floor Plan - 1:100


| | | | | | | | | | | | |
|---|--|---|-----|------|---------|----|--|--|--|--|--|
| <p>CLIENT</p> <p>CAMPBELL OR BY 221 3 SCHOOL STREET FISHERMANS</p> <hr/> <p>OWNER</p> <p>Mr. E.W. SOLOMON</p> | <p>PROJECT</p> <p>FIRST FLOOR PLAN (RESIDENCE)</p> <p>COUNCIL SUBMISSION</p> <p>SCALE 1:100</p> <p>DATE 19/10/2019</p> <p>PROJECT NO. 221/PS/2019-02-010-001</p> | <table border="1"> <tr> <td>No.</td> <td>Date</td> <td>Revised</td> <td>By</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> | No. | Date | Revised | By | | | | | <p>C. Geldenhuys CRAG ARCHITECTURAL DESIGN</p> <p>P.O. BOX 517 CARLETON 726</p> <p>GOLDENHAYS - (06) 636 9631 GAGP - (06) 30748</p>  |
| No. | Date | Revised | By | | | | | | | | |
| | | | | | | | | | | | |

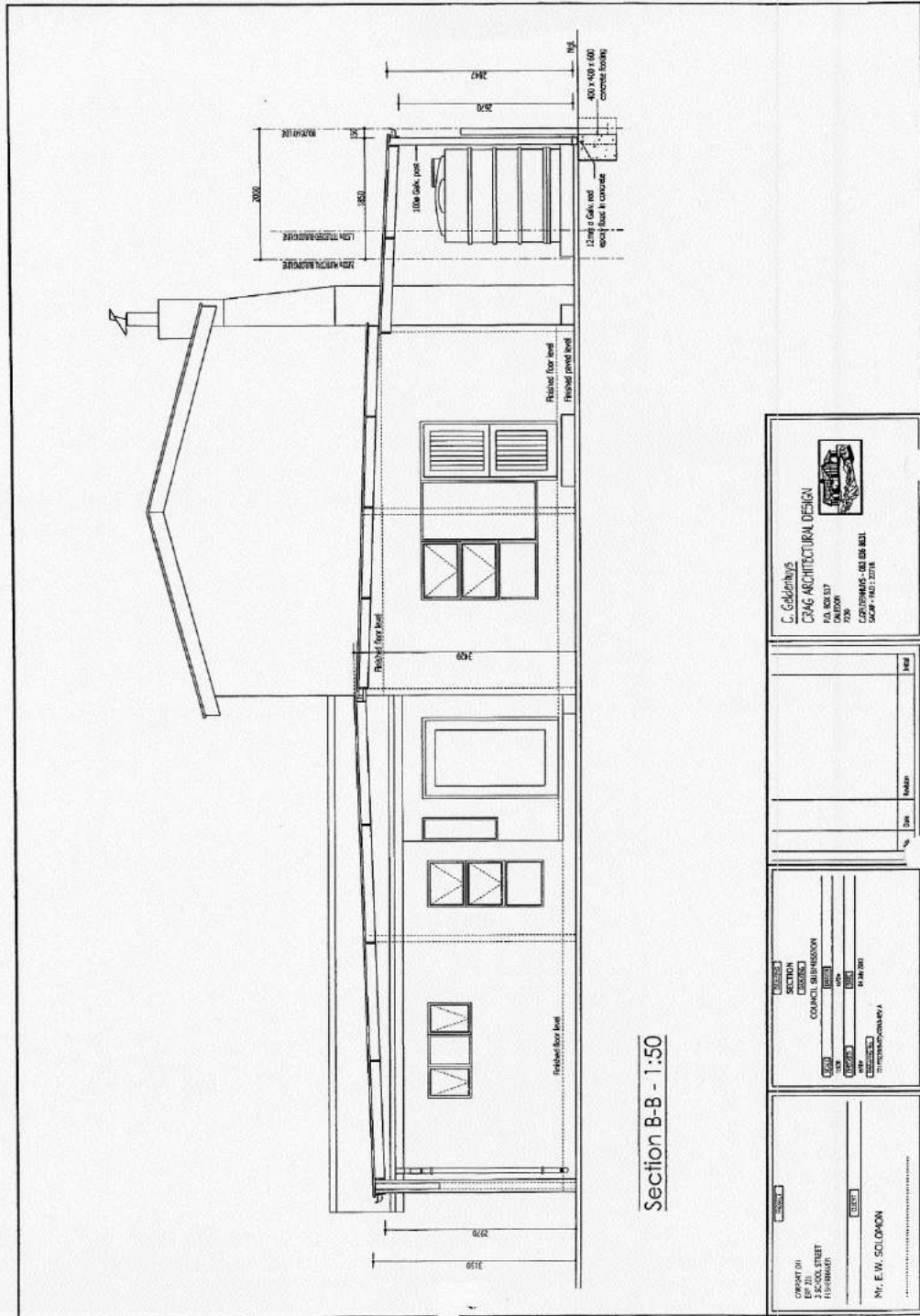


| | | | |
|--|---|---|--|
| <p>PROJECT</p> <p>GARROT DE 887 2711 12500 STREET 12500 STREET</p> <p>CLIENT</p> <p>M. E. W. SOLOMON</p> | <p>DATE</p> <p>19/01/2011</p> <p>SCALE</p> <p>1:100</p> <p>DATE</p> <p>19/01/2011</p> <p>SCALE</p> <p>1:100</p> <p>DATE</p> <p>19/01/2011</p> <p>SCALE</p> <p>1:100</p> | <p>DATE</p> <p>19/01/2011</p> <p>SCALE</p> <p>1:100</p> <p>DATE</p> <p>19/01/2011</p> <p>SCALE</p> <p>1:100</p> | <p>C. G. GARDNER CRAG ARCHITECTURAL DESIGN 110 BUCKLE OULSON 730 CALDERWAYS LANE 100 SALFORD S18 7JH</p> |
|--|---|---|--|



Section A-A - 1:50

| | | | |
|--|---|---|--|
| <p>PROJECT ON 697.211 SUNSHINE STREET MELBOURNE</p> <p>DATE: _____</p> <p>BY: M. E. W. SOLOMON</p> | <p>SECTION COUNCIL SUBMISSION</p> <p>DATE: _____</p> <p>BY: _____</p> <p>PROJECT NO: _____</p> <p>PROJECT NAME: _____</p> | <p>DATE: _____</p> <p>BY: _____</p> <p>PROJECT NO: _____</p> <p>PROJECT NAME: _____</p> | <p>C. Giddings CRAG ARCHITECTURAL DESIGN</p> <p>P.O. BOX 517 CALDERON VIC 3207 AUSTRALIA TEL: 03 835 8311 FAX: 03 835 2218</p>  |
|--|---|---|--|



Section B-B - 1:50

C. Galderhays
CRAIG ARCHITECTURAL DESIGN
 804, 808, 817
 CAMDEN
 720
 CUSTOMERS - 08 836 8833
 SALES - 08 837 0218



| DATE | BY | CHK | APP |
|------|----|-----|-----|
| | | | |
| | | | |

| DATE | BY | CHK | APP |
|------|----|-----|-----|
| | | | |
| | | | |

PROJECT NO. _____
 SECTION _____
 COUNCIL MEMBERSHIP
 DATE _____
 DRAWN BY _____
 CHECKED BY _____
 DATE _____
 APP. BY _____
 PROJECT LOCATION

Mr. E.W. SOLOMON

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS &
DEPARTURE: ERF 221, FISHERHAVEN (3299/2019)**

Stormwater (SW) : In order
Electricity : Escom
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 should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 10400 – P:2010: Drainage;
4. that any additional and / or extended vehicle entrances will be for the developer's account;
5. 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 Area Manager: Hermanus for written approval;
6. that stormwater be allowed to discharge through Erf 221, Fisherhaven, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

2. ERF 115, 39 THE CRESCENT, FISHERHAVEN, OVERSTRAND MUNICIPAL AREA: PROPOSED CONSENT USE: MESSRS ME PLANNERS ON BEHALF OF A WALLS

115 HFH (3450/2019)

H Olivier

(028) 313 8900

Hermanus Administration

20 August 2020

Executive Summary

An application was received on 22 October 2019 from Messrs ME Planners on behalf of A Walls on Erf 115, Fisherhaven in terms of Section 16(2)(c) of the Overstrand Municipality By-Law on Land Use Planning, 2015 (By-Law) for a consent use for the sale of alcoholic beverages (bar) and also to use the property as a place of entertainment.

RESOLVED:

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 115, Fisherhaven for a consent use for the sale of alcoholic beverages to operate a pub, **be approved** in terms of the provisions of Section 61;
2. that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 115, Fisherhaven for a consent use to utilize a pub area as a place of entertainment to accommodate live music, **not be approved** in terms of the provisions of Section 61;
3. that the above approval in Point 1, be subject to the following conditions:
 - (a) that a new dimensioned Site Development Plan be submitted in line with the parking layout with seven (7) on-site parking bays as indicated on parking plan 2;
 - (b) that only the area as indicated on Plan No 480-15 submitted with the application may be utilised as a pub;
 - (c) that adequate provision be made to manage the behaviour of patrons (both inside and outside the building), and for security and protection of surrounding properties, patrons, vehicles, etc. to the satisfaction of the Senior Manager : Town and Spatial Planning, and that the Municipal Council reserves the right to impose detailed conditions in this regard as and when required;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
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(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

- (d) that the application does not absolve the owner/applicant from compliance with any other relevant legislation;
 - (e) that commercial rates and service tariffs, as determined by the annual budget be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
 - (f) that the facility complies with Health and Safety Legislation and that this approval will be subject to regular inspections by the Fire Control Co-ordinator and the Health Inspector;
 - (g) that a single non-illuminated sign that complies with the Municipal By-Law on Signage may be displayed on the premises;
 - (h) that the facility be conducted in such a manner that it is not found to be detrimental to the peacefulness and amenity of the surrounding area;
 - (i) that all the conditions in the Services Report be complied with;
 - (j) that all the conditions of Telkom be complied with; and
 - (k) that all the conditions of Eskom be complied with.
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, 2015 with regard to the above decision.

REASONS FOR THE RESOLUTION:

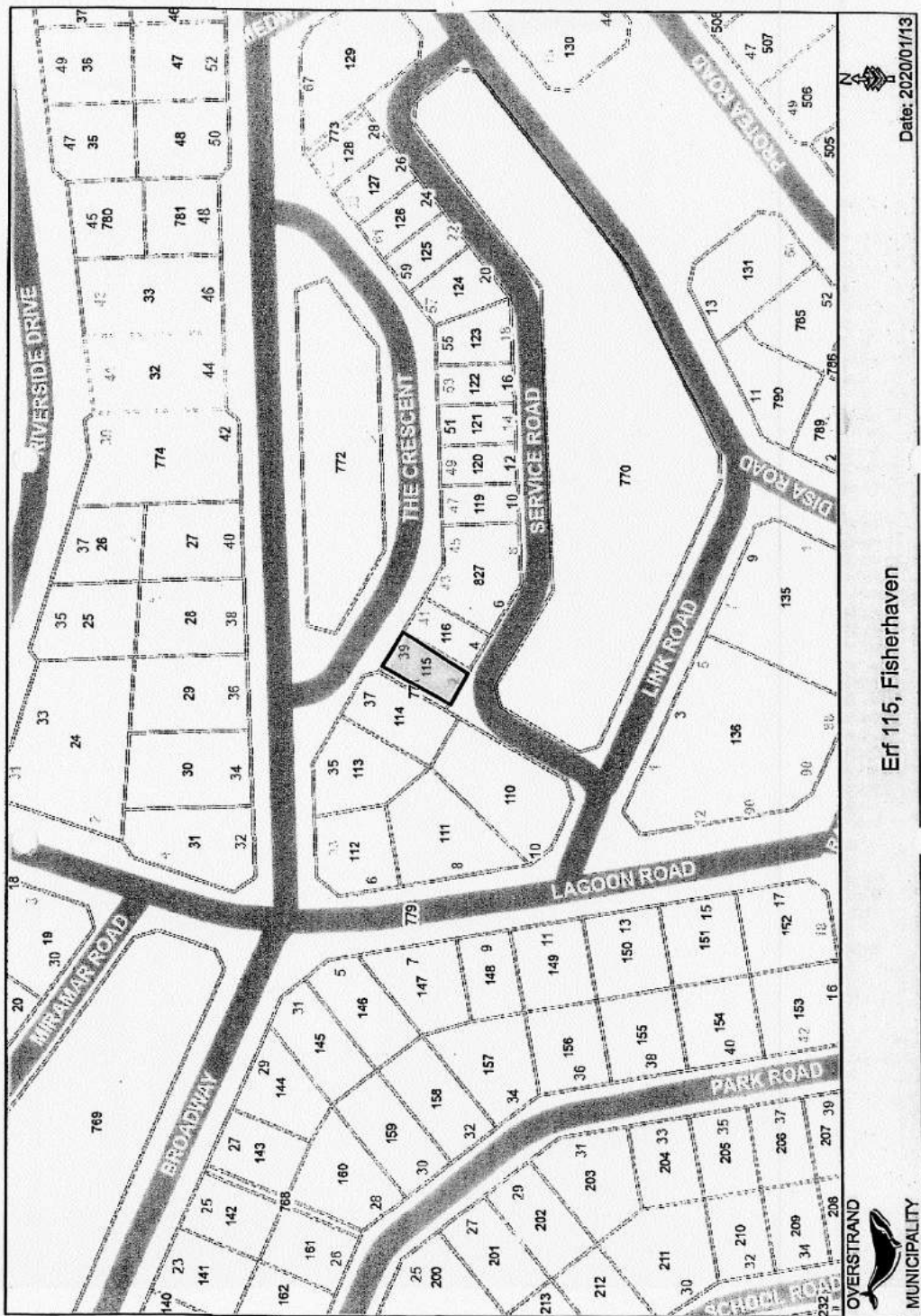
PARAGRAPH 1 – APPROVAL

- ❖ The scale of the alcoholic beverages (pub) application will not create a greater impact on surrounding property owner than the restaurant that operated in the same area of the property.
- ❖ The erf is situated in a business area and this application is in line with the uses allowed in a business area, and it will not impact on the character of the larger Fisherhaven.
- ❖ Sufficient on-site parking can be provided for this specific use, as it is in line with the parking ratio for the restaurant that operated on the property.
- ❖ The objections do not prove this specific use to be undesirable.
- ❖ There will be no real increase in traffic and therefore no traffic safety concerns.
- ❖ All State and Municipal Departments support the application.
- ❖ The application is in line with the Overstrand Municipality SDF, 2006 in that it will promote tourism, and is desirable.

PARAGRAPH 2 (NON-APPROVAL)

**AGENDA of the
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16 February 2021
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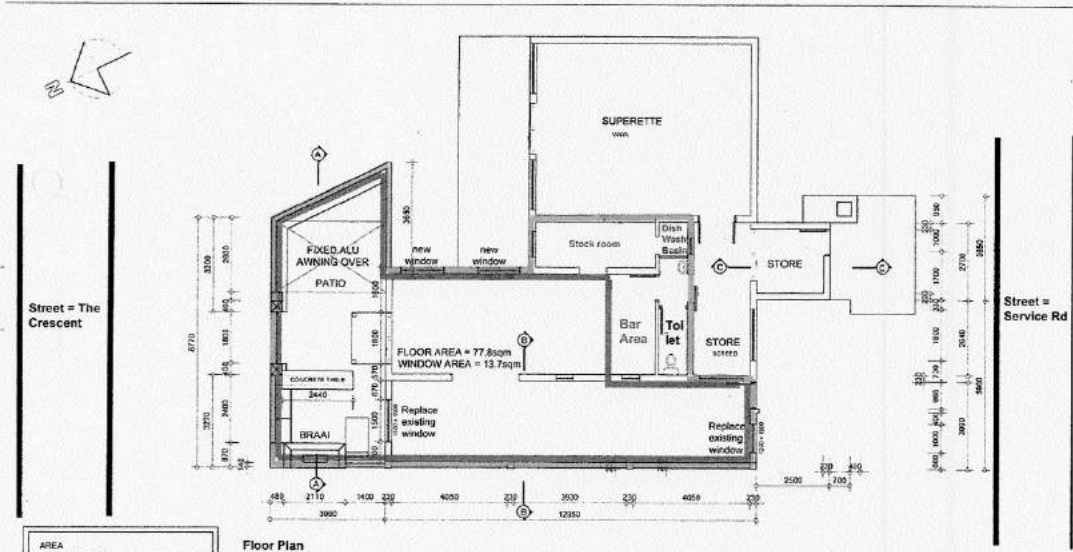
- ❖ Sufficient on-site parking [nine (9) parking bays] cannot be provided as is required in terms of the Zoning Scheme.
- ❖ Live entertainment with loud music and high noise levels of patrons would have a negative effect on the residential properties west of Erf 115, especially on the residence of Erf 114, which is only 9m from the existing building on Erf 115.
- ❖ The application for a place of entertainment is not desirable.



Erf 115, Fisherhaven

Date: 2020/01/13






AREA
 PLOT = 515.5sqm
 EXISTING FLOOR AREA = 115.5sqm
 NEW FLOOR AREA = 48.8sqm
 PERGOLA COVERING = 10.9sqm
 AL FLOOR AREA = 162.3sqm
 TOTAL COVERAGE = 173.2sqm = 34%


Floor Plan
 SCALE 1:100

Red indicates areas where access is denied to public.
 Green indicates total area of premises to be licensed.
 Blue indicates areas where public will consume alcohol.

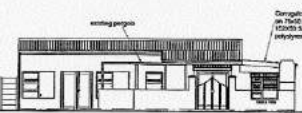
| | | | | |
|---|-------------------------------------|---|--|--|
| <p>Boundaries</p> <p>Proposed</p> <p>EXISTING</p> | <p>Plan</p> <p>ADDITIONS</p> | <p>Client</p> <p>FISHERHAVEN RESTAURANT Bdf 115 The Crescent Fishershaven</p> | <p>L.A Design Studio ARCHITECTURAL PRACTICE Lisa Abbott SUITE 100/100A PULP MILL</p> <p>14 Birkdale Fisheries Cnr 480-15 Road 480-15 C01 www.ladestudiostudio.co.za</p> | <p>Drawn by</p> <p>GENERAL SITE PLAN</p> <p>Scale</p> <p>1:100</p> <p>Project No</p> <p>480 - 15 C01</p> <p>Client</p> <p>Fishershaven</p> |
|---|-------------------------------------|---|--|--|



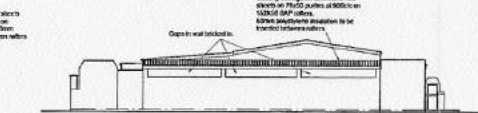
SOUTH ELEVATION
SCALE: 1/80




EAST ELEVATION
SCALE: 1/80



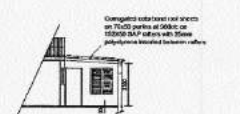
NORTH ELEVATION
SCALE: 1/80



WEST ELEVATION
SCALE: 1/80



SECTION A-A
SCALE: 1/80



SECTION B-B
SCALE: 1/80

Notes:
 READ THIS DRAWING IN CONJUNCTION WITH ARCHITECTS AND CIVIL ENGINEERS DRAWINGS. THE CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE. ALL DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. DIMENSIONS ONLY, DO NOT SCALE FROM THIS DRAWING.

ALL BUILDING MATERIALS TO CONFORM TO U.S. STANDARDS & SPECIFICATIONS. ALL WORKMANSHIP TO BE DONE IN ACCORDANCE WITH THE U.S. M. C.

CONCRETE WORK:
 All foundations to be finished with 4000psi concrete. Any rebar to be certified by an engineer.
 All surfaces to be finished with 2000psi concrete. Finish with 200 mesh sand paper, or 300 mesh sand paper on all exterior surfaces.

ROOFING:
 Precast slabs and beams, unless otherwise specified, shall be 12" x 18", 20" x 20" or 24" x 24" (depth) cast in place concrete. All cast-in-place concrete shall be finished with 200 mesh sand paper. All exterior surfaces shall be finished with 200 mesh sand paper. All interior surfaces shall be finished with 200 mesh sand paper. All concrete shall be finished with 200 mesh sand paper. All concrete shall be finished with 200 mesh sand paper.

ROOF STRUCTURES:
 The roof shall be constructed of structural composite steel deck (Chorrol) fixed to 7500 psi of concrete on 2" x 4" joists. Where the joists are to be finished with 200 mesh sand paper, the joists shall be finished with 200 mesh sand paper.

FINISH REQUIREMENTS:
 All work to be in accordance with "Part 1" of the 2000 International Building Code.

GENERAL NOTES:
 All plans & sections to work to be in 1/8" increments. All plans to be shown in 1/8" increments. All plans to be shown in 1/8" increments. All plans to be shown in 1/8" increments.

EXISTING CONDITIONS:
 Existing Composite steel deck roof structure shall be in place. All existing conditions shall be in place. All existing conditions shall be in place.

NEW CONDITIONS:
 New conditions shall be in place. All new conditions shall be in place. All new conditions shall be in place.

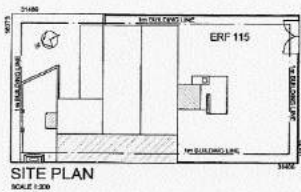
| Revision | Date | Description |
|----------|------|-------------|
| | | |
| | | |
| | | |

ADDITIONS

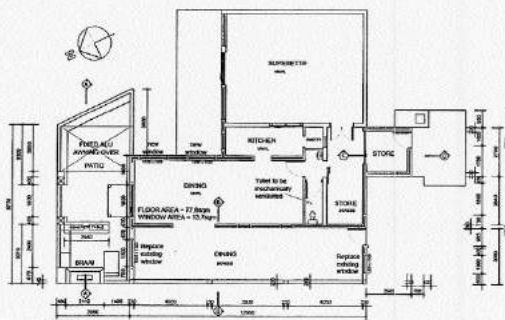
FISHERHAVEN RESTAURANT
 Eff 115
 The Cheeset
 Fishermen

L.A Design Studio
 ARCHITECTURAL PRACTICE
 1000 W. 10th St.
 Los Angeles, CA 90015
 Tel: 213.480.1111
 Fax: 213.480.1111
 www.ladesignstudio.com

| Sheet No. | Project No. | Drawing No. | Date |
|-----------|-------------|-------------|------|
| | 480 - 15 | C02 | |
| | | | |
| | | | |



SITE PLAN
SCALE 1:200



SITE PLAN
SCALE 1:100

AREA:
 PLOT = 3115.50sqm
 EXISTING FLOOR AREA = 115.50sqm
 NEW FLOOR AREA = 44.50sqm
 PERMITTED FLOOR AREA = 160.00sqm
 TOTAL FLOOR AREA = 160.00sqm
 TOTAL COVERAGE = 175.20sqm (1.34%)

| Revision | Date | Description |
|----------|------|-------------|
| | | |
| | | |
| | | |

ADDITIONS

FISHERHAVEN RESTAURANT
 ERF 115
 The Crescent
 Fishers Bay

L A Design Studio
 ARCHITECTURAL PRACTICE
 105A BROADWAY
 SUITE 105A BROADWAY
 SYDNEY NSW 2009
 TEL: 02 9231 5736 FAX: 02 9231 5736
 LADESIGNSTUDIO.COM.AU

| Client | Project Name | Sheet No. | Scale |
|-------------------|--------------|-----------|-------|
| GENERAL SITE PLAN | | | |
| 480 - 15 | C01 | | |

ALL INFORMATION FOR THIS DOCUMENT WILL BE DELETED UNLESS THIS
 DRAWING IS REQUIRED BY A RELEVANT AUTHORITY OR BY L.A. DESIGN STUDIO.

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10.08.2010

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE: ERF 115, FISHERHAVEN**

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

Conditions

1. that only the existing water connection and sewer conservancy tank 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 should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 10400 – P: 2010: Drainage;
4. that any commercial food preparation facilities (e.g. restaurant/guest house etc.) must be provided with a grease trap, which must comply with the standards and specification of the Department: Operational Services;
5. 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 Area Manager: Hermanus for written approval;
6. that stormwater be allowed to discharge through Erf 115, Fisherhaven, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

3. ERF 1362, 95 CEASER ROAD, PRINGLE BAY, OVERSTRAND MUNICIPAL AREA: PROPOSED CONSENT USE: CF BLAIR

1362 KPRB (3157/2019)

H van der Stoep

(028) 313 8900

Hermanus Administration

7 August 2020

Executive Summary

An application was received on 31 May 2019 from CF Blair on Erf 1362, Pringle Bay in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a consent use in order to utilize the existing dwelling house on the property concerned for tourist accommodation (rent out house on short term basis).

RESOLVED:

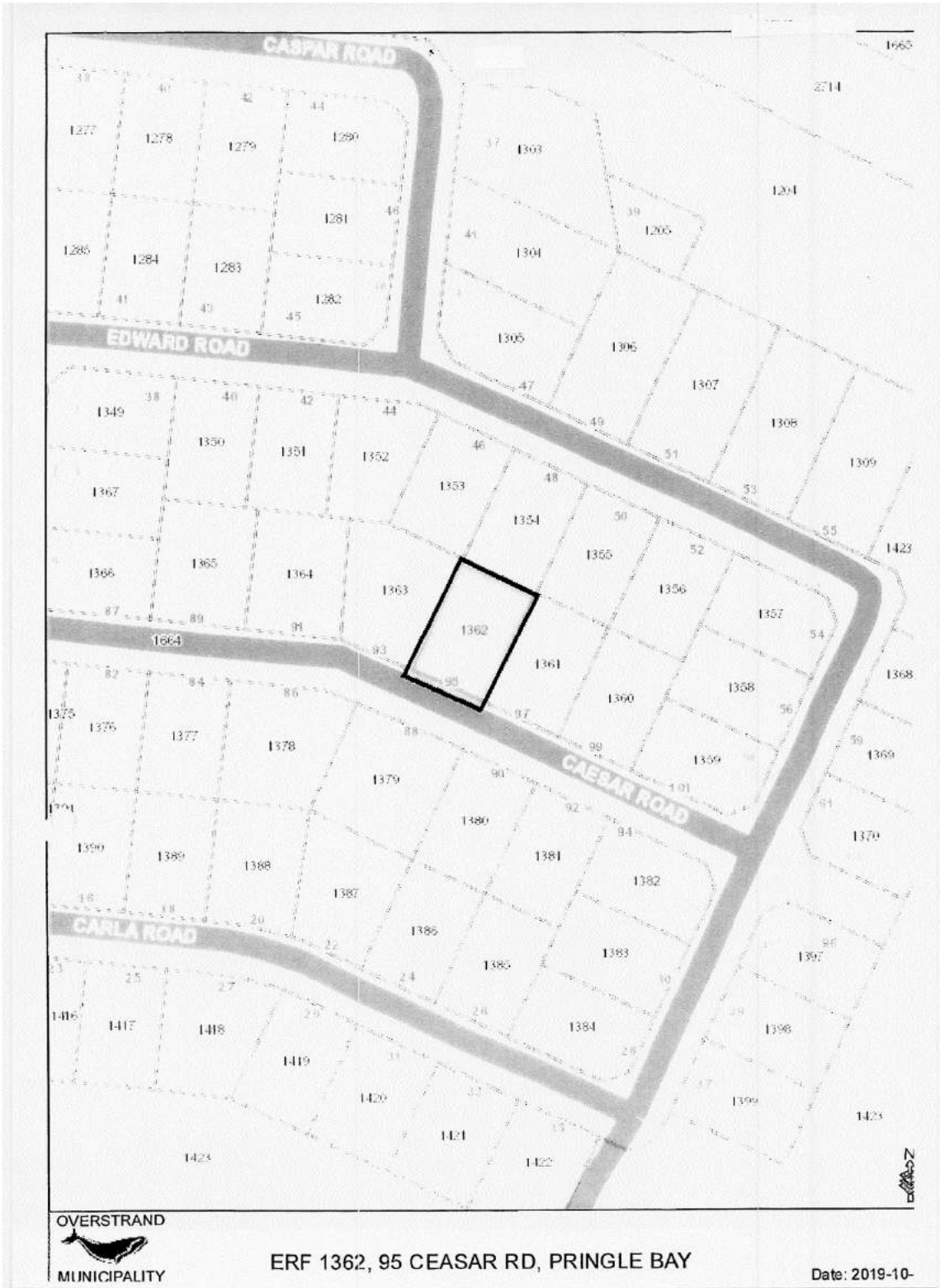
1. that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 1362, Pringle Bay for a consent use in order to utilise the existing dwelling house on the property concerned for tourist accommodation (rent out house on short term basis), **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions
 - (a) that the approval be limited to the existing dwelling and limited to six (6) guests with a maximum of two (2) vehicles;
 - (b) that a Local Leasing Agent from Pringle Bay be appointed at all times to monitor the behaviour of guests and deal with any complaints;
 - (c) that commercial rates and service tariffs, as determined by the annual budget be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
 - (d) that the accommodation facility complies with Health and Safety Legislation and Fire Regulations and that applications be made for the relevant Health and Safety and Fire Certificates;
 - (e) that a single non-illuminated sign that complies with the Municipal By-Law on Signage may be displayed on the premises;
 - (f) that the accommodation facility be conducted in such a manner that it is not found to be detrimental to the peacefulness and amenity of the surrounding area;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

- (g) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation; and
 - (h) that all the conditions in the Services Report be complied with.
2. 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, 2015 with regard to the above decision.

