

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
19 May 2015  
(Also the agenda for the Mayoral Committee Meeting : 28 May 2015)**

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**5. ERF 4606, 31 KINGSWAY, ONRUS RIVER, OVERSTRAND MUNICIPAL  
AREA : PROPOSED DEPARTURE : B & R VENTER**

**4606 HON (2734)**

**H Olivier**

**(028) 313 8900**

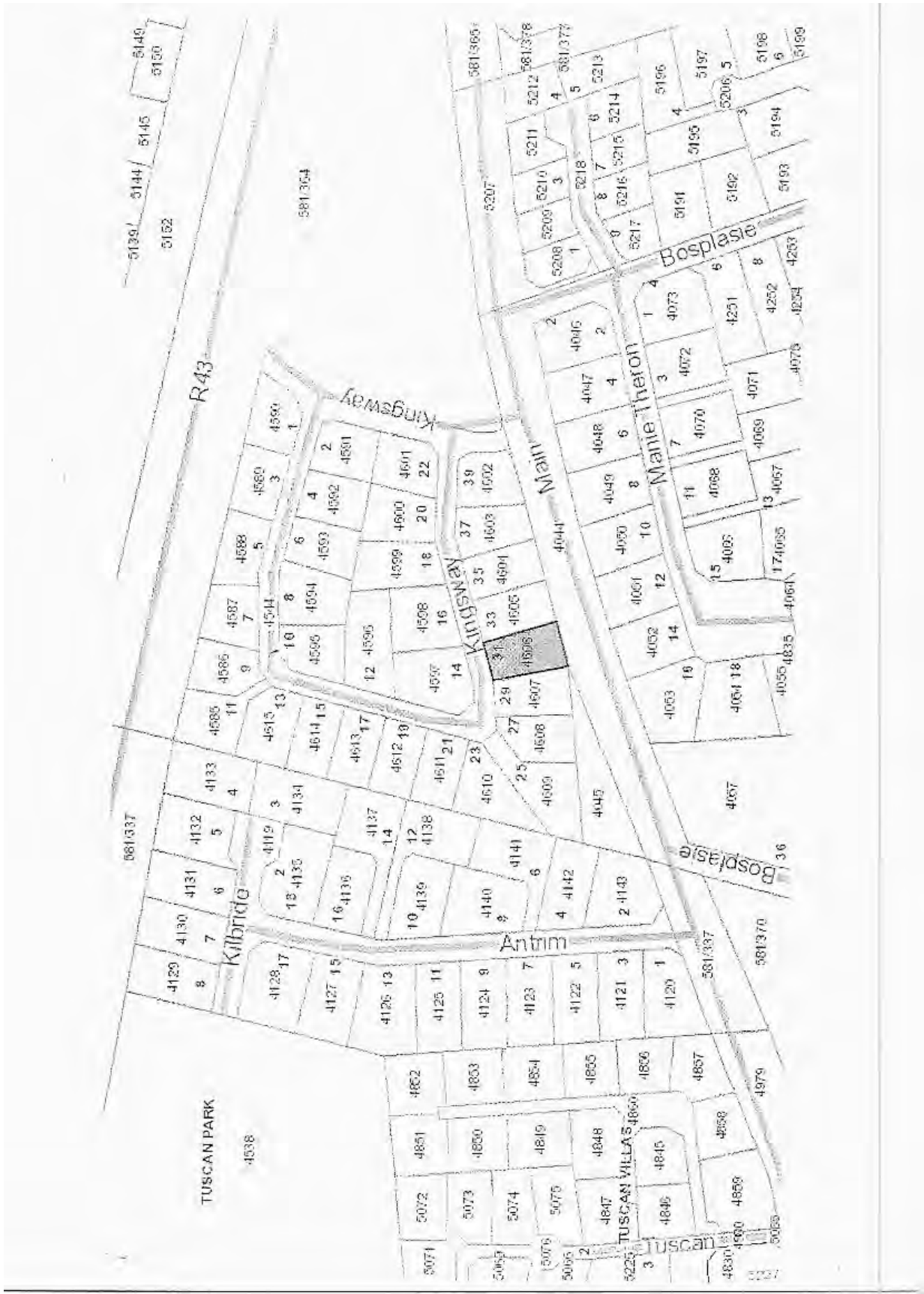
**Hermanus Administration**

**23 February 2015**

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**RESOLVED :**

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure from the relevant Scheme Regulations on Erf 4606, Onrus River in order to relax the 4m street building line and 2m eastern lateral building line to 0m to accommodate a proposed carport, **be approved**, subject to the following conditions:
  - (a) that this approval does not absolve the applicant from compliance with any other relevant legislation;
  - (b) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
  - (c) that this approval is only for the relaxation of building lines indicated on the plan submitted with the application dated 25 July 2014;
  - (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, and
  - (e) that the conditions of Telkom in their letter dated 14 November 2014, be complied with.
2. that the applicant be notified of his right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.





J.J. Venter.  
Kingsway 31.  
Onrusrivier  
Erf 4606.

Overstrand. Munisipaliteit.

Aansoek om baulyn. verslapping.

Hiermee doen ek Johannes Jacob Venter aansoek vir die verslapping van die baulyn op erf 4606 Kingsway 31 Onrus. vir die oprigting van 'n motor afdak.

Die bestaande motorhuis word gebruik vir die stoor van ekstra meubels en oefen apparat, aangesien die huis te klein is vir alles. Ons het twee motors en een staan dus in die son.

Ons hoop dat u die aansoek om verslapping van die baulyn vir 'n motor afdak gunstig oë oorweeg.

baie dankie

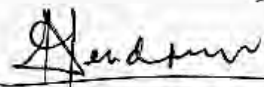
Johannes Jacob Venter

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 4606, ONRUS RIVER (2734)**

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 developer's cost;
