

**PORTFOLIO COMMITTEE :**

**PLANNING & DEVELOPMENT**

**Chairperson :**

**Ald E Gillion**

**Committee Members :**

**Ald K Brice, Cllrs C Resandt,  
M Sihlahla and R Dees**

**AGENDA of the  
Portfolio Committee : Planning & Development  
17 February 2026  
(Also the Agenda for the Mayoral Committee Meeting : 25 February 2026)**

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**1.  
IN PRINCIPLE APPROVAL FOR THE DIRECT ALIENATION OF A PORTION OF  
REMAINDER ERF 384 HERMANUS (PORTION OF ROAD RESERVE), ADJACENT  
TO ERF 12308 HERMANUS, SITUATED IN FLOWER STREET, HERMANUS, TO  
MEDBUILD PROP (PTY) LTD**

**A Le Roux  
15 January 2026**

**Divisional Manager: Property Management**

**(028) 316 - 5623**

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON  
17 FEBRUARY 2026, WHICH COMMITTEE RECOMMENDED AS FOLLOWS:**

**RECOMMENDATION TO THE COUNCIL:**

1. that the direct alienation of a portion of Remainder Erf 384 Hermanus ( $\pm 700\text{m}^2$  in extent), situated in Flower Street, Hermanus, to the owner of the adjoining Erf 12308 Hermanus, Medbuild Prop (Pty) Ltd, at an amount of R450.00/m<sup>2</sup> (FOUR HUNDRED AND FIFTY RAND PER SQUARE METRE) (VAT excluded) for parking purposes, **be approved in principle**;
2. that it be noted that the direct alienation is possible as the portion of Remainder Erf 384 Hermanus can be classified as a non-viable property;
3. that, subject to the approval in 1 above, a public participation process be followed at the cost of the Applicant/purchaser;
4. that it be noted that a condition for the alienation will be that the portion of Remainder Erf 384 Hermanus must be consolidated with the adjoining property of Medbuild Prop (Pty) Ltd;
5. that the property may only be used for parking purposes and no structures of any kind (excluding a boundary wall or fence) may be erected on the portion of Remainder Erf 384 Hermanus, which conditions must be registered against the title deed of the consolidated property;
6. that the alienation of the portion of Remainder Erf 384 Hermanus be subject to a suspensive condition that the Applicant/purchaser obtain approval for all the required land use rights, which may include, subdivision, closure of public place, rezoning and consolidation with Erf 12308 Hermanus;
7. that all costs pertaining to the transaction, e.g. application costs, valuation costs, relocation of services, closure of a portion of road, subdivision, rezoning and consolidation, the required public participation, transfer and related costs, etc. be paid by the Applicant/purchaser, Medbuild Prop (Pty) Ltd; and

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8. that it be noted that the municipal property herewith envisaged to be alienated is not required for the provision of further basic municipal services in terms of the provisions of paragraph 5 of Council's Administration of Immovable Property Policy and Section 14 of the Local Government: Municipal Finance Management Act (Act 56 of 2003).

**RESPONSIBLE OFFICIAL:**

**M BEKKER**

**TARGET DATE FOR IMPLEMENTATION :**

**MARCH 2026**

**TARGET DATE TO INFORM APPLICANTS:**

**MARCH 2026**

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Portfolio Committee : Planning & Development  
17 February 2026  
(Also the Agenda for the Mayoral Committee Meeting : 25 February 2026)**

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**2.**

**A PORTION OF ERF 830 HERMANUS, KNOWN AS “BIENTANG’S CAVE RESTAURANT”: DEVIATION FROM PARAGRAPH 18 OF THE ADMINISTRATION OF IMMOVABLE PROPERTY POLICY OF 2015 ALLOWING THE MUNICIPALITY TO TEMPORARILY RENEW THE LEASE OF MUNICIPAL PROPERTY TO BIENTANG SE GROT (PTY) LTD**

**A Le Roux  
14 January 2026**

**Divisional Manager: Property Management**

**(028) 316 5623**

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON 17 FEBRUARY 2026, WHICH COMMITTEE RECOMMENDED AS FOLLOWS:**

**RECOMMENDATION TO THE EXECUTIVE MAYOR:**

1. that the temporary renewal of the lease of a portion of Erf 830 Hermanus, ±450m<sup>2</sup> in extent, to Bientang se Grot (Pty) Ltd for a period of 6 (SIX) months from 1 January 2026 to 30 June 2026 for the purpose of managing a restaurant known as “Bientang’s Cave”, at a rental amount of R69,067.92 (SIXTY-NINE THOUSAND AND SIXTY-SEVEN RAND AND NINETY-TWO CENTS) (VAT Excluded) per month, **be approved**; and
2. that the abovementioned approval be subject to Council approving a deviation from paragraph 18 of the Administration of Immovable Property Policy of 2015.