REASONS FOR THE RESOLUTION:

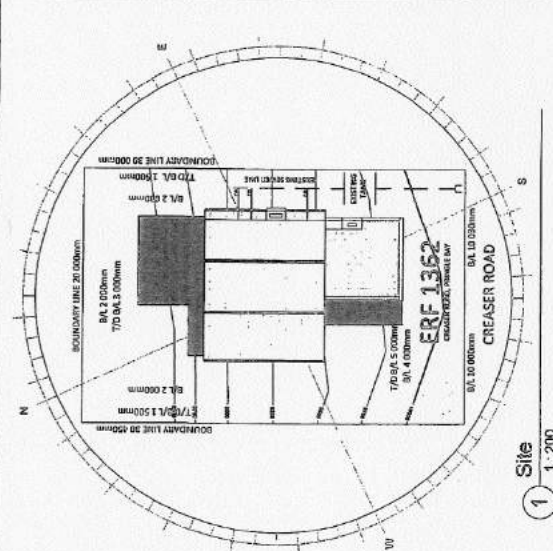
- ❖ The application has followed due procedure.
- ❖ None of the internal departments have objected to the application.
- ❖ No new municipal services will be required.
- ❖ The application is in line with the aims of the Overstrand Municipality SDF and IDF to promote tourism.
- ❖ The objections received questioned the desirability of the application in relation to the impact on the character of the area. The area is however identified as a tourism and retirement village, and there are already tourist accommodation facilities in Pringle Bay. The proposal is therefore in line with the character of the area.
- ❖ The objectors questioned the desirability of the application in relation to the impact on surrounding property owners. By limiting the scale to six (6) guests and two (2) vehicles, applying house rules and appointing a local leasing agent to monitor and manage the rental property, impact would be sufficiently limited.
- ❖ The approval of the application would create job opportunities and also benefit the economy of the area, with tourist spending money in the area.



ERF 1362, 95 CEASAR RD, PRINGLE BAY

Date: 2019-10-

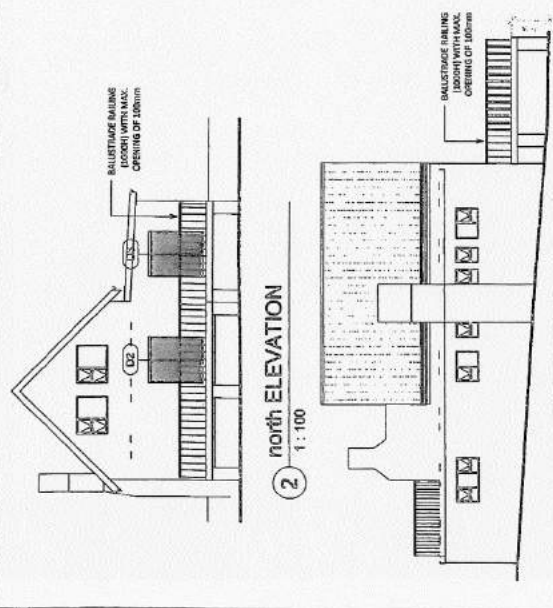
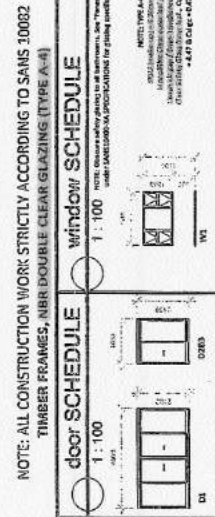
NOTES:
 ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.
 ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE IBC CODES THEREAFTER.
 ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
 ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE IBC CODES THEREAFTER.
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 ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
 ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE IBC CODES THEREAFTER.



| | |
|-------------------------|-------------------|
| TOTAL SITE AREA | 600m ² |
| EXISTING AREA | 20M ² |
| NEW DECKING | 52m ² |
| EXISTING BALCONY | 30m ² |
| TOTAL AREA | 260m ² |
| COVERAGE | 40% |

| | |
|---------------------------------------|----------------------|
| INTERIOR FLOOR AREA | 384.40m ² |
| TOTAL GLAZING AREA | 45.57m ² |
| FENESTRATION TO NET FLOOR AREA | 34.5% |

| | |
|---------------|------------------------|
| TARGET | SOLAR HEAT GAIN |
| CONDUCTANCE | 203.35 |
| AREA U-VALUE | 23.97 |
| | 297.27 |



| SANS 10400-KA REQUIREMENTS | | CALCULATION & SPECIFICATION | |
|----------------------------|---------|-----------------------------|------|
| ROOF ASSEMBLIES | U-VALUE | Roof | 0.25 |
| External walls | U-VALUE | Walls | 0.18 |
| Internal walls | U-VALUE | Partitions | 0.18 |
| Floors | U-VALUE | Floors | 0.18 |
| Windows | U-VALUE | Windows | 0.18 |
| Doors | U-VALUE | Doors | 0.18 |
| Glazing | U-VALUE | Glazing | 0.18 |

210 construction - steel frame
 ENGINEERED BY
 CONSULTANT ENGINEERS
 081 420 8884 / 081 271 8948
 1001 JEFFERSON ROAD, SANDHURST, CAPE TOWN

BLAIR
 PROPOSED ADDRESS:
 ERF 1352
 CREASER ROAD
 PRINERLE BAY
 SITE PLAN & ELEVATION
 DRAWING NO: 2018-060
 DATE: 2018-07-31
 JOB NO: 001

NOTE: ALL CONSTRUCTION WORK STRICTLY ACCORDING TO SANS 10082
TIMBER FRAMES-NBR DOUBLE CLEAR GLAZING (TYPE A-A)

door SCHEDULE 1:100
window SCHEDULE 1:100

WINDOW SCHEDULE

| Window | Area (m ²) | U-Value | SHGC |
|--------|------------------------|---------|------|
| W1 | 12.5 | 0.18 | 0.40 |
| W2 | 3.5 | 0.18 | 0.40 |
| W3 | 4.5 | 0.18 | 0.40 |
| W4 | 5.0 | 0.18 | 0.40 |
| W5 | 2.0 | 0.18 | 0.40 |
| W6 | 3.0 | 0.18 | 0.40 |
| W7 | 2.0 | 0.18 | 0.40 |
| W8 | 3.0 | 0.18 | 0.40 |
| W9 | 2.0 | 0.18 | 0.40 |
| W10 | 3.0 | 0.18 | 0.40 |
| W11 | 2.0 | 0.18 | 0.40 |
| W12 | 3.0 | 0.18 | 0.40 |
| W13 | 2.0 | 0.18 | 0.40 |
| W14 | 3.0 | 0.18 | 0.40 |
| W15 | 2.0 | 0.18 | 0.40 |
| W16 | 3.0 | 0.18 | 0.40 |
| W17 | 2.0 | 0.18 | 0.40 |
| W18 | 3.0 | 0.18 | 0.40 |
| W19 | 2.0 | 0.18 | 0.40 |
| W20 | 3.0 | 0.18 | 0.40 |

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE: ERF 1362, PRINGLE BAY (3157/2019)**

Stormwater (SW) : In order
Electricity : Escom
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 should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that stormwater be allowed to discharge through Erf 1362, Pringle Bay, unobstructed;
4. that no on-street parking be allowed.

p.p. D. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

17/06/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

4. ERF 1292, 34 KLEINE STREET, STANFORD: APPLICATION FOR DEPARTURE: MESSRS ATLAS TOWER (PTY) LTD ON BEHALF OF ADENCO CONSTRUCTION (PTY) LTD

1292 SSS (4145)

P Roux

(028) 313 8900

Hermanus Administration

14 September 2020

Executive Summary

An application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law), applicable to Erf 1292, Stanford which was originally received on 20 June 2019 from Messrs BJB Project Services CC, and delegated to Messrs Atlas Tower (Pty) Ltd on 09 July 2020, on behalf of Adenco Construction (Pty) Ltd in order to accommodate a proposed transmission tower on the property. The application entails the following:

- ❖ to relax the street building line from 5m to 0m;
- ❖ to relax the lateral building line from 2m to 0m;
- ❖ to exceed the applicable 12m height restriction to accommodate a proposed 21m monopole mast, and
- ❖ to exceed the applicable 2,1m height restriction to accommodate a 2,4m high fence.

RESOLVED:

1. that the comments be noted;
2. that the applications submitted in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure to accommodate a proposed transmission tower, which entails the following:
 - ❖ to the relax the street building line from 5m to 0m;
 - ❖ to relax the lateral building line from 2m to 0m;
 - ❖ to exceed the applicable 12m height restriction to accommodate a proposed 21m monopole mast, and
 - ❖ to exceed the applicable 2,1m height restriction to accommodate a 2,4m high fence.

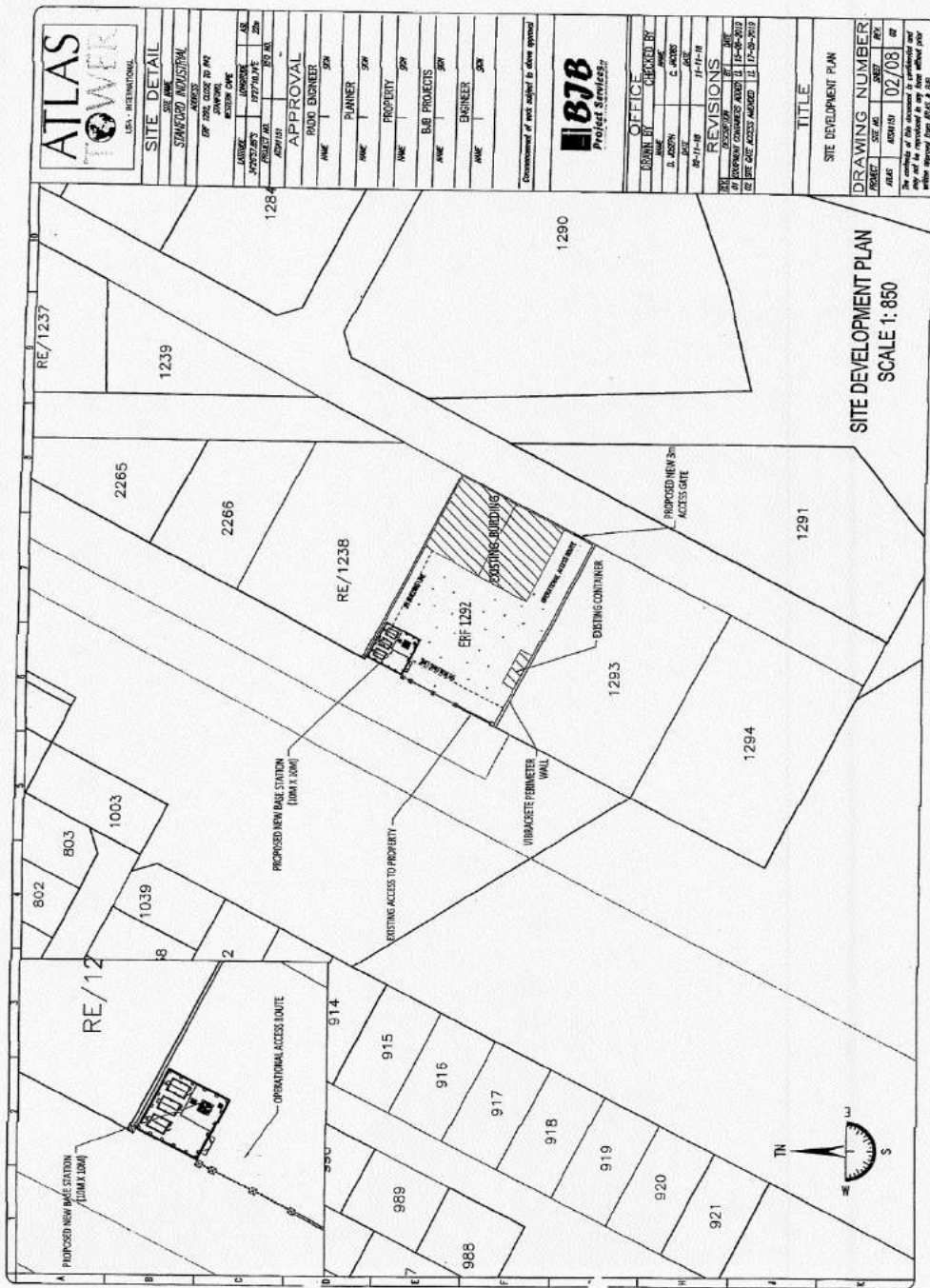
not be approved in terms of the provisions of Section 61 of the By-Law; and

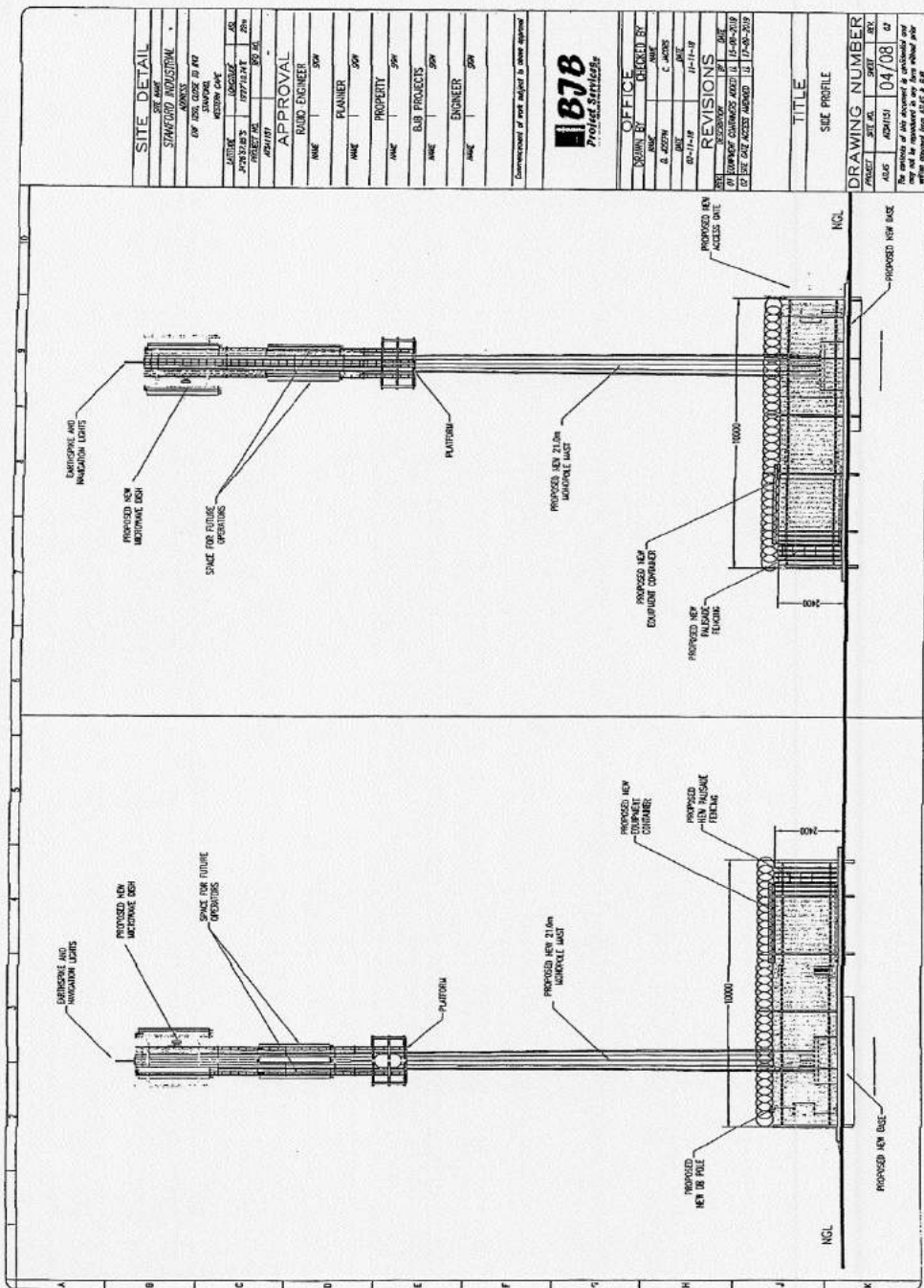
**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

3. that the applicant and persons who commented be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 with regard to the above decision.

REASONS FOR RESOLUTION:

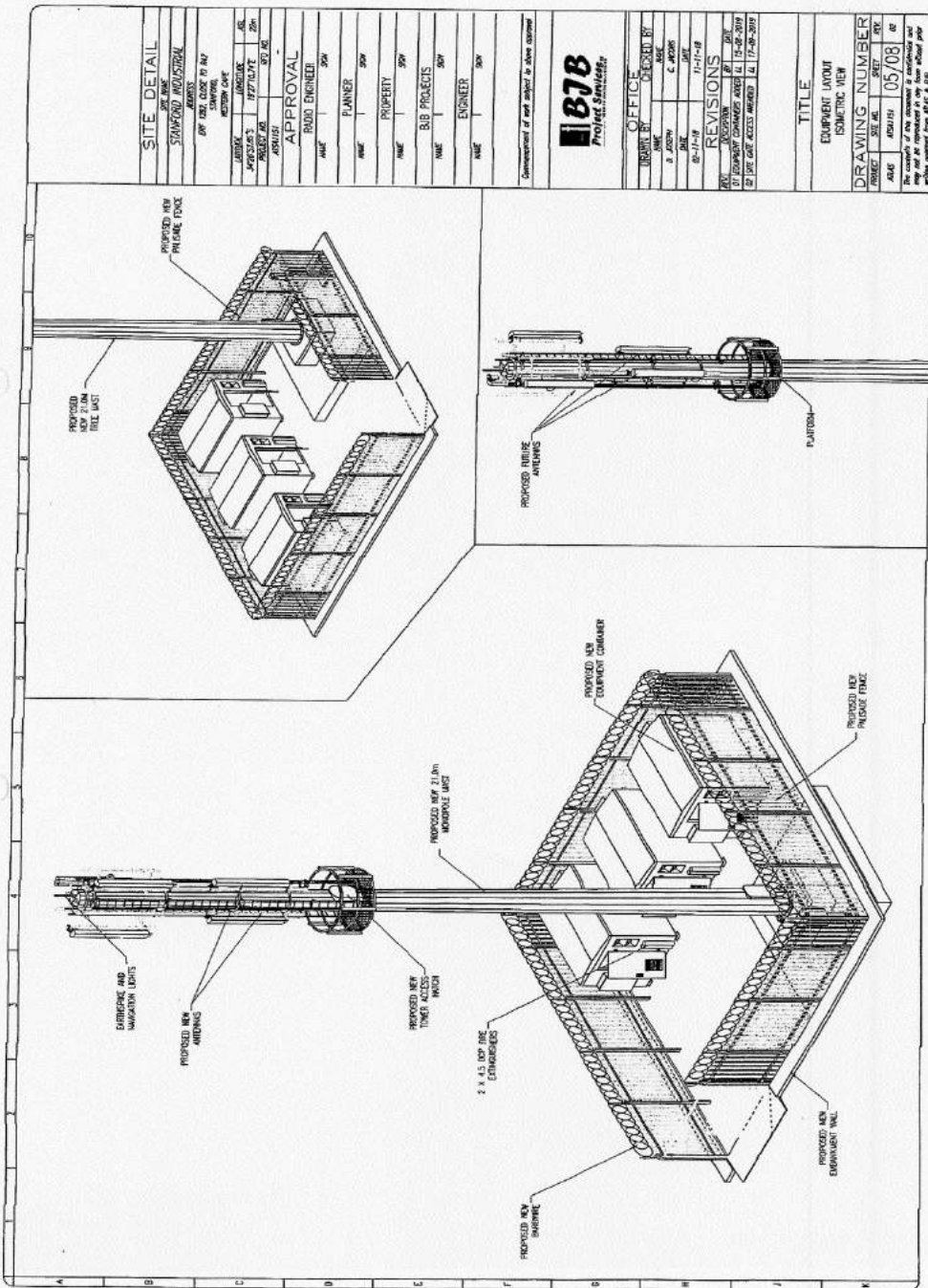
- ❖ The applicant failed to provide substantive evidence pertaining to the need to depart from the height restriction in order to develop the proposed telecommunication apparatus.
- ❖ The applicant alleges that there is insufficient network coverage in Stanford, whilst the network coverage maps on the websites of the various service providers indicate the contrary.
- ❖ The R43 is scenic links which joins Stanford to other tourist destinations, on which residents and tourist travel each day and the proposed 25m high telecommunication tower/mast disguised as a tree will have a visual impact on this routes. The proposed location of the said infrastructure is thus not acceptable.
- ❖ There are alternative locations which will provide better visual screening and integration with the urban fabric. The proposed location will cause the structure to be freestanding on a site which directly fronts the R43. The proposed site also does not provide and inherent visual screening.
- ❖ The applicant failed to provide alternative sites or to substantiate the reason why the current location is ideal and optimal versus other lessor visual sites in Stanford industrial.





| SITE DETAIL | | | | | | | | | | | | | | |
|--|---|------------|----------------|--|---------|----------|--------|----------|------|----------|------|--------------|------|----------|
| SITE NAME | STANFORD INDUSTRIAL | | | | | | | | | | | | | |
| ADDRESS | 5100 W. HAYWARD PIKE HAYWARD, CA 94541 | | | | | | | | | | | | | |
| DATE | 04/08 | BY | | | | | | | | | | | | |
| DESIGNED BY | PROJECT | CHECKED BY | | | | | | | | | | | | |
| DRAWN BY | DATE | DATE | | | | | | | | | | | | |
| REVISIONS | | | | | | | | | | | | | | |
| NO. | DESCRIPTION | DATE | | | | | | | | | | | | |
| 1 | ISSUE FOR CONSTRUCTION | 04/08 | | | | | | | | | | | | |
| 2 | ISSUE FOR ACCESS | 04/08 | | | | | | | | | | | | |
| 3 | ISSUE FOR ACCESS | 04/08 | | | | | | | | | | | | |
| <table border="1"> <tr> <th colspan="2">APPROVAL</th> </tr> <tr> <td>NAME</td> <td>POSITION</td> </tr> <tr> <td>NAME</td> <td>PLANNER</td> </tr> <tr> <td>NAME</td> <td>PROPERTY</td> </tr> <tr> <td>NAME</td> <td>BUD PROJECTS</td> </tr> <tr> <td>NAME</td> <td>ENGINEER</td> </tr> </table> | | | APPROVAL | | NAME | POSITION | NAME | PLANNER | NAME | PROPERTY | NAME | BUD PROJECTS | NAME | ENGINEER |
| APPROVAL | | | | | | | | | | | | | | |
| NAME | POSITION | | | | | | | | | | | | | |
| NAME | PLANNER | | | | | | | | | | | | | |
| NAME | PROPERTY | | | | | | | | | | | | | |
| NAME | BUD PROJECTS | | | | | | | | | | | | | |
| NAME | ENGINEER | | | | | | | | | | | | | |
| <table border="1"> <tr> <th colspan="2">DRAWING NUMBER</th> </tr> <tr> <td>PROJECT</td> <td>SHEET</td> </tr> <tr> <td>ADH151</td> <td>04/08 02</td> </tr> </table> | | | DRAWING NUMBER | | PROJECT | SHEET | ADH151 | 04/08 02 | | | | | | |
| DRAWING NUMBER | | | | | | | | | | | | | | |
| PROJECT | SHEET | | | | | | | | | | | | | |
| ADH151 | 04/08 02 | | | | | | | | | | | | | |
| <p>The accuracy of this document is guaranteed only if it is accompanied by one of our professional seals.</p> <p>www.b7b.com TEL: 925-277-8200</p> | | | | | | | | | | | | | | |