2. that storm water be allowed to discharge through Erf 4606 Onrus River, unobstructed.



**DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES**

15/01/2015  
DATE



Telkom

Network Engineering and Build

Telkom SA SOC Limited

10 Jan Smuts Drive  
Pinelands  
7404

Tel : 021 414 5814  
Fax : 088 021 414 5614  
Email : Petersi2@telkom.co.za

Enquiries : Ishaam Peters  
Our Ref. : WWIP\_WONR3905\_14  
Your ref. : 4606 MON (2734)

TP - A Theart  
(H Olivier)

14 November 2014

Attention : Mr H Olivier

Overstrand Municipality  
PO Box 20  
HERMANUS  
7200

FILE NO:	EL 4606-04
SCAN NO:	39
COLLABORATOR NO:	685968

Dear Sir/Madam

**TELKOM SERVICES: PROPOSED DEPARTURE – ERF 4606, 31 KINGSWAY, ONRUS RIVER, OVERSTRAND MUNICIPAL AREA**

With reference to your letter dated 11 November 2014.

I hereby inform you that Telkom approves the proposed work indicated on your drawing in principle. This approval is valid for 12 months only, after which reapplication must be made if the work has not been completed.

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

Approval is granted, subject to the following conditions:

As per the drawing supplied, Telkom SA LTD infrastructure will be affected, consequently the conditions below and on the attached legend will apply.

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

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

Telkom SA SOC Limited: Reg no 1991/005478/20  
Directors: JA Mabuza (Chairman), SN Maseko (Group Chief Executive Officer), DJ Fredericks (Chief Financial Officer), S Botha, Dr. CA Snyo, N Kapite, I Kgabolele, K Kweyama, K Mzondeni, F Petersen, LL Von Zeuner.  
Company Secretary: X Mpongushé Makasi

TP

17 NOV 2014

18 NOV 2014

17 NOV 2014

# Telkom

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

**As important cables are affected, please contact our representative Frederik Swart at telephone number (028) 514 1199 / 081 363 7815 least **48 hours** prior of commencement on construction work.**

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

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

All Telkom SA LTD rights remain reserved.