**RECOMMENDATION TO THE COUNCIL:**

that the deviation from paragraph 18 of the Administration of Immovable Property Policy in order to temporarily renew the current lease agreement with Bientang se Grot (Pty) Ltd for a further period of 6 (SIX) months without following a competitive process, **be approved**.

**RESPONSIBLE OFFICIAL :**

**M ERASMUS**

**TARGET DATE FOR IMPLEMENTATION :**

**28 MARCH 2026**

**TARGET DATE TO INFORM APPLICANT :**

**10 MARCH 2026**

**TARGET DATE TO INFORM OBJECTOR:**

**10 MARCH 2026**



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Portfolio Committee : Planning & Development  
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5. that, where necessary, servitudes be registered in favour of and to the satisfaction of the Overstrand Municipality in relation to any existing services on the properties, at the cost of the Western Cape Government (Department of Infrastructure);
6. that a condition be included in the Deed of Sale that the Western Cape Government (Department of Infrastructure), its agents and contractors must at own cost attend to the relocation of services where requested; and
7. that it be noted that the portions of municipal properties envisaged to be alienated is not required for the provision of the minimum level of basic services in terms of the provisions of paragraph 5 of Council's Administration of Immovable Property Policy and Section 14 of the Local Government: Municipal Finance Management Act (Act 56 of 2003).

<b>RESPONSIBLE OFFICIAL:</b>	<b>M ERASMUS</b>
<b>TARGET DATE FOR IMPLEMENTATION:</b>	<b>28 MARCH 2026</b>
<b>TARGET DATE TO INFORM APPLICANT:</b>	<b>21 MARCH 2026</b>



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Portfolio Committee : Planning & Development  
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(Also the Agenda for the Mayoral Committee Meeting : 25 February 2026)**

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**5.  
TRANSFER OF UNREGISTERED ERF 5643 (A PORTION OF REMAINDER  
ERF 3048) BETTY'S BAY (PORTION OF PUBLIC OPEN SPACE), ADJACENT TO  
ERF 3196 BETTY'S BAY, SITUATED ON THE CORNER OF ROCKWAY DRIVE  
AND PEARL DRIVE, TO LR MCCANN**

**A Le Roux  
13 January 2026**

**Divisional Manager: Property Management**

**(028) 316 - 5623**

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON  
17 FEBRUARY 2026, WHICH COMMITTEE RECOMMENDED AS FOLLOWS:**

**RECOMMENDATION TO THE COUNCIL:**

1. that the transfer of unregistered Erf 5643 (a portion of Remainder Erf 3048) Betty's Bay, situated on the corner of Rockway Drive and Pearl Drive (163m<sup>2</sup> in extent), to the owner of the adjoining Erf 3196 Betty's Bay, LR McCann, at an amount of R57,050.00 (FIFTY-SEVEN THOUSAND AND FIFTY RAND) (VAT excluded) for parking purposes and the erection of a boundary wall / fence, **be approved;**
2. that Council take cognisance of the fact that the direct alienation and subsequent transfer is only approved as unregistered Erf 5643 (a portion of Remainder Erf 3048) Betty's Bay is classified as a non-viable property;
3. that it be noted that a condition of the alienation will be that the unregistered Erf 5643 (a portion of Remainder Erf 3048) Betty's Bay must be consolidated with the adjoining property of LR McCann, being Erf 3195 Betty's Bay;
4. that a condition be registered against the title deed of the to be consolidated property that no structures of any kind (excluding a boundary wall or fence) may be erected on the portion of property envisaged to be transferred;
5. that all costs pertaining to the transaction, e.g. application costs, valuation costs, closure of public open space, rezoning, subdivision and consolidation, transfer and related costs, advertisements, etc. be paid by LR McCann; and
6. that it be noted that the municipal property herewith envisaged to be transferred is not required for the provision of basic municipal services in terms of the provisions of paragraph 5 of Council's Administration of Immovable Property Policy and Section 14 of the Local Government: Municipal Finance Management Act (Act 56 of 2003).

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<b>RESPONSIBLE OFFICIAL:</b>	<b>M ERASMUS</b>
<b>TARGET DATE FOR IMPLEMENTATION :</b>	<b>12 MARCH 2026</b>
<b>TARGET DATE TO INFORM APPLICANT:</b>	<b>26 MARCH 2026</b>