SITE DETAIL

STANFORD INDUSTRIAL
ADDRESS
STANFORD
STANFORD, CA 94305
PROJECT NO. 127710.017
DATE 07.02.08

APPROVAL
ROAD ENGINEER
NAME JSM

PLANNER
NAME JSM

PROPERTY
NAME JSM

BID PROJECTS
NAME JSM

ENGINEER
NAME JSM

Comments of work subject to other approvals



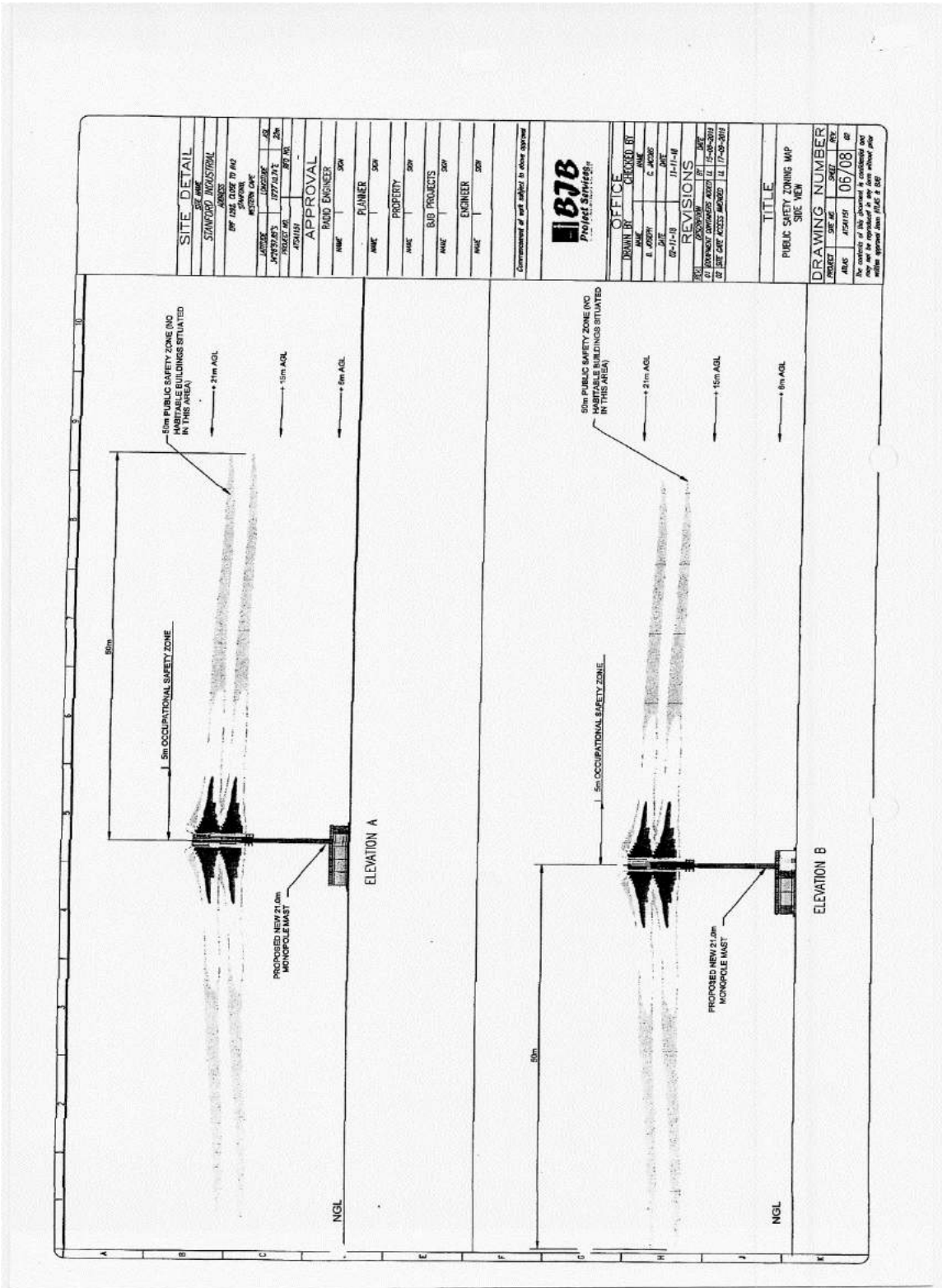
OFFICE CHECKED BY
NAME C. JORDAN
DATE 11-21-08

REVISIONS
NO. 001
DATE 11-21-08
BY C. JORDAN
DESCRIPTION OF CHANGE ACCESS AL. 11-21-08

TITLE
EQUIPMENT LAYOUT
ISOMETRIC VIEW

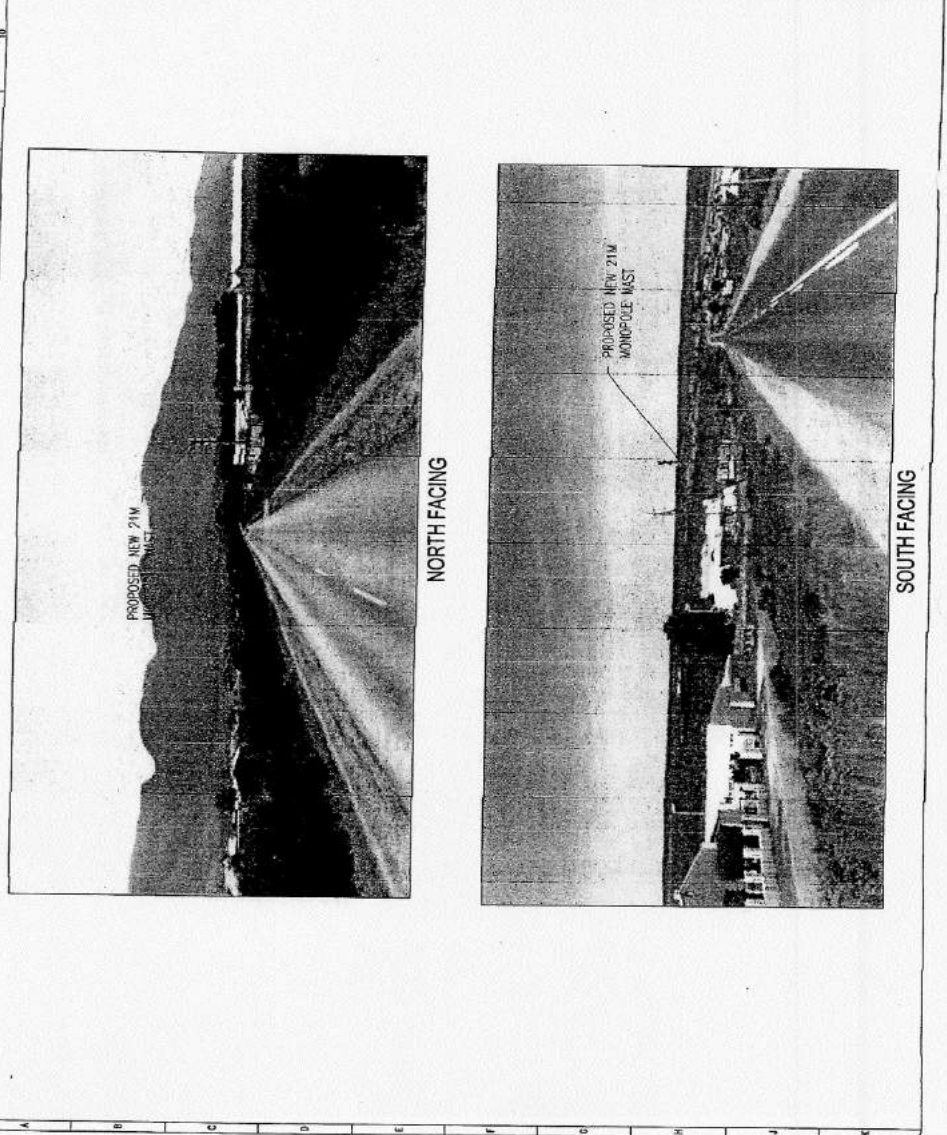
DRAWING NUMBER
PROJECT NO. 127710.017
DATE 05/08
REV. 01

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| | |
|--|----------------------------------|
| SITE DETAIL | |
| OWNER | STANFORD INDUSTRIAL |
| ADDRESS | 1777 ALVA ST, STANFORD, CA 94304 |
| PROJECT NO. | 1777ALVA_24 |
| DATE | 05/11/18 |
| APPROVAL | |
| NAME | RAID ENGINEER |
| NAME | PLANNER |
| NAME | PROPERTY |
| NAME | BUB PRODUCTS |
| NAME | ENGINEER |
| Government of BC not subject to above approval | |
| B7B Project Services Inc. | |
| OFFICE CHECKED BY | |
| NAME | C. JACOB |
| DATE | 11-11-18 |
| REVISIONS | |
| NO. | DESCRIPTION |
| 01 | DATE |
| 02 | DATE |
| 03 | DATE |
| TITLE | |
| PUBLIC SAFETY ZONING MAP | |
| SITE VIEW | |
| DRAWING NUMBER | |
| PROJECT | SHEET |
| 05/08 | 06/08 |
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| | | |
|--|------------------------------|------------|
| ATLAS TOWER USA - INTERNATIONAL | | |
| SITE DETAIL | | |
| DATE: 08/08 | PROJECT: STANDARD INDUSTRIAL | |
| BY: [Signature] | FOR: [Signature] | |
| SCALE: AS SHOWN | DATE: 08/08 | |
| PROJECT NO: 10000000000000000000 | DATE: 08/08 | |
| APPROVAL | APPROVAL | |
| ROAD ENGINEER | ROAD ENGINEER | |
| NAME: [Signature] | NAME: [Signature] | |
| PLANNER | PLANNER | |
| NAME: [Signature] | NAME: [Signature] | |
| PROPERTY | PROPERTY | |
| NAME: [Signature] | NAME: [Signature] | |
| EBI PROJECTS | EBI PROJECTS | |
| NAME: [Signature] | NAME: [Signature] | |
| ENGINEER | ENGINEER | |
| NAME: [Signature] | NAME: [Signature] | |
| Commitment of work subject to owner approval | | |
| BJB Project Services | | |
| OFFICE | | |
| DESIGNED BY: [Signature] | CHECKED BY: [Signature] | |
| DATE: 08-11-18 | DATE: 11-11-18 | |
| REVISIONS | | |
| NO. | DESCRIPTION | DATE |
| 01 | CONTRACT AMENDMENT | 11-16-2018 |
| 02 | SITE AREA ACCESS | 11-16-2018 |



PROPOSED NEW 21M
MONCOTE HST

NORTH FACING

SOUTH FACING

| | |
|--------------------|------------------|
| DRAWING NUMBER | |
| DATE: 08/08 | DATE: 08/08 |
| BY: [Signature] | BY: [Signature] |
| FOR: [Signature] | FOR: [Signature] |
| TITLE | |
| SUPERIMPOSED IMAGE | |

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 1292, STANFORD (3175/2019)**

Electricity : In order
Water : In order
Sewer : In order
Stormwater : In order
Roads and traffic : In order

Conditions:

1. that only the existing water and sewerage connections will be available to 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 60 Amp three phase electricity connection will be available for the development, no additional capacity can be supplied;
3. that 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;
4. that any additional and / or extended vehicle entrances will be for the developer's account;
5. that stormwater be allowed to discharge through Erf 1292, Stanford, unobstructed;
6. that no on-street parking be allowed.

D. P. R. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

23/01/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

**5. ERF 12221, 5 KWAAIWATER ROAD, EASTCLIFF, HERMANUS:
APPLICATION FOR DEPARTURE: MESSRS PLAN ACTIVE TOWN AND
REGIONAL PLANNERS ON BEHALF OF THE OGWINI TRUST**

12221 HEC (3284/2019)

P Roux

(028) 313 8900

Hermanus Administration

19 October 2020

Executive Summary

An application was received on 20 August 2019 from Messrs Plan Active Town and Regional Planners on behalf of the Ogwini Trust applicable to Erf 12221, Hermanus (Eastcliff) for a departure in terms of Section 16(2)(b) to exceed the height restriction from 8m to 8,76m to accommodate part of the existing roof structure of the dwelling on the property.

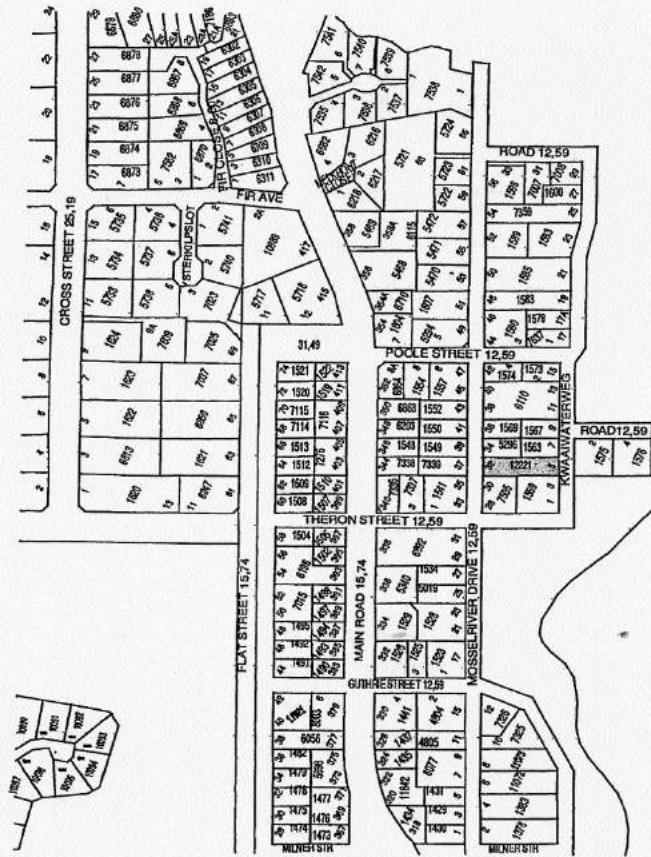
RESOLVED:

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) to exceed the height restriction from 8m to 8,76m to accommodate part of the existing roof structure of the dwelling on Erf 12221, Hermanus (Eastcliff), **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the approval is only for the departure as indicated on Plan No. *LAD_600* as submitted on *11 February 2020*;
 - (b) that revised "as built" building plans be submitted indicating the updated base level while retaining the original building plan measurements;
 - (c) that the conditions in the Services Report be complied with;
 - (d) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation; and
 - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. 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, 2015 with regard to the above decision.

REASONS FOR RESOLUTION:

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

- ❖ The structure was developed in line with the character of the area.
- ❖ The proposed departure does not exceed the height of the original dwelling which was demolished.
- ❖ The footprint of the portion of the roof has minimal impact on views from adjacent property owners.
- ❖ The objection which were received from the adjacent property owner was addressed by the applicant.
- ❖ No restrictive condition is contained in the Title Deed which prohibits the proposed departure.
- ❖ The use of the dwelling will remain for residential purposes and will not impact on the character of the area.
- ❖ No additional services will be required.



PLAn Stads- en Streeksbeplanners
 Town & Regional Planners

All distances approximate
 and subject to survey.
COPY RIGHT RESERVED

Property Description:
**ERF 12221
 HERMANUS**

Plan Description:
LOCALITY MAP

Scale: **NTS**
 Drawing Nr: **Herf12221.Ldhw**
 Date: **07/2019**

NOTES

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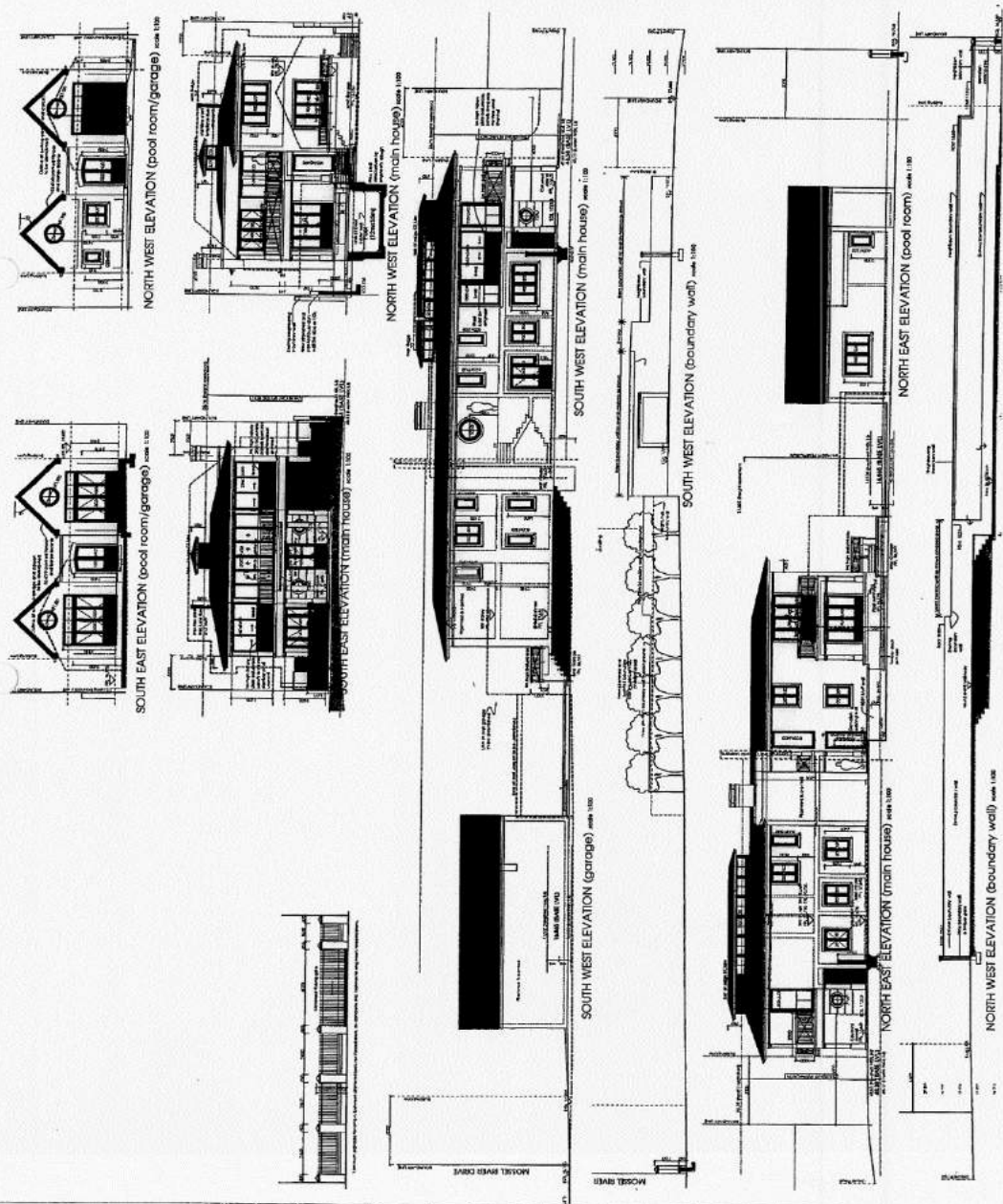
REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|--------------------|
| 1 | 08/12/22 | ISSUED FOR PERMITS |
| 2 | 08/12/22 | ISSUED FOR PERMITS |
| 3 | 08/12/22 | ISSUED FOR PERMITS |
| 4 | 08/12/22 | ISSUED FOR PERMITS |
| 5 | 08/12/22 | ISSUED FOR PERMITS |
| 6 | 08/12/22 | ISSUED FOR PERMITS |
| 7 | 08/12/22 | ISSUED FOR PERMITS |
| 8 | 08/12/22 | ISSUED FOR PERMITS |
| 9 | 08/12/22 | ISSUED FOR PERMITS |
| 10 | 08/12/22 | ISSUED FOR PERMITS |

WYNAND
WILSENACH
ARCHITECTS

PROJECT: HOUSE MILLS
ARCHITECT: WYNAND WILSENACH ARCHITECTS
DATE: 08/12/22
SCALE: AS SHOWN

HOUSE MILLS



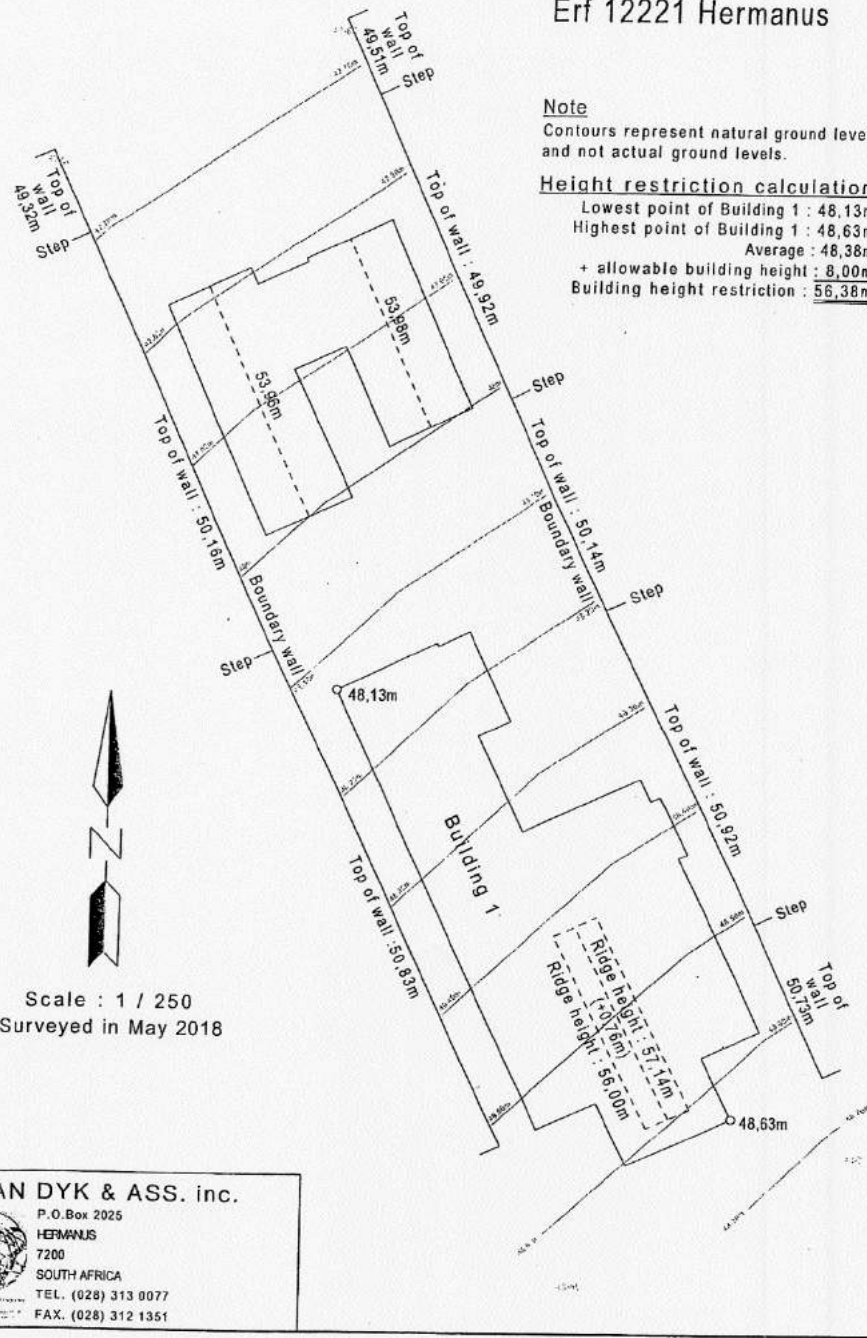
BM1 : 47,67m
Roofing screw in tar

Erf 12221 Hermanus

Note
Contours represent natural ground levels,
and not actual ground levels.

Height restriction calculation

Lowest point of Building 1 : 48,13m
Highest point of Building 1 : 48,63m
Average : 48,38m
+ allowable building height : 8,00m
Building height restriction : 56,38m



Scale : 1 / 250
Surveyed in May 2018

VAN DYK & ASS. inc.
P.O. Box 2025
HERMANUS
7200
SOUTH AFRICA
TEL. (028) 313 0077
FAX. (028) 312 1351

MILLS
 CLIENT: New House, BRF 12221,
 Mossel River Drive
 HERMANUS

PROJECT:
 SITE PLAN showing existing
 levels and structures

DRAWING:
 WYLAND
 WILSENACH
 ARCHITECTS

DATE: JUN 2017
 AS SHOWN
 LOK: WM
 REVISIONS: 20
 ARCHITECT: JH

HOUSE MILLS

NOTES

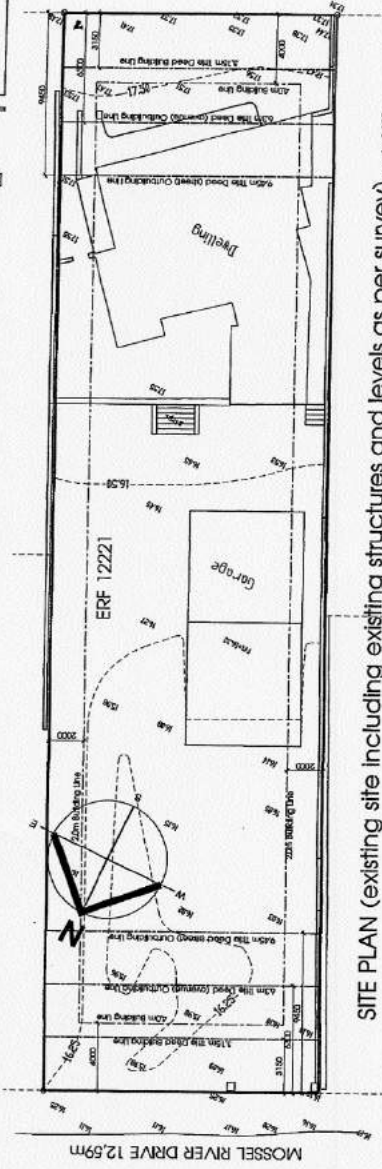
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we do it for the joy it brings!

REVISIONS

CLIENT: _____

ARCHITECT: _____



SITE PLAN (existing site including existing structures and levels as per survey) scale 1:100

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 12221, EASTCLIFF (3284/2019)**

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 sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that any additional and / or extended vehicle entrances will be for the owner's account;
5. 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 Area Manager: Hermanus for written approval;
6. that stormwater be allowed to discharge through Erf 12221, Eastcliff, unobstructed;
7. that no on-street parking be allowed.

p.p. R. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

25/01/2019
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

6. ERF 4846, 15 ELEVENTH AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REZONING AND SUBDIVISION: MESSRS PLAN ACTIVE ON BEHALF OF MG HILTL

4846 KM (3333/2019)

H van der Stoep

(028) 313 8900

Hermanus Administration

12 October 2020

Executive Summary

An application was received on 12 September 2019 from Messrs Plan Active Town and Regional Planners on behalf of MG Hiltl on Erf 4846, Kleinmond for the following:

- ❖ Subdivision in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to subdivide Erf 4846, Kleinmond into five (5) portions and a Remainder, measuring as follows:
 - Portion A – ±84m² in extent
 - Portion B – ±1016m² in extent
 - Portion C – ±1016m² in extent
 - Portion D – ±1016m² in extent
 - Portion E – ±312m² in extent
 - Remainder Erf 4846 – ±1016m² in extent
- ❖ Rezoning in terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to subsequently rezone Portions A and E from Residential Zone 1 to Transport Zone 2.