Yours faithfully



\_\_\_\_\_  
Marius Langerhoven  
Operations Manager  
Wayleave Management: Western Region

## Wayleave

Telkom S.A Ltd




















This wayleave, Ref is WWIP\_WONR3906\_14 is valid for 12 months from date hereof and is subject to the following conditions:

1. No mechanical plant or vibrator type compactors may be used within three metres of any Telkom plant (I.E. any Telecommunication equipment above or below ground level).
2. The position of our plant affected by the proposal is indicated as approximate and our **Frederik Swart** at **028 514 1199** must be contacted at least 48 hours prior to commencement of the work, upon which the actual location of Telkom Plant will be indicated on-site.
3. A written request must be submitted to Telkom for consideration should the applicant require our plant to be relocated. The cost of such a relocation will be recoverable from the applicant.
4. It is the responsibility of the applicant to verify the existence of the indicated plant and to notify Telkom immediately should the applicant locate any Telkom plant which is not indicated on the plans.
5. Should the applicant expose any Telkom plant, the safeguard thereof will be the applicants full responsibility.
6. Failing to comply with the above conditions or any special conditions addendum hereto will be regarded as gross negligence and the applicant will be held responsible for and damage or loss as a result thereof.

Date: 2014/11/12

JE Skippers  
For Regional General Manager  
Western Cape

### Telkom Symbol Legend

1. Underground Pipe & Cable	
2. Manhole	
3. Underground Pipe Junction Box	
4. Street Distribution Cabinet	 
5. Jointing Pit & AJB	 
6. Jointing Pillar	
7. Buried Joint & Route Change	
8. Robot Control	
9. Pole	
10. Stay	
11. Strut	
12. Aerial Cable	
13. Various Distribution Points	    

PRIOR TO CONSTRUCTION PLEASE CONTACT ABOVE PERSON TO INDICATE POSITION OF TELKOM SA PLANT.  
OVERHEAD ROUTES ARE NOT ALWAYS INDICATED.





**AGENDA of the  
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19 May 2015  
(Also the agenda for the Mayoral Committee Meeting : 28 May 2015)**

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**6. ERF 358, 25 ARCADIA STREET, PEARLY BEACH: PROPOSED DEPARTURE AND RELAXATION OF A RESTRICTIVE TITLE DEED CONDITION : NJ GROBLER**