RESOLVED:

1. that the application in terms of Section 16(2)(d) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) in order to subdivide Erf 4846, Kleinmond into five (5) portions and a Remainder, measuring as follows:
 - Portion A – ±84m² in extent
 - Portion B – ±1016m² in extent
 - Portion C – ±1016m² in extent
 - Portion D – ±1016m² in extent
 - Portion E – ±312m² in extent
 - Remainder Erf 4846 – ±1016m² in extent

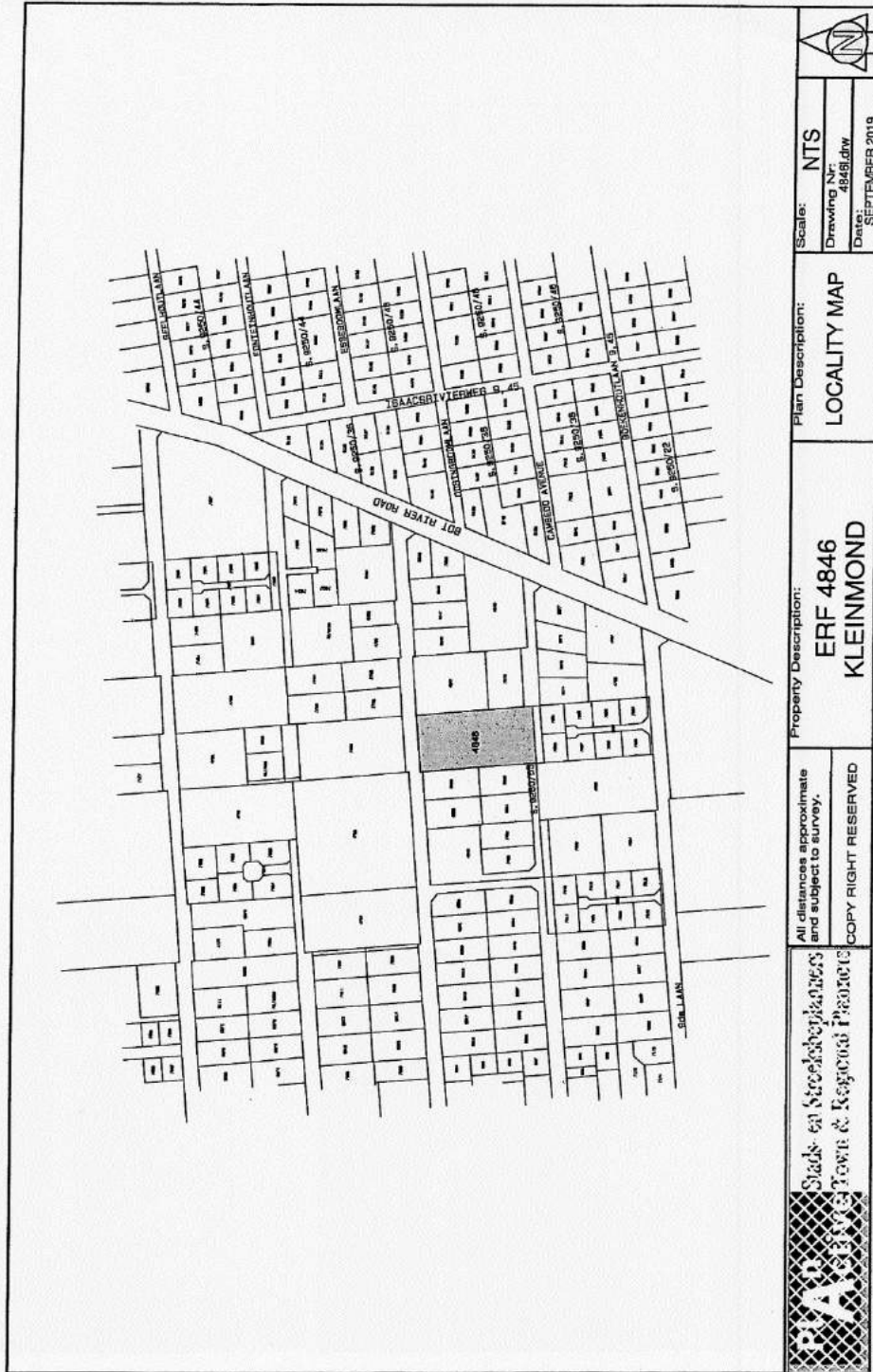
be approved in terms of the provisions of Section 61;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

2. that the application in terms of Section 16(2)(a) of the By-Law in order to subsequently rezone Portions A and E from Residential Zone 1 to Transport Zone 2, **be approved** in terms of the provisions of Section 61,
3. that the approvals in Points 1. and 2. be subject to the following conditions:
 - (a) that subdivision be in line with Drawing No. 4846.drw dated September 2019 submitted with this application;
 - (b) that the proposed subdivided Portions A and E be rezoned from Residential 1 to Transport Zone 2 as per Drawing No. 4846.drw dated September 2019;
 - (c) that the proposed subdivided and rezoned Portions A and E [as per Condition (b) above] be transferred by the property owner to the local authority with the registration of the first erf;
 - (d) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
 - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with; and
 - (f) that all the conditions in the Services Report be complied with.
4. that the applicant and objector be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.

REASONS FOR RESOLUTION:

- ❖ The application is in line with forward planning documents.
- ❖ The creation of four (4) residential erven is in line with the surrounding erf extents and will not be to the detriment of the character of the area.
- ❖ The objection regarding dust and speeding is not the responsibility of the applicant and thus cannot be held responsible.



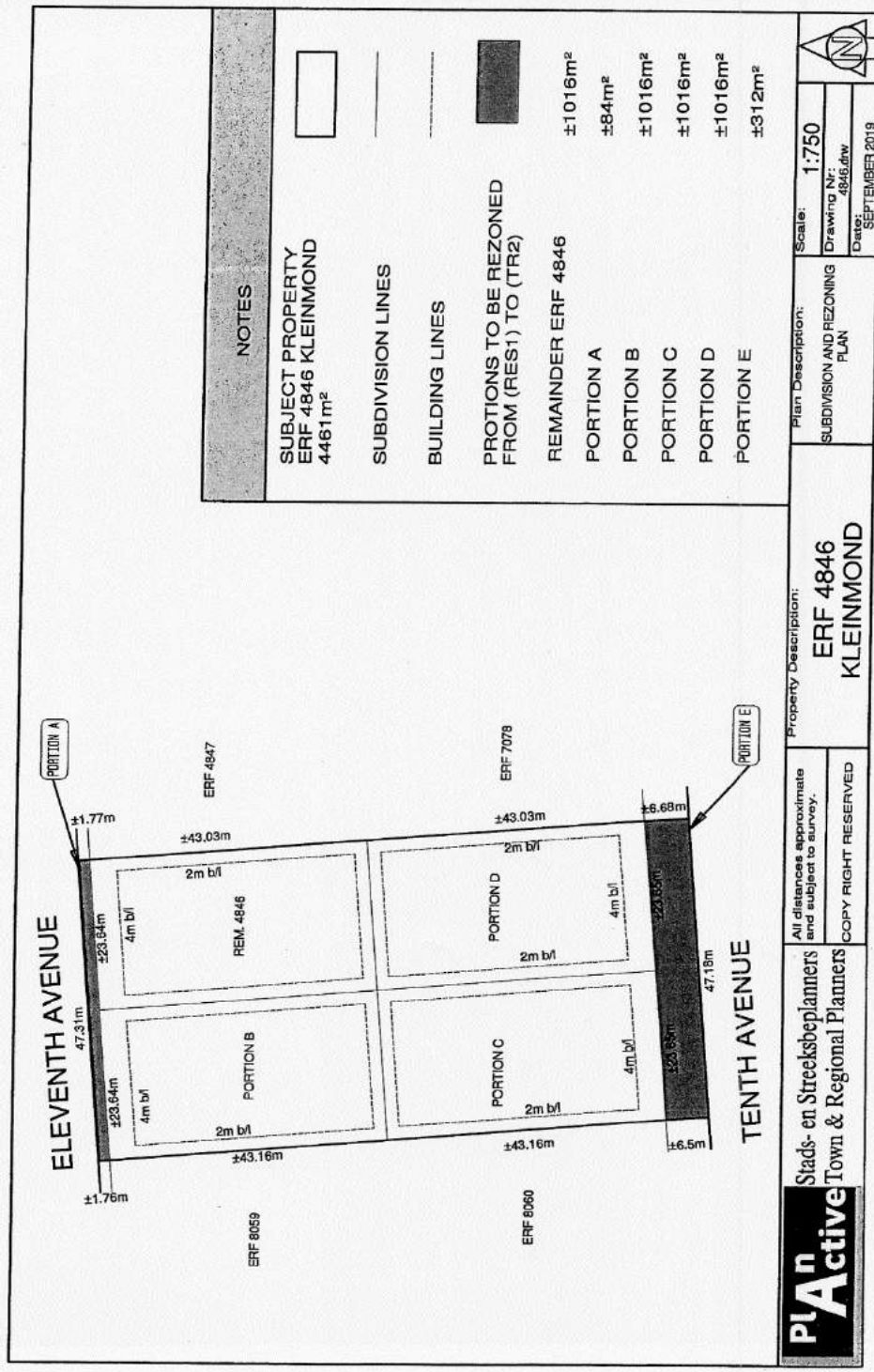
PLANNING
 Stads- en Streeklanterniers
 Town & Street Lighting

All distances approximate
 and subject to survey.
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Property Description:
**ERF 4846
 KLEINMOND**

Plan Description:
LOCALITY MAP

Scale: **NTS**
 Drawing Nr: **4846.dwg**
 Date: **SEPTEMBER 2019**



NOTES

SUBJECT PROPERTY
ERF 4846 KLEINMOND
4461m²

SUBDIVISION LINES

BUILDING LINES

PORTIONS TO BE REZONED
FROM (RES1) TO (TR2)

- REMAINDER ERF 4846 ±1016m²
- PORTION A ±84m²
- PORTION B ±1016m²
- PORTION C ±1016m²
- PORTION D ±1016m²
- PORTION E ±312m²

| | | | | |
|--|---|---|---|--|
| | Stads- en Streeksbeplanners Town & Regional Planners | Property Description: ERF 4846 KLEINMOND | Plan Description: SUBDIVISION AND REZONING PLAN | Scale: 1:750 Drawing Nr: 4846.dwg Date: SEPTEMBER 2019 |
| | All distances approximate and subject to survey. COPY RIGHT RESERVED | | | |

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION: ERF 4846, KLEINMOND**

Water : In Order
Sewer : In Order
Roads to traffic : In Order
Stormwater : In Order
Electricity : In Order

Conditions:

1. that a development contribution be paid by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council. Payment to be made simultaneously but prior to transfer and rates clearance certificate being issued of any erf or prior to such erf being put to the approved use or such use being extended, as the case may be.

The contribution according to the current policy (2019/2020) is as follows:

| | | | | |
|--------------------------|-------------|-----|---|---------------------------|
| Water | R 22 925.00 | x 3 | = | R 68 775.00 |
| Sewerage | R 15 457.00 | x 3 | = | R 46 371.00 |
| Roads | R 6 931.00 | x 3 | = | R 20 793.00 |
| Solid Waste | R 1 386.00 | x 3 | = | <u>R 4 158.00</u> |
| TOTAL (incl. VAT) | | | = | <u>R140 097.00</u> |

2. that the developer at his cost constructs the internal municipal civil and electrical services for the development as well as any link or bulk municipal services that need to be provided;
 - 2.1 the Director: Infrastructure and Planning may require the developer to construct internal, link, and/or bulk municipal services to a higher capacity than warranted by the development for purposes of allowing other existing or future developments to also utilise such services, provided;
 - 2.2 the rates and prices of such work be established in terms of a system which is fair, equitable, transparent and cost effective;
 - 2.3 if link municipal services have already been provided, the developer to contribute towards the cost thereof, the Director: Infrastructure and Planning to determine the amount of such contribution in terms of a system which is fair and equitable;

3. that servitudes for municipal services be registered in favour of the Council at the developer's cost in respect of all main services to be taken over by the Council and all existing municipal services concerned crossing private property;
4. that the developer indemnifies and keep the Council indemnified against all actions, proceedings, claims and demands, costs, damages and expenses arising out of the establishment of the township, the provision of services to the township or the use of servitude areas or municipal property:
 - 4.1 for a period which shall commence on the date that the installation of the services to the township are commenced with and shall expire after completion of the maintenance period;
 - 4.2 the developer to submit an acceptable public liability insurance policy to the Council and to pay the premium in advance for the period as set out above before any work concerned may commence;
 - 4.3 the insurance to be to an amount which shall not be less than that required by the SAACE;
 - 4.4 such indemnification against loss, claims or damages, to include claims pertaining to consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the Council's services or apparatus or otherwise;
5. that a plan of all existing services be submitted to the Director: Infrastructure and Planning, by the developer and that any of the services that need to be relocated, be done by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning:
 - 5.1 way-leaves must be obtained from the Operational Manager;
 - 5.2 such way-leaves to be obtained prior to any excavation on public property or property where existing services are located;
6. that the developer may enter into an agreement with the Council to install or upgrade bulk and/or link municipal services and amenities at an agreed cost, subject to the following:
 - 6.1 such costs to be established in accordance with a system which is fair, equitable, transparent, competitive and cost effective;

- 6.2 such costs shall be set-off against (part or full) development contributions payable in respect of engineering services;
- 6.3 to the extent that such costs exceed the development contributions payable, the Council will refund the developer the difference with interest calculated at the prime rate, when funds are available;
7. that plans of all the internal municipal civil and electrical (high and low voltage supply) services and such link services as required by the Director: Infrastructure and Planning, prepared by an ECSA registered professional engineer/technologist, be submitted to the Director: Infrastructure and Planning for his prior approval;
8. the "Guidelines for the Provision of Engineering Services in Residential Townships" (Blue Book), SABS 1200 specifications and the Design and Construction Standards for civil and electrical services of the Council to be used as the standard design and construction criteria with which such plans must comply;
9. the Director: Infrastructure and Planning to be notified in writing of all deviations from the Standard Design and Construction Criteria when plans are submitted for his approval and such deviations to be separately approved in writing by the Director: Infrastructure and Planning;
10. the successful completion of such works to be supervised and certified by an independent professional civil engineer/technologist i.e. a professional civil engineer/technologist who has no direct financial interest in the development, other than payment as standard professional fees for the work concerned; and
11. such independent professional civil engineer/technologist to furnish the Director: Infrastructure and Planning with satisfactory proof of his professional indemnity insurance to an amount which shall not be less than that required by the SAACE and which insurance shall be valid for the relevant contract and maintenance period;
12. that a stormwater management plan, which may include attenuation facilities to ensure that the pre-development run-off is not exceeded, be submitted to the Director: Infrastructure and Planning for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning;

13. that all municipal civil and electrical services installed or constructed by the developer, be maintained after completion thereof for a maintenance period, as described in the General Condition of Contract for works of Civil Engineering Construction – 2004, of 12 months, and
14. that a Certificate of Completion together with as-built services plans be provided by the independent professional engineer/technologist to the Overstrand Municipality. As-built plans to be on quality paper, together with a DXF file thereof;
15. that the developer furnish the Council with a bank guarantee equal to 2.5% of the value of the provided municipal civil and electrical services as certified by the independent professional engineer/technologist. The guarantee shall be to the satisfaction of the Director: Infrastructure and Planning and valid for the 12 months maintenance period which commences from date of the Certificate of Completion;
16. that the electricity reticulation and supply be provided according to the master plan by the developer;
17. that the developer appoint a consulting electrical engineer to determine the electricity demand for the development and pay a fee to Overstrand Municipality to determine the capacity in the existing electricity network;
18. that a stormwater management plan, which may include attenuation facilities to ensure that the pre-development run-off is not exceeded and that erosion and pollution is minimised, be submitted to the Director: Infrastructure and Planning for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning;
19. that the water and sewerage connections for portions B,C and D be provided by the developer and connected to the reticulation system in 10th Avenue (Individual & Separate).
20. that a service agreement may be required by the Director: Infrastructure and Planning prior to the approval of any service plans;

21. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer;

D.S. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

12/06/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

**7. ERF 7073, 2 ASTER STREET, MOUNT PLEASANT, HERMANUS,
OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: SO
YUSAF**

7073 HMP (3476/2019)

H van der Stoep

(028) 313 8900

Hermanus Administration

15 October 2020

Executive Summary

An application for departure was received on 29 October 2019 from SO Yusaf in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 7073, Hermanus (Mount Pleasant) in order to:

- a) relax the northern street building line from 2m to 0m and the eastern lateral building line from 1m to 0m to accommodate a structure consisting of two (2) store rooms; and to
- b) relax the western street building line from 4m to 2,135m and the southern lateral building line from 1m to 0,4m to accommodate a garage.

RESOLVED:

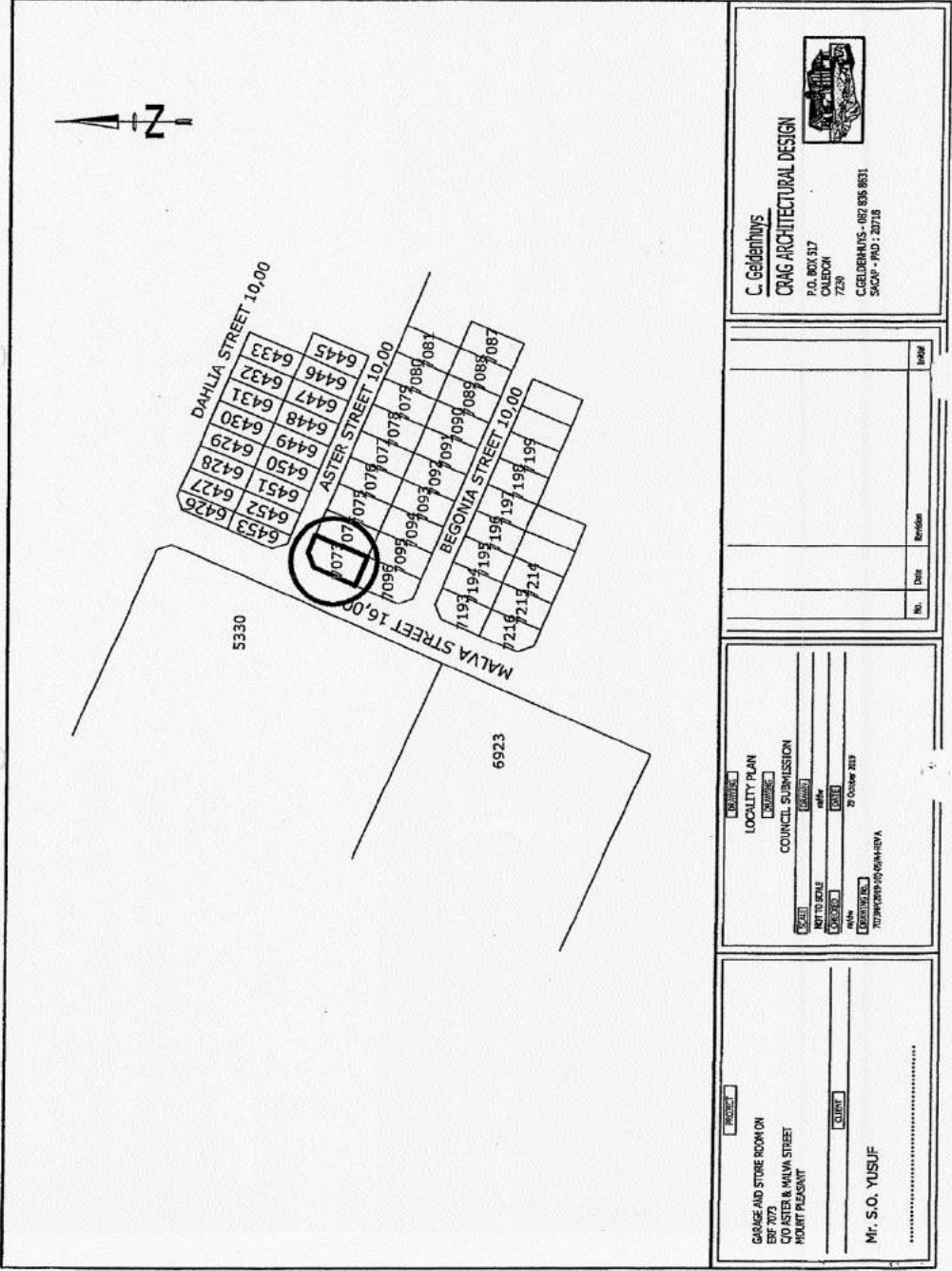
1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 7073, Hermanus (Mount Pleasant) in order to:
 - a) relax the northern street building line from 2m to 0m and the eastern lateral building line from 1m to 0m to accommodate a structure consisting of two (2) store rooms; and to
 - b) relax the western street building line from 4m to 2,135m and the southern lateral building line from 1m to 0,4m to accommodate a garage

not be approved in terms of the provisions of Section 61 of the By-Law; and
2. that the applicant be notified of his/her right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.

**AGENDA of the
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(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

REASON FOR RESOLUTION:

- ❖ The application documentation provided by the applicant and its architectural draughtsman relating to the application is grossly false, incorrect and therefore they consciously mislead the Municipality, which is an offense in terms of the provisions of Section 84 of the By-Law.



C. Geldenhuys
CRAC ARCHITECTURAL DESIGN
 P.O. BOX 317
 CAULDON
 7226
 CELEBRATUS - 082 838 8831
 SKOP - 082 207 18

| No. | Date | Revision |
|-----|------|----------|
| | | |
| | | |
| | | |

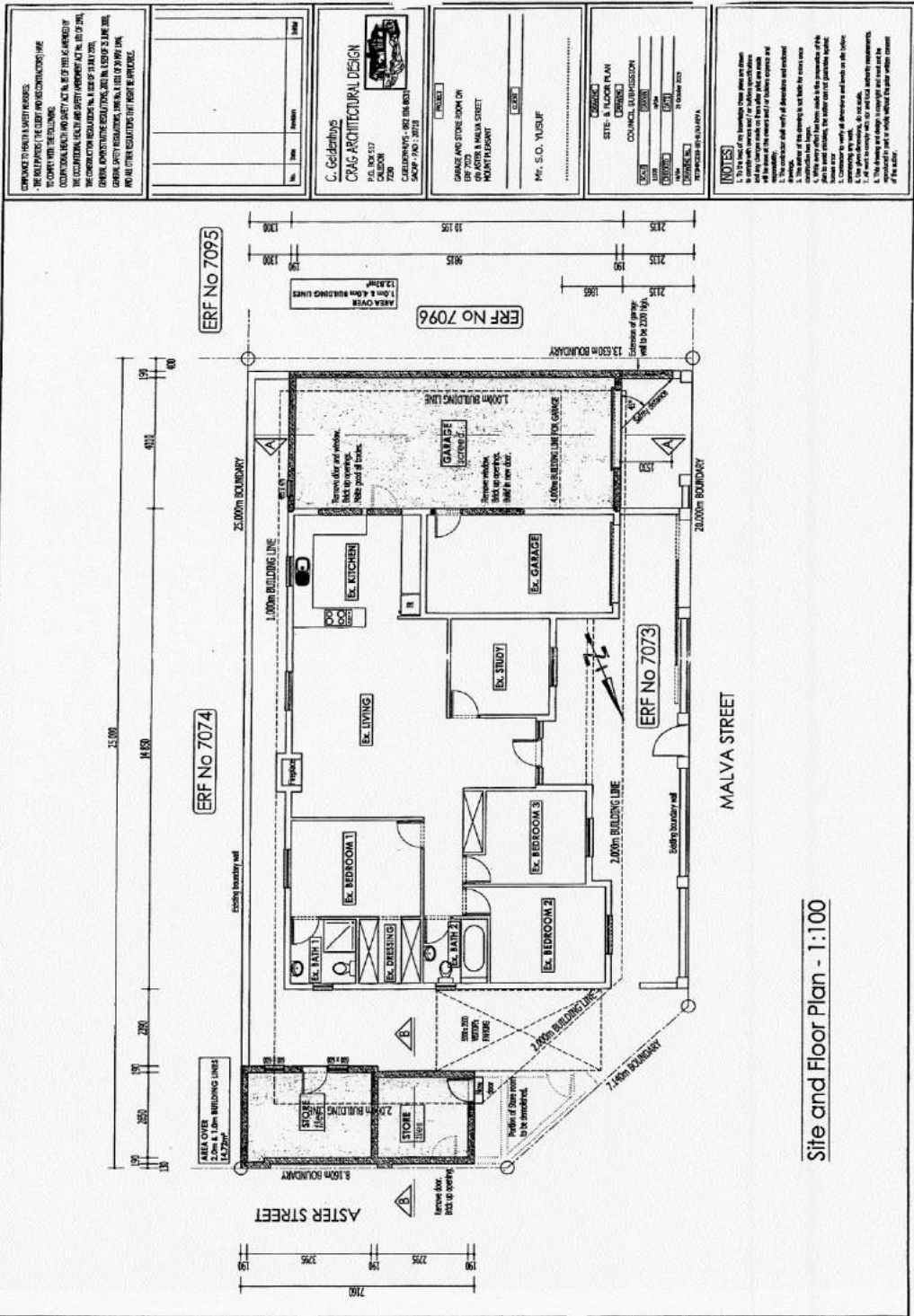
PROJECT
 GARAGE AND STORE ROOM ON
 ERF 7073
 C/O ASTER & MALVA STREET
 MOUNT PLEASANT

CLIENT
 Mr. S.O. YUSUF

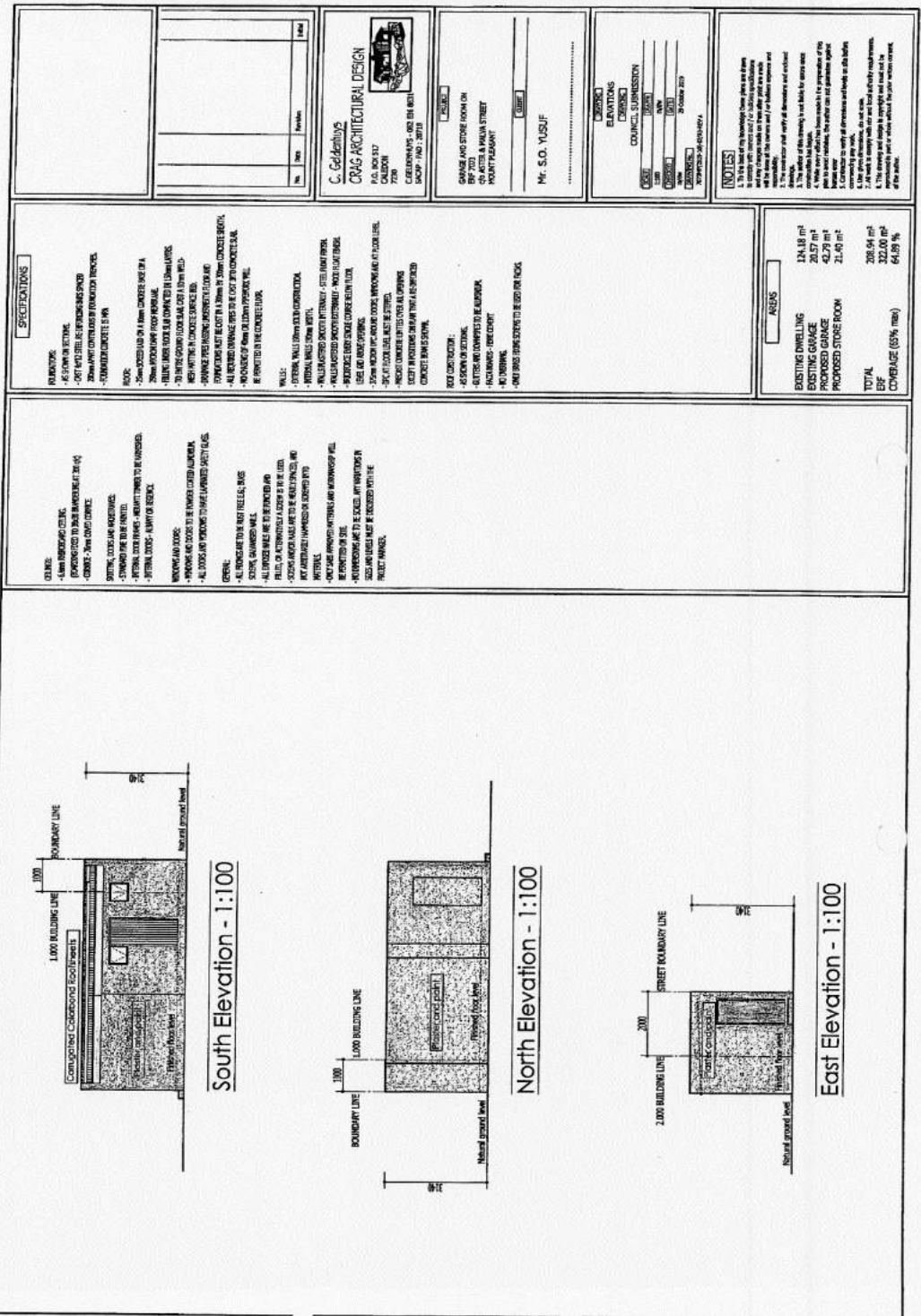
LOCALITY PLAN
 COUNCIL SUBMISSION
 20 October 2010

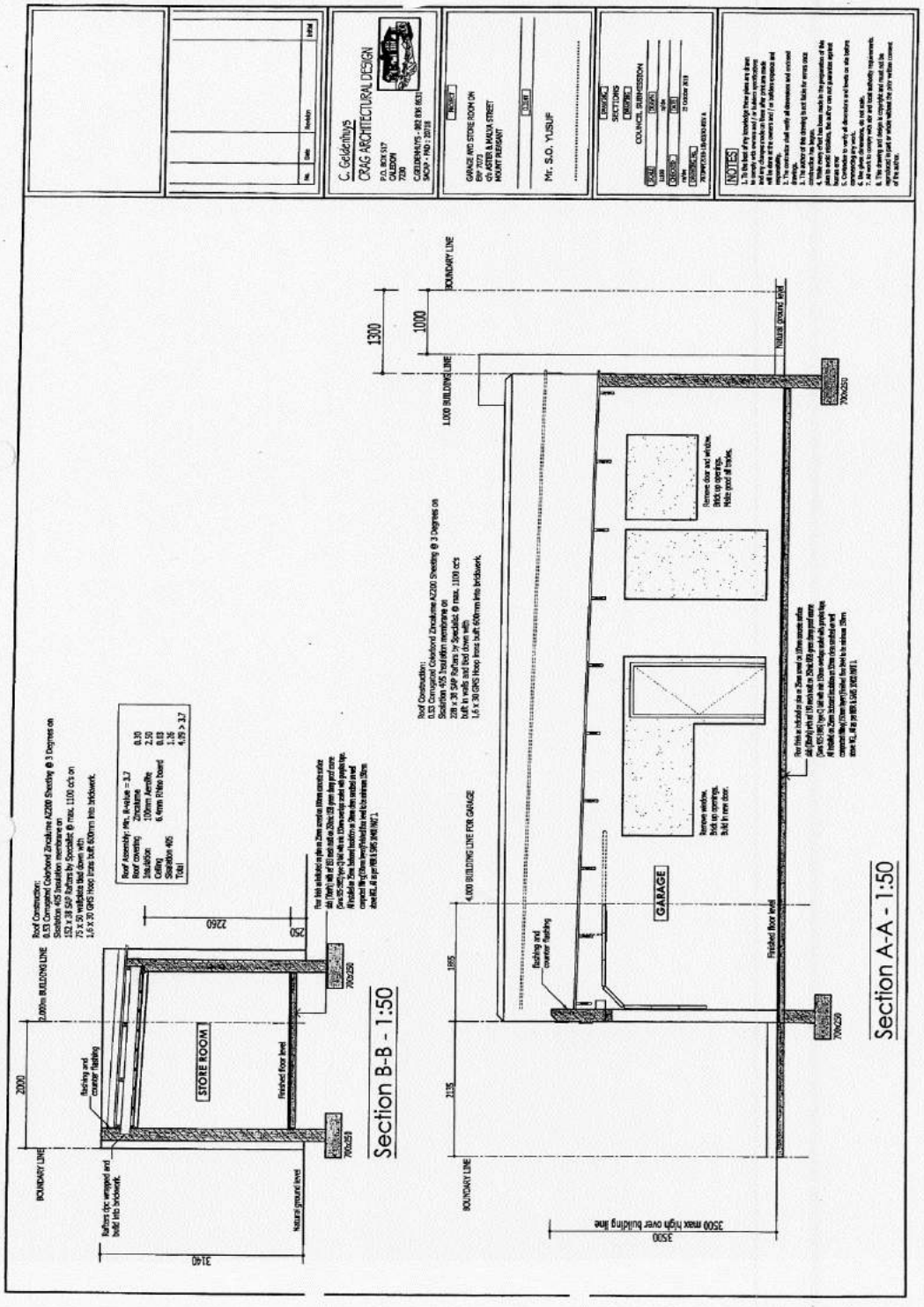
PROJECT
 GARAGE AND STORE ROOM ON
 ERF 7073
 C/O ASTER & MALVA STREET
 MOUNT PLEASANT

CLIENT
 Mr. S.O. YUSUF



Site and Floor Plan - 1:100





Roof Construction:
 0.33 Compacted Crushed Zirconium A200 Sheeting @ 3 Degrees on
 Section 405 insulation membrane on
 152 x 38 SFP rafters by Special @ max. 1100 c/c's on
 75 x 50 rafters laid down with
 15 x 15 SFP 1000 c/c's laid 600mm into sidewalk.

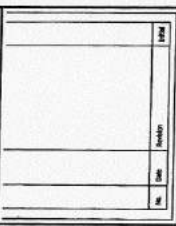
| | |
|-----------------------------------|----------------------|
| Roof Assembly: inc. 8-value = 3.7 | |
| Zirconium | 0.30 |
| Insulation | 1.00 |
| OSB | 0.07 |
| 6.4mm Fibre Board | 1.35 |
| Section 405 | 0.15 |
| Total | 4.99 > 3.7 |

For this section please note the construction
 of the roof is shown in section A-A. The
 construction of the roof is shown in section
 A-A. The construction of the roof is shown
 in section A-A. The construction of the roof
 is shown in section A-A.

Roof Construction:
 0.33 Compacted Crushed Zirconium A200 Sheeting @ 3 Degrees on
 Section 405 insulation membrane on
 152 x 38 SFP rafters by Special @ max. 1100 c/c's
 15 x 15 SFP 1000 c/c's laid 600mm into sidewalk.

Roof finish is indicated as in Section A-A. The concrete
 slab is shown in section A-A. The construction
 of the roof is shown in section A-A. The
 construction of the roof is shown in section
 A-A. The construction of the roof is shown
 in section A-A.

| | | |
|-----|------|----------|
| NO. | DATE | REVISION |
| | | |



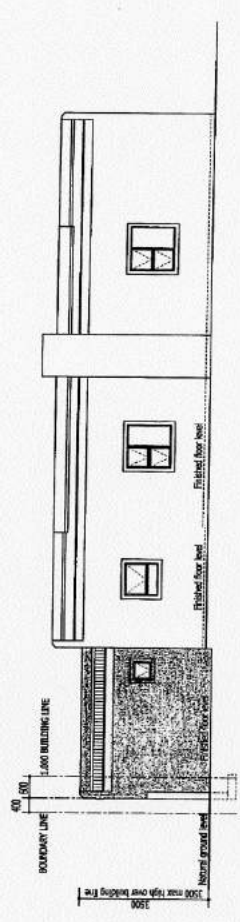
C. Gedenhiys
 CRAG ARCHITECTURAL DESIGN
 8/2, BOX 557
 CALEDON
 ONTARIO
 CANADA M9C 5R1
 TEL: (416) 291-1212

OWNER:
 GARAGE AND STORE ROOM ON
 607-707
 60-ADLER & MAURA STREET
 MOUNT PLEASANT
 TORONTO, ONTARIO
 M1S 1A7

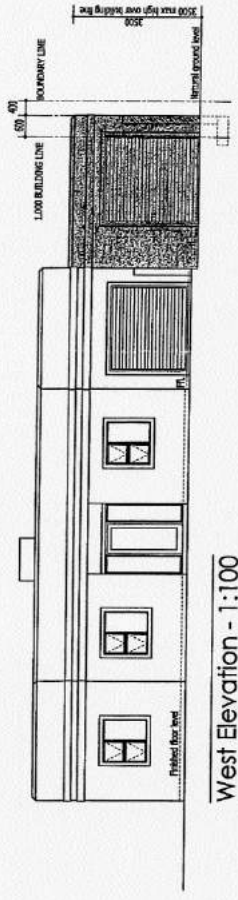
DESIGNER:
 Mr. S.O. YUSUF

- NOTES**
1. To the best of my knowledge these plans are true and correct.
 2. All work shall be done in accordance with the Ontario Building Code and all applicable municipal by-laws.
 3. The contractor shall verify all dimensions and locations.
 4. The owner shall provide all necessary permits and approvals.
 5. The contractor shall be responsible for obtaining all necessary permits and approvals.
 6. The contractor shall be responsible for obtaining all necessary permits and approvals.
 7. All work to comply with all applicable building codes and regulations.
 8. The drawings and design is complete and shall not be altered without the prior written consent of the architect.

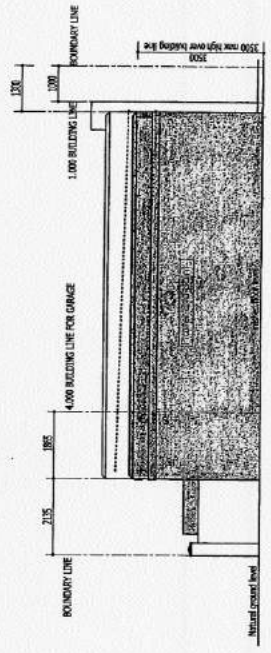
| | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|-------------------------------|---|--|
| <table border="1"> <tr> <td>No.</td> <td>Date</td> <td>Revisions</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> | No. | Date | Revisions | | | | <p>C. Giddings CRAG ARCHITECTURAL DESIGN P.O. BOX 157 7200 CLEVELANDS - CRG BKG BKT 5000 - PH: 3 2979</p> | <p>GRANGE AND STORE ROOM ON 50 ASTOR & WALTON STREET MOUNT PLEASANT</p> | <p>Mr. S.C. YOUSUF</p> | <p>ELEVATIONS ELEVATIONS COUNCIL SUBMISSION</p> <p>DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____ 28/08/2012</p> | <p>NOTES</p> <p>1. This drawing is a preliminary drawing and is not to be used for any other purpose without the written consent of the architect.</p> <p>2. The architect is not responsible for any errors or omissions in this drawing which may have been made in the preparation of the same by any other person or persons.</p> <p>3. The architect is not responsible for any errors or omissions in this drawing which may have been made in the preparation of the same by any other person or persons.</p> <p>4. The architect is not responsible for any errors or omissions in this drawing which may have been made in the preparation of the same by any other person or persons.</p> |
| | No. | Date | Revisions | | | | | | | | |
| | | | | | | | | | | | |
| <p>DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____ 28/08/2012</p> | <p>DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____ 28/08/2012</p> | <p>DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____ 28/08/2012</p> | <p>DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____ 28/08/2012</p> | | | | | | | | |



East Elevation - 1:100



West Elevation - 1:100



South Elevation - 1:100

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 7073, MOUNT PLEASANT
(3476/2019)**

| | | |
|-------------------|---|----------|
| Electricity | : | In order |
| Water | : | In order |
| Sewer | : | In order |
| Stormwater | : | 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 only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 10400 – P: 2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 7073, Mount Pleasant, unobstructed;
6. that any additional and / or extended vehicle entrances will be for the owner's account;
7. that no on-street parking be allowed.

pp R Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

09/12/2019
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

8. ERF 10347, 17 LONG STREET, NORTHCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: MESSRS PLAN ACTIVE ON BEHALF OF ER SCHIMMER AND BU RIEDELSHEIMER

10347 HNC (3536/2019)

H van der Stoep

(028) 313 8900

Hermanus Administration

29 September 2020

Executive Summary

An application was received on 9 December 2019 from Messrs Plan Active Town and Regional Planners on behalf of ER Schimmer and BU Riedelsheimer on Erf 10347, Hermanus for a consent use in order to establish a live entertainment venue consisting of a night club and outdoor venue to be utilised for occasional live entertainment on the above-mentioned property.

The motivation report indicated an application to establish an informal trading area on occasion.

RESOLVED:

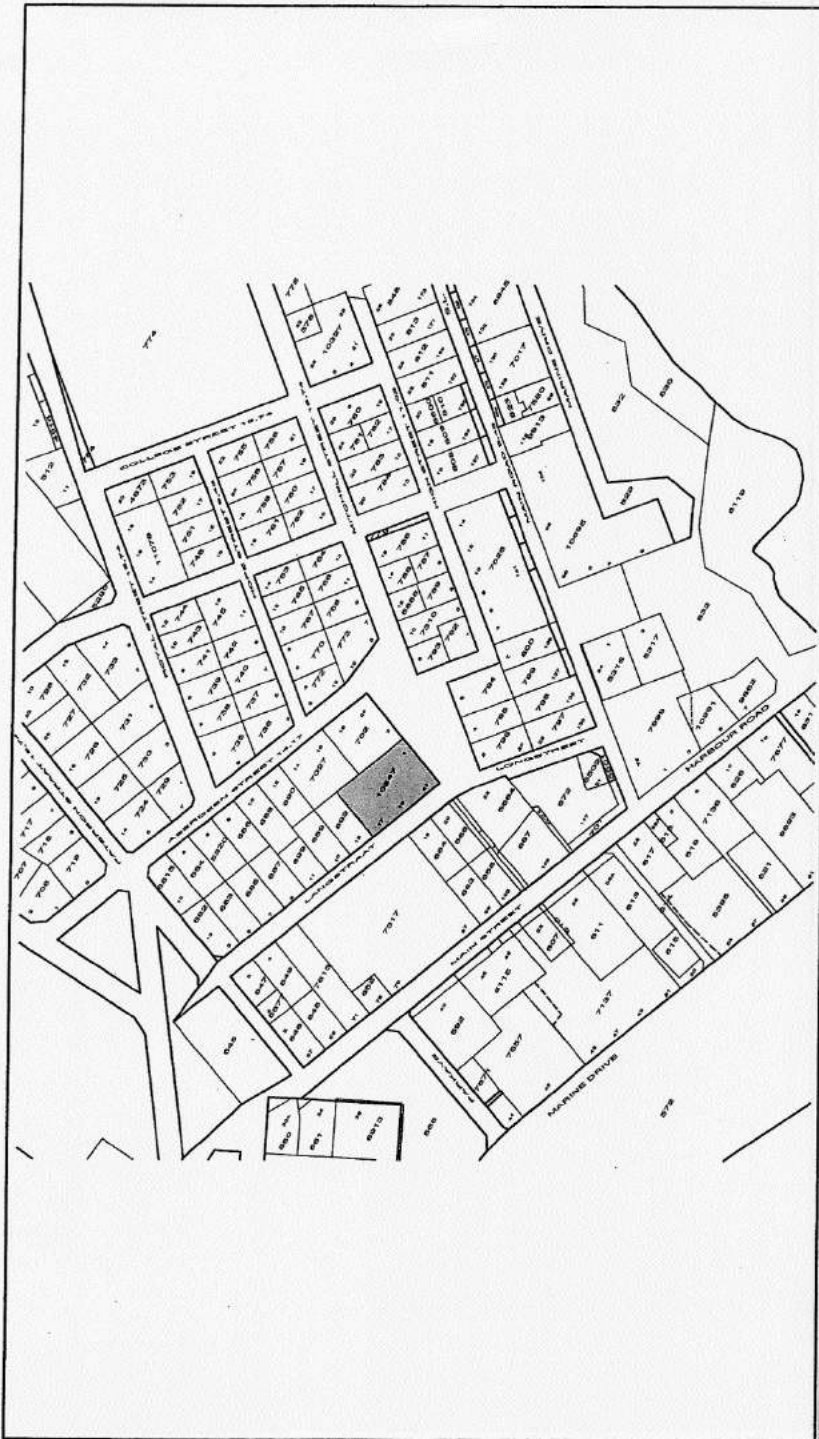
1. that the application in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Erf 10347, Hermanus for a consent use in order to establish a live entertainment venue consisting of a night club and outdoor venue to be utilised for occasional live entertainment on the above-mentioned property, **not be approved**; and
2. 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, 2015 with regard to the above decision.

REASONS FOR RESOLUTION:

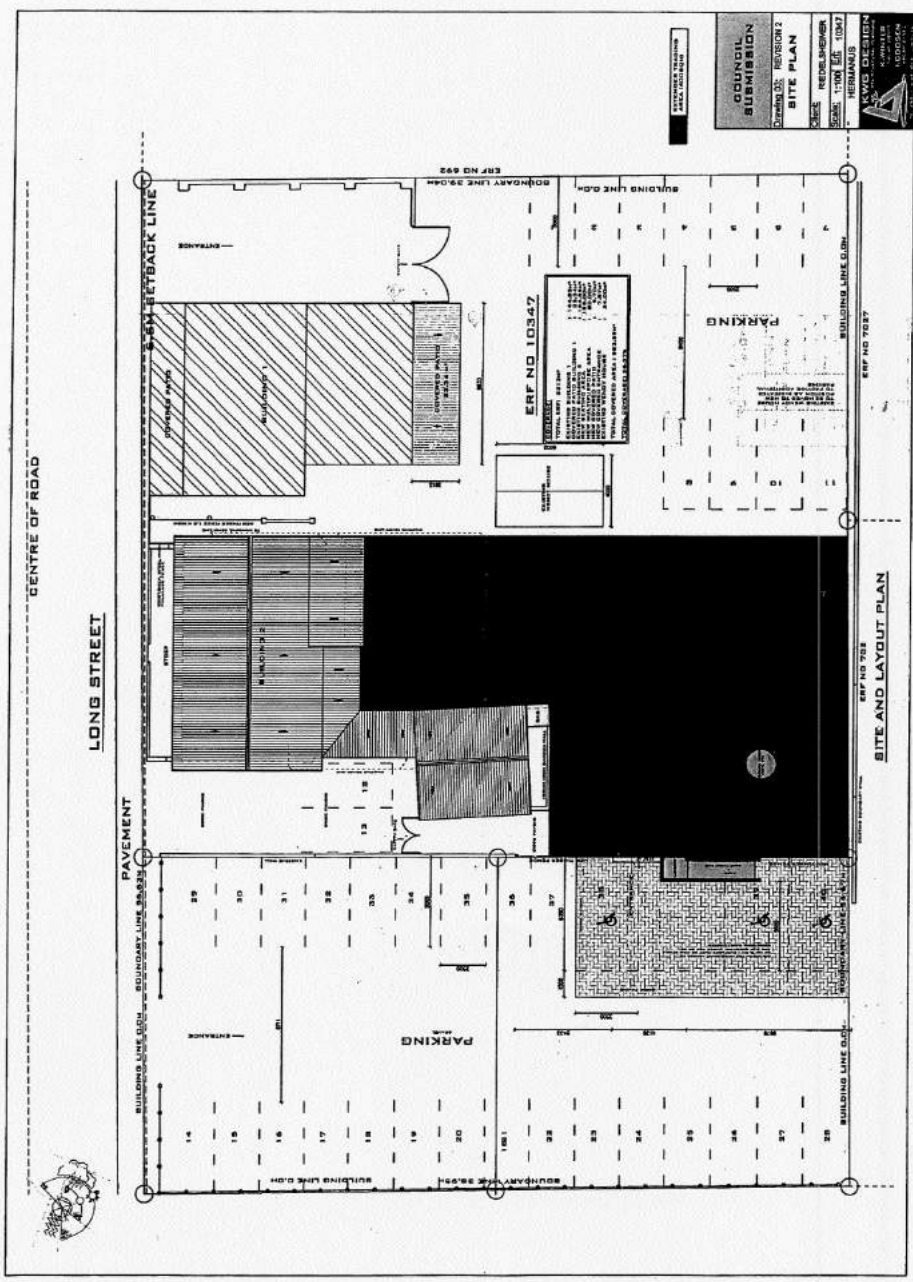
- ❖ The night club has been operating illegally.
- ❖ The establishment has held live concerts illegally.
- ❖ The applicant ignored the request for compliance with the Zoning Scheme and shown total disregard for the issues raised by the complainants.
- ❖ The Noise Impact Assessment (NIA) clearly indicates excessive noise pollution from the establishment.
- ❖ The proposed mitigating measures will not ensure the elimination of noise pollution of the surrounding area.
- ❖ The ripple effect of the use of the establishment for a nightclub and or live entertainment will severely impact the surrounding area as indicated by the NIA.

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(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

- ❖ The management of the recommendations as per the NIA by the applicant is not indicated. Therefore, it is unclear what measures will be put in place and the responsible person to ensure compliance with the recommendations and monitoring of the situation.
- ❖ Informal trading is a consent use on Business Zone I even in terms of the Overstrand Zoning Scheme, 2013. An application was not submitted for the informal trading area.



| | | | | | | |
|---|---|--|---|--|--|---|
|  | Stads- en Streeksbeplanners Town & Regional Planners | All distances approximate and subject to survey. COPY RIGHT RESERVED | Property Description: ERF 10347 HERMANUS | Plan Description: LOCALITY MAP | Scale: NTS Drawing No: Her10347.dwg Date: 11/2016 |  |
| | | | | | | |



COUNCIL SUBMISSION
 DRAWING NO: 10347/2
SITE PLAN
 DATE: 17/08/2017
 NAME: NEDERBOSCH HERMANUS
 DRAWING NO: 10347/2
 SCALE: 1:1000
 DATE: 17/08/2017
 NAME: NEDERBOSCH HERMANUS

SITE AND LAYOUT PLAN

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE: ERF 10347, NORTHCLIFF**

Electricity : In order
Water : In order
Sewer : In order
Stormwater : 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 only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 10347, Northcliff, unobstructed;
6. that any additional and / or extended vehicle entrances will be for the owner's account;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

9. ERF 5580, 2 CORAL ROAD, BETTYS BAY, OVERSTRAND MUNICIPAL AREA: PROPOSED REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND CONSENT USE: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF THE BOUWER TRUST

5580 KBB (2901/2018)

H van der Stoep

(028) 313 8900

Hermanus Administration

13 October 2020

Executive Summary

An application was received on 13 December 2018 from Messrs Plan Active Town and Regional Planners on behalf of the Bouwer Trust on Erf 5580, Betty's Bay for the following:

- ❖ Removal of restrictive title condition in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Erf 5580, Betty's Bay for the amendment of the restrictive conditions on Page 3, Clause No. I.D.A.(a), Page 5, Clause No. II,D.A.(a) and Page 8, Clause No. III,D.(l)(a) in Title Deed T10710/2018.

The restrictive conditions read as follows:

Page 3, Clause I No. D.A.(a) :

"D. SUBJECT FURTHER to the following special condition contained in Deed of Transfer No. T2078/1947, namely:

- A. As being in favour of the registered owner of any erf in Betty's Bay Township Extension No. 1 and subject to the change and amendment by the Administrator in terms of the provisions of Section 18(3) of Ordinance No. 33 of 1934:*

(a) That only one building for the use as shops, business premises (which shall not include a licensed hotel, off sales liquor license, bottle store, garage or cinema), a dwelling house, residential building, place of public workshop and/or a building combining two or more of such uses, together with such outbuildings as are ordinarily required to be used therewith be erected on this erf.

Page 5, Clause II No. D.A.(a) :

"D. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer No. T14143/1949, namely:

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

A. *As being in favour of the registered owner of any erf in Betty's Bay Township Extension No. 1 and subject to the change and amendment by the Administrator in terms of the provisions of Section 18(3) of Ordinance No. 33 of 1934:*

(a) That only one building for the use as shops, business premises (which shall not include a licensed hotel, off sales liquor license, bottle store, garage or cinema), a dwelling house, residential building, place of public workshop and/or a building combining two or more of such uses, together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf.

Page 8, Clause III No. D.(l).(a) :

"D. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer No. T14144/1949, namely:

I. As synde ten gunste van die geregistreerde eienaar van enige erf in die Dorp Bettysbaai en onderhewig aan wysigings of veranderings deur die Administrateur kragtens die bepalings van Artikel 18(3) van Ordonnansie Nr. 33 van 1934:

(a) That only one building for the use as shops, business premises, which shall not include a licensed hotel, off sales liquor license, bottle store, garage or cinema), a dwelling house, residential building, place of public workshop and/or a building combining two or more of such uses, together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf.

❖ Consent Use in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to utilise a portion of the existing building on the property concerned for a Tops Liquor Shop.

RESOLVED:

1. that the application in terms of Section 16(2)(f) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 5580, Betty's Bay for the amendment of the restrictive conditions Page 3, Clause No. I.D.A.(a), Page 5, Clause No. II,D.A.(a) and Page 8, Clause No. III,D.(l)(a) in Title Deed T10710/2018, **be approved** to read as follows:

❖ *"That the erf may only be used for uses as shops, business premises and bottle store (which shall not include a licensed hotel), garage and/or buildings combining two or more of such uses together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf."*

**AGENDA of the
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(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

2. that the application in terms of Section 16(2)(o) of the By-Law for a consent use in order to utilise a portion of the existing building on the property concerned for a bottle store, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the approvals in Points 1 and 2 above be subject to the following conditions:
 - (a) the bottle store be developed and operated in conjunction with the grocery shop;
 - (b) that commercial rates and service tariffs, as determined by the annual budget be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
 - (c) that the facility complies with Health and Safety Legislation and Fire Regulations and that applications be made for the relevant Health and Safety and Fire Certificates;
 - (d) that adequate provision be made to manage the behaviour of patrons to ensure the peacefulness and amenity of the area;
 - (e) that a single non-illuminated sign, that complies with the Municipal By-Law on Signage, may be displayed on the premises;
 - (f) that the trading hours of business be in accordance with Overstrand Liquor By-Law;
 - (g) that the Overstrand Municipality retains the right to enforce any relevant legislation, as well as law and order on the premises, on the landowner/s;
 - (h) that the site provide for the provision of refuse storage in terms of Part U of SANS 10400 of the National Building Regulations;
 - (i) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
 - (j) that all the conditions in the Services Report be complied with; and
 - (k) that all the conditions imposed by the Western Cape Government : Transport & Public Works be complied with.

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

4. 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, 2015 with regard to the above decision.

REASONS FOR RESOLUTION:

- ❖ The application has followed due procedure.
- ❖ A total of two hundred and fifty three (253) registered letters were send of which only nine (9) was within a radius of 500m. The direct surrounding owners did not object to the application.
- ❖ The property is located in an existing business node.
- ❖ It is located on the fringe of a residential area with the R44 Provincial Road as the northern boundary.
- ❖ Many of the objections are assumptions, whilst similar businesses are being conducted successfully in the surrounding towns.
- ❖ The character of an undeveloped sleepy town of Betty's Bay has changed substantially the past 77 years, permanent residents and a younger demographic is evident, which creates an economic market to cater for the different needs.
- ❖ No new municipal services will be required.
- ❖ The application is in line with the aims of the Overstrand Municipality Spatial Development Framework and Growth Management Strategy to promote economic development within the existing business nodes.
- ❖ The objections received question the desirability of the application in relation to the impact on the character of the area. The area is however identified as a business node.
- ❖ The objectors question the desirability of the application in relation to the impact on surrounding property owners. The surrounding owners did not object to the application.
- ❖ The approval of the application would create job opportunities and also benefit the economy of the area with residents' spending money in the area.



PLAn
Active

Stads- en Streeksbeplanners
Town & Regional Planners

All distances approximate
and subject to survey.