**Erf 358, GPB (2412)**

**SW van der Merwe (028) 313 8900**

**Hermanus Administration**

**16 March 2015**

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**RESOLVED :**

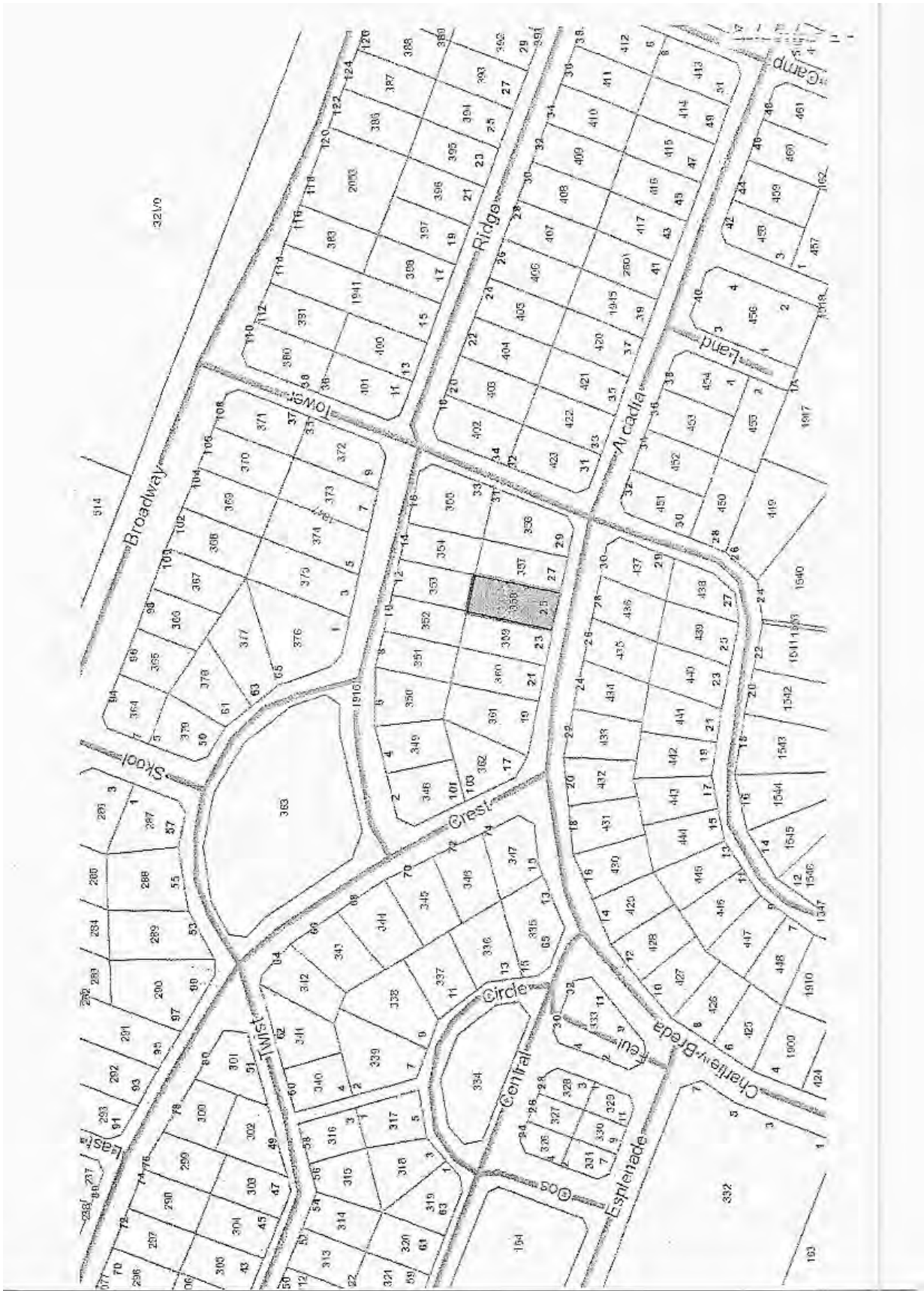
1. that the application for the relaxation of restrictive title conditions in terms of the Removal of Restrictions Act, 1967 (Act 84 of 1967) in order to relax the western lateral building line from 1,57m to 1m, (in order to retain the conversion of the existing garage into a bedroom with en-suite bathroom), as well as the relaxation of the eastern lateral building line from 1,57m to 0m (in order to retain the existing barbeque area), as stipulated in Title Deed T48444/1984, **be recommended for approval** to the Provincial Government: Western Cape;
2. that the application for departure in terms of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) in order to relax the western lateral building line from 1,57m to 1m, (in order to retain the conversion of the existing garage into a bedroom with en-suite bathroom), as well as the relaxation of the eastern lateral building line from 1,57m to 0m (in order to retain the existing barbeque area), **be approved**, subject to the following conditions:
  - (a) that the approval in 2. above be subject to the successful relaxation of the restrictive title deed conditions in 1. above;
  - (b) that this approval only has reference to the relaxation of the building lines as indicated on Plan No. 358-008-2013, as submitted with the application;
  - (c) that the comment received from the Fire Departure be complied with;
  - (d) that building plans be submitted to the Building Department for approval;
  - (e) that Council holds the right to rescind the approval if any future eligible objection against the braai area is received;
  - (f) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
  - (g) that all other development parameters as prescribed in the relevant

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Zoning Scheme be complied with.

3. that the applicant be notified of his right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.