COPY RIGHT RESERVED

Property Description:

**ERF 5580
BETTY'S BAY**

Plan Description:

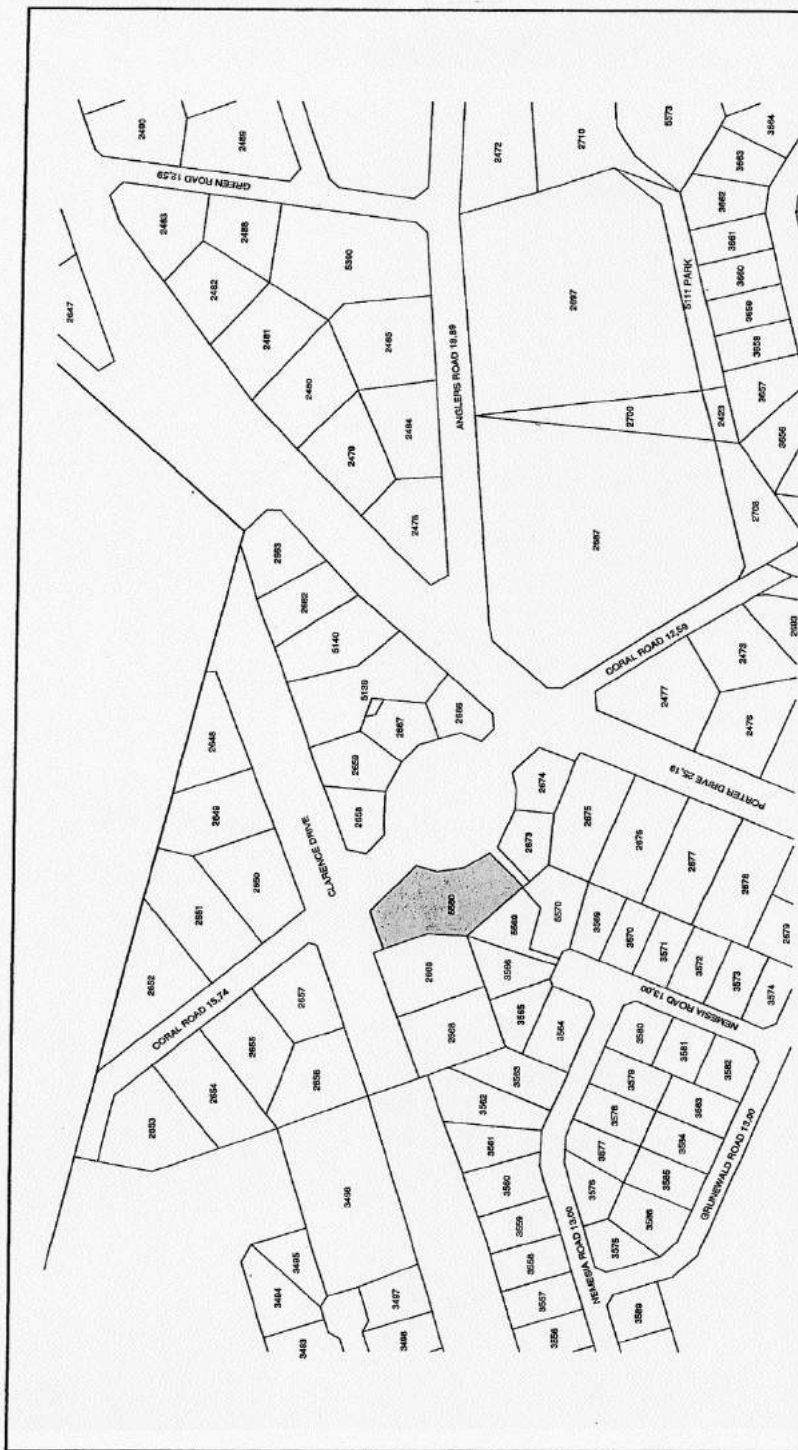
**AERIAL
PHOTOGRAPH**

Scale: **1:1000**

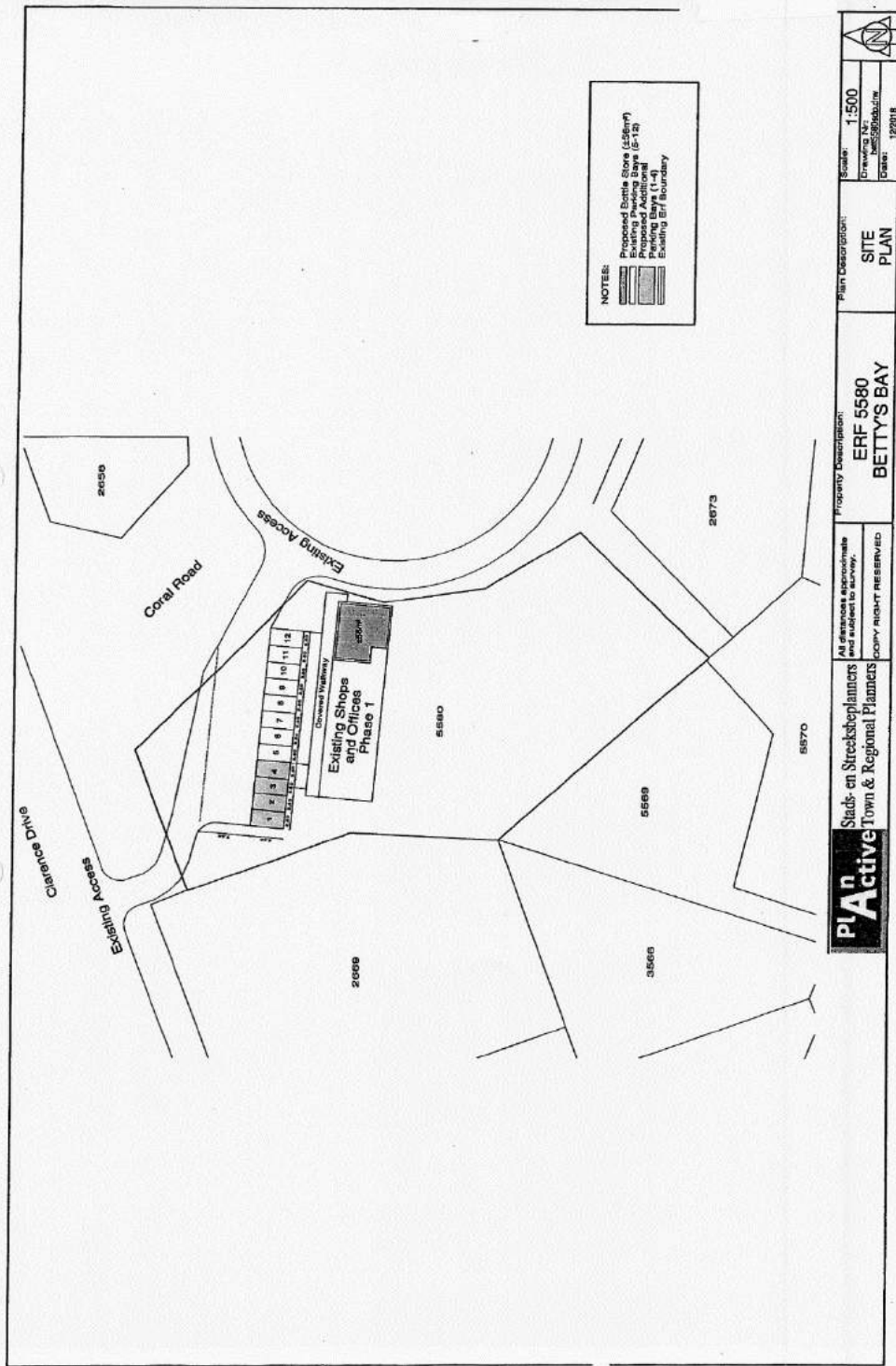
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bet5580aa.dwg

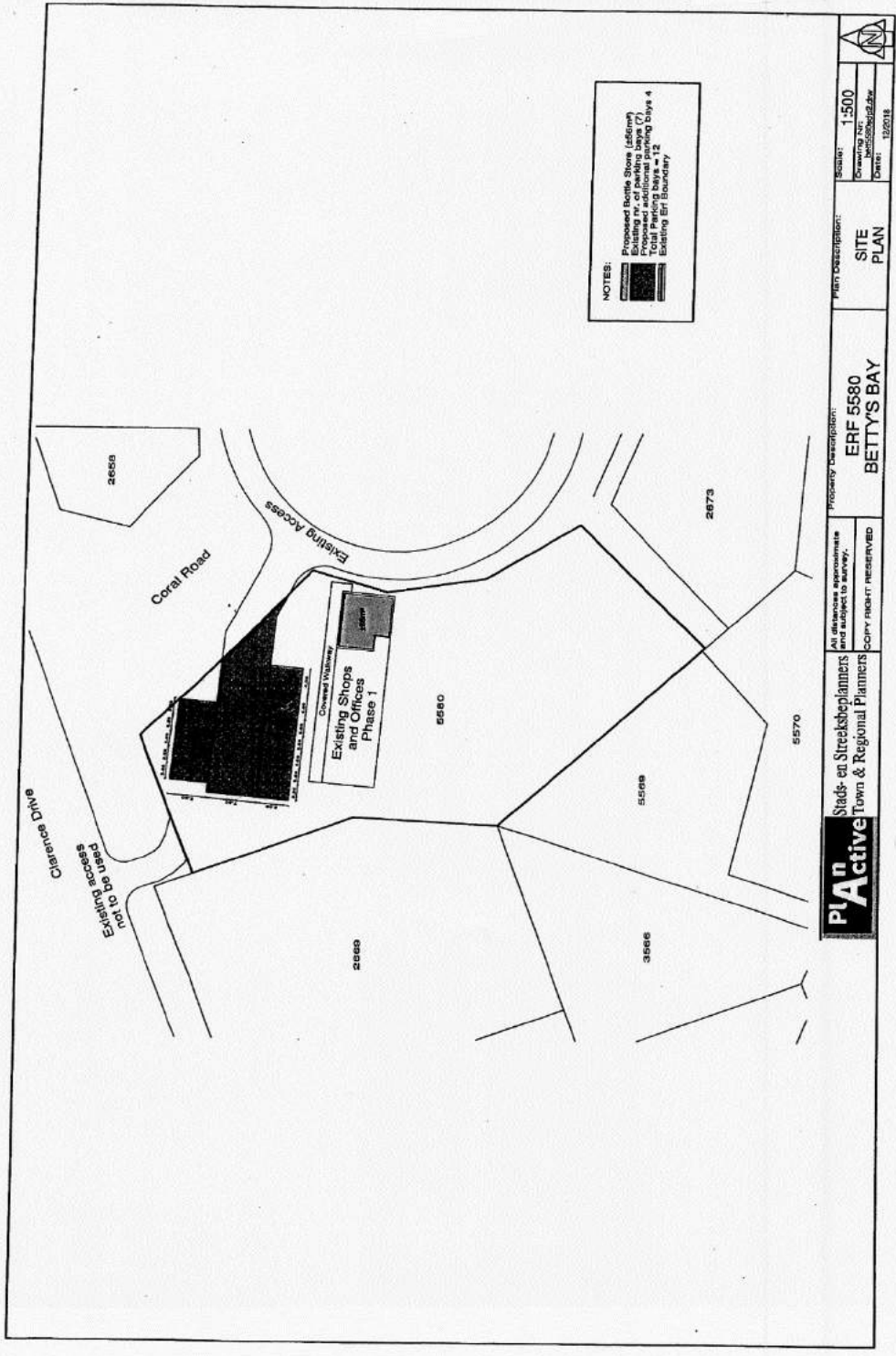
Date: 12/2018





| | | | | | | |
|--|---|---|---|--|---|--|
| | Stads- en Streetsbeplanners Town & Regional Planners | All distances approximate and subject to survey. | Property Description: ERF 5580 BETTY'S BAY | Plan Description: LOCALITY MAP | Scale: NTS Drawing No: DE15561.dwg Date: 12/2018 | |
| | | | | | | |





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS &
CONSENT USE: ERF 5580, BETTY'S BAY (2901/2019)**

Stormwater (SW) : In order
Electricity : Eskom
Water : In order
Sewer : In order
Roads and traffic : Refer to conditions 3, 4 & 5.

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 should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that any proposal or plans to access the Trunk Road 27/1 provincial road will be subject to approval by the Western Cape Department of Transport and Public Works and all other relevant authorities.
4. that, the existing, illegal access off Truck Road 27/1 be permanently closed and;
5. that access to the property is taken via Coral Road;
6. that stormwater be allowed to discharge through Erf 5580, Betty's Bay, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:ENGINEERING SERVICES


DATE

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 1709, VERMONT (3245/2019)**

Stormwater (SW) : In order
Electricity : Escom
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 should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 10400 – P:2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 1709, Vermont, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

10. PORTION 229 OF FARM 575, BENGUELA COVE, OVERSTRAND MUNICIPAL AREA: AMENDMENT OF SITE DEVELOPMENT PLAN: MESSRS WRAP ON BEHALF OF BENGUELA COVE INVESTMENTS (PTY) LTD

HBENG 229/575 (2948/2019)

H Olivier

(028) 313 8900

Hermanus Administration

20 October 2020

Executive Summary

An application was received on 2 February 2019 from Messrs WRAP on behalf of Benguela Cove Investments (Pty) Ltd on Portion 229 of Farm 575, Benguela Cove for the amendment of the Site Development Plan (SDP) in terms of Section 16(2)(l) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to accommodate the new water play park, large wooden decking and seating area

RESOLVED:

1. that the application in terms of Section 16(2)(l) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) for amendment of the Site Development Plan applicable to Special Zone II site on Portion 229 of Farm 575 to accommodate a water play park and wooden deck, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that building plans for the structures be duly approved by the Benguela Cove Estate Home Owners Association (HOA) be submitted to the Municipality within three (3) months of the date of the approval letter;
 - (b) that a Landscape Plan be submitted to the Municipality, duly approved by the HOA, addressing specifically a noise control barrier and be submitted to the Municipality within three (3) months of the date of the approval letter;
 - (c) that any alterations or work required to comply with conditions (a) and (b) above, be complied with within six (6) months of the final approval date of this application;
 - (d) that in terms of the "Noise Control Regulations" promulgated under the Environmental Conservation Act, 1989 (Act 72 of 1989) the music volumes emanating from the premises at all times be controlled in such a manner that it adds less than 7dB(A) to ambient noise;

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- (e) that should it be necessary to provide any additional ablution facilities due to the additional people visiting the site, it be provided to the satisfaction of the Building Department;
 - (f) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
 - (g) that adequate provision be made to manage the behaviour of patrons;
 - (h) that a scaled Site Development Plan be provided to the Municipality, clearly showing parking required and parking provided, the size of the water play park and wooden decking to the satisfaction of the Senior Manager: Town and Spatial Planning;
 - (i) that all conditions in the Services Report be complied with;
 - (j) that all conditions in the Services Report be complied with;
 - (k) that all the conditions of Telkom be complied with.
2. 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, 2015 with regard to the above decision.

REASONS FOR RESOLUTION:

- ❖ With the specific conditions of the approval, the Benguela Cove Home Owners Association (HOA) will be provided the opportunity to consider building plans for the applications and also ensure that any service contracts and levies between the developer and HOA be duly addressed.
- ❖ The property has a potential to be used for tourism related businesses.
- ❖ Some of the objections were valid concerns, whilst the applicant also has some reasonable expectations to utilize the property for expanded tourist business uses. Mitigating conditions would create the balance to protect both parties' interests.
- ❖ All relevant municipal and state departments support the application.
- ❖ In terms of comments received from municipal and state departments, no concerns were raised regarding availability of services or traffic impact.
- ❖ The submission of a Landscape Plan indicating a noise barrier to immediate residents, would mitigate such concern and help protect the character of the surrounding low-density residential component.
- ❖ The applicant had to submit this planning application, whilst another planning application was being considered on the site, due to the illegal construction of some structures. This fact was however clearly indicated in this application, and considering that the previous application for place of

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entertainment and market stalls was significantly scaled down in the approval thereof. The process followed and information provided was sufficient to consider this application.

- ❖ At this stage three hundred and five (305) parking bays are provided for in terms of the approved SDP, and only two hundred and fifty seven (257) parking bays are required at most. This provides for forty eight (48) additional parking bays, of which approximately only a maximum of seven (7) would be required for the water play park.
- ❖ The SDP submitted did not indicate a scale, but considering the fact that the structures exist, the 10m building line is clearly shown on the plan and the size of the market stall areas and place of entertainment areas were provided on the SDP. The SDP was sufficient to consider the application.
- ❖ The objectors did not provide substantial proof that it is a requirement that the HOA had to provide their consent for the application for the amendment of the SDP. All owners and the HOA also duly were provided the opportunity to partake in the public participation process and objections were duly considered.

Plan 1: Locality Plan Portion 229 of Farm Afdaks Rivier 575

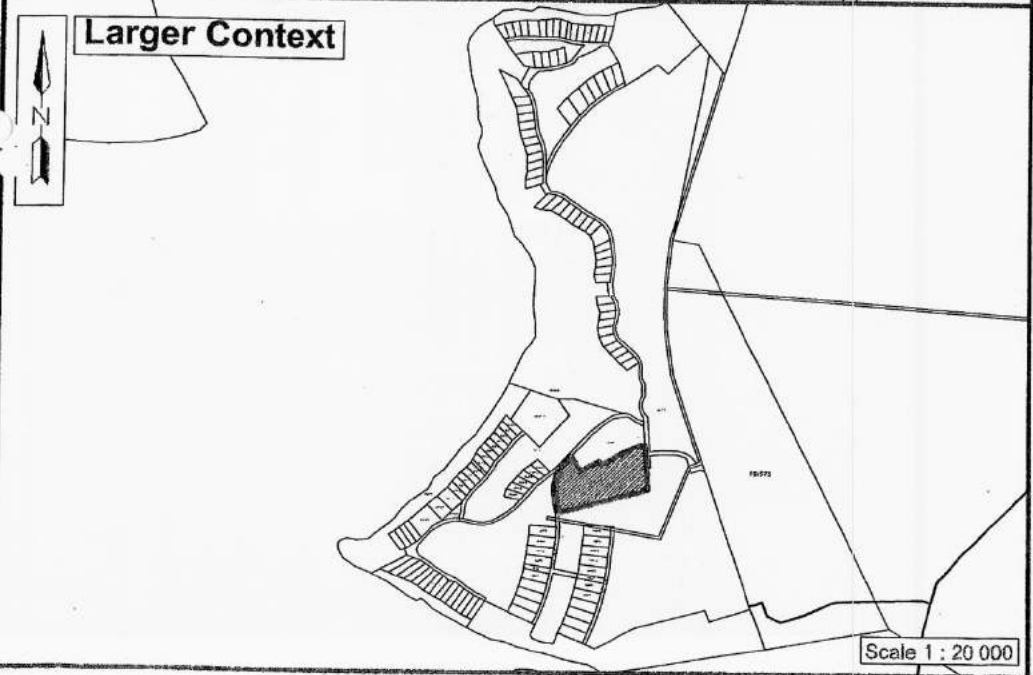
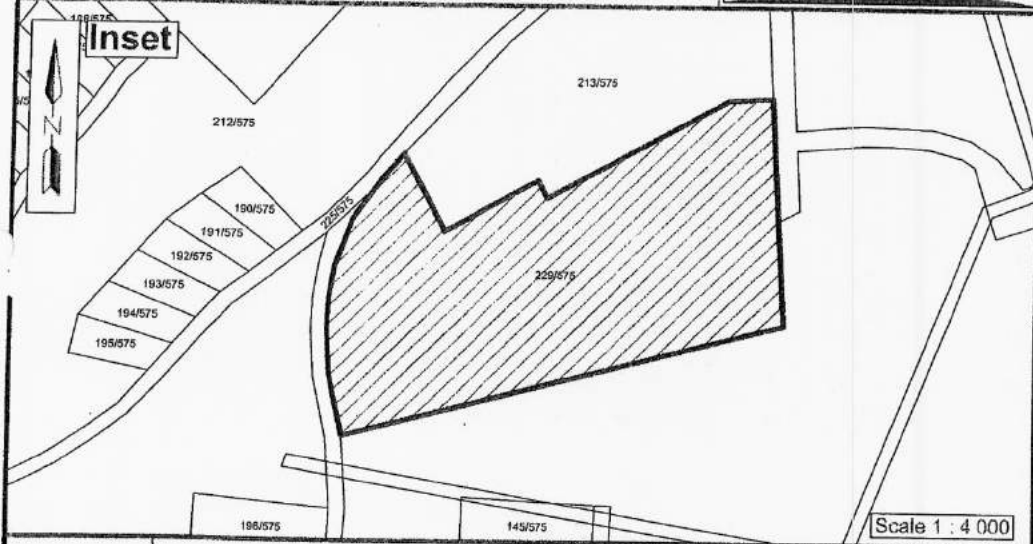
Portion 229 of Farm Afdaks Rivier 575

File number 19/019

Plan prepared by: Reallehle Jankle

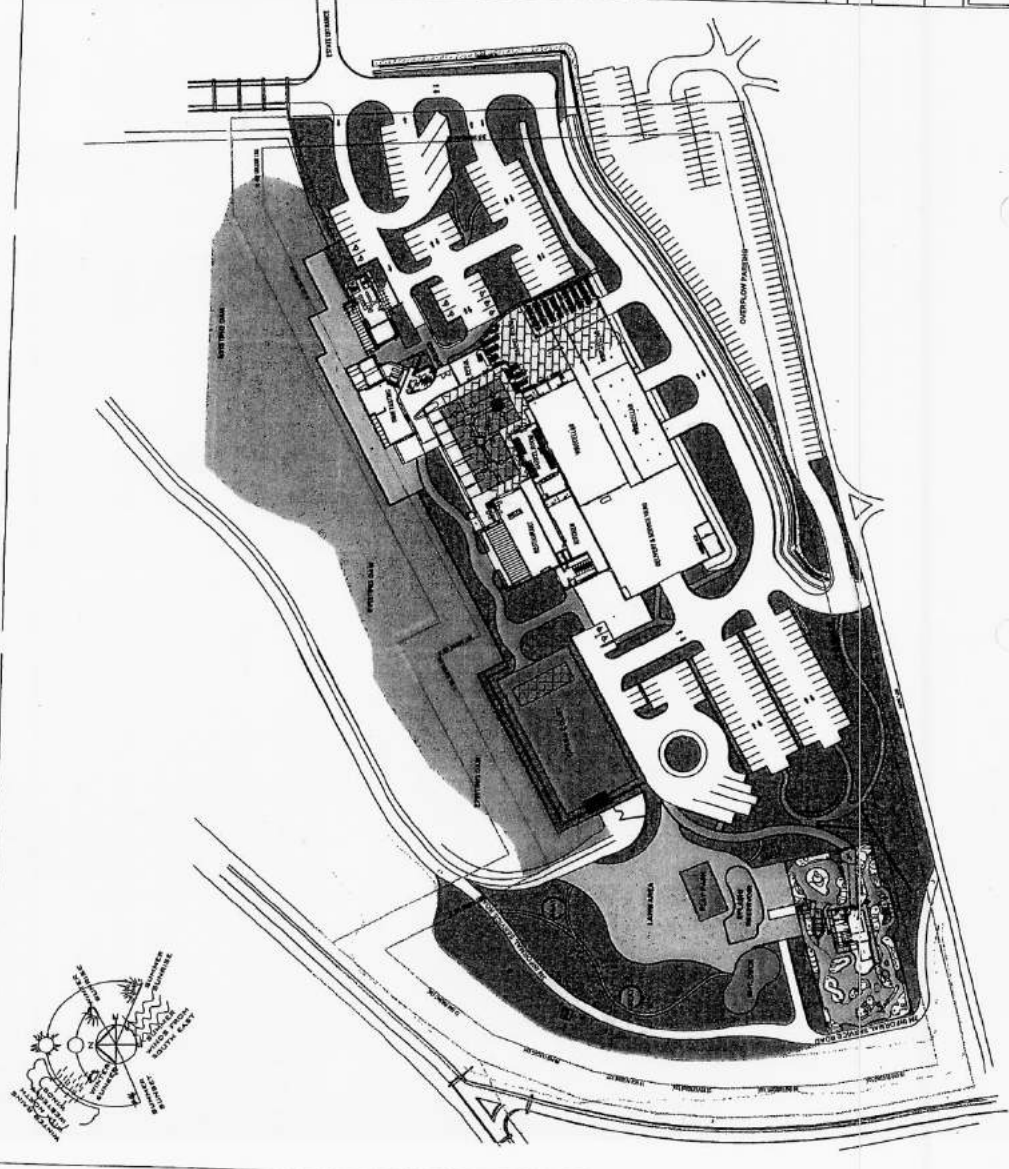
All distances are approximate
and subject to a survey

WRAP



Plan 3: SDP
Portion 229 of Farm Afdaks
Rivier 575 Caledon

| | | | |
|--|---|--|--|
| | TREES | | WATER FEATURE |
| | PLANTING | | PARKING |
| | LAWN | | RETAINING WALL |
| | ARTIFICIAL LAWN | | TERRACE |
| | SW CHANNEL | | PROPOSED MARKERS APPLICATION WHICH IS IN PROCESS 12/2011 |
| | PROPOSED MARKET APPLICATION WHICH IS IN PROCESS 12/2011 | | |



NIS
 File number 19/019
 Plan prepared by: Kestelie Jankie
 Based on plans drawn by Eben Rall & Associates and
 J.C.V Landscapes Studio
 All distances are approximate
 and subject to a survey

WRAP

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

11. PORTION 3 (DE GANG) OF FARM 575, AFDAKSRIEVER, CALEDON DIVISION, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE AND CONSENT USE: MESSRS INTERACTIVE TOWN AND REGIONAL PLANNING ON BEHALF OF AFDAKSRIEVER (PTY) LTD

**Ptn 3 of Farm 575, RCAL
(4103)**

H Olivier

(028) 313 8900

Hermanus Administration

12 October 2020

Executive Summary

An application has been received on 13 July 2018 from Messrs Interactive Town and Regional Planning on behalf of Afdaksrivier (Pty) Ltd on Portion 3 (De Gang) of Farm 575, Afdaksrivier for the following:

- ❖ Departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the following:
 - to accommodate a gatehouse of 6m² in lieu of 5m²;
 - to relax the eastern lateral building lines from 30m to 10m to accommodate the dwelling units and staff quarters;
 - to relax the eastern lateral building lines from 30m to 4,5m to accommodate a gatehouse in excess of 5m² in extent;
 - to relax the western street building line from 30m to 0,9m to accommodate a gatehouse in excess of 5m² in extent;
- ❖ Consent Use in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to accommodate five (5) additional dwelling units.

RESOLVED:

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a consent use for five (5) additional dwelling units on Portion 3 (De Gang) of Farm 575 Afdaksrivier, Caledon District, **not be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure to accommodate a gatehouse larger than 5m² in extent, measuring 6m² in extent; also a departure to relax the 30m eastern lateral building line to 4,5m and 10m to accommodate a gatehouse and other farm buildings respectively, and to relax the 30m western street building line to 0,9m to accommodate the

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gatehouse, **be partially approved**, in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

- (a) that the approval does not include the five (5) additional dwelling units;
 - (b) that the buildings be placed as indicated on Site Development Plans AA QS (4 plans) for the gatehouse and other buildings, excluding the additional dwellings;
 - (c) that the conditions in the Services Report be complied with;
 - (d) that the conditions by Telkom be complied with;
 - (e) that all the conditions by Eskom be complied with;
 - (f) that all Fire Regulations in terms of SANS 10400 T: 2011, be complied with;
 - (g) that building plans be submitted to the Municipal Building Branch for all buildings, for their consideration and approval;
 - (h) that this is not an approval in terms of any other relevant legislation; and
 - (i) that the labourers' cottages and farm manager's unit be limited to one (1) storey, as indicated in Council's Policy for Farm Buildings.
3. 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, 2015 with regard to the above conditions of approval.

REASONS FOR RESOLUTION:

Point 1:

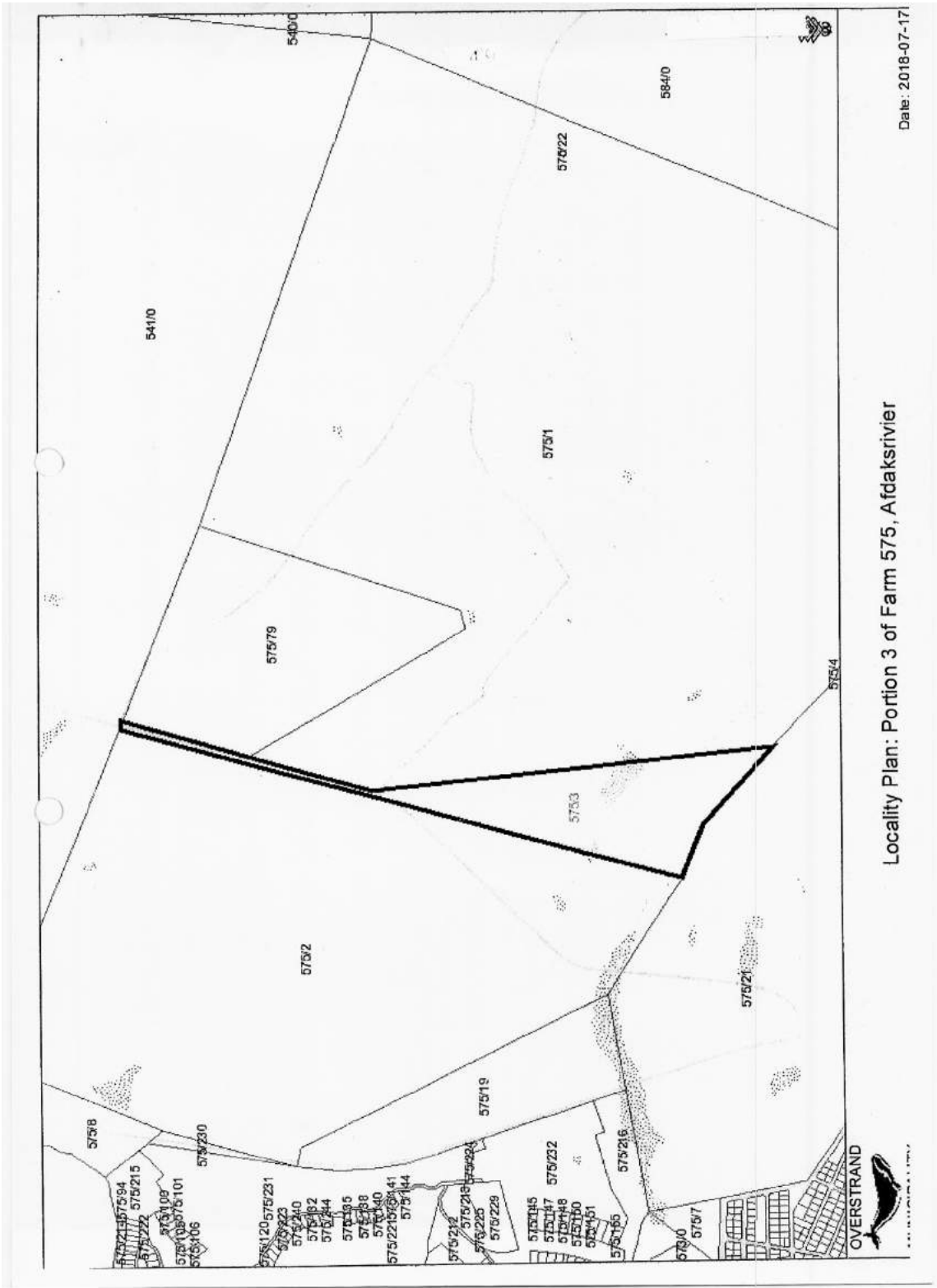
- ❖ The application is not supported by EA&DP: Planning Western Cape as the proposal is not in line with the Western Cape Rural Area Guidelines.
- ❖ The application is not supported by Department of Agriculture: Western Cape, who is the authority on value of agricultural land, as the additional dwelling units are proposed on cultivated agricultural land.
- ❖ The proposal for the additional dwelling units is not in line with Council's approved Policy for the establishment of Additional Dwelling Units, as the required consent of the Department of Agriculture was not obtained, who consider the land to be of such high potential that they do not support the application.
- ❖ The units are also not clustered together or on or near the farm werf, which could increase the impact on the potential of the agricultural land.

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- ❖ The proposal is not in line with the Planning Principle of Spatial Sustainability, as it would impact on valuable agricultural land, and not be in line with Section 42 of SPLUMA.

Point 2:

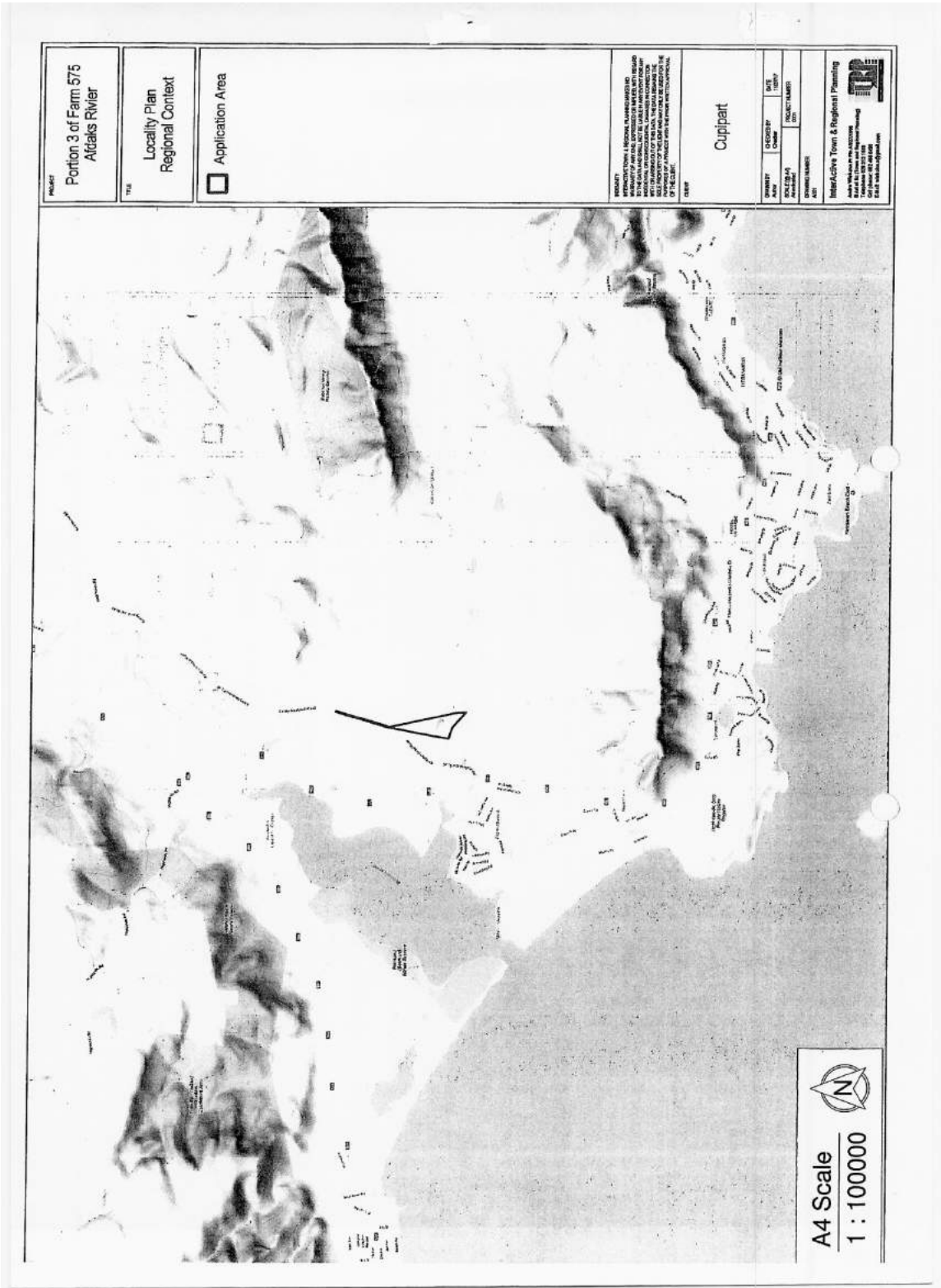
- ❖ It is only partially approved as the additional dwelling units are not supported.
- ❖ The Department of Transport and the Engineering Department support the application, therefore it is not foreseen that the gatehouse would have a negative impact on the Karwyderskraal Road.
- ❖ The main farm dwelling, farm manager's dwelling and labourers' cottages are primary rights as long as they are used for bona fide agricultural activities.
- ❖ The placement of the above-mentioned buildings closer to the farm boundary ensures less valuable agricultural land will be impacted.
- ❖ The relaxation of the building line to accommodate the above-mentioned buildings would not have a negative effect on surrounding neighbours, as the buildings will still be 10m from the boundary line.
- ❖ These structures are considered bona fide farm buildings, not residential buildings, and the ODM's proposed 800m radius for "residential development" should not be considered relevant.
- ❖ The above-mentioned buildings will not have a negative impact on the character of the area, and is therefore desirable.



Locality Plan: Portion 3 of Farm 575, Afdakrivier

Date: 2018-07-17





PROJECT
 Portion 3 of Farm 575
 Aftaks River

THE
 Locality Plan
 Regional Context

Application Area

DISCLAIMER
 INTERACTIVE TOWN & REGIONAL PLANNING
 AND ITS ASSOCIATED CONSULTANTS
 HAS PREPARED THIS PLAN FOR THE CLIENT'S USE ONLY.
 IT IS NOT TO BE USED FOR ANY OTHER PURPOSES
 WITHOUT THE WRITTEN CONSENT OF INTERACTIVE TOWN & REGIONAL PLANNING.
 THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE
 ACCURACY OF THE INFORMATION PROVIDED AND FOR
 THE USE OF THIS PLAN.

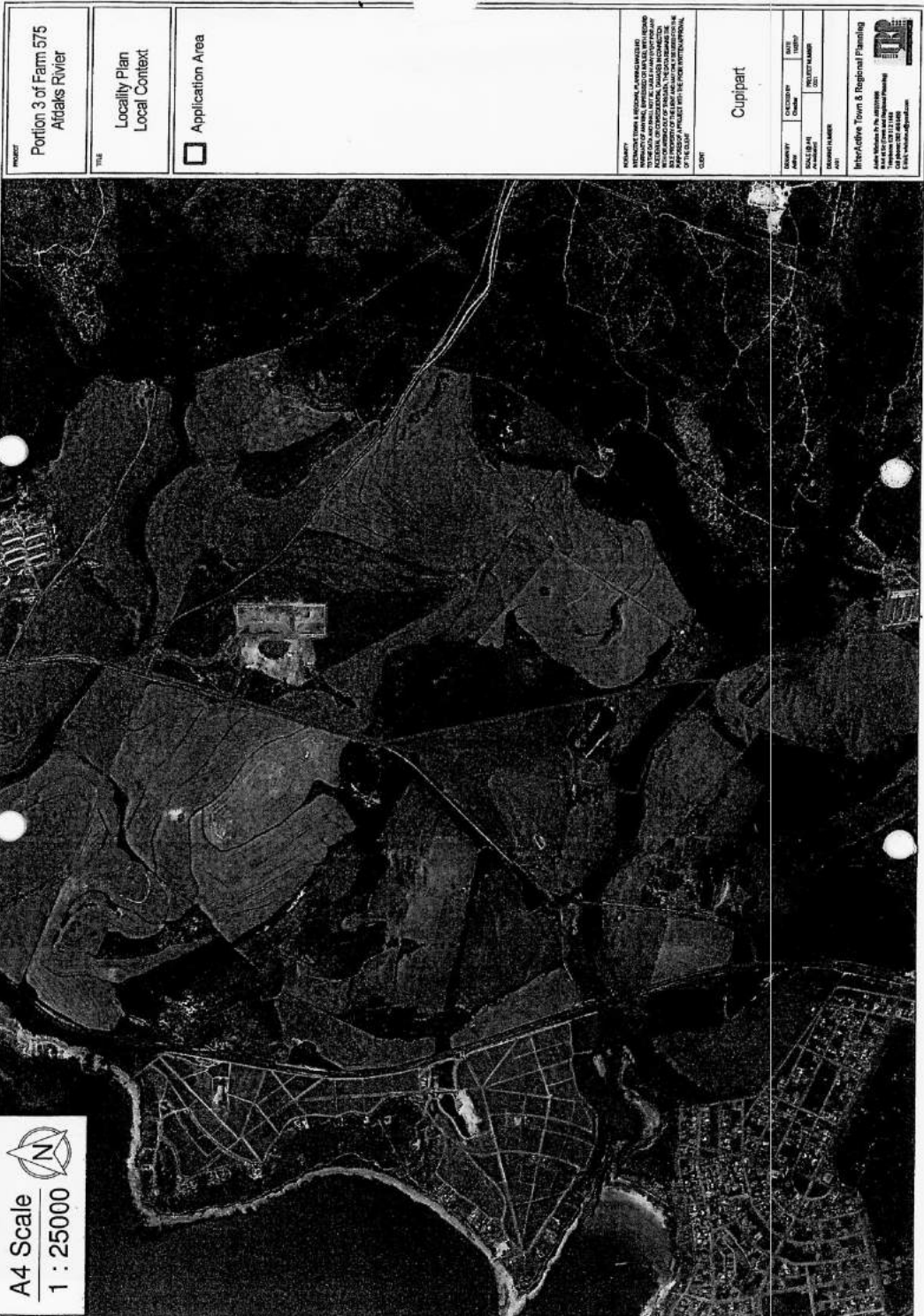
Cuppart

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| OWNER | CLIENT | DATE |
| ... | ... | ... |
| PROJECT NO. | PROJECT NAME | |
| ... | ... | |

Interactive Town & Regional Planning
 1000 ...
 ...
 ...

A4 Scale
 1 : 100000





PROJECT

Portion 3 of Farm 575
Atkins Rivier

TITLE

Locality Plan
Local Context

Application Area

REMARKS: THIS MAP IS A PRELIMINARY PLANNING TOOL AND SHOULD NOT BE USED FOR ANY DECISIONS ON THE PART OF ANY INDIVIDUAL OR ORGANIZATION. THE INFORMATION ON THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY DECISIONS. THE INFORMATION ON THIS MAP IS NOT TO BE USED AS A BASIS FOR ANY DECISIONS. THE INFORMATION ON THIS MAP IS NOT TO BE USED AS A BASIS FOR ANY DECISIONS.

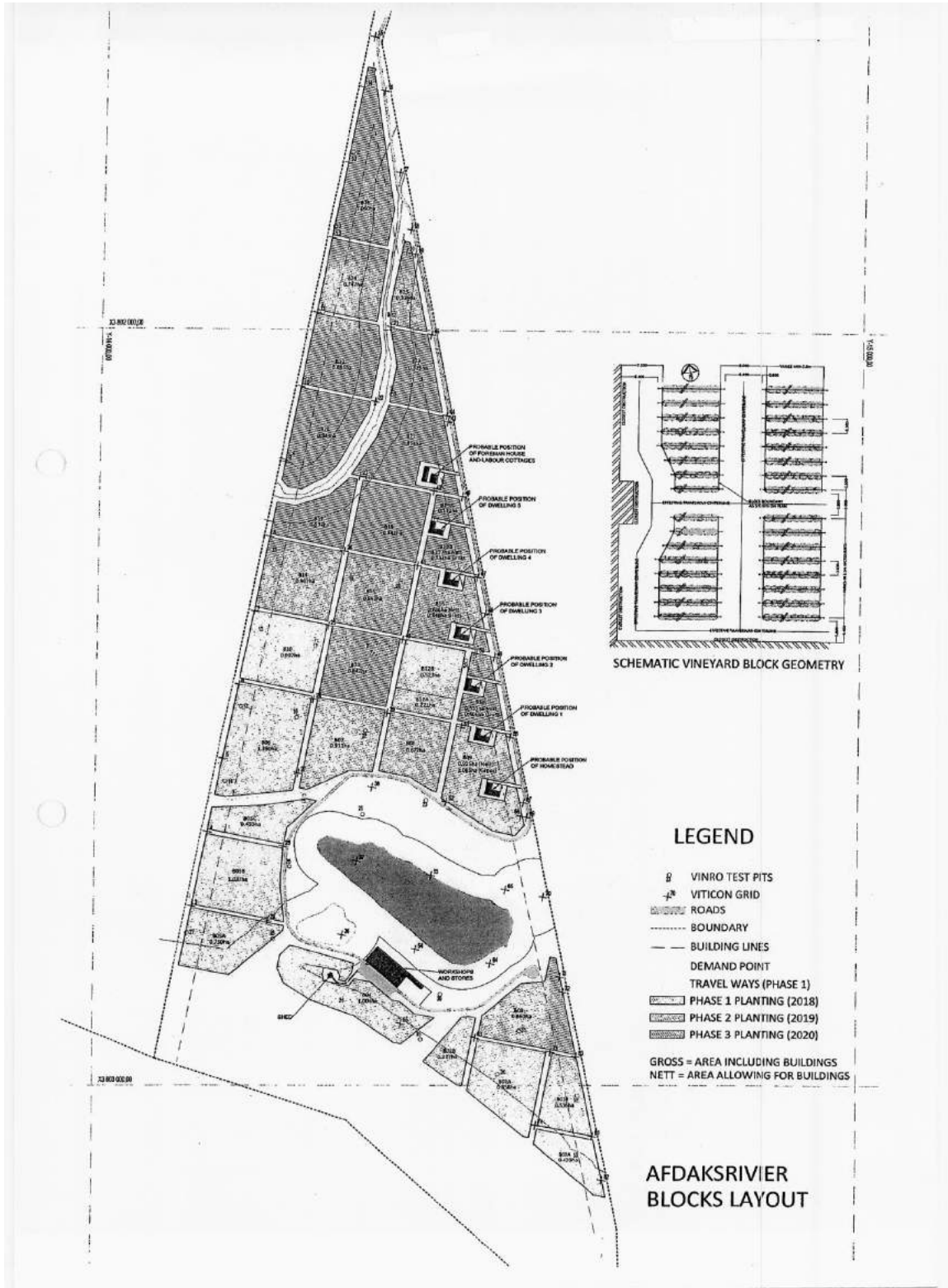
Cuppart

DATE: 2011
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:25000
PROJECT NUMBER: [Number]

InterActive Town & Regional Planning
1000 10th Street, Suite 100
Cuppart, BC V2R 2G8
Tel: 250-855-8888
Fax: 250-855-8889
www.interactiveplanning.com

A4 Scale
1 : 25000





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE & CONSENT USE, PORTION 3 OF
FARM 575, AFDAKSRIVIER (4103)**

| | | |
|-------------------|---|-----------------------|
| Electricity | : | Eskom area |
| Stormwater | : | No services available |
| Water | : | No services available |
| Sewer | : | No services available |
| Roads and traffic | : | No services available |

Conditions:

1. that the developer arrange with ESKOM for the provision of electricity and that he complies with all conditions as may be set by ESKOM;
2. that , as no municipal water network is available in the vicinity of Portion 3 of Farm 575, and no municipal water services will be rendered to Portion 3 of Farm 575, the developer be responsible for provision of any water supply and / or –services to the development on Portion 3 of Farm 575;
3. that the proposed development on Portion 3 of Farm 575, be provided with adequate sewer conservancy tanks, which must comply with the standards of the Department: Operational Services, and to which the sewer services of the development must connect to;
4. that, as no municipal sewerage removal services are rendered in the area, the developer is responsible for the removal of all sewerage generated on the property, and disposal thereof at a licensed municipal sewerage treatment facility;
5. that, alternatively, sewer treatment facilities that are approved by the Department of Water Affairs may be provided for disposal of sewer from the developments, and written proof of such approval be submitted to the Municipality;
6. that any commercial food preparation facilities (e.g. restaurant/guest house etc.) must be provided with a grase trap, which must comply with the standards and specification of the Department: Operational Services;
7. 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*;
8. that, as no municipal refuse removal services are rendered in the area, the owner is responsible for removal of all refuse generated on the property, and disposal thereof at a registered municipal waste transfer station or –waste disposal facility;

9. that on-site parking facilities be provided as per the Planning Schedules, and to the satisfaction of the Department: Operational Services;
10. that the developer will arrange with Provincial Administration to obtain approval for any new access from the Provincial road.

p.p. D. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

05/03/2019
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

12. ERF 4725, 21 BERGHOF DRIVE, ONRUSTRIVER: APPLICATION FOR DETERMINATION OF ZONING: MESSRS WRAP ON BEHALF OF PH DE CHATTILON DE KOCK

4725 HON (3226/2019)

H Olivier

(028) 313 8900

Hermanus Administration

20 October 2020

Executive Summary

An application was received on 17 July 2019 from Messrs WRAP Consultancy on behalf of PH De Chattilon De Kock on Erf 4725, Onrustrivier in terms of Section 16(2)(m) of the Overstrand Municipality By-Law on Land Use Planning, 2015 for a determination of zoning motivating that the existing cottage be accommodated as a dwelling unit in terms of a consent use right and the upgrade and expansion of the cottage up to 625m² in size in extent be allowed under existing land use rights.

RESOLVED:

1. that the application in terms of Section 16(2)(m) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 for a zoning determination accommodating the existing cottage on Erf 4725, Onrustrivier as a dwelling unit in terms of a consent use right, which also allow the upgrade and expansion of the cottage up to 625m² in extent, **not be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the existing cottage be accommodated as a consent use as a tourist accommodation unit, limited to its existing footprint and height, and that a zoning certificate to such effect be provided to the property owner; and
3. 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, 2015 with regard to the above decision.


REASONS FOR RESOLUTION:

- ❖ The original planning approval in 2000, which led to the creation of Erf 4725 only indicated that the erf be zoned for Open Space Zone 3 (Nature Reserve) purposes, and included no application to accommodate a dwelling unit.
- ❖ The erstwhile Open Space Zone 3 (Nature Reserve) zoning in terms of Section 8 of erstwhile LUPO, 1985 did not provide for any dwelling unit right as a primary or consent use right in terms of such zoning, and only tourist accommodation.

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- ❖ The Western Cape Government : Environmental Affairs and Development Planning support the viewpoint in the above two bullets, and is of the opinion the Municipality could therefore not have allocated a dwelling unit right on the property as a consent use in 2013 when the new Overstrand Municipality Zoning Scheme Regulations (and map) was approved.
- ❖ The Open Space and Management Plan as submitted in 2001, which was submitted to comply with as a condition of approval, made reference to residential use as the use on site when the document was prepared. It later clearly in the development and management proposals refers to “restricting development to the 100m contour line”. It also refers to “upgrade of the cottage” and “retain cottage”, with no wording expressing the extension or enlargement of the cottage. No additional footprint extensions are also indicated on the plan proposals for Erf 4725. The opinion that the Open Space and Management Plan (2001) provide the land owner with rights for a dwelling unit and expansion rights to build up to 625m² in size, is not supported.
- ❖ The viewpoint of EA&DP that the existing cottage could possibly be accommodated as a tourist accommodation unit under the Open Space Zone I : Nature Reserve zoning in terms of the Zoning Scheme Regulations approved in 2013 can be supported, subject thereto that it only accommodates the existing cottage in its existing scale and footprint, and that for any possible future extension application be made for such additional rights by way of the submission of a site development plan and all necessary information to consider footprint, scale, height, visual impact and architectural style and impact on surrounding neighbours.
- ❖ Objections were received from three (3) surrounding neighbours and the Berghof HOA, with concerns relating to footprint, scale, height, visual impact, architectural style of the proposed extensions, the impact on their private road, the right-of-way over the open space being used, and also impact on their privacy. Their opinion that due to lack of information it is difficult to consider the impact, and therefore the desirability of the application, is valid concerns and supported.
- ❖ The applicant’s motivation that the land owner can only do the clearing of alien vegetation as recommended in the newly prepared Environmental Management Plan if he can upgrade and extend the cottage is not considered a valid motivation. The Open Space and Management Plan submitted in 2001 already indicated all alien vegetation was to be removed.
- ❖ The applicant’s opinion that Erf 4725 have an existing right for a dwelling unit that should have been accommodated as a consent use under the Overstrand Municipality Zoning Scheme in 2013, and that it is the property owners’ existing right to construct a dwelling unit of 625m² in extent, has not been proven in the motivation, and therefore the application for determination of zoning cannot be supported.