## Karin Snyman &amp; Associates

*Architecture & Interiors*

Pr.Snr.Arch.Tech  
 Reg. No. ST 0274  
 SACAP (SANS 204 & 20400)

P.O.Box 187  
 Touwsrivier  
 6680

Office: 023 258 1293  
 Cell 1: 083 754 9870  
 Cell 2: 082 628 8449  
 Fax: 085 580 7236

ksd@telkomsa.net  
 snyman.karin@yahoo.com

TR- A Theat  
 (s/d merwe)

August 12, 2014

Overstrand Munisipaliteit  
 Dept. Stadsbeplanning

Vir aandag: Alida Knoetze  
 e-pos: [aknoetze@overstrand.gov.za](mailto:aknoetze@overstrand.gov.za)



FILE NO:	EL 358-PB
SCAN NO:	51
COLLABORATOR NO:	651132

## MOTIVERING

Voorgestelde/bestaande veranderinge en aanbouings – Erf 353 Pearly Beach

Na aanleiding van n skrywe ontvang van die aansoeker – e-pos op 17/02/2014 die volgende:

Skrywes en goedkeurings van die omliggende eienaars is reeds ontvang deur die Plaaslike Owerheid.

Die aanliggende eienaar van erf 357 het reeds skriftelik toestemming verleen vir die opgerigte patio afdak op erf 358.  
 Hierdie afdak is aan die oostelike laterale sygrens opgerig.

Die hoogte op die laagste vlak van die patio dak is +- 2.45m van die afgewerkte vloervlak.  
 Die patio dak rus op die 75 dia. Staal pale wat +- 300mm vanaf die bestaande beton grensmuur geanker is.

Volgens 'n google straat aansig is die volgende waargeneem:

1. Die natuurlike grondvlak van erf 357 is behou. Die struktuur op erf 357 is ook bo-op die natuurlike kontoer vlakke gehandhaaf.
2. Die voorgeskrewe boulyne op erf 357 is gehandhaaf en die bestaande huis het n gewelmuur, met slegs twee vensters wat die Wes aansig beslaan.
3. Die afstand tussen die laterale sygrens en die gewelmuur van die huis op erf 357 is +- 3.0m.
4. Dus beïnvloed die effens laer liggende patio dak van erf 358 glad nie die natuurlike ligfaktor of privaatheid van erf 357 nie.
5. Volgens die google straat aansig is die lesfarea van erf 357 ook geïsoleer aan hul oostelike sy van die erf.

6. Die huis is gebou in n L-vorm, met erf 357 se tuin, leef en onthaal area met stoepe wat uitkyk op 'n suidwestelike/wes aansig, en die son ten volle benut word.
7. Erf 357 is die enigste direkte beboude erf wat aangrensend aan die patio afdak is, en ander omliggende erwe het geen negatiewe impak a.g.v. die bestaande struktuur nie.
8. Dus in die lig van bogenoemde is die gevolgtrekking dat daar geen visuele privaatheid van die eienaar op erf 357 geskend word nie.
9. Die patio/afdak belemmer geen sonlig gedurende die oggend of namiddag nie.
10. Die hoogte van die bestaande grensmuur verseker maksimum privaatheid vir beide eienaars.
11. Die bestaande motorhuis omskepping aan die westelike laterale sygrens het geen impak nie, aangesien die aangrensende erf onbeboud is.
12. Die omskepping van die motorhuis affekteer geen uitsig nie, maar oorskry wel die voorgestelde boulyn van toepassing vir bewoning.
13. Aansoek om verslapping van die boulyn vir hierdie motorhuis omskepping word versoek.

Hiermee versoek ek dus dat die Raad goedgunstelik die aansoek sal oorweeg, in die lig van bogenoemde faktore.

Met dank.

**Karin Snyman**  
 Pr.S/Arch.T  
 KSD Architecture & Interiors  
 Samewerking : WN Esterhuizen – Struktuur Ing.



### Town Planning Internal Memo

Enquiries: Mr. Schalk van der Merwe (Senior Town Planner)  
 Applicant: NJ Grobler  
 File Reference: Erf 358, Pearly Beach  
 Date: 19 September 2014      Comment By: 24 October 2014

TO:

Infrastructure and Planning	Fire Department ✓	District Health	Traffic Department
Building Department	Local Heritage Committee	Environmental Officer	Waste Management
Operational Department		Electrical Department	
Ward Councillor (Cllr D Coetzee)		Area Manager (F Myburgh)	

SUBJECT: Erf 358, Pearly Beach  
 See notice attached.

PROPOSAL:

	DEPARTURE	
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ATTACHED:

Locality Plan	Site Development Plans	Motivational Report	Engineering Report	CES Report
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COMMENT ON THE PROPOSAL:

*Structure boundary wall must provide minimum 60 minute fire resistance (230mm)*

**OVERSTRAND  
 FIRE SERVICES**  
 2014-10-24  
**D/O SCHOEMAN**

Kindly provide your comment (with specific reference to any conditions of approval that should be imposed) in the space provided or in a separate Memo by not later than the date stipulated. Should no comment be received, it will be assumed that you have no objection to the proposal (and where appropriate Mayco will be informed accordingly).

*Anthony eskils*



**AGENDA of the  
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**7. ERF 3413, 15 GREEN STREET, ONRUS RIVER, OVERSTRAND MUNICIPAL  
AREA : PROPOSED DEPARTURE : L DAY**

**3413 HON (2749)**

**H Olivier**

**(028) 313 8900**

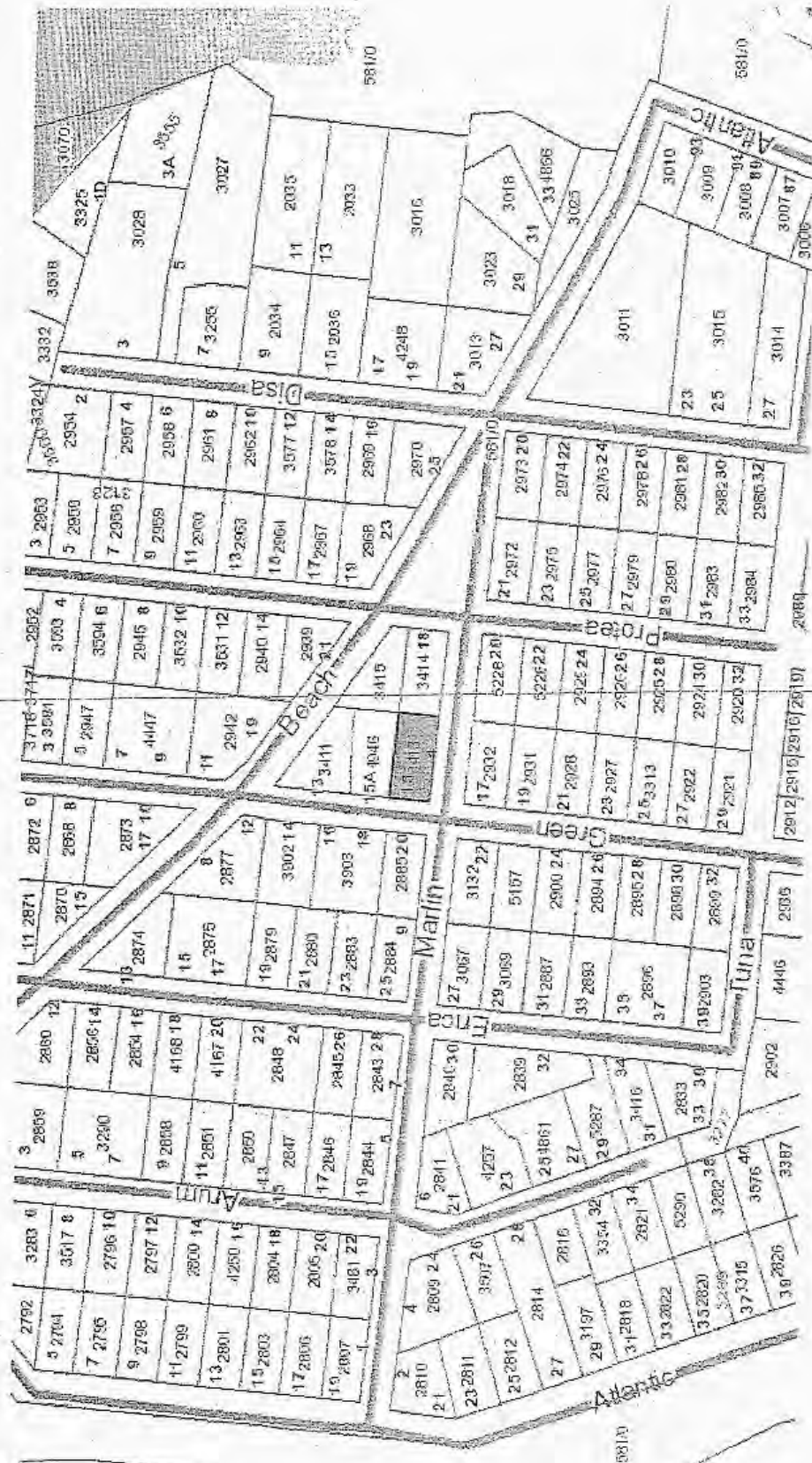
**Hermanus Administration**

**26 February 2015**

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**RESOLVED :**

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure from the relevant Scheme Regulations on Erf 3413, Onrus River, in order to relax the street building line with Marlin Street to 1,1m and 1,6m to legalize a portion of a porch and shade port respectively, **be approved**, subject to the following conditions:
  - (a) that this approval does not absolve the applicant from compliance with any other relevant legislation;
  - (b) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
  - (c) that this approval is only for the relaxation of building lines indicated on Plan No. erf3414DAYWA A3/01 dated August 2014, which was submitted with the application, and
  - (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.
2. that the applicant be notified of his right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.







G. Engelbrecht  
48 Main Road  
Onrus  
7201

14 October 2014

***The Building Control Officer / Town Planner***  
Overstrand Municipality  
Hermanus  
7200

**Re: Erf 3413, corner of Green & Marlin Streets, Onrus**

My clients, Mr & Mrs Louis Day, recently purchased the above mentioned property from Mr. Warren Scott and their transfer is nearing completion. The previous owner, Mr. Scott, agreed to get the existing plans up to date.

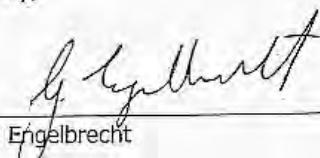
It was noted that the house was built exactly as per the original approved plans, however, the position of the house on the erf does not match that of the plan. The house, as-built, is positioned closer to Marlin Street and further from Green Street. Measurements taken on site confirm that the house is still within the building lines as prescribed by the municipality, with exception of the small front porch leading to the front door. This 900mm high uncovered deck structure is 1660mm from the Marlin Street boundary line, an encroachment of 1340mm.

Also as-built, is a shade cloth carport in the South-East corner of the erf. The installers of the carport believed that building plans were not required for this type of structure and therefore misinformed the owner. The carport is still within the Eastern 2m building line as prescribed by the municipality. But the carport is 1100mm from the Marlin Street boundary line, an encroachment of 1900mm.

Therefore my client's waiver application for these two Marlin Street building line encroachments. None of these obscure neighboring properties' views in any way.

I hope that my client's application for the waiver would be considered favorably.

Yours truly,



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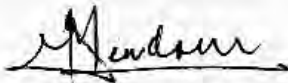
Gerhard Engelbrecht

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 3413, ONRUS RIVER**

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

**Conditions:**

1. that only the standard 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 stormwater be allowed to discharge through Erf 3413, Onrus River, unobstructed.



**DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES**

25/11/2014

**DATE**