Plan 1 : Locality Plan Erf 4725 Onrustrivier

 Subject property 1,6557 ha

May 2019

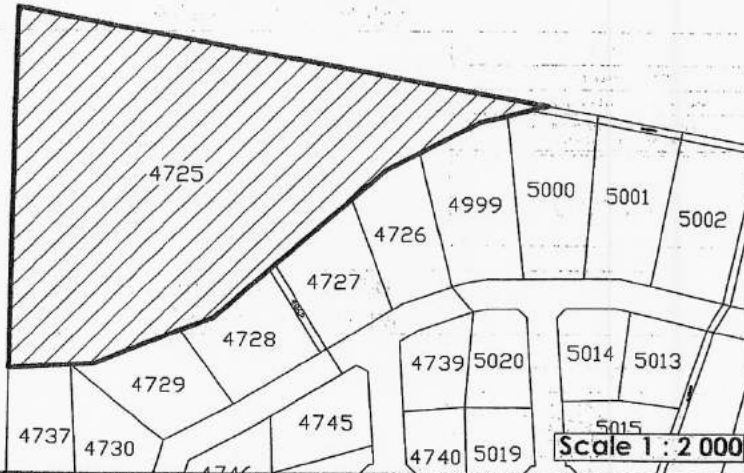
File number 19/002

Plan prepared by: Reallehite Jankie

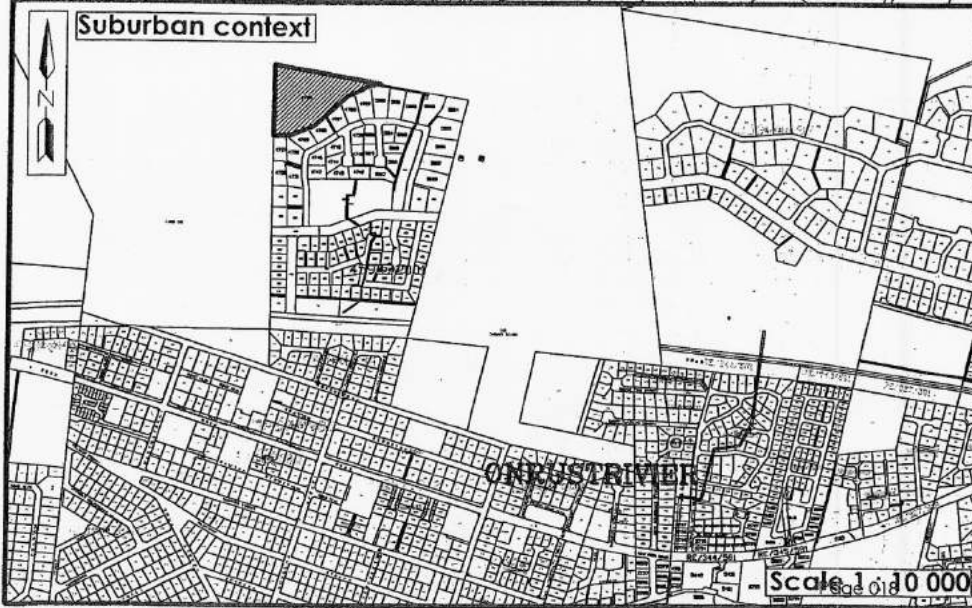
All distances are approximate
and subject to a survey


WRAP






Inset



Suburban context

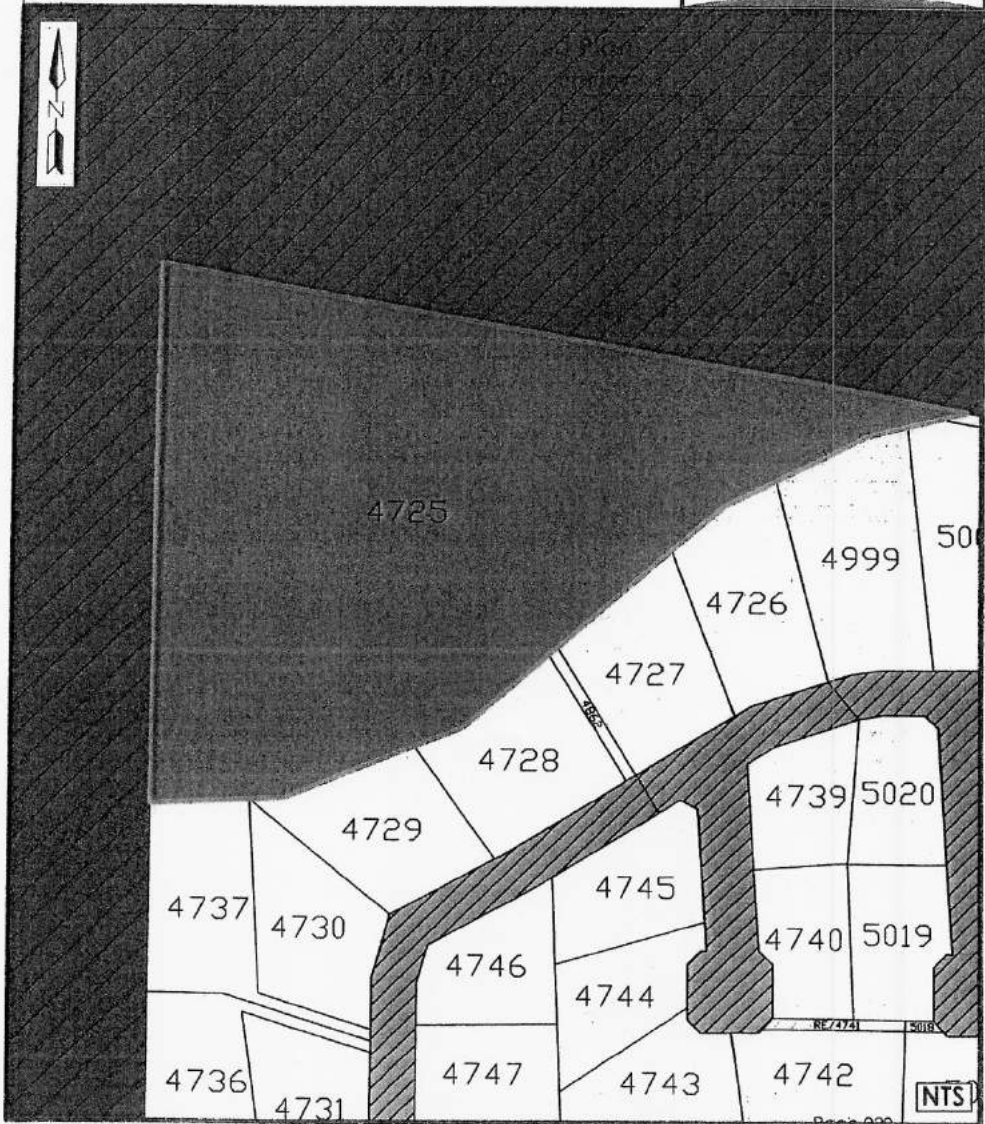


Plan 2 : Zoning Plan Erf 4725 Onrustrivier

-  Subject property 1,6557 ha
-  Residential Zone 1: Single Residential
-  Transport Zone 2: Road and Parking
-  Open Space Zone 1: Nature Reserve
-  Utility Zone: Utility Services

May 2019
File number 19/002
Plan prepared by: RealEstate Jankie
All distances are approximate
and subject to a survey

WRAP



NTS

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DETERMINATION OF ZONING: ERF 4725, ONRUS RIVER
(3226/2019)**

Stormwater (SW) : In order
Electricity : Escom
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 should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 10400 – P:2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 4725, Onrus River, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.

p. p. R. Coetzee
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

22/10/2019
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

**13. ERF 1709, 7 HES SE GANG, VERMONT, OVERSTRAND MUNICIPAL AREA:
PROPOSED DEPARTURE: MESSRS PLAN ACTIVE ON BEHALF OF THE
PIET BRAND FAMILY TRUST**

1709 HVM (3245/2019)

H Olivier

(028) 313 8900

Hermanus Administration

6 March 2020

Executive Summary

An application was received on 17 June 2019 from Messrs Plan Active on behalf of the Piet Brand Family Trust on Erf 1709, Vermont for an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to relax:

- The street building line from 5m to 4,66m to accommodate a portion of the existing dwelling;
- The south-western lateral building line from 1m to 0,687m and 0,257m to replace the concrete roof slab on top of the existing garage, and
- To depart from the Hes-se-Gang Design Manual.

RESOLVED:

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure from the Hes-se-Gang Design Manual on Erf 1709, Vermont, **be partially approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that all alterations be approved except the new first storey extension on the existing deck area (above the existing garage) south of the main dwelling, and the deck may also not be raised, and
 - (b) that amended plans be submitted in line with Condition 1(a) for consideration and final approval by the Building Control Department.
2. that the application in terms of Section 16(2)(b) of the By-Law for a departure on Erf 1709, Vermont to relax the southern lateral building line from 1m to 0,687m and 0,257m respectively to raise the concrete slab on top of the existing garage (existing deck), **not be approved** in terms of the provisions of Section 61 of the By-Law; and
3. that the application in terms of Section 16(2)(b) of the By-Law for a departure on Erf 1709, Vermont to relax the street building line from 5m to 4,66m to

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16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

accommodate a portion of the dwelling, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

4. that the approvals in 1 and 3 above be subject to the following conditions:
 - (a) that this approval is only for the relaxation of the building line as indicated on the plan submitted by the architect (Plan No. erf 1709-Brand/03-Rev 1 dated June 2018) excluding the building extension on top of the garage on the existing deck area;
 - (b) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (c) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (d) that building plans be submitted to the Building Control Department for approval and that all conditions of the Building- and Fire Department be complied with;
 - (e) that all the conditions in the Service Report be complied with;
 - (f) that all the conditions by Telkom be complied with, and
 - (g) that all the conditions by Eskom be complied with.
5. 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, 2015 with regard to the above decision.

REASONS FOR RESOLUTION:

Paragraph 1 – PARTIALLY APPROVED

SUPPORTED

- ❖ Many departures have been allowed from the Hes-se-Gang Design Manual, and the proposed alteration to the main dwelling is in line with the character of surrounding units.
- ❖ The Municipal Building Control Department and Local Heritage and Aesthetics Committee support the departure from the Design Guidelines, and therefore it is the opinion that the aesthetical appearance of the proposed extensions will not be out of character with the surrounding area.
- ❖ The proposed changes to the main dwelling will not be too imposing on the yard and dwelling on Erf 1708, as the dwelling slants away from the common

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 February 2021
(Also the agenda for the Mayoral Committee Meeting : 24 February 2021)**

boundary, and also mainly faces (windows) the open front yard and driveway on Erf 1708. This would ensure less impact on privacy.

- ❖ It is speculative to say the extensions above the dwelling would devalue the neighbour's property, as the property value of Erf 1709 will rise, and property values are also calculated in relation to property values surrounding a property.
- ❖ The changes to the dimensions, roof, pitch and double storey element, deck railings, window types, double garaging and colour of garage door is considered in line with aesthetical appearance of the complex, as it was approved by the Municipal Building Control Branch and Local Heritage and Aesthetics Committee.

NOT SUPPORTED

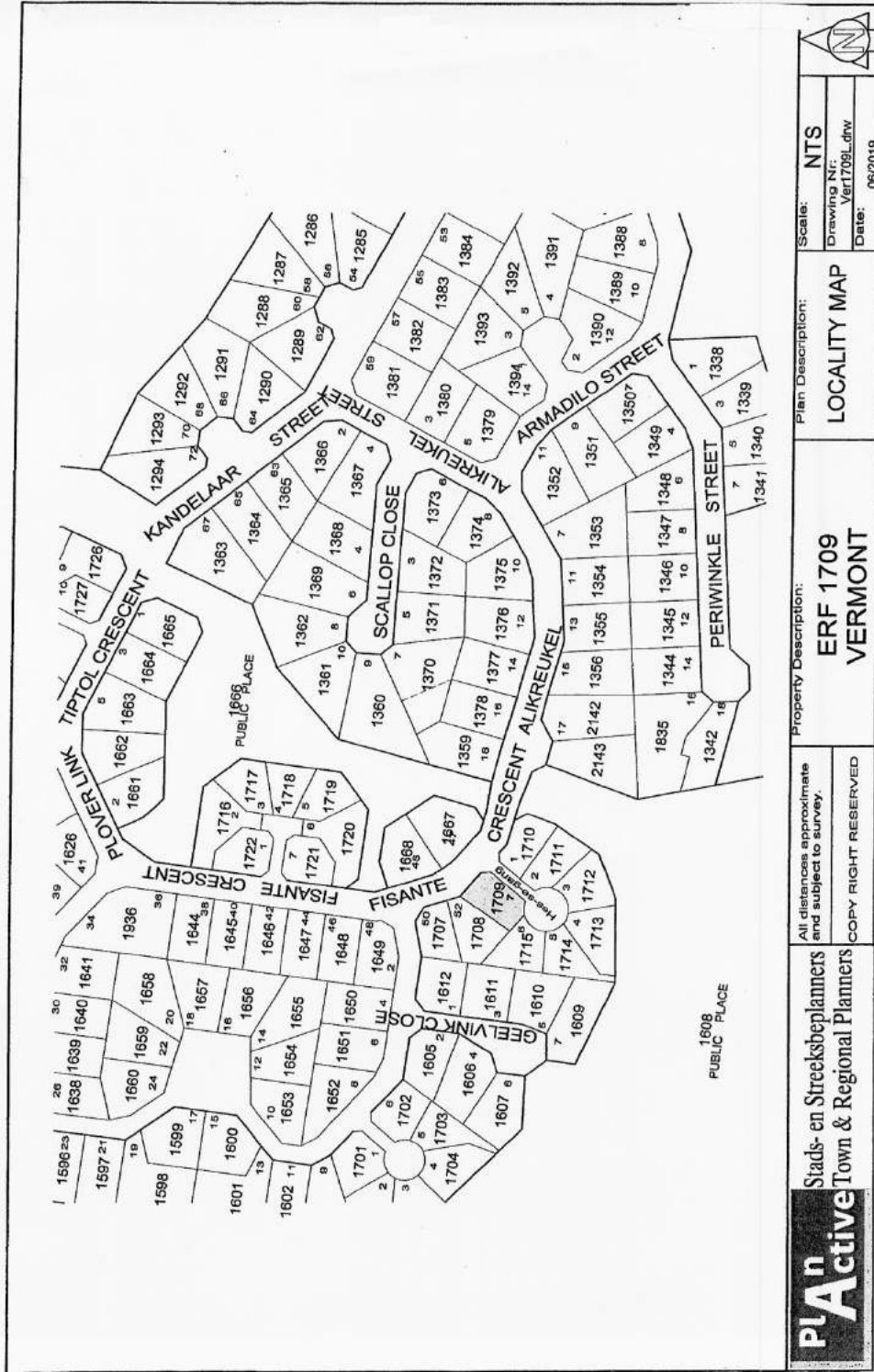
- ❖ The proposed first storey area on the deck will impose on the view from Erf 1708, and as stipulated in Point 3.1 in the Hes-se-Gang Design Manual such addition should only be allowed should the affected neighbour consent thereto. The neighbour does not consent thereto and if it is approved will be in conflict with the neighbour's (Erf 1708) reasonable expectations.
- ❖ The proposed extension on the deck will only be just more than 1m from the common boundary with Erf 1708, and will be an imposing structure that would provide a blocked in feeling of the back yard, entertainment area and first storey deck of Erf 1708.

Paragraph 2 – NOT BE APPROVED

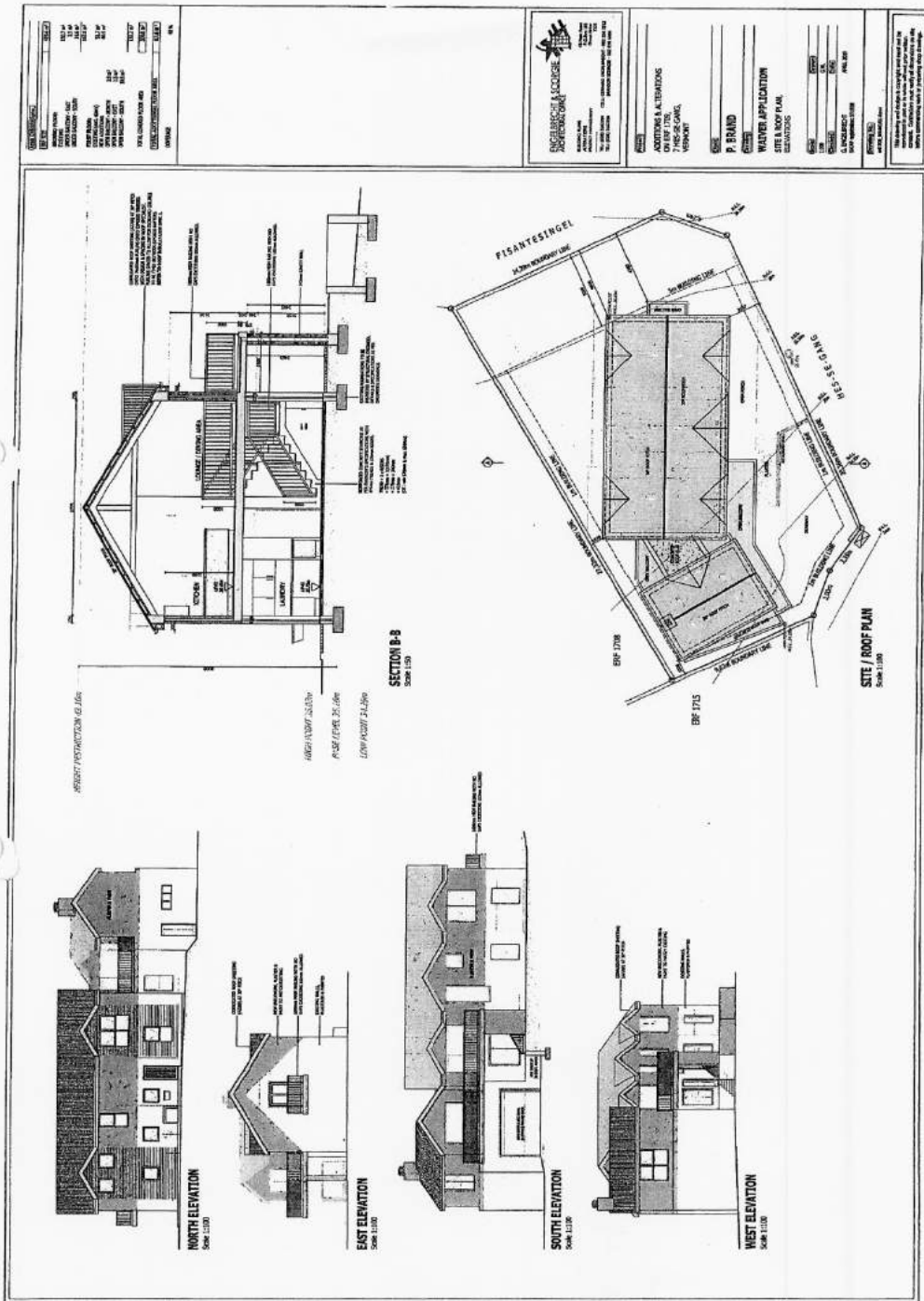
- ❖ The deck does not have to be raised as the first storey section above the garage is not supported, as indicated for the same reasons as the second non-support reason as mentioned in Paragraph 1 above.
- ❖ The area below the deck is used for garaging purposes and there is no reason that it has to be raised.
- ❖ The structural and dampness problems can be resolved by purely replacing the existing slab on the same height and replacing the railing.

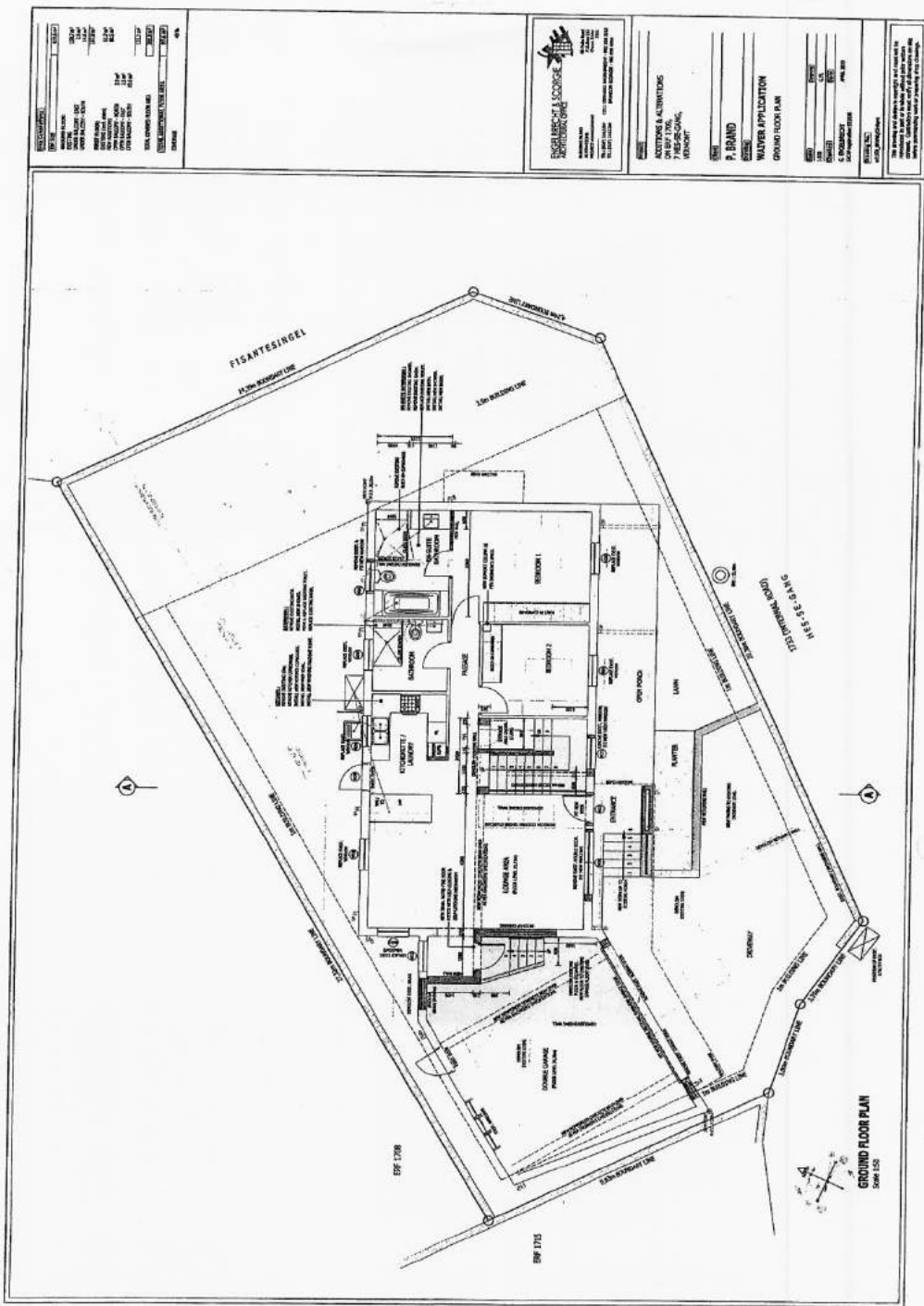
Paragraph 3 – APPROVED

- ❖ The application has followed due process.
- ❖ The encroachment for the dwelling over the street building line is only 34cm, and considered a minor encroachment.
- ❖ The encroachment will not have a negative impact on neighbours or the character of the area.



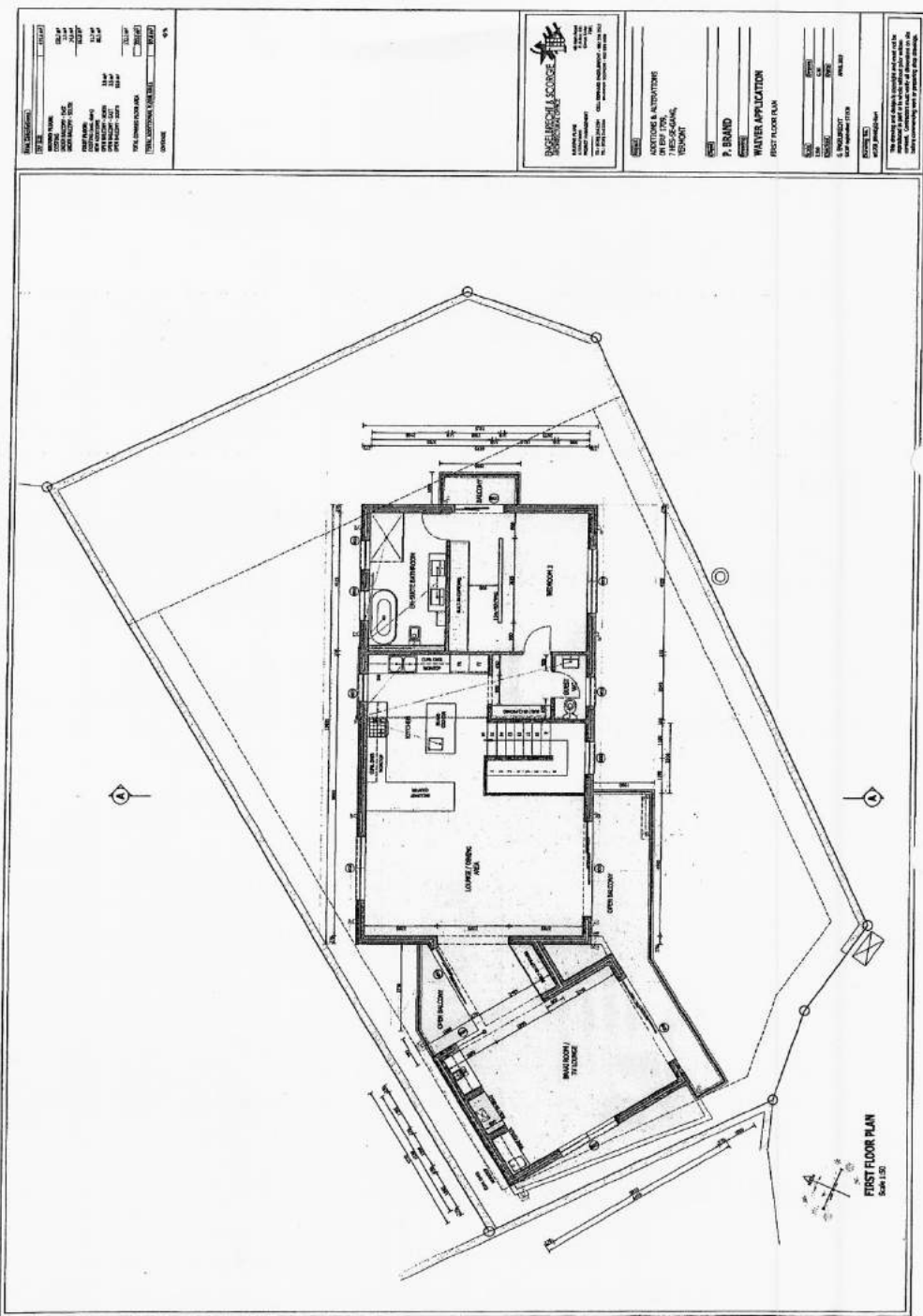
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|--|--|---|--|----------------------|
| | Stads- en Strecksbeplanners Town & Regional Planners | Property Description: ERF 1709 VERMONT | Plan Description: LOCALITY MAP | Scale: NTS |
| | All distances approximate and subject to survey. COPY RIGHT RESERVED | Drawing Nr: Ver1709L.dwg | Date: 06/2019 | Date: 06/2019 |





REVISIONS:

| NO. | DATE | DESCRIPTION |
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| 1 | 10/15/10 | ISSUE FOR PERMIT |
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| FINISHES | |
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| WALL | 1/2" PLASTER |
| FLOOR | 3/4" OSB |
| CEILING | 5/8" GYPSUM BOARD |
| ROOF | 1/2" OSB |
| FOUNDATION | 12" CONCRETE |
| EXTERIOR WALL | 8" CMU |
| EXTERIOR FLOOR | 4" CONCRETE |
| EXTERIOR ROOF | 2" POLYSTYRENE INSULATION |
| EXTERIOR FINISH | 1/2" GYPSUM BOARD |
| EXTERIOR WALL | 1/2" GYPSUM BOARD |
| EXTERIOR FLOOR | 1/2" GYPSUM BOARD |
| EXTERIOR ROOF | 1/2" GYPSUM BOARD |
| EXTERIOR FINISH | 1/2" GYPSUM BOARD |

BRUNNEN & SCORGE
 ARCHITECTS
 1000 15th Street NW
 Washington, DC 20004
 Phone: (202) 462-1234
 Fax: (202) 462-1235
 Website: www.brunnen-scorge.com

PROJECT INFORMATION
 PROJECT NAME: WATER APPLICATION
 PROJECT ADDRESS: 1000 15th Street NW
 PROJECT CITY: WASHINGTON, DC
 PROJECT STATE: DISTRICT OF COLUMBIA
 PROJECT ZIP: 20004
 PROJECT DATE: 10/15/2023
 PROJECT NUMBER: 1000-15-2023-001

DESIGNER
 P. BRAND
 ARCHITECT

DATE
 10/15/2023

SCALE
 AS SHOWN

PROJECT
 WATER APPLICATION
 FIRST FLOOR PLAN

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|-------------------|
| 1 | 10/15/2023 | ISSUED FOR PERMIT |

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FIRST FLOOR PLAN
 Scale: 1/8" = 1'-0"

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 1709, VERMONT (3245/2019)**

Stormwater (SW) : In order
Electricity : Escom
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 should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 10400 - P:2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 1709, Vermont, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE