AGENDA of the
Portfolio Committee : Planning & Development
18 August 2026
(Also the agenda for the Mayoral Committee Meeting : 25 August 2026)

1. ERF 566, 42 MARINE DRIVE, VERMONT, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION (HEIGHT SERVITUDE): PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF QUINMEIN PROPERTIES (PTY) LTD

566 HVM (5123/2025)
H Olivier **(028) 313 8900** **Hermanus Administration**
17 April 2026

EXECUTIVE SUMMARY

An application was received on 29 October 2025 from Plan Active Town and Regional Planners on behalf of Quinmein Properties (Pty) Ltd in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the subdivision of Erf 566, Vermont to register a revised height restriction servitude areas in favour of Erf 709, Vermont on Erf 566, Vermont.

RESOLUTION

1. that the application in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the subdivision of Erf 566, Vermont to register revised height restriction servitude areas on the property in favour of Erf 709, Vermont, **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 the restrictive height servitudes as indicated on the survey diagram dated October 2025 prepared by LA van Dyk, submitted with the application;

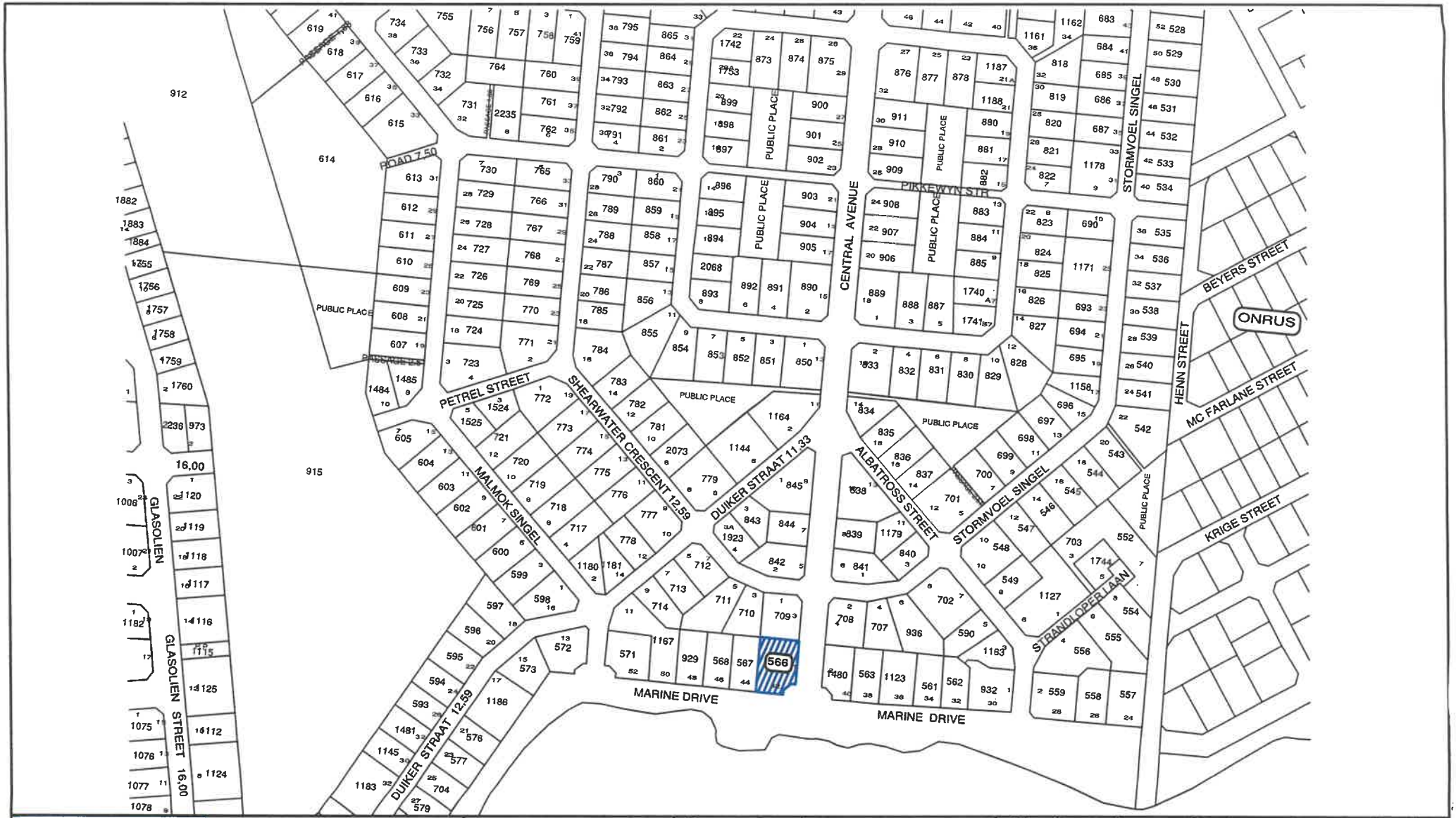
   (b) that this approval does not absolve the applicant from compliance with any other relevant legislation, and

   (c) that all other restrictions in the Overstrand Municipality Land Use Scheme be complied with.

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, 2020 regarding the above decision.

REASONS FOR RESOLUTION

- The property has an existing restrictive height servitude over it, which is vague, and the new proposed restrictive height servitudes will make future development on Erf 566 much easier as it now clearly defines the limitation of the servitudes.
- The owners of Erf 566 and 709 both support the changing of the height servitude.
- The application will not have a negative impact on surrounding property owners.



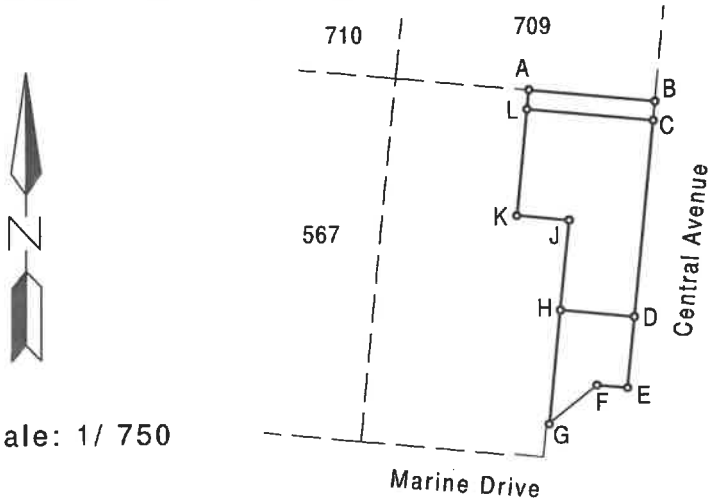
PlAn Active Stads- en Streeksbeplanners Town & Regional Planners	All distances approximate and subject to survey.	Property Description: ERF 566 VERMONT	Plan Description: LOCALITY MAP	Scale: NTS
	COPY RIGHT RESERVED			Drawing Nr: verm566l.drw
				Date: SEPTEMBER 2025

VAN DYK & Associates Inc. (V25370)

SIDES metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WG 19° X			SG No.
			Constants	0,00	+3 800 000,00	approved
A B	13,00	275.35.40	A	-14 790,78	+9 993,86	
B C	2,00	5.35.40	B	-14 803,72	+9 995,13	
C D	20,49	5.35.40	C	-14 803,52	+9 997,12	for
D E	7,42	5.35.40	D	-14 801,52	+10 017,51	SURVEYOR-
E F	3,15	95.35.40	E	-14 800,80	+10 024,90	GENERAL
F G	6,29	50.35.40	F	-14 797,67	+10 024,59	
G H	11,87	185.35.40	G	-14 792,80	+10 028,59	
H J	9,40	185.35.40	H	-14 793,96	+10 016,77	
J K	5,40	95.35.40	J	-14 794,88	+10 007,42	
K L	11,09	185.35.40	K	-14 789,50	+10 006,89	
L A	2,00	185.35.40	L	-14 790,58	+9 995,85	HEIGHTS METRES
1AC19			⊕	-15 035,06	+8 933,17	33,51
13AC19			⊕	-15 388,80	+9 342,94	18,22

BEACON DESCRIPTIONS

A : Drill Hole in Wall
B,C,J,K,L : Drill Hole in Paving
D,E,F,G,H : 12mm Iron Peg



Scale: 1/ 750

1. The figure L,C,E,F,G,J,K represents 282 square metres of land being a building height restriction servitude area with maximum allowable height of 13,96m above mean sea level.
2. The figure L,C,D,H,J,K represents 216 square metres of land being a vegetation height restriction servitude area with maximum allowable height of 14,50m above mean sea level.
3. The figure H,D,E,F,G represents 66 square metres of land being a vegetation height restriction servitude area with maximum allowable height of 13,96m above mean sea level.
4. The figure A,B,C,L represents 26 square metres of land being a building restriction and vegetation height restriction area with maximum height of 15,30m above mean sea level.

over Erf 566 VERMONT

Administrative District of Caledon
Western Cape Province
Surveyed In October 2025 by me

LA van Dyk
Professional Land Surveyor
Registration Number: PLS 1069

This Diagram is annexed to No.	The original diagram is S.G. No. A386/1927	File: S.R. No.
Registrar of Deeds	Transfer No	SG No. A386/1927 Comp. AI-3CB/Y21 (442) LPI C0130023

2. REMAINDER (UNREGISTERED) ERF 5024, SUNBIRD CRESCENT, LEOPARD ROCK, ONRUSTRIVIER: APPLICATION FOR CLOSURE OF PUBLIC PLACE AND AMENDMENT OF GENERAL PLAN: OVERSTRAND MUNICIPALITY ON BEHALF OF BUNKER HILLS INVESTMENTS 710 (PTY) LTD

5024 HON (5096/2025)		
H Olivier	**(028) 313 8900**	**Hermanus Administration**
1 April 2026		

EXECUTIVE SUMMARY

The application was lodged on 29 September 2025 by Overstrand Municipality on behalf of Bunker Hills Investments 710 (Pty) Ltd on Remainder (Unregistered) Erf 5024, Onrustrivier in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the following:

- **Closure of Public Place** in terms of Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the closure of Remainder Erf 5024, Sunbird Crescent, Onrustrivier as a public road.

- **Amendment of General Plan** in terms of Section 16(2)(k) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the amendment of the General Plan 5729/2003 to change the status of the existing public road (Erf 5024, Sunbird Crescent, Onrustrivier) to a private road.

RESOLUTION

1. that the application in terms of Section 16.(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Remainder Erf 5024 (Unregistered), Onrustrivier for the closure Remainder Erf 5024, Sunbird Crescent as a Public Road, **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 closure of the public road, as indicated on the plan;

   (b) that this approval is not an approval in terms of any other legislation;

   (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 Land Use Scheme be complied with, and

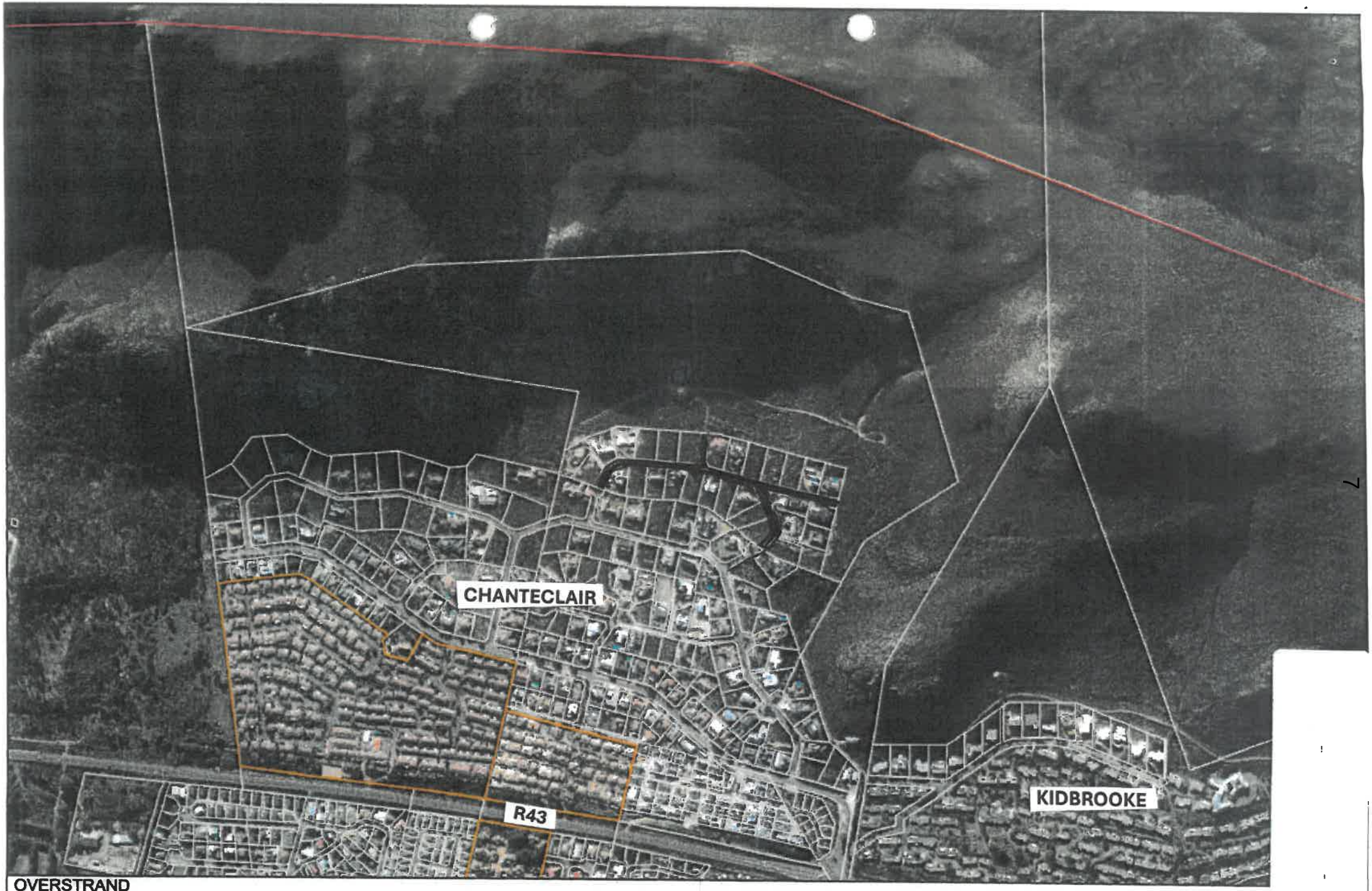
(e) that all the conditions in the Services Report be complied with.

2. that the application in terms of Section 16(2)(k) of the By-Law for the amendment of General Plan 5729/2003 to change the status of the existing public road (Erf 5024, Sunbird Crescent, Onrustrivier) to a private road, **be approved**.

3. 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, 2020 regarding the above conditions of approval.

REASONS FOR RESOLUTION

- The application has followed due procedure.
- The road was zoned for private road purposes in 2003 and was used as such from the early 2000's, and this application is only to rectify the Surveyor-Generals records and change the status from public place to private road.
- The application is supported by all relevant Municipal and State departments/branches.
- No objections were received during the public participation process, only one letter of support.
- No new municipal services will be needed.
- The existing road which are zoned and used as a private road will not be changed and therefore there will be no impact on the character of the area or surrounding property owners.



OVERSTRAND MUNICIPALITY

Locality Plan

Date

geomatics_africa

MAIN FIGURE

CO-ORDINATES
Y METRES X
SYSTEM WG.19°
Constants 0.00 +3800 000.00

A	-16902,81	+8365,64
B	-17060,32	+8375,94
C	-17241,12	+8429,07
D	-17219,53	+8595,69
E	-17171,53	+8577,43
F	-17131,91	+8569,31
G	-17128,81	+8557,10
H	-17102,73	+8536,80
J	-17087,41	+8522,19
K	-17063,38	+8491,54
L	-17029,43	+8487,32
M	-16992,73	+8473,62
N	-16983,33	+8478,56
P	-16916,23	+8473,72
Q	-16885,63	+8469,41
R	-16808,21	+8440,39
S	-16818,04	+8403,05
T	-16855,48	+8389,79

BLOCK CORNERS

A1	-17034,04	+8374,21
A2	-17032,18	+8419,18
A3	-17023,78	+8423,78
A4	-16998,62	+8423,82
A5	-16979,83	+8427,82
A6	-16969,83	+8440,77
B1	-16879,45	+8463,86
B2	-16886,62	+8434,06
B3	-16902,18	+8428,08
B4	-17035,01	+8434,54
B5	-17119,93	+8438,32
B6	-17145,53	+8506,63
B7	-17147,88	+8524,98
B8	-17143,86	+8534,18
B9	-17121,51	+8530,88
C1	-17249,45	+8475,93
C2	-17229,73	+8471,30
C3	-17125,67	+8450,88
C4	-17045,48	+8427,20
C5	-17041,03	+8420,00
C6	-17044,03	+8374,88
D1	-17128,63	+8540,75
D2	-17158,21	+8526,82
D3	-17195,11	+8503,20
D4	-17137,01	+8473,96
D5	-17138,18	+8470,21
D6	-17146,23	+8465,77
D7	-17213,83	+8480,94
D8	-17233,67	+8483,77
D9	-17236,01	+8490,38
D10	-17245,48	+8491,88

TOWN SURVEY MARKS

40AC19	-17358,38	+9101,12
41AC19	-17582,02	+9160,59

AREAS

Erf numbers	Sq. metres
5026	1496
5027	1887
5028	1636
5029	1667
5030	1700
5031	1687
5032	1688
5033	1701
5034	1647
5035	1699
5036	1700
5037	1652
5038	1632
5039	1704
5040	1568
5041	1525
5042	1504
5043	1569
5044	1507
5045	1569
5046	1423
5047	1485
5048	1591
5049	1508
5050	1439
5051	1437
5052	1439
5053	1493
5054	1425
5055	1425

IONRUSTRIVIER ALLOTMENT AREA

GENERAL PLAN NO. 5729 / 2003
of
Subdivisions of Erf 5024 Onrustrivier

Vide Diagram No. 5728 /2003 D.T. No.
and comprising 30 erven numbered 5026 to 5055,
and the streets.

Situate in the Overstrand Municipality
Administrative District of Caledon
Province Western Cape

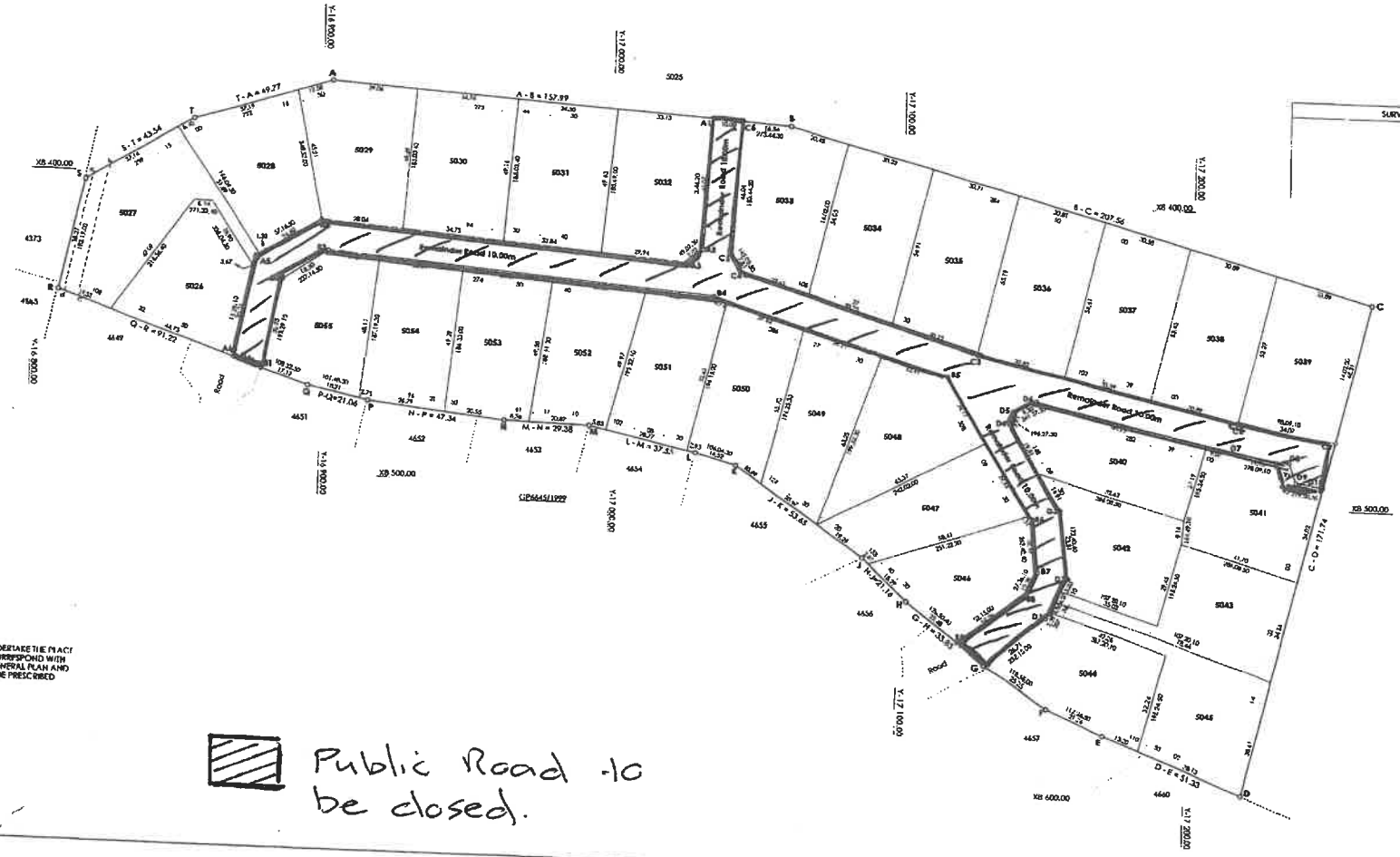
Scale: 1: 600

CDR

S.G. NO. 5729 /2003
SHEET 1 OF 2 SHEETS
PROVISIONALLY APPROVED
26 - 2 - 2004
for SURVEYOR-GENERAL
APPROVED
for SURVEYOR-GENERAL
APPROVED IN TERMS OF SECTION 25 OF ORDINANCE 15/1985
REF: IP 1-10/2001 DATED: 17.6.2003
EXEMPT FROM PROVISIONS OF ACT 70/1970
SECTION 114

NO	AMENDMENT	ADDITION	AUTHORITY	INITD.	DATE

SURVEYOR-GENERAL'S OFFICE NOTES



Public Road to be closed.

NB: THE MAIN BLOCK BOUNDARIES AND ACCESS AND PIPELINE SERVITUDE OVER ERF 5027 AS SHOWN, VIDE DIAGRAM 5728/2001

THIS GENERAL PLAN WAS FRAMED BY US AND WE UNDERTAKE TO PLACE THE BEACONS OF THE ERVEN IN POSITIONS WHICH CORRESPOND WITH THE DATA ON THIS PLAN AND TO SUBMIT THE FINAL GENERAL PLAN AND THE SURVEY RECORDS PERTAINING THERETO WITHIN THE PRESCRIBED PERIOD TO THE SURVEYOR-GENERAL FOR APPROVAL.

NA Clark (PLS 1072)
DATE: November 2003

H Waters (PLS 0814)

S.G FILE REF: CLDN 581
S.R.E NO. C 2415 /2003
COMPILATION: A1-3C8A(333)
A1-3C8A(334)
LPI: C08C0618

8

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR CLOSURE OF PUBLIC PLACE & AMENDMENT OF GENERAL PLAN: REMAINDER (UNREGISTERED) ERF 5024, ONRUS RIVER (5096/2025)

Stormwater (SW)	:	Refer to conditions
Electricity	:	Eskom Area
Water	:	Refer to conditions
Sewer	:	Refer to conditions
Roads and traffic	:	Refer to conditions

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;

2. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;

3. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Principal Technologist: Hermanus for written approval;

4. that any additional and / or extended vehicle entrances will be for the owner's account;

5. that no reservation of on-street parking be allowed;

6. that stormwater discharged from higher lying properties and generated in the catchment area of the property be allowed to drain freely through the property;

7. that stormwater reticulation and connection(s) to the municipal system be provided at the owners cost, if required.

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

20/01/2026
DATE

3. **ERF 2382, UNIT 2 FYNBOS, 2 ROCKHOPPER STREET, VERMONT, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR PERMISSION REQUIRED IN TERMS OF THE CONDITIONS OF APPROVAL TO AMEND THE SITE DEVELOPMENT PLAN AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: BENKDRAFT ON BEHALF OF T SABO**

2382 HVM (5091/2025)		
H Olivier	**(028) 313 8900**	**Hermanus Administration**
13 April 2026		

EXECUTIVE SUMMARY

The application was received on 19 September 2025 from Benkdraft behalf of T Sabo on Erf 2382, Unit 2 Fynbos, Vermont in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the following:

- **Permission required in terms of the conditions of approval** in terms of Section 16(2)(l) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 to amend the existing site development plan to accommodate two (2) existing roofed patios and a fire pit with seating on the property.

- **Determination of an administrative penalty** in terms of Section 16(2)(q) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the unauthorised buildings / structures as mentioned above.

RESOLUTION

1. that the application in terms of Section 16.(2)(l) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 2382, Unit 2 Fynbos, Vermont for permission required in terms of the conditions of approval to amend the existing site development plan to accommodate two (2) existing roof patios and a fire pit with seating on the property, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

   (a) that only the new extensions and structures as indicated on Drawing Number erf2382_GRIEB_A1/01-2023/AB dated March 2024 , submitted with the application be allowed to be constructed;

   (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 Land Use Scheme be complied with,

(d) that building plans be submitted to the Building Control Department for approval and that all conditions of the Building Control and Fire Departments be complied with;

(e) that the conditions in the Services Report be complied with.

2. that the comments from Telkom **be noted**.

3. that the determination of an administrative penalty in terms of Section 90.(4) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 applicable to Erf 2382, Unit 2 Fynbos, Vermont for the unauthorized construction of two (2) covered patios, a braai and some seating, **be imposed,** and that an administrative penalty fee of **R2284,00** be payable within thirty (30) days of the final decision.

4. that the applicant be notified of their 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 decision.

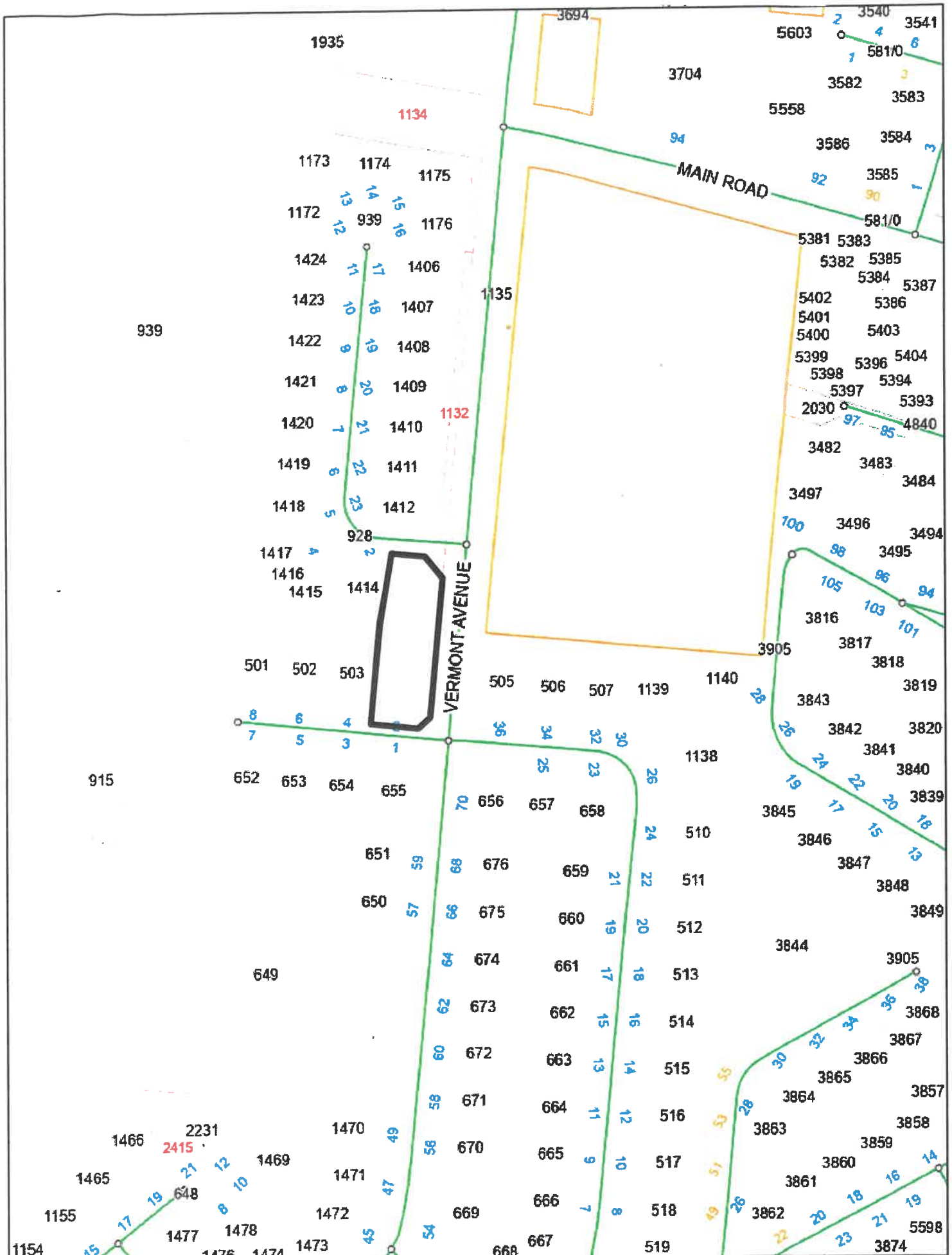
REASONS FOR RESOLUTION

POINT 1

- The application has followed due procedure.
- None of the internal departments have objected to the application.
- No new municipal services will be required.
- No external state departments objected to the application.
- The application is in line with SPLUMA principles.
- No objections were received from surrounding property owners.
- The Body Corporate support the application.
- The application will not have a negative effect on the character of the area or impact on surrounding property owners.

POINT 3

- Each property owner has the responsibility to ensure all buildings and extensions on a property are legal when a property is purchased. A **5%** administrative penalty fee is therefore imposed.



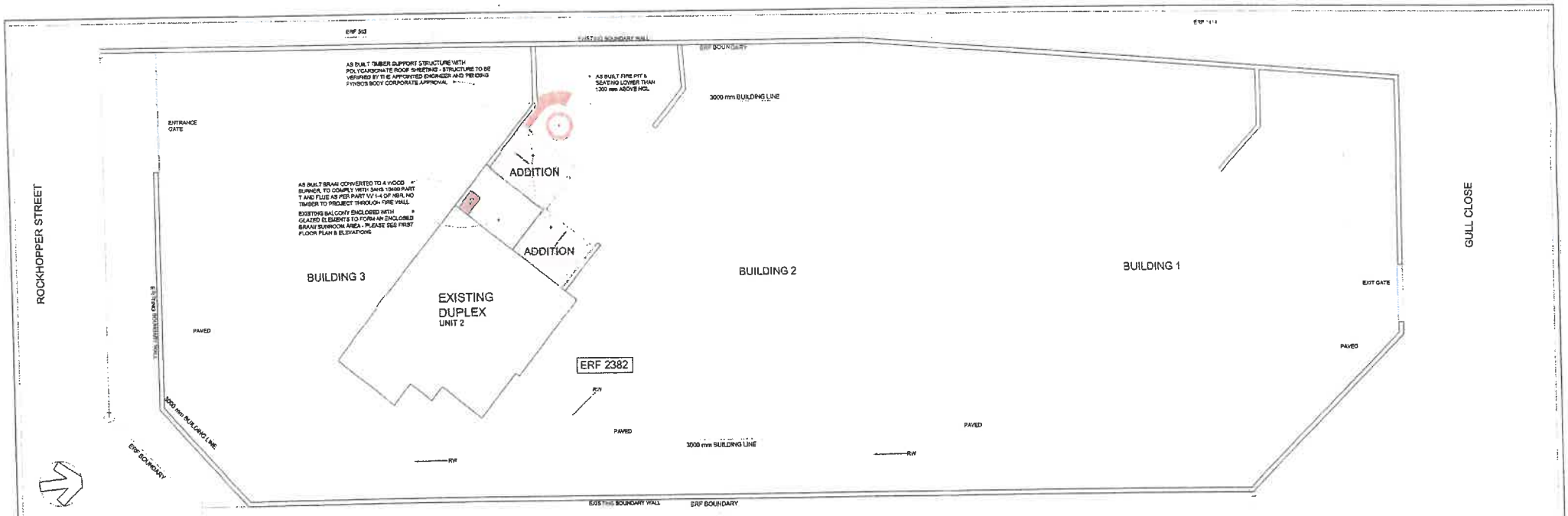
OVERSTRAND MUNICIPALITY

Locality Map

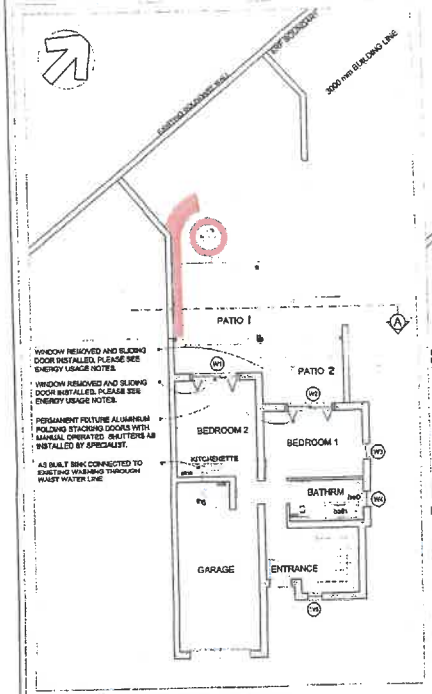
Erf 2382, Unit 2 Fynbos, 2 Rockhopper Street, Vermont

N

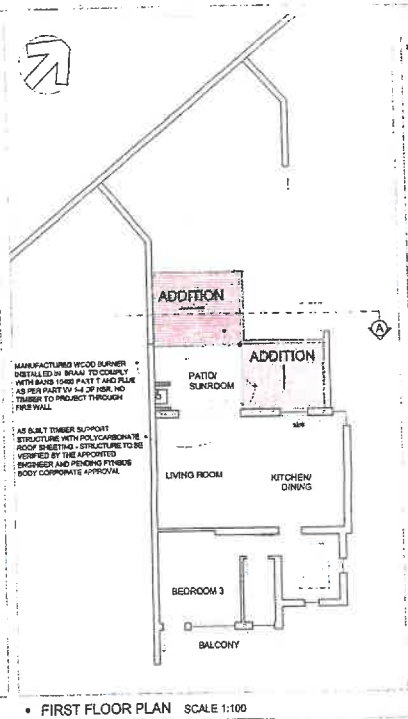
Date: 2025/09/23



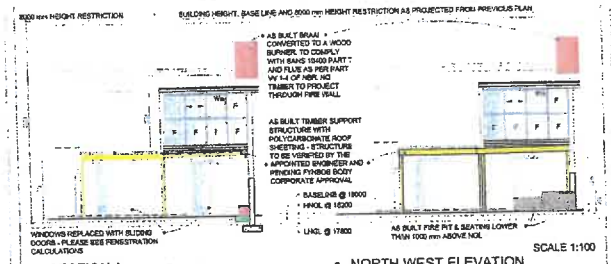
• SITE PLAN SCALE 1:100



• GROUND FLOOR PLAN SCALE 1:100

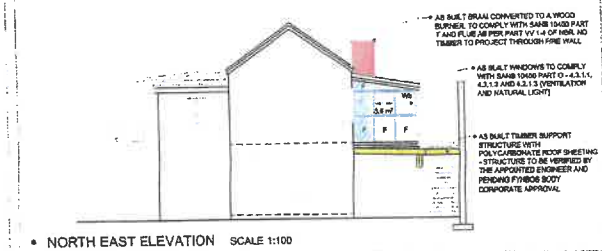


• FIRST FLOOR PLAN SCALE 1:100



• SECTION A SCALE 1:100

• NORTH WEST ELEVATION



• NORTH EAST ELEVATION SCALE 1:100

GENERAL NOTES:
- AS BUILT STRUCTURES STRUCTURAL INTEGRITY TO BE VERIFIED BY THE APPOINTED ENGINEER.
- AS BUILT STRUCTURES PENDING BODY CORPORATE APPROVAL.
- PATIO SUPPORT AND FRAMEWORK STRUCTURES TO BE PAINTED TO MATCH THE EXISTING BUILDINGS

FENESTRATION CALCULATIONS
GLAZED ELEMENTS TO COMPLY WITH SANS 10400-XA 2011 (9.3)
HERMANUS - ENERGY ZONE 2
ROOF ZONE - YES: NO SINGLE LOW EMISSIVITY GLASS TO BE USED.
METAL WINDOW FRAMES - YES: PLEASE SEE FRAME & GLASS NOTES BELOW

TOTAL FENESTRATION AREA = 9.3 m²
NET FLOOR AREA = 42.76 m² x 25% = 9.552 — 42.76 m² | 25% | 10.69

W	DIR.	SIZE	m²	SHADING	TABLE 4	U VALUE	SHGC
W1	NW	1780 x 2100	3.7	SHUTTER COMPLIANT WITH 5.2.1 (b)	≤ 25%	5.2	.68
W2	NW	1780 x 2100	3.7	SHUTTER COMPLIANT WITH 5.2.1 (b)	≤ 25%	5.2	.68
W3	NE	1 600 x 1600	.9	N/A	≤ 25%	5.2	.49
W4	NE	1 600 x 600	.9	N/A	≤ 25%	5.2	.49
W5	SE	1 600 x 600	.9	N/A	≤ 25%	5.2	ANY SOLUTION
TOTAL			9.3				

* INDICATED CALCULATIONS IN ORDER TO COMPLY WITH THE ORDINEO TO SATISFY STANDARD SANS 10400 PART - XA, 2011. OTHER MEANS TO ACHIEVE COMPLIANCY MAY BE USED WITH A COC FROM THE GLAZING SPECIALIST

WHOLE GLAZING ELEMENT PERFORMANCE VALUES

W	FRAME TYPE	FROM TABLE 4 U VALUE	FROM TABLE 4 SHGC	TABLE 6 I RANGE U VALUE	TABLE 6 I RANGE SHGC	GLASS DESCRIPTION
W1	METAL	5.2	.68	7.8 - 3.9	.60 - .36	BY SPECIALIST
W2	METAL	5.2	.68	7.8 - 3.9	.60 - .36	BY SPECIALIST
W3	METAL	5.2	.49	7.8 - 3.9	.60 - .36	BY SPECIALIST
W4	METAL	5.2	.49	7.8 - 3.9	.60 - .36	BY SPECIALIST
W5	METAL	5.2	ANY SOLUTION	7.8 - 3.9	I N/A	BY SPECIALIST

ALTERATIONS THAT AFFECT NATURAL LIGHT AND VENTILATION
AFFECTED AREAS: LIVING ROOM & KITCHEN
FOR VENTILATION - TO COMPLY WITH SANS 10400 PART O - 4.3.1.1 AND 4.3.1.3
FOR NATURAL LIGHT - TO COMPLY WITH SANS 10400 PART O - 4.3.1.1, 4.3.1.3 AND 4.3.1.5
FLOOR AREAS:
LIVING ROOM & KITCHEN = 33.4 m²
SUNROOM = 8.8 m²
LIVING ROOM + SUNROOM = 33.4 m² + 18.8 m² = 41.9 m²

LIVING ROOM & KITCHEN VENTILATION CALCULATIONS:
COMBINED FLOOR AREA = 41.9 m² x 5% = 2.09 m² REQUIRED

WINDOW NUMBER	OPENABLE AREA
W6	2.497 x .907 = 2.26
W8	2.436 x .907 = 2.20
	0.6 m²
TOTAL	4.46 - COMPLIANT

LIVING ROOM & KITCHEN NATURAL LIGHT CALCULATIONS:
COMBINED FLOOR AREA = 41.9 m² x 10% = 4.19 m² REQUIRED

WINDOW NUMBER	WINDOW AREA
W6	3.448 x 2.070 = 7.13 m²
W8	0.6 m²
TOTAL	12.73 m² - COMPLIANT

CHAIR OF FYNBOS BODY CORPORATE
NAME: NEIL ACCHSALD
SIGNATURE:

Client: ME S COETZEE

Drawing: AS BUILT DRAWINGS

Project: AS BUILT DRAWING INDICATING ENCLOSED BALCONY/ SUN ROOM & PATIOS FOR ME S COETZEE ERF 2382, 2 ROCKHOPPER STREET, VERMONT - UNIT 2

• AREAS:

SITE	1543.1 m²
EXISTING FOOTPRINT:	
BUILDING 3	178.9 m²
BUILDING 2	153.8 m²
BUILDING 1	153.8 m²
EXISTING FOOTPRINT TOTAL	506.5 m²
ADDITIONS BUILDING 3 UNIT 2	18.62 m²
NEW FOOTPRINT	525.32 m²
COVERAGE	34.1%

BenK draft
BEN KLEZ
SACAP REGISTRATION: PAD 24750283
072 317 3167

Drawing No.: BKDFT2_ERF2382_AS BUILT DWG - 8
Sheet No.: 1 OF 1

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COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR PERMISSION REQUIRED IN TERMS OF THE CONDITIONS OF APPROVAL TO AMEND A SITE DEVELOPMENT PLAN & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 2382, VERMONT (5091/2025)

Stormwater (SW)	:	Refer to conditions
Electricity	:	Eskom Area
Water	:	Refer to conditions
Sewer	:	Refer to conditions
Roads and traffic	:	Refer to conditions

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;

2. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;

3. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Principal Technologist: Hermanus for written approval;

4. that any additional and / or extended vehicle entrances will be for the owner's account;

5. that no reservation of on-street parking be allowed;

6. that stormwater discharged from higher lying properties and generated in the catchment area of the property be allowed to drain freely through the property;

7. that stormwater reticulation and connection(s) to the municipal system be provided at the owners cost, if required.

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

20/01/2025
DATE

4. ERF 7359, 25 KWAAIWATER ROAD, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF SJ PRETORIUS & L VAN DER WATT

7359 HVK (5090/2025)
P Roux **(028) 313 8900** **Hermanus Administration**
17 April 2026

EXECUTIVE SUMMARY

An application, in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, was received on 17 September 2025 from Messrs WRAP Project Office applicable to Erf 7359, Hermanus for the following:

- **Departure** in terms of Section 16(2)(b) of the By-Law, to relax the permissible footprint applicable to second dwellings from 120m² to 150.68m², in order to accommodate a proposed new covered porch and covered passage on the ground floor and proposed new study on the first floor.

RESOLUTION

1. that the application in terms of Section 16. (2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 7359, Hermanus for a departure to relax the permissible footprint applicable to second dwellings from 120m² to 150.68m², **be approved** in terms of the provisions of Section 61 of the By-Law;

    (a) that this approval is only for the development as indicated on the site plan numbered *25/017 (001)* as submitted with the application;

    (b) that building plans be submitted to the Building Control Department for approval, and that all conditions of the Building Control be complied with;

    (c) that all the conditions in the Services Report be complied with;

    (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 and objector be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2020 with regard to the above conditions of approval.

REASONS FOR RESOLUTION

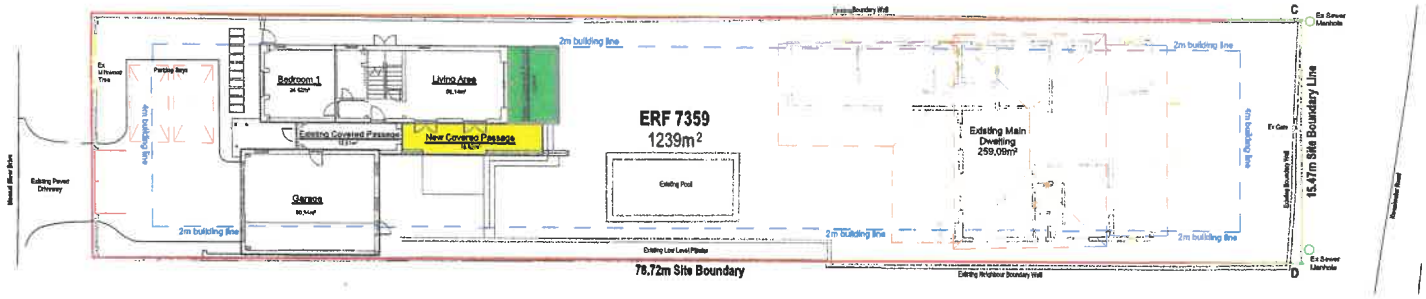
- The proposal does not jeopardize the character of area.
- The change in the floor area will not change the bulk of the building.
- Proposal enhances functionality of the second dwelling.
- The application has followed due procedure.
- None of the relevant departments have any objection.
- No additional services are required.

Plan 1: Locality & Aerial Plan

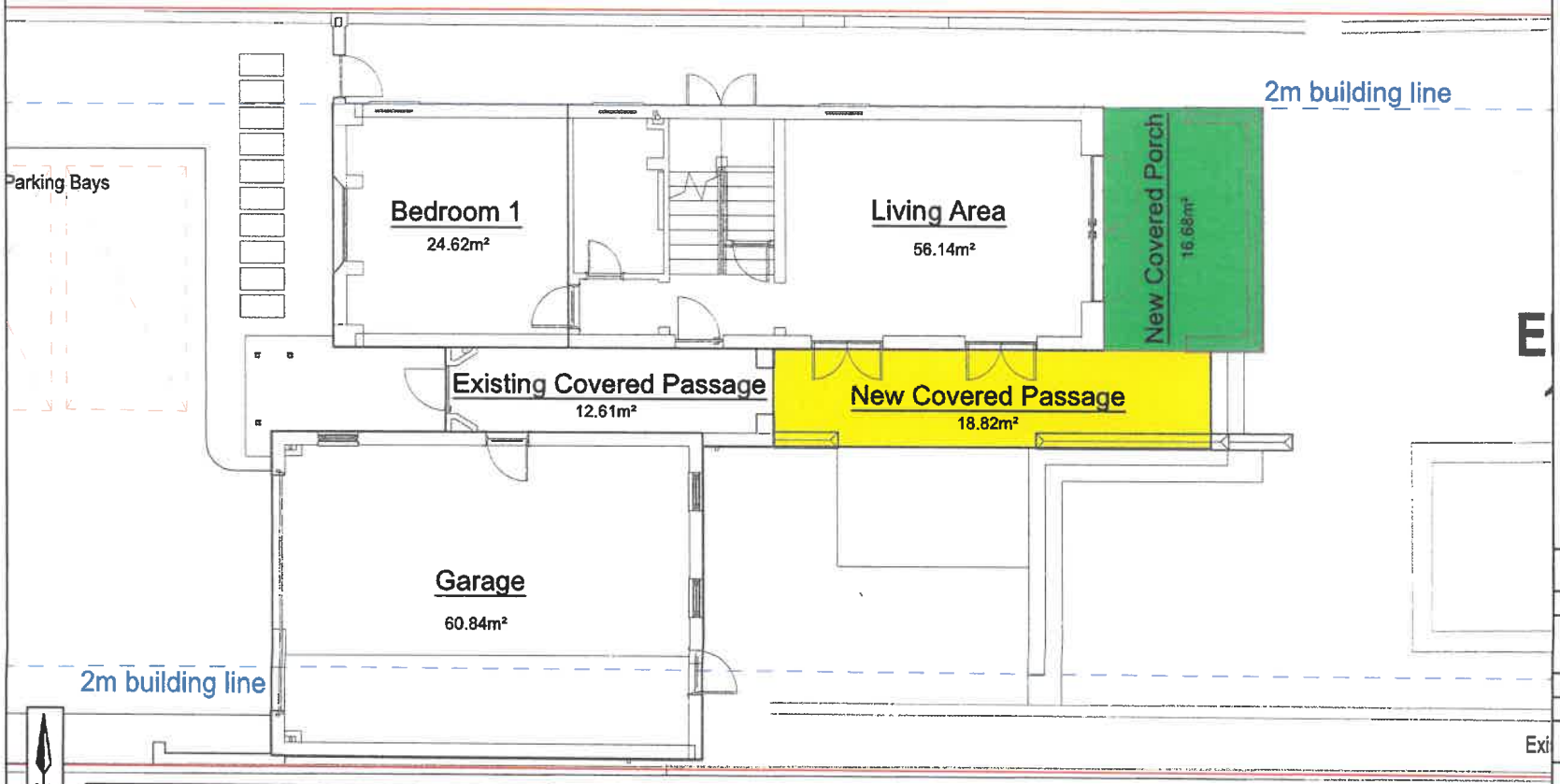
Erf 7359 - Hermanus

Subject property

Plan prepared by: Veronica Jansen
Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Office 3, Oakwood, 10 Dirkie Uys Street Hermanus, 7200
WRAP Project Office
Town Planning & Project Management



SCALE 1: 333



SECOND DWELLING: GROUND FLOOR

SCALE 1: 100

Plan 3: Ground Floor Plan (second dwelling)

Erf 7359 Hermanus

Second dwelling proposed alterations

Property Extent - 1 239m²

AREA SCHEDULE: ERF 7359

ERF Size:	1239m²
Ex Main Dwell Covered Areas:	
Existing Dwelling	186.56m²
Ex.Cov.Stoep	24.92m²
Ex.Cov.Patio	47.61m ²
Total Ex Main Dwelling Cov. Areas	259.09m²
Total Ex Second Dwelling Cov. Areas	189.71m²
Total Covered Areas	448.80m²

COVERAGE CALCULATION:

Covered Footprint - 448.80m² / Site Area 1239m² x 100/1

TOTAL COVERAGE: 36.22%

New Area: Ground Floor	
New Covered Porch	16.68m ²
New Covered Passage	18.82m ²
New Area: First Floor	
New Study	14.00m ²
Total New Area	49.50m ²

SECOND DWELLING FOOTPRINT

Existing Area: Ground Floor	80.76m²
New Area: Ground Floor	
New Covered Porch	16.68m²
Total Ground Floor Area	97.44m²
Existing Area: First Floor	39.24m²
New Area: First Floor	
New Study	14.00m ²
Total First Floor Area	53.24m²
Total Second Dwelling Footprint	150.68m²

Plan prepared by: Veronica Jansen on 11/09/2025 based on plans by Wynand Wilsenach Architects

Plan Number - 25/017 (001)

All distances are approximate and subject to a survey

Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Office 3, Oakwood, 10 Dirkie Uys Street
Hermanus, 7200

WRAP Project Office
Town Planning & Project Management

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR:
APPLICATION FOR DEPARTURE: ERF 7359, EASTCLIFF (5090/2025)

Stormwater (SW)	:	Refer to conditions
Electricity	:	Refer to conditions
Water	:	Refer to conditions
Sewer	:	Refer to conditions
Roads and traffic	:	Refer to conditions

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 Principal Technologist: Hermanus for written approval;

5. that any additional and / or extended vehicle entrances will be for the owner's account;

6. that no reservation of on-street parking be allowed;

7. that stormwater discharged from higher lying properties and generated in the catchment area of the property be allowed to drain freely through the property;

8. that stormwater reticulation and connection(s) to the municipal system be provided at the owners cost, if required.

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

21/10/2025
DATE

5. ERF 277, 65 CLIFF STREET, DE KELDERS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND ADMINISTRATIVE PENALTY: THREE JAMES TRUST

277 GDK (5005/2025)
SW van der Merwe **(028) 313 8900** **Hermanus Administration**
04 May 2026

EXECUTIVE SUMMARY

An application, in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) has been received for the following:

- **Departure** in terms of Section 16(2)(b) of the By-Law to encroach southern western lateral building line from 2m to 1,57m to accommodate the existing balcony enclosure, and

- **Determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law to accommodate the existing balcony enclosure.

RESOLUTION

1. that the application for **departure** in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) of Erf 277, De Kelders to encroach the southwestern lateral building line from 2m to 1,57m to accommodate the balcony enclosure, **be approved** in terms of the provisions of Section 61 of the By-Law;

2. that the **determination of an administrative penalty** in terms of Section 90.(4) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 applicable to Erf 277, De Kelders to accommodate the existing balcony enclosure, **not be exempt** from the payment of an administrative penalty;

3. that the approvals in paragraphs 1. above be subject to the following conditions:

   (a) that the develpoment be limited to the encroachments indicated on the Site Development Plan, 03-2022 dated *19 April 2024*, as submitted with the application;

(b) that building plans be submitted for all new buildings to the Building Department for approval, and that all conditions of the Building Control- and the Fire Departments be complied with at that stage;

(c) that an administrative penalty of **R1 365,78** be payable within thirty (30) days of the final decision;

(d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;

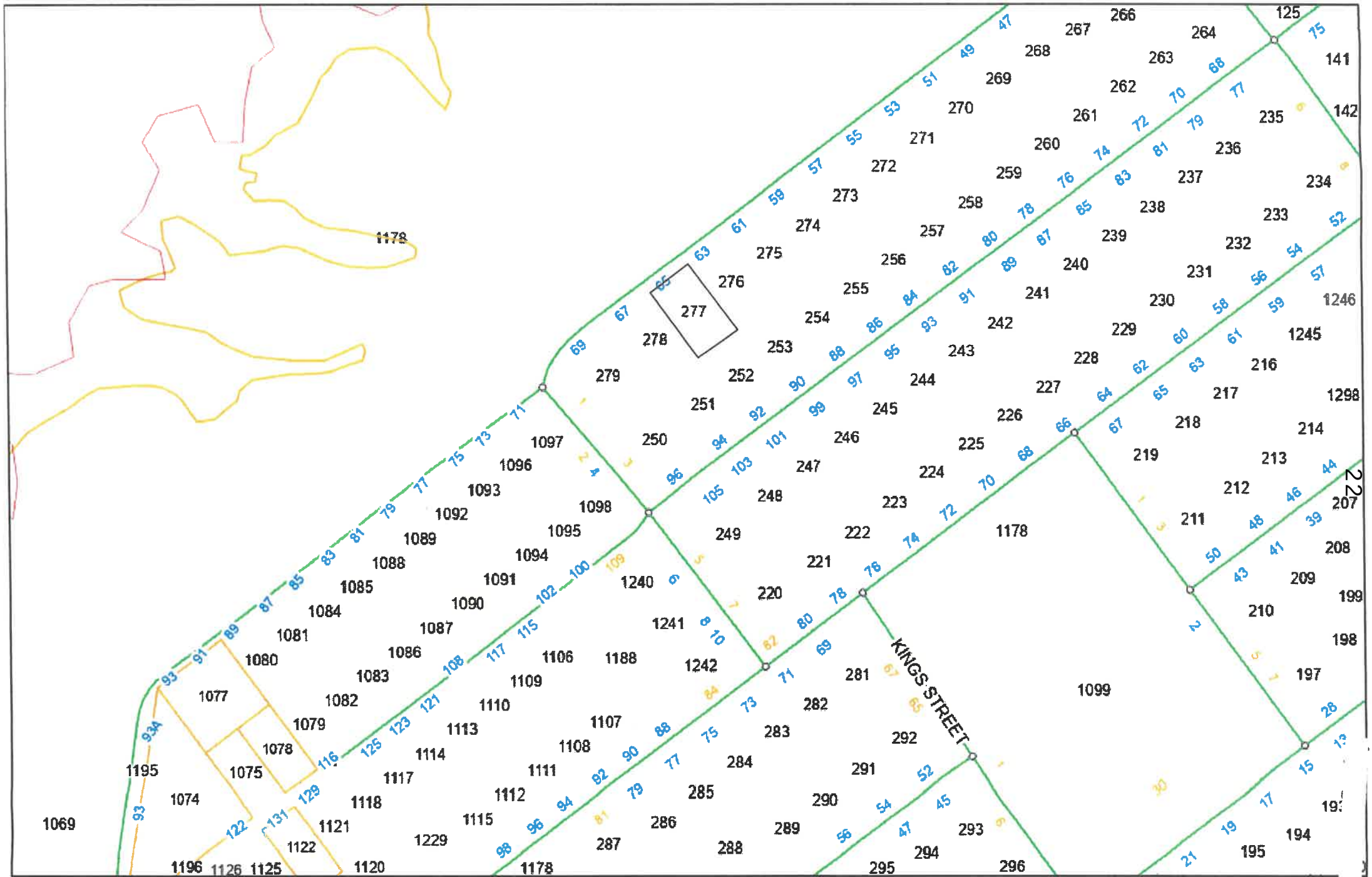
(e) that all the conditions in the Services Report be complied with; and

(f) that this approval does not absolve the landowners from compliance with any other relevant legislation;

4. that the applicant and persons who commented be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 regarding the above decisions.

REASONS FOR RESOLUTION

- The proposed departure will not impact from vested rights of adjoining properties in terms of overlooking, privacy, loss of views.
- The proposal will not negatively impact the character of the area, the street scape or visual amenity of the area.
- The proposal is consistent with the SDF.
- The proposal is consistent with the planning principles in terms of LUPA and SPLUMA.
- The objectors did not put forward any substantive reason demonstrating the retention of the enclosed balcony is not desirable.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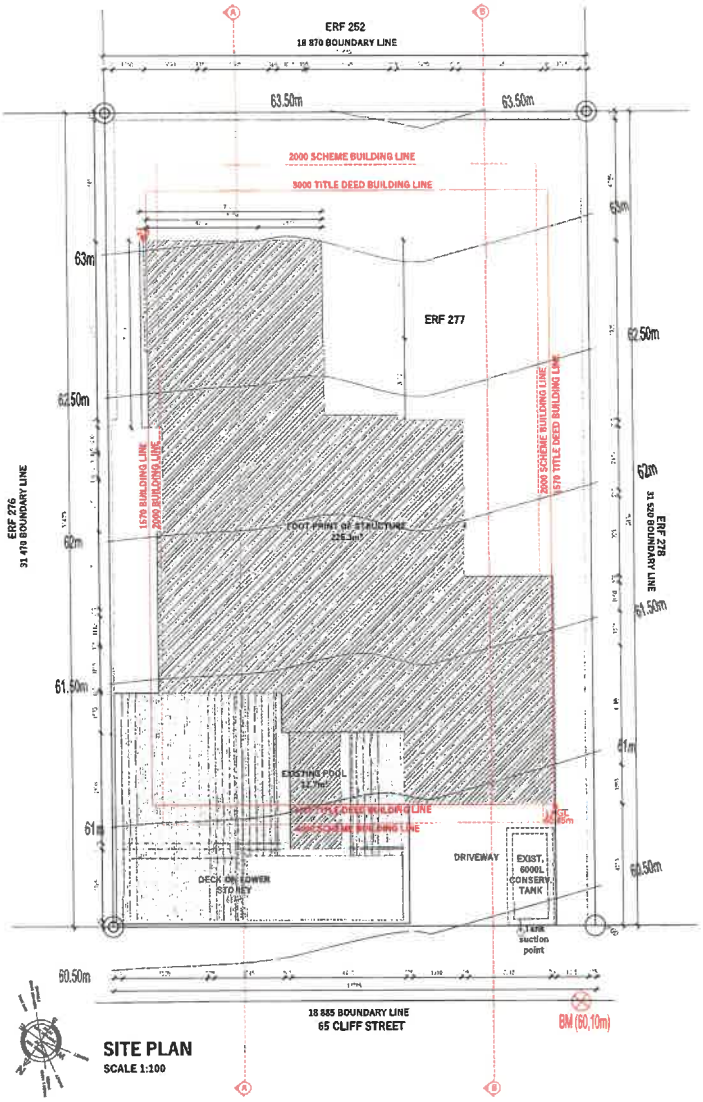
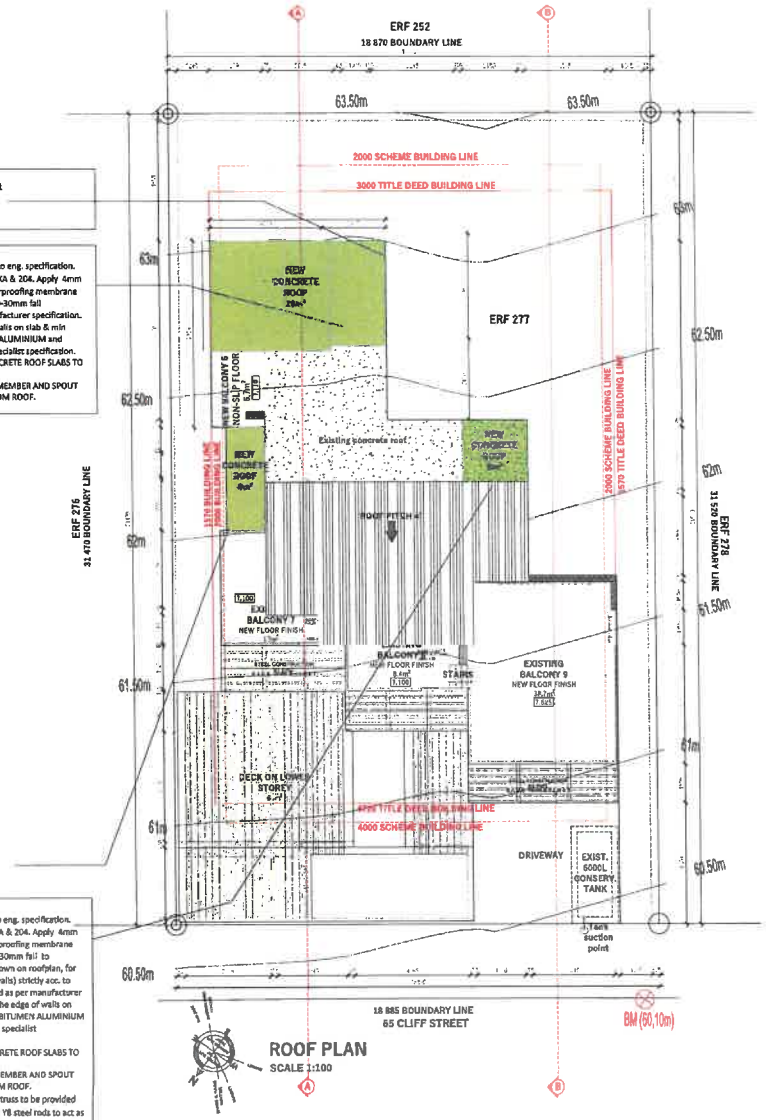


SITE PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100

200x75 PFC to be cast into beam to act as water channel. To be to engineers detail, design and specification

Roof Note
a. NEW Concrete roof strictly according to eng. specification. To be insulated according to SANS 10400XA & 204. Apply 4mm DERBIGUM SP (or similar approved) waterproofing membrane with a 10 year warranty to screed with 70-30mm fall Waterproofing to be applied as per manufacturer specification. Continue waterproofing up the edge of walls on slab & min 250mm up walls. Paint 2 coats BITUMEN ALUMINIUM and covered non-reflective surface coat to specialist specification.
SEE POSITIONS OF LIGHT FITINGS IN CONCRETE ROOF SLABS TO BE CAST INTO CONCRETE
SEE POSITION OF 200X75mm PFC STEEL MEMBER AND SPOUT CAST IN SLAB TO DRAIN RAIN WATER FROM ROOF.

Roof Note
a. NEW Concrete roof strictly according to eng. specification. To be insulated according to SANS 10400XA & 204. Apply 4mm DERBIGUM SP (or similar approved) waterproofing membrane with a 10 year warranty to screed with 70-30mm fall to FULLBORE or Derbigum Delta outlets as shown on roofplan, for 110mm diam. downpipe (installed inside walls) strictly acc. to manufacturer. Waterproofing to be applied as per manufacturer specification. Continue waterproofing up the edge of walls on slab & min 250mm up walls. Paint 2 coats BITUMEN ALUMINIUM and covered non-reflective surface coat to specialist specification.
SEE POSITIONS OF LIGHT FITINGS IN CONCRETE ROOF SLABS TO BE CAST INTO CONCRETE
SEE POSITION OF 200X75mm PFC STEEL MEMBER AND SPOUT CAST IN SLAB TO DRAIN RAIN WATER FROM ROOF.
d. Last five layers of wall underneath roof truss to be provided with brickforce, on every layer. Provide 2x Y8 steel rods to act as brickforce underneath fifth last layer. Roof anchoring: 2 x 4mm galvanised wire built into brickwork to minimum 600mm on correct c/c distances.

AREA SCHEDULE		
DESCRIPTION OF STRUCTURE	AREA	TOTAL
FOOTPRINT OF EXISTING BUILDING	225.3 m²	
EXISTING POOL	12.7 m²	
TOTAL AREA		238 m²
SITE		594.6 m²
TOTAL COVERAGE		40.02%

OWNERS SIGNATURE
Mr S. WALLACE

ARCHITECTURAL PROFESSIONAL
DALEEN HOLLOWAY
PSAT20714

GENERAL NOTES:

COPYRIGHT RESERVED BY HOLLOWAY & DAVEL ON ALL DESIGNS AND DOCUMENTATION.

NO DRAWINGS TO BE SCALED
ALL MEASUREMENTS, HEIGHTS AND LEVELS TO BE VERIFIED ON SITE PRIOR ON COMMENCEMENT OF CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE LAW DRAUGHTSMAN OR CONTRACTOR TO BE CIRCULATED WITH THE ARCHITECT IMMEDIATELY.
ALL DIMENSIONS INDICATED ON PLAN TO BE SET OUT ON A LEVEL HORIZONTAL PLANE.
ALL SPECIFICATIONS TO BE SET OUT USING A PROFILE MARKED HERE ON.
THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDING ON THE SITE WITH RAMSDALE REFERENCE TO SITE BOUNDARIES, REPUTATIES AND ROAD LEVELS.
THE CONTRACTOR IS TO BUILD IN APPROVED DPC'S TO ALL EXTERNAL WALLS, UNDER FLOORS AND UNDER WINDOW SILLS
QUALITY OF ALL MATERIAL AND WORKMANSHIP TO COMPLY WITH THE RELEVANT SABS STANDARDS
THE CONTRACTOR SHOULD HAVE A FULL SET OF DRAWINGS AVAILABLE ON SITE AT ALL TIMES.
THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN QUALITY CONTROL.
ALL FLOOR LEVELS SHOWN ON THIS DRAWING ARE ZERO TO UNFINISHED FLOOR LEVEL.

GENERAL:
Boundary pegs to be painted out by owner.
Contractor must check all levels, dimensions, slope etc. on site, and report all discrepancies to the designer.
All work to comply with the National Building Regulations

FLOORS AND SLABS:
Ground floor slab: 65mm thick, 20MPa minimum concrete, perfectly level, min 150mm above gl. on properly compacted hardcore; 25mm thick screed and finishes as indicated.

These floors must be cast on min 50mm. thick polystyrene foam and foam is to be installed around perimeter of room to insulate floor from wall.

DPC under all walls (except free standing), floors & window sills & to all vertical changes in floor levels.

FOUNDATIONS AND BRICKWORK
All foundations to be minimum 10MPa concrete (2 mass cement & wheelbarrows near sand: 6 wheelbarrows 22mm stone) at least 200mmx600mm, min. 200mm under ground level or to eng. details.
NOTE: THESE ARE MINIMUM REQUIREMENTS ONLY

Lintels to be supported min. 150mm for openings up to 2,0m and at least 220mm for openings up to 4,8m.

Brickforce to built in every course below floor level and above window level, every third course between, in continuous bends.

DRAINAGE:
All sewers to be 100mm dia. PVC min. fall 1:60, Max fall 1:10.

Open end of vent pipe to be min 3,0m above any opening.

Stack vents to be fitted with an approved 2-way rain-valve.

Stacks in ducts to be accessable for cleaning purposes.

All bends and junctions in sewer to be fitted with 'eye, eye's under paving to be fitted with marked covers.

Protect drain under foundations in accordance with PP24 of SABS 0400.

All waste fittings to have raised traps and pipe to be fully accessable if under floors, with bits either and or clamped to wall.

Any sewer pipe not deeper than 350mm under ground level (L.G.G) to be covered with a concrete slab, wide and strong enough to protect the sewer, with min 100mm soil between pipe and concrete.

The radius at the centerline of bend of the foot of discharge stack, shall be not less than 300mm and other bends 600mm.

Where any waste or soil branches are connected to a stack the centre line of the waste branch shall not intersect the stack within 200mm below the centre line of the soil branch.

Sewer connection : as shown, with rodding eye arrangement within 1,5m from connection.

IF IN DOUBT ASK
DONT ASSUME

23

HOLLOWAY & DAVEL ARCHITECTS
Daleen Holloway - PrSArch T
SACAP Registration - PSAT 20714
daleen@holloways-davel.com
079 502 6845
Christiaan Davel - PrArch
SACAP Registration - PrArch 38855809
christiaan@holloways-davel.com
082 923 3515
Unit 4, Myrtle House
2 Church Street
Westcliff
Hermanus
7200
www.holloways-davel.com

PROJECT: PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING RESIDENCE ON ERF 277 65 CLIFF STREET DE KELDERS FOR MR. AND MRS. WALLACE

TITLE: SITE PLAN ROOF PLAN

SCALE	AS INDICATED	SCALE
DRAWN	RJS	DRAWN
CHECKED	DJH	CHECKED
DATE	19/04/2024	DATE

2022_004_001_Rev9

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR APPLICATION FOR DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 277, DE KELDERS (5005/2025)

Electricity	:	Refer to Conditions
Water	:	Refer to Conditions
Sewer	:	Refer to Conditions
Stormwater	:	Refer to Conditions
Roads and traffic	:	Refer to Conditions

Conditions:

1. that the existing water connection to- and sewer conservancy tank on Erf 277 shall be used to service Erf 277;

2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;

3. that the 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, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Principal Technologist: Gansbaai for written approval;

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 discharged from higher lying properties and generated in the catchment area of the property be allowed to drain freely through the property;

8. that stormwater reticulation and connection(s) to the municipal system be provided at the owners cost, if required.

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

21/01/2026
DATE

6. ERF 9879, HOSPITAL ROAD, WESTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND AMENDMENT OF THE SITE DEVELOPMENT PLAN: MESSRS TV3 ARCHITECTS AND TOWN PLANNERS (PTY) LTD ON BEHALF MEDICLINIC (PTY) LTD

9879 HWC (4908/2025)		
B Minnaar	**(028) 313 8900**	**Hermanus Administration**
22 May 2026		

EXECUTIVE SUMMARY

An application, in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) has been received on 04 February 2025 from Messrs TV3 Architects and Town Planners (Pty) Ltd on behalf of Mediclinic (Pty) Ltd applicable to Erf 9879, Westcliff, Hermanus for the following:

- **Departure** in terms of Section 16(2)(b) of the By-Law to:
  - relax the height restriction from 10.5m to 12m and 13.5m respectively to accommodate the proposed roof and elevator shaft.

- **Amendment of the Site Development Plan** in terms of Section 16(2)(l) of the By-Law.

RESOLUTION

1. that the application for **departure** in terms of Section 16.(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) applicable to Erf 9879, Westcliff, Hermanus in order to relax the height restriction from 10.5m to 12m and 13.5m respectively to accommodate the proposed roof and elevator shaft, **be approved,** in terms of Section 61 of the By-Law;

2. that the application for **amendment of the approved site development plan** in terms of Section 16.(2)(l) of the By-Law, **be approved**, in terms of Section 61 of the By-Law;

3. that the decisions in Paragraphs 1. and 2. above be subject to the following conditions:

   (a) that the approval is only for the development indicated on the following plan, as submitted with the application as Site Development Plan number: *3935/C/2001_RevF*, dated August 2025;

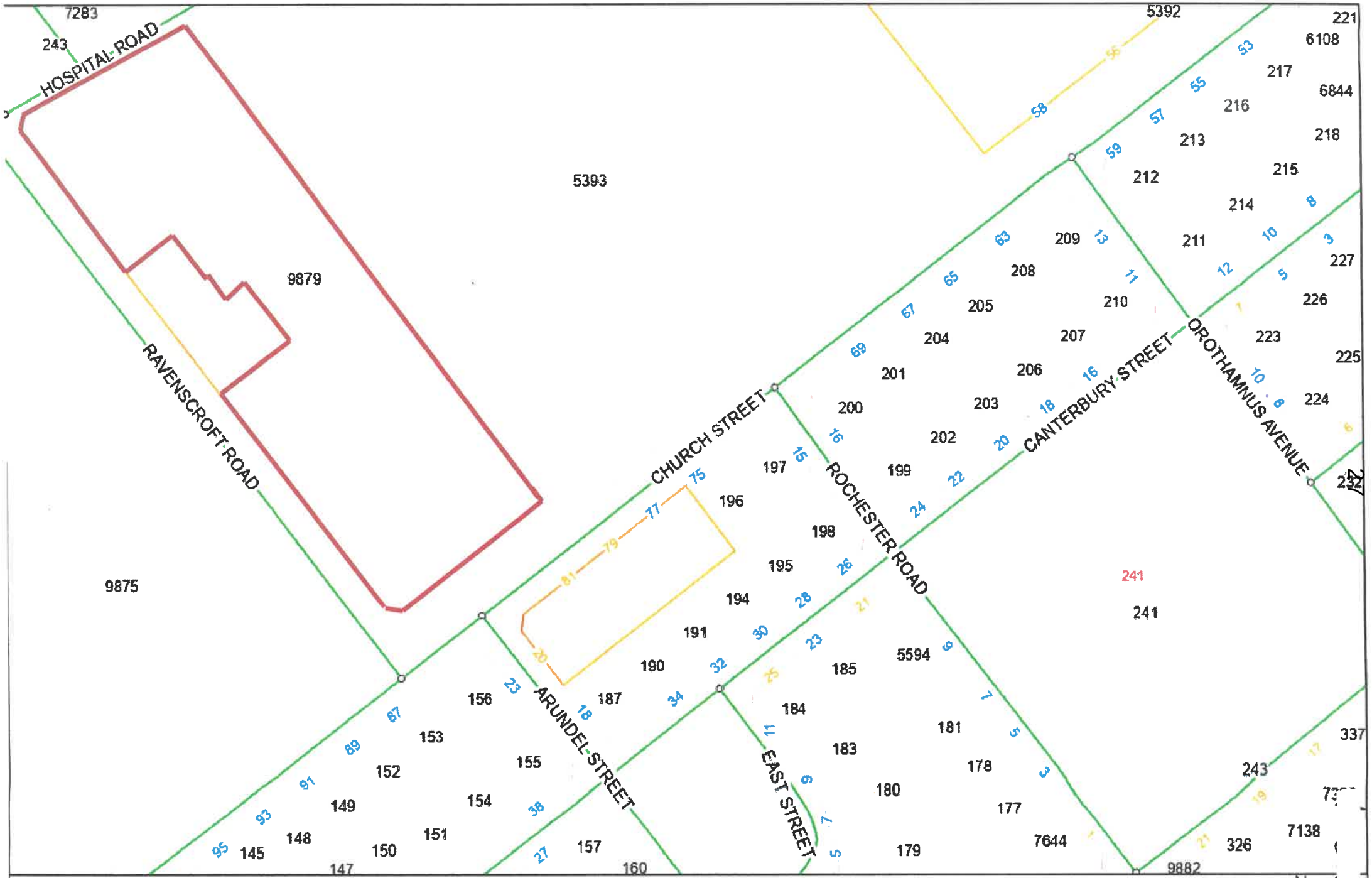
(b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building and the Fire Departments be complied with at that stage;

(c) 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, 2020 with regard to the above conditions of approval.

REASONS FOR RESOLUTION

- The application has followed due procedure.
- The application will enable the property owners to provide the necessary healthcare services demand.
- The additions and proposal conform to the character of the surrounding area.
- There will be no negative impact on services.
- The proposal will have minimal impact on the surrounding property owners with regards to view corridors.
- None of the internal departments have objected to the proposed application.
- None of the neighbours have objected to the proposed application.
- The application is in line with the spatial planning for the area.



OVERSTRAND MUNICIPALITY

LOCALITY PLAN: Erf 9879, Westcliff, Hermanus

N

Date: 2025/09/18

AREAS		
ERF SIZE		16 253.4m²
EXISTING BUILDING (7486 - 80)		7 414m²
NEW EXTENSIONS:		
LOWER GROUND	215m²	
Store Room (43)		
Passage (70)		
L/G lobby (40)		
Generator Room (55)		
GROUND FLOOR	1 654m²	
New Observation ward (1 153)		
New Passage (165)		
Extension to call refer (27)		
Extension to Theatre (309)		
Extension to passage - ending (19)		
Extension to ED (285)		
Extension to Pharmacy (48)		
FIRST FLOOR	1 640m²	
New Medical ward (1 229)		
New Passage (180)		
New Public Toilets (34)		
Extension to Pinotroom (342)		
SECOND FLOOR	1 356 5m²	
New Consulting Rooms (1200)		
New Passage (95)		
TOTAL New Extensions	6 020m²	
EXISTING BUILDING		7 414m²
NEW EXTENSIONS		6 020m²
TOTAL Building Area		13 039m²
COVERAGE		7 425m²
Hospital	6 895m²	
Solar Carports	530m²	
	Allowed	Provided
COVERAGE PERCENTAGE	52 %	45 %
BULK FACTOR	0.8	0.8

AREA LEGEND

	EXISTING HOSPITAL	7 414m²
	NEW HOSPITAL	4155m²
	NEW CONSULTING	1 350m²
	TOTAL	12 923m²

PARKING SCHEDULE: HERMANUS MEDICLINIC - MARCH 2026

PARKING BAYS REQUIRED:

		EXISTING	NEW	TOTAL	PARKING REQUIRED
Hospital Beds (Total)	4 Bays/Bed	33 Beds	18 Beds	115 Beds	[illegible]
Clinical Rooms	4 Bays/100m²	46m²	135m²	181m²	12 bays [illegible]
Theatres	2 Bays/Theatre	4 Theatre	4 Theatre	8 Theatre	[illegible]
Gatehouse	2 Bays/Gate	2 Gate	2 Gate	4 Gate	10 parking bays
Nursing Accommodation	1 Bay/2 Beds	6 Bed - 12 Beds	- Bed	6 Bed - 24 beds	12 parking bays
				Total bays required:	217 parking bays

PARKING BAYS PROVIDED:

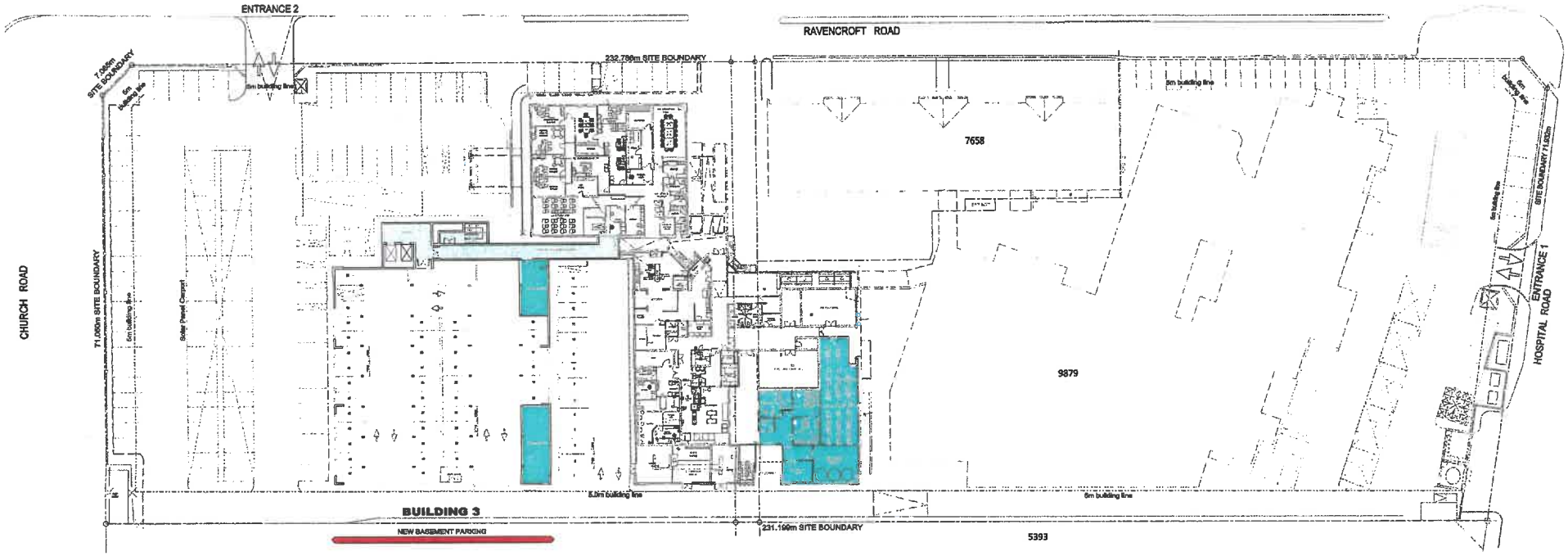
EXISTING Parking Bays		Note Parking arrangement	
Including Disabled Parking Bays	164 parking bays	Basement	64 parking bays
		Ground Floor	109 parking bays
		Total parking bays provided:	339 parking bays
		Surplus parking bays:	122 parking bays

DISABLED PARKING BAY CALCULATIONS:

Existing	8 Bays	
Required	11 Bays	2% of allowance between existing parking bays provided & the parking bays provided 2% of 400 Bays (400 - 164 bays)
Provided 4%	16 Bays	

LOADING BAYS:

Provided	3 Bays	1x @ Pharmacy (Delivery) & 1x @ Waste (Vehicle)



TYPICAL LOWER GROUND FLOOR LAYOUT

ORIGINAL DOCUMENT DATE:

DOCUMENT VARIATIONS REGISTER

NO	DATE	
-	01.11.2023	[illegible]
A	30.04.2024	[illegible]
B	[illegible]	[illegible]
C	AUG 2025	[illegible]
D	MAR 26	[illegible]
E	[illegible]	[illegible]
F	[illegible]	[illegible]

Project Status: [illegible]

PROJECT / CLIENT:

MEDICLINIC HERMANUS

PROJECT DESCRIPTION:

ALTERATIONS & ADDITIONS TO HERMANUS MEDICLINIC ERF NO.9879 C/O RAVENCROFT & HOSPITAL STREET

tv3 ARCHITECTS TOWN PLANNERS URBAN DESIGNERS
FIRST FLOOR | LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7599 | T: (+27 21) 883 3890 | www.tv3.co.za

DRAWING TITLE:

LOWER GROUND LAYOUT

ALL STATUTORY REQUIREMENTS | NATIONAL BUILDING REGULATIONS AND BUILDING BY-LAWS | MUST BE ADHERED TO - CONTRACTORS ALL TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES - FIGURED DIMENSIONS AND LARGE SCALE DETAILS TAKE PRECEDENCE OVER SCALED DIMENSIONS - REPORT ANY AND ALL CONTRADICTORY INFORMATION TO THE ARCHITECT AND OTHER CONSULTANTS. THIS SET OF ARCHITECTURAL DRAWINGS IS THE PROPERTY OF TV3 ARCHITECTS AND TOWN PLANNERS AND CAN NOT BE REPRODUCED

DATE: AUG

DRAWN: L Botes & Welcome Ncwi

CHECKED: L.R.H

DRAWING SCALE: A1 / A

DRAWING STATUS: [illegible]

DRAWING No: **3935/C/2001**

MUNICIPAL

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR AMENDMENT OF THE APPROVED SITE DEVELOPMENT PLAN & DEPARTURE: ERF 9879, WESTCLIFF (4908/2025)

Water	:	In order
Sewer	:	In order
Roads and Traffic	:	In order
Stormwater	:	In order
Electricity	:	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 **(2025/2026)** is as follows:

Freehold erven:

Water	R 27 598.00	x	13.968	=	R 385 488.86
Sewerage	R 19 725.00	x	13.968	=	R 275 518.80
Roads	R 8 845.00	x	98.492306	=	R 871 164.45
TOTAL (inclusive of VAT)				**=**	**R1 532 172.11**

Note that:

a) **The above figures are estimated amounts.**
b) **The above figures are subject to annual tariff adjustments.**
c) **Overstrand Municipality's Electrical Department must be contacted regarding the bulk electricity cost.**

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 Chief Engineer: Infrastructure Services 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 Chief Engineer: Infrastructure Services 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:

5. that a plan of all the existing services be submitted to the Chief Engineer: Infrastructure Services, 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 Chief Engineer: Infrastructure Services:

   5.1 way-leaves must be obtained from the Principal Technologist: Hermanus;

   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 must 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;

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 Chief Engineer: Infrastructure Services, prepared by an ECSA registered professional engineer/technologist, be submitted to the Chief Engineer: Infrastructure Services 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 Chief Engineer: Infrastructure Services 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 Chief Engineer: Infrastructure Services;

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 Chief Engineer: Infrastructure Services 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 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

13. 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;

14. that a service agreement must be required by the Chief Engineer: Infrastructure Services prior to the approval of any service plans;

15. that the developer provides bulk meters for water and electricity at approved positions as well as individual meters at each consumption point;

16. that the water reticulation be provided/upgraded according to the report prepared by GLS consulting engineers and/or the Overstrand Sewer Master Plan and Water Master Plan;

17. that the all the recommendations of the revised BVI Traffic Impact Statement , dated March 2026 be implemented;

18. 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;

19. that the developer appoints 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;

20. that the electricity reticulation and supply be provided according to the master plan, by the developer and that transfer can only proceed once electricity is available;

21. 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*;

22. that an approved refuse collection area/room to sufficiently accommodate the refuse generated by the development and which is to be provided with the following:

    a) properly ventilated,
    b) a cement floor,
    c) a tap and running water, as well as a drainage point which is connected to the sewer network,
    d) in a position nearest to an access road for the development and be accessible for the refuse truck at all times, to the satisfaction of the Chief Engineer: Infrastructure Services;

23. that the municipality will only collect, accept and dispose of all general waste at a licensed landfill site;

24. that the developer/land owner must make its own arrangement with a registered medical contractor to collect the hazardous waste it generates;

25. that this approved waste contractor must transport the hazardous waste to properly registered treatment and/or disposal facilities and supply the hospital with documentation confirming the safe disposal of the hazardous waste;

26. 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 Chief Engineer: Infrastructure Services for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Chief Engineer: Infrastructure Services;

27. that the approved stormwater management plan include the following:

    a) pre-development run-off from the catchment area;
    b) post-development run-off from catchment area;
    c) existing stormwater reticulation system and the capacity thereof;
    d) connection of internal stormwater reticulation system;
    e) overland escape routes;

28. that the connection to the stormwater reticulation system be provided according to the approved stormwater management plan by, the developer;

29. that the developer/landowner will design and construct an approved, underground that will provide storage capacity for the 1:50 rainfall intensity storm event;

30. that the stormwater attenuation facility will ensure that the additional run-off from the new development will be attenuated to ensure that no additional stormwater run-off will affect downstream stormwater infrastructure or downstream properties;

31. that the maintenance and upkeep of the stormwater infrastructure including the proposed stormwater attenuation facility will become the responsibility of the developer / land owner;

32. that the localized low point indicated be the BVI services report, be investigated and remedied by the developer / land owner at his/her own cost;

33. the disabled parking bays indicated on the SDP should be clearly demarcated and marked on site in accordance with the applicable SADC Road Signs Traffic Manual standards;

34. the existing access boom at the boom-controlled access on Hospital St be kept open during peak periods where possible to minimise potential queuing;

35. that all delivery and refuse collection activities be accommodated within the designated loading and service areas to prevent interference with visitor and patient parking areas;

36. that a minimum stacking space/distance of at least 12,0 m (in front of the gate or boom) be provided for the access point;

37. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Principal Technologist: Hermanus for written approval;

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

39. that all the parking requirements from the 2020 Overstrand Land Use Scheme be complied with.

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

06/05/2026
DATE

7. FARM NO. 969, CALEDON DIVISION, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS WRAP PROJECT OFFICE ON BEHALF OF VAALVLEI FARM STANFORD (PTY) LTD

969/0 (4859/2024)		
P Roux	**(028) 313 8900**	**Hermanus Administration**
10 February 2026		

EXECUTIVE SUMMARY

An application was received on 21 January 2025 from Messrs WRAP Project Office on behalf of the owners of Farm 969, Caledon Division in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for the following:

- **Consent use** in terms of Section 16(2)(o) of the By-Law, to accommodate a tourist facility (function venue), two (2) additional dwelling units, tourist accommodation and a farm shop on the property, and

- **Determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law, to legalize the change of use of the labourers' cottages to additional dwellings.

RESOLUTION

1. that the application for **consent use** in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), applicable to Farm No. 969, Caledon Division to accommodate a tourist facility (function venue), two (2) additional dwelling units, tourist accommodation and a farm shop on the property, **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 uses and structures as indicated on the revised site development plan, dated *2025/05/26*;

   (b) that building plans be submitted to the Building Control Office and all comments from the Fire Department be complied with at that stage and,

   (c) that all the conditions in the Services Report be complied with, and

(d) 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;

2. that the **determination of an administrative penalty** in terms of Section 90.(4) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 applicable to Farm No. 969, Caledon Division to accommodate the existing uses and structures on the property, **be imposed** and that an administrative penalty fee of **R39 008,71** be payable within ninety (90) days of the final decision;

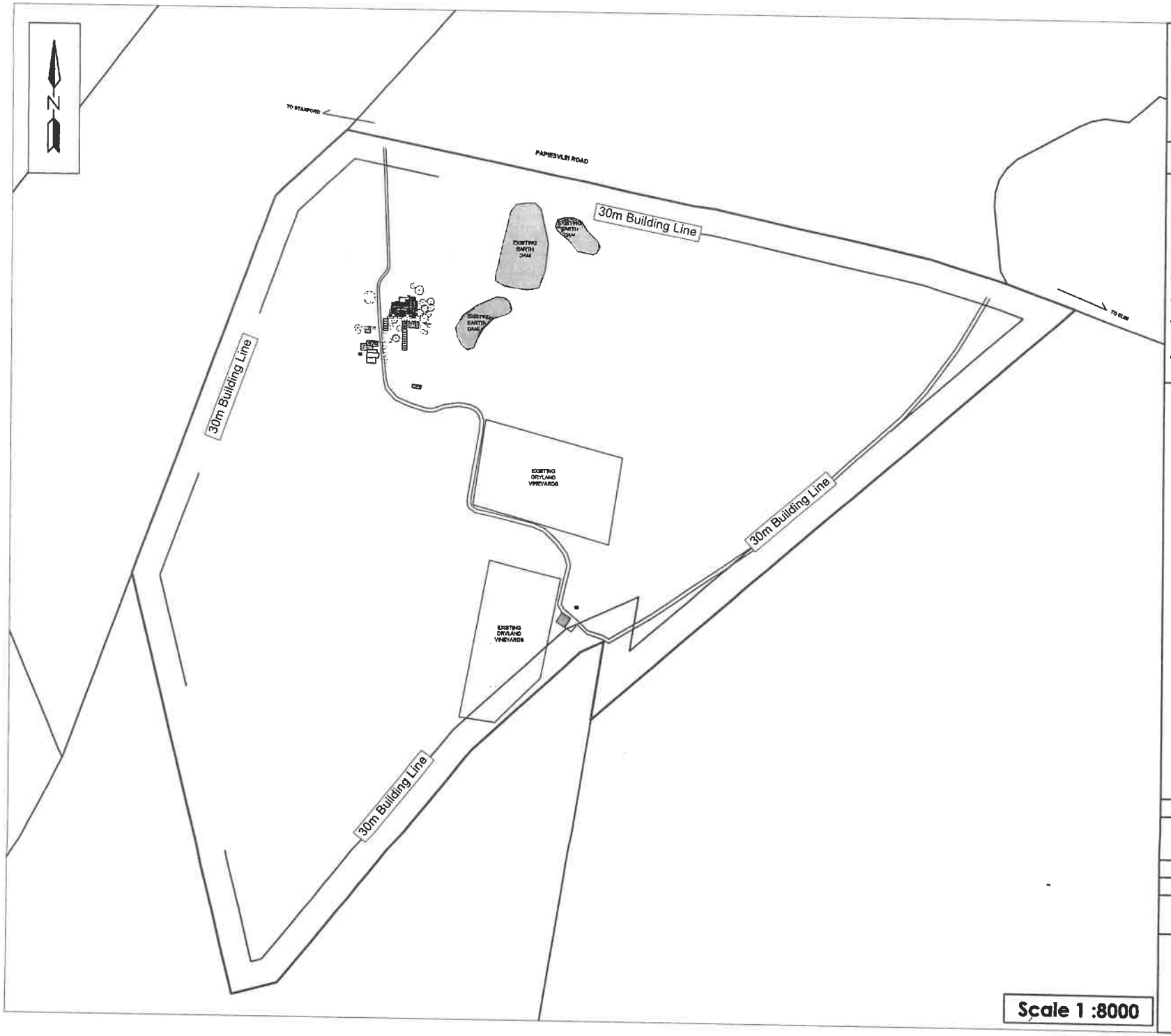
3. that the applicant be notified of its appeal right in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 regarding the above decisions.

REASONS FOR RESOLUTION

- The diversification of uses on the property will positively contribute to job creation, economic growth, and sustainability of the farm.
- The application will not have a negative effect on the character of the area or impact on other farming activities, as the property is already used for tourist facilities and tourist accommodation.
- The application has followed due procedure.
- None of the internal departments have objected to the application.
- No new 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.

1. LOCALITY PLAN
FARM 969, CALEDON

Plan prepared by: Thian Jansen
Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200
WRAP Project Office
Town Planning & Project Management



4.1 Site Development Plan

FARM 969, CALEDON

Existing Structures

- Existing Main Dwelling - 276m²
- Existing Manager's Dwelling - 140m²
- Existing Additional Dwelling - 36m²
- Existing Additional Dwelling - 54m²
- Existing Shed - 255m²
- Existing Garages - 51m²
- Proposed Farm Shop - 36m²

Total Footprint - 848m²

Plan prepared by: Thian Jansen on 2025/05/26

All distances are approximate and subject to a survey

Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200

WRAP Project Office
Town Planning & Project Management

Scale 1 :8000

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR CONSENT USE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: FARM NO. 969, CALEDON DIVISION, OVERSTRAND MUNICIPAL AREA (4869/2024)

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, BGCMA 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 Senior Engineer: Water Infrastructure & Quality (Tel: 028 313 8972), 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 Department of Water & Sanitation for approval;

5. that the developer complies to all the conditions set by Department Of Water & Sanitation and BGCMA;

6. that, as there is currently no municipal sewer network in the vicinity, Farm No. 969 must be provided with adequate sewer conservancy tanks, which must comply with the standards of the Division: Engineering 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;

8. that alternatively, sewer treatment facilities that are approved by the Department of Water & Sanitation 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 stormwater discharged from higher lying properties and generated in the catchment area of Farm No. 969 be allowed to drain freely through the property;

11. 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;

12. that on-site parking facilities are provided as per the Planning Schedule, and to the satisfaction of the Division: Engineering Services;

13. that access can be obtained via the existing access routes(s) to Farm No. 969, that any additional and / or extended vehicle entrances will be for the owner's account. The Provincial Engineer must however provide comment in this regard.

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

17/04/2025
DATE

8. ERF 895, 13 PONTE HAUPT STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS WRAP PROJECT OFFICE ON BEHALF OF PROZACK ENTERPRIZES 62 (PTY) LTD

895 STAN (5139/2025)
P Roux **(028) 313 8900** **Hermanus Administration**
25 April 2026

EXECUTIVE SUMMARY

An application in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) was received on 27 January 2026 from Messrs WRAP Project Office on behalf of the property owner on Erf 895, Stanford for the following:

- **Departure** in terms of Section 16(2)(b) of the By-Law in order to:
  - relax the north-western lateral building line from 2m to 1.5m to accommodate the existing garage and proposed change of use to a second dwelling;
  - relax the north-western lateral building line from 2m to 1.5m to accommodate the proposed second dwelling unit on ground and first floor, and
  - relax the south-eastern lateral building line from 2m to 1.5m and 0.75m, respectively, to accommodate the existing dwelling on ground- and first floor, and to accommodate the proposed covered stoep.

- **Determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law.

RESOLUTION

1. the objection be noted;

2. that the application in terms of Section 16.(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), applicable to Erf 895, Stanford for a departure to:

   - relax the north-western lateral building line from 2m to 1.5m to accommodate the existing garage and proposed change of use to a second dwelling;
   - relax the north-western lateral building line from 2m to 1.5m to accommodate the proposed second dwelling unit on ground and first floor, and

- relax the southern-eastern lateral building line from 2m to 1.5m and 0.75m, respectively, to accommodate the existing dwelling on ground- and first floor, and to accommodate the proposed covered stoep,

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 encroachments as indicated on Plan number *13/CDT/24* as submitted with the application;

(b) that building plans be submitted to the Building Control Department within **one-hundred and twenty (120) days** from the date of approval and that all conditions of the Building and Fire Departments be complied with at that stage;

(c) that building plans be submitted to the Building Control Department indicate that the street boundary wall will be demolished in order to provide sufficient vehicular access;

(d) that storm and rainwater be channelled/guided to the road surface as indicated on the proposed building plans, and

(e) that all the conditions in the Services Report be complied with;

3. that the **determination of an administrative penalty** in terms of Section 90.(4) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 applicable to Erf 895, Stanford to accommodate the existing uses and structures on the property, **be imposed,** and that an administrative penalty fee of **R4 103.60** be payable within sixty (60) days of the final decision;

3. that the applicant and objector be notified of its appeal right in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 regarding the above decisions.

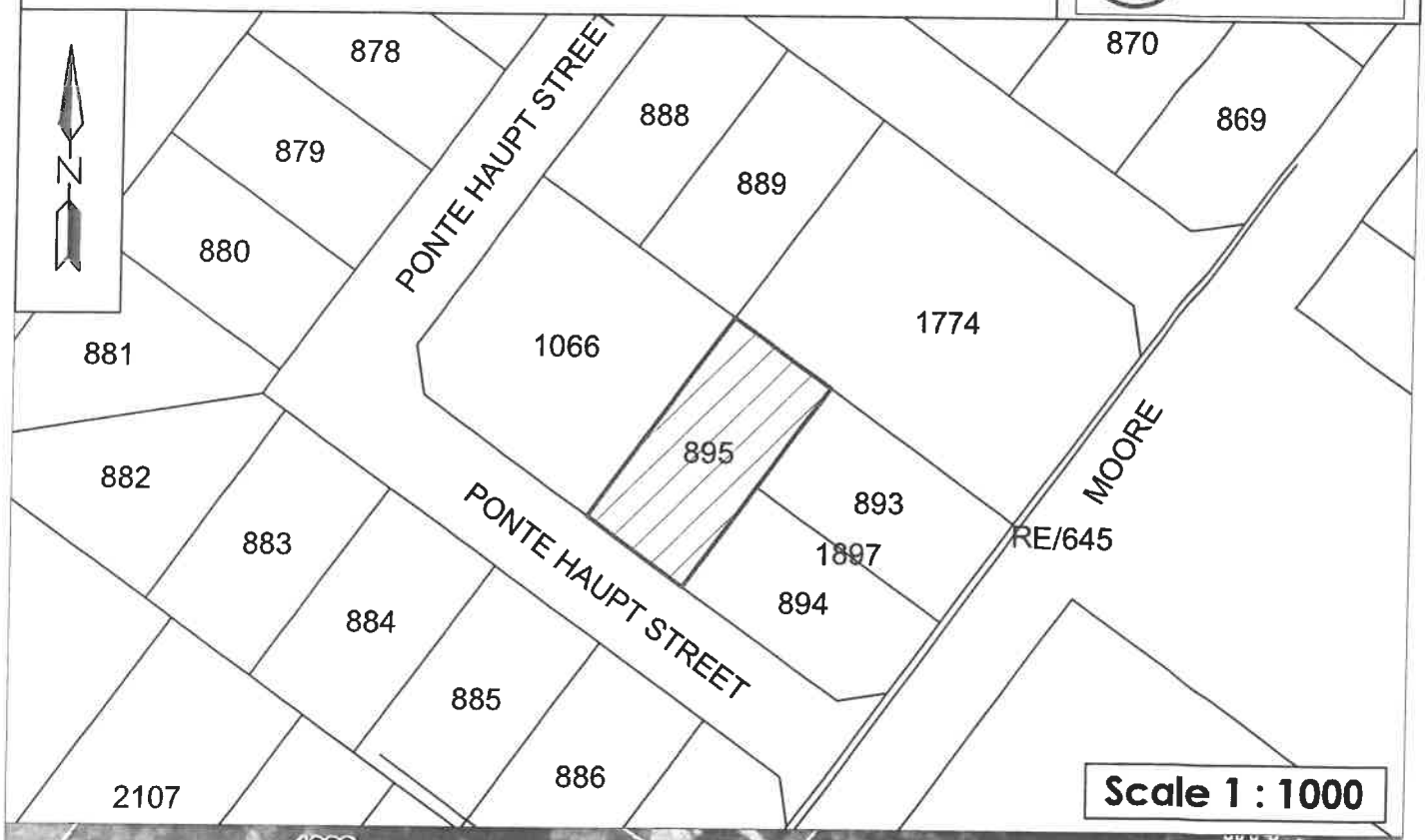
REASONS FOR RESOLUTION

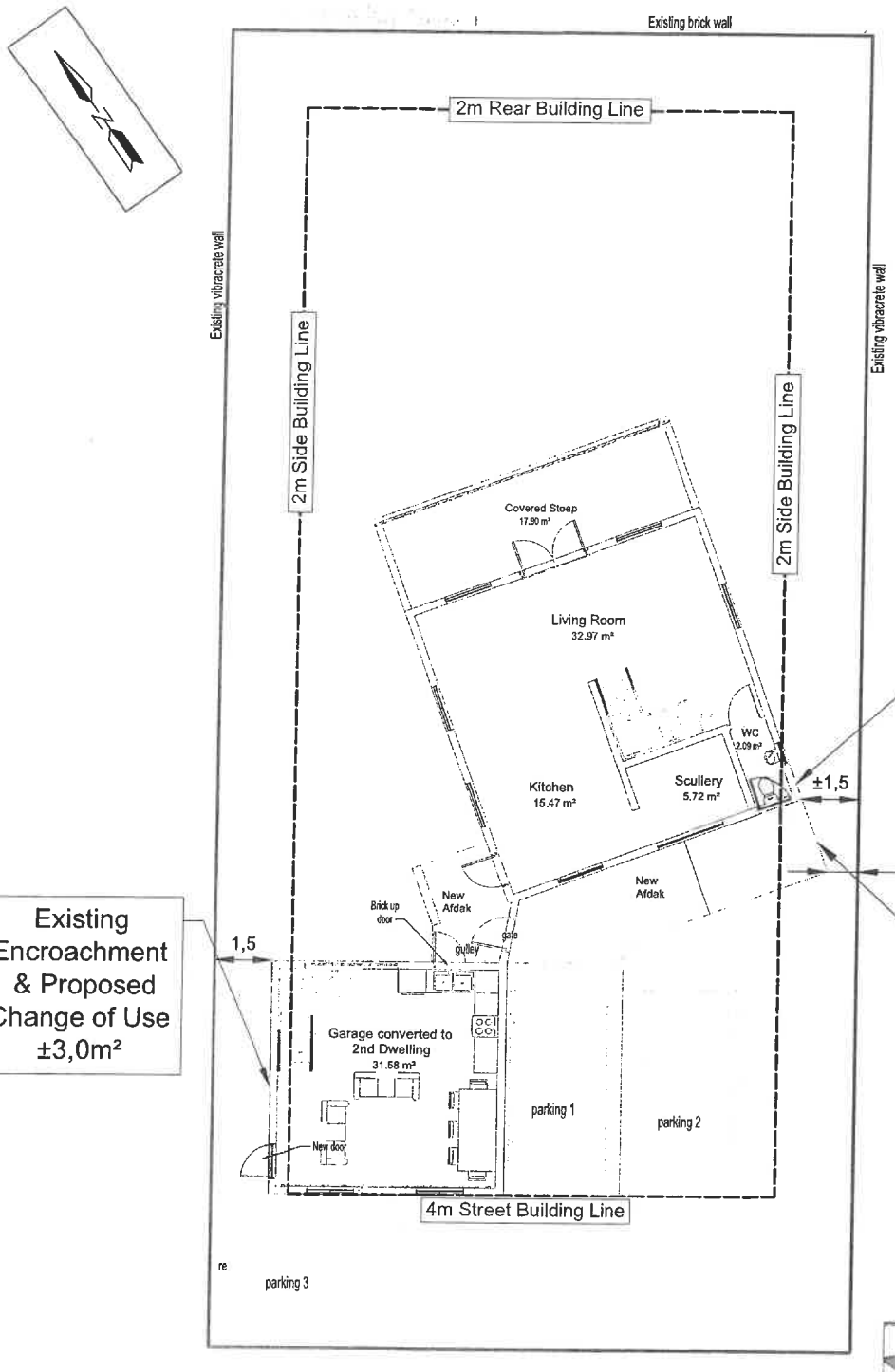
- The existing building typology and design is in line with the character of the area.
- The neighbouring property owner's concerns with regards to the storm water can be functionally addressed as the property owner on erf 895 has indicated that the storm water will be channelled to the road surface.
- Alterations were made to the dwelling without municipal approval.
- The application has followed due procedure.
- The proposal is in line with the relevant policy documents.

Plan 1: Locality Plan

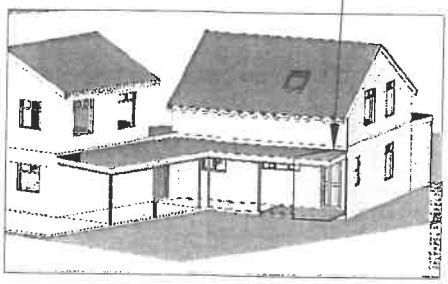
Erf 895, Stanford

Plan prepared by: Thian Jansen
Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Office 3, Oakwood,10 Dirkie Uys Street Hermanus, 7200
WRAP Project Office Town Planning & Project Management





13 PONTE HAUPT STREET



GROUND FLOOR

Scale 1 : 125

3.1 Site Plan - Erf 895 Stanford

Proposed Coverage = 28.44%

Plan prepared by: Thian Jansen
Based on plans by Gericke Architecture

Plan Number 25/47(001) - 18/11/2025

All distances are approximate and subject to a survey

Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Office 3, Oakwood, 10 Dirkie Uys Street Hermanus, 7200
WRAP Project Office
Town Planning & Project Management

COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR: APPLICATION FOR DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 895, STANFORD (5139/2025)

Electricity	:	Refer to conditions
Water	:	Refer to conditions
Sewer	:	Refer to conditions
Stormwater	:	Refer to conditions
Roads and traffic	:	Refer to conditions

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 Principal Technologist: Engineering Services - Stanford for written approval;

5. that any additional and / or extended vehicle entrances will be for the owner's account;

6. that no reservation of on-street parking be allowed;

7. that stormwater discharged from higher lying properties and generated in the catchment area of the property be allowed to drain freely through the property;

8. that stormwater reticulation and connection(s) to the municipal system be provided at the owners cost, if required.

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

16/03/2026
DATE

9. ERF 2840, 27 INDUSTRY CIRCLE, GANSBAAI: OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: BC MARAIS ON BEHALF OF ANCAR BELEGGINGS BK

2840 GGB (4954/2025)
SW van der Merwe **(028) 313 8900** **Hermanus Administration**
21 May 2026

EXECUTIVE SUMMARY

An application has been received 11 April 2025 from BC Marais on behalf of Ancar Beleggings BK, the owner of Erf 2840, Gansbaai for the following:

- **Consent use** in terms of Section 16(2)(o) of the By-Law to accommodate a business premises (retail sale of fresh farm produce), and

- **Determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law to accommodate the existing market.

RESOLUTION

1. that the application for **consent use** in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) applicable to Erf 2840, Gansbaai to accommodate a business premises, **be approved**, in terms of the provisions of Section 61 of the By-Law;

2. that the application for the determination of an administrative penalty in terms of Section 16.2.(q) of the By-law pertaining to the unauthorised land use applicable to a portion of Erf 2840, Gansbaai, **not be exempted** from the payment of an administrative penalty in terms of the provisions of Section 90 of the By-Law;

3. that the approval in 1. above be subject to the following conditions:

   (a) that this approval is only for the consent use as applied for indicated on the Site Development Plan, drawing number *0484/17* dated *01/04/2025*;

   (b) that the on-site parking layout as per the approved Site Development Plan referred to in paragraph (a) above, be implemented and marked out on site;

(c) that the consent use be valid for a period of ten years and not be transferrable in the case of the sale of the business;

(d) that an administrative penalty calculated at 10% of the municipal valuation for the unauthorised land use equating to **R5 222,48,** be payable within sixty (60) days from the date of this decision;

(e) that building plans be submitted to the Building Control Department for approval within 60 days from the effective date of the decision demonstrating compliance with the Overstrand Land Use Scheme to make, and that all conditions of the Building Control and the Fire Departments be complied with at that stage;

(f) that the applicable rates and service tariffs, as determined by the annual budget is applicable, which tariffs are automatically adjusted in terms of the annual budget;

(g) that all the conditions in the Services Report be complied with;

(h) that all the conditions from Telkom be complied to;

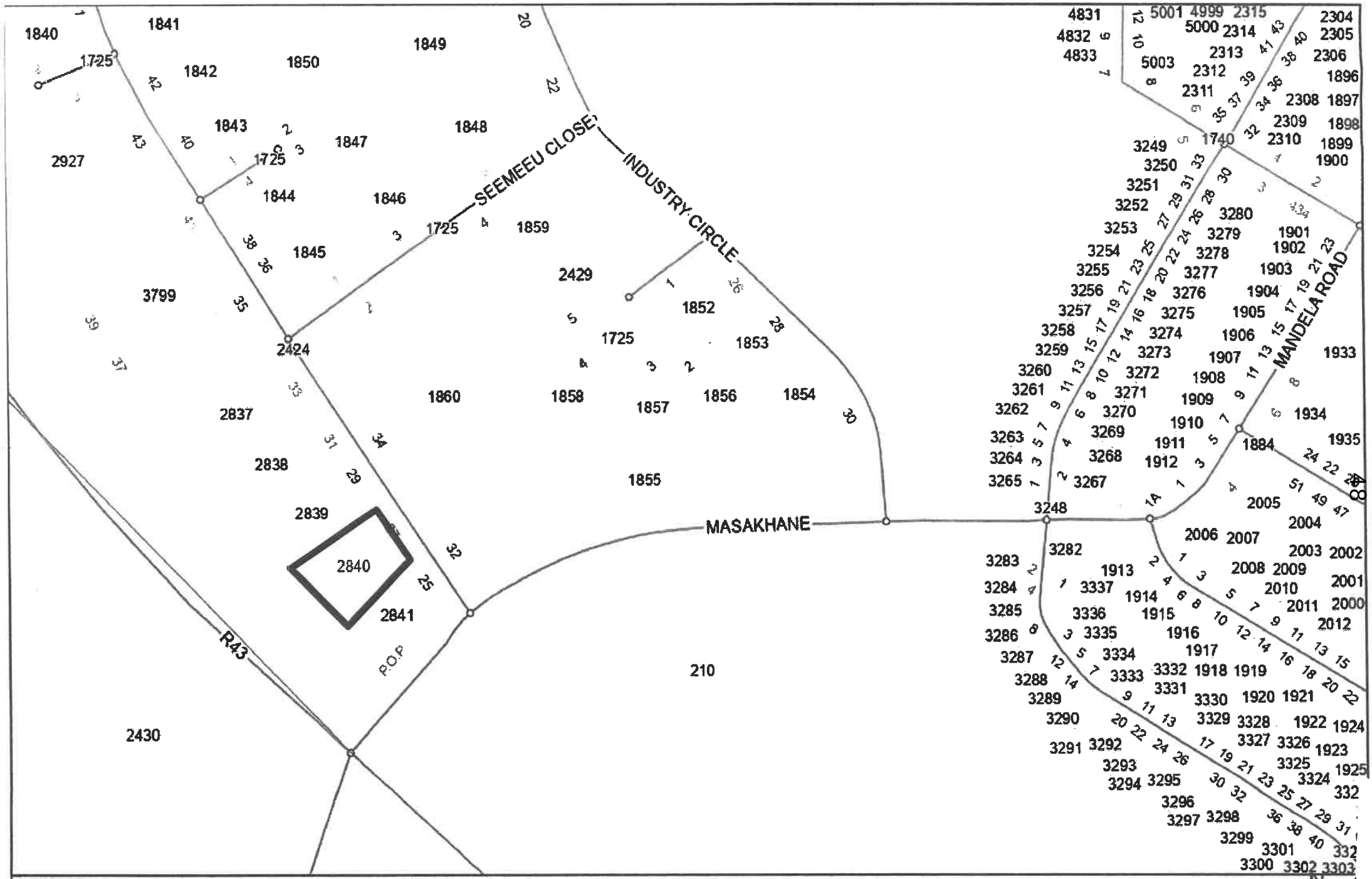
(i) that this approval does not absolve the applicant from compliance with any other relevant legislation, and

(j) that all other development parameters as prescribed in the relevant Land Use 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, 2020 regarding the above decision.

REASONS FOR RESOLUTION

- The application has followed due procedure.
- No objections were received.
- Is not regarded as being undesirable from a town planning point of view.

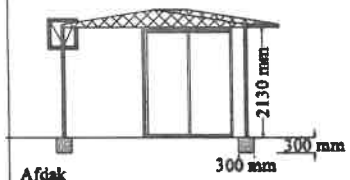


OVERSTRAND MUNICIPALITY

Locality Map

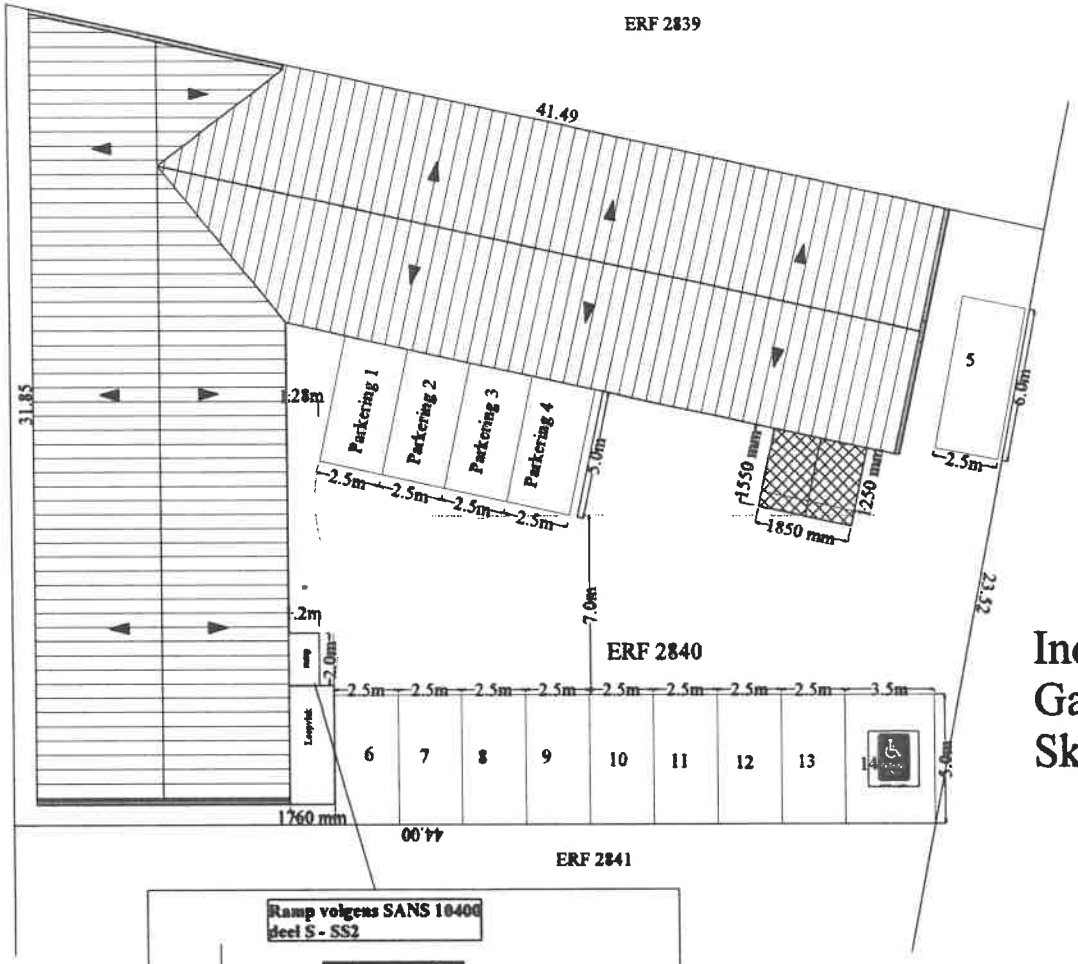
Erf 2840, 27 Industry Circle, Industry Park, Gansbaai

Date: 2025/05/06

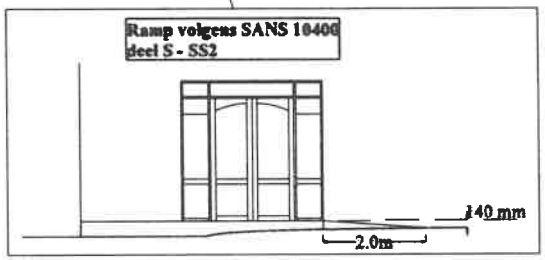


Afdak
50mm Gegalvaniseerde pyp in beton geanker.
50mm Gegavaniseerde pyp raamwerk aan mekaar gesweis. 80% Skadunet bo-oor getrek en vas geheg.
Raamwerk aan struktuur geheg met 10x120 coach skroef en plug

Afdak
Skaal 1 - 100



Industry Circle 27
Gansbaai
Skaal 1.50



PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON
JACOBUS VAN STADEN
12:50 PM (Africa/Johannesburg) on 12 Jun 2024

Oppervlakte Gebou 545.80 vkm Afdak 11.50 vkm Totaal 557.30 vkm	Plan nr: 0484/17 Tekening: Tereinplan Skaal: 1 - 200 Blad: 1 - 5 Datum: 01/04/2025	Industrial Zone 1 Ancar Beleggings Erf 2840 27 Indusrty Circle Gansbaai 7220	Plan deur: Jacobus Adriaan van Staden 3 Sneeugans street Perlemoenbaai Gansbaai 7220 email: riaanvs38@gmail.com Cel: 082 929 8688

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR APPLICATION FOR CONSENT USE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 2840, GANSBAAI (4954/2025)

Electricity	:	Refer to Conditions
Water	:	Refer to Conditions
Sewer	:	Refer to Conditions
Stormwater	:	Refer to Conditions
Roads and traffic	:	Refer to Conditions

Conditions:

1. that the existing water connection to- and sewer conservancy tank on Erf 2840 shall be used to service Erf 2840;

2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;

3. that the 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, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Principal Technologist: Gansbaai for written approval;

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 discharged from higher lying properties and generated in the catchment area of the property be allowed to drain freely through the property;

8. that stormwater reticulation and connection(s) to the municipal system be provided at the owners cost, if required.

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

10/07/2025
DATE

10. ERF 5057, KIDBROOKE PLACE RETIREMENT VILLAGE, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR PERMISSION REQUIRED IN TERMS OF CONDITION OF APPROVAL (*AMENDMENT OF SITE DEVELOPMENT PLAN*): INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF THE TRUSTEES FOR THE TIME BEING OF THE HUDD TRUST

5057 HON (5097/2025)		
H Olivier	**(028) 313 8900**	**Hermanus Administration**
8 June 2026		

EXECUTIVE SUMMARY

An application was received on 2 October 2025 from Interactive Town and Regional Planning on behalf of The Trustees for the time being of The Hudd Trust on Erf 5057, Onrustrivier in terms of Section 16(2)(I) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for permission required in terms of the conditions of approval to amend the approved site development plan to convert the previous care centre into twelve (12) retirement dwelling units and a communal lounge/clubhouse with carports and pergolas.

RESOLUTION

1. that the application in terms of Section 16(2)(I) of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning, 2020 on Erf 5057, Onrustrivier for permission required in terms of the conditions of approval to amend the approved site development plan to convert the previous care centre into twelve (12) retirement dwelling units and a communal lounge/clubhouse with carports and pergolas, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

   (a) that the alterations/extensions on the property be in line with plan number 2-002a dated 29 August 2025, submitted with the application;

   (b) 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;

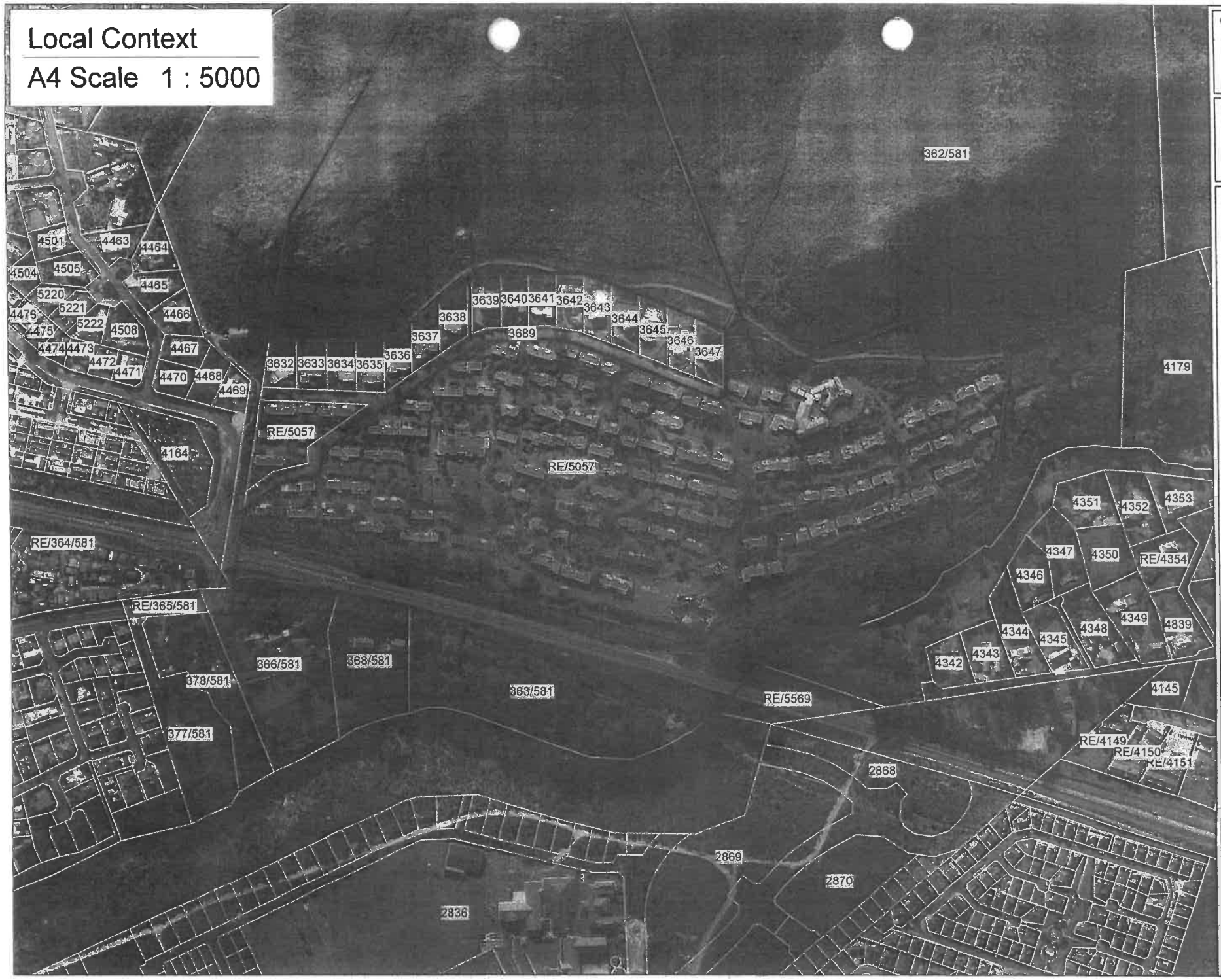
   (c) that all the conditions in the Services Report complied with.

2. that the comments from Telkom **be noted**.

3. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 regarding the above decision.

REASONS FOR RESOLUTION

- No new municipal services will be required.
- The application will increase the income in Kidbrooke development and thereby help maintain the development.
- The relevant municipal and state departments support the application.
- No objections were received against the application.
- The additions and alterations to the existing care centre into 12 retirement units will not have an impact on services, and it is also in line with the character of the surrounding area.
- The new proposed care facility for 16 rooms will have minimal impact on traffic and services, and it is designed in such a manner that it will fit in with the existing character of the area.
- The application in in line with SPLUMA and LUPA principles as the existing facilities and land will be used more efficiently and it will help the development to be more spatially resilient.
- The application will have no impact on the character of the area or the surrounding property owners.
- The application is desirable.



PROJECT

RE/5057 Onrus, Hermanus

TITLE

Locality Plan
Local Context

Application Area

N

INDEMNITY

INTERACTIVE TOWN & REGIONAL PLANNING MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, WITH REGARD TO THE DATA AND SHALL NOT BE LIABLE IN ANY EVENT FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR ARISING OUT OF THIS DATA. THE DATA REMAINS THE SOLE PROPERTY OF THE CLIENT AND MAY ONLY BE USED FOR THE PURPOSES OF A PROJECT WITH THE PRIOR WRITTEN APPROVAL OF THE CLIENT.

CLIENT

02 OCT 2025

DRAWN BY	CHECKED BY	DATE
Author	Checker	2022/12/09

SCALE (@ A4)	PROJECT NUMBER
As indicated	0001

DRAWING NUMBER
A101

InterActive Town & Regional Planning

Andre Wiehahn Pr Pln A/927/1996
B Art et Sc (Town and Regional Planning)
Telephone 028 312 1668
Cell phone: 082 466 0490
E-Mail: wiehahn.a@gmail.com

GENERAL NOTES

1	Description	Date

FOOTPRINT:

Existing building:	1308m2
Basement:	95m2
Proposed new:	1083m2
New Basement:	45m2
Carport:	22,4m2
Total:	1217m2
Basements:	141m2
Patios with pergola:	165m2

COMPLETE

THE HUDD TRUST

Kidbrooke Place
64 SELZ Rd.
Drive Road, 7301
Tel: 028 - 21 84 823
manager@huddtrust.co.za

Redevelop Care Centre to Repository

PROJECT NUMBER	C00025
DESIGN REVELOPMENT	
CPP_1 MERSON COTTAGES	
Date	20 Aug 2020
Drawing No	3 0000
Scale	1 : 100
Drawn BB	Checked MZ

KISHTRAL STUDIOS

02 OCT 2025

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR PERMISSION REQUIRED IN TERMS OF CONDITION OF APPROVAL (AMENDMENT OF SITE DEVELOPMENT PLAN): ERF 5057, ONRUS RIVER (5097/2025)

Stormwater (SW)	:	Refer to conditions
Electricity	:	Eskom Area
Water	:	Refer to conditions
Sewer	:	Refer to conditions
Roads and traffic	:	Refer to conditions

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;

2. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;

3. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Principal Technologist: Hermanus for written approval;

4. that any additional and / or extended vehicle entrances will be for the owner's account;

5. that no reservation of on-street parking be allowed;

6. that stormwater discharged from higher lying properties and generated in the catchment area of the property be allowed to drain freely through the property;

7. that stormwater reticulation and connection(s) to the municipal system be provided at the owners cost, if required.

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

29/01/2026
DATE

11. ERF 7535, 4 MUSSEL COVE, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS INTERACTIVE TOWN- AND REGIONAL PLANNING ON BEHALF OF TTC BESIGHEIDSTRUST

7535 HEC (5105/2025)
P Roux **(028) 313 8900** **Hermanus Administration**
26 May 2026

EXECUTIVE SUMMARY

An application, in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) has been received on 20 November 2025 from Messrs InterActive Town and Regional Planners on behalf of the property owner on Erf 7535, Eastcliff, Hermanus for the following:

- **Departure** in terms of Section 16(2)(b) of the By-Law to relax the street building line from 4m to 2m to accommodate additions (living area, kitchenette, dining area and stoep) to the existing dwelling on first floor.

RESOLUTION

1. that the application for **departure** in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), applicable to Erf 7535, Eastcliff, Hermanus to relax the street building line from 4m to 2m to accommodate additions (living area, kitchenette, dining area and stoep) to the existing dwelling on first floor, **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 additions as indicated on Plan number *HRMS ° P18 ° 800 to 810* as submitted with the application;

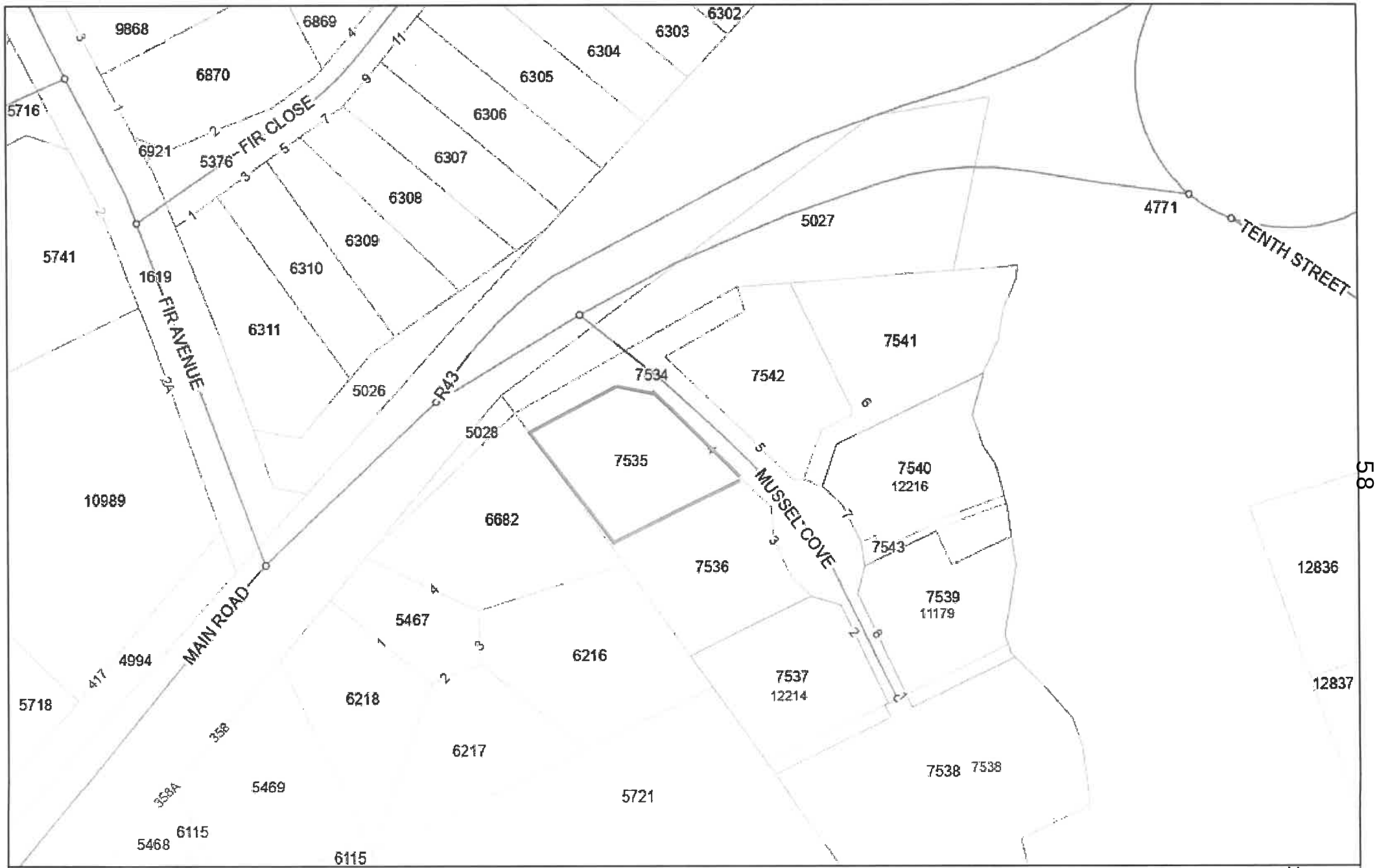
   (b) that building plans be submitted to the Building Control Department and that all conditions of the Building and Fire Departments be complied with at that stage; and

   (c) that all the conditions in the Services Report be complied with;

2. that the applicant be notified of its appeal right in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 regarding the above decisions

REASONS FOR RESOLUTION

- No objections were received against the application.
- The HOA has provided consent.
- The proposed additions' design is in line with the architectural character of the estate.
- The application has followed due procedure.
- The proposal is in line with the relevant policy documents.



OVERSTRAND MUNICIPALITY

LOCALITY PLAN: ERF 7535, EASTCLIFF

N

Date: 2025/10/08

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR:
APPLICATION FOR DEPARTURE: ERF 7535, EASTCLIFF (5105/2025)

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 Principal Technologist: Hermanus for written approval;

5. that any additional and / or extended vehicle entrances will be for the owner's account;

6. that no reservation of on-street parking be allowed;

7. that stormwater discharged from higher lying properties and generated in the catchment area of the property be allowed to drain freely through the property;

8. that stormwater reticulation and connection(s) to the municipal system be provided at the owners cost, if required.

R Andrew
RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

09/02/2026
DATE

12. ERF 4778, 32 LOBELIA STREET, BERGHOF ESTATE, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF TJ & A BOTES

4778 HON (5131/2025)
H Olivier **(028) 313 8900** **Hermanus Administration**
29 April 2026

EXECUTIVE SUMMARY

An application was received on 12 November 2025 from Plan Active Town and Regional Planners on behalf of TJ & A Botes in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 4778, Onrustrivier for the following:

- **Departure** in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 to exceed the maximum permissible coverage from 50% to 56,06%.

- **Determination of an administrative penalty** in terms of Section 16(2)(q) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for unauthorized coverage encroachments.

RESOLUTION

1. that the application in terms of Section 16.(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 4778, Onrustrivier for a departure to exceed the maximum permissible coverage from 50% to 56,06%, **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 departure to exceed the coverage of the on the property, and is not an approval in terms of any other legislation;

   (b) that the approval for the departure is only for the development as indicated on the plans I 0577-A1-01 and 02 dated 12 April 2025, submitted with the application;

   (c) that building plans be submitted to the Building Department for all illegal building work on the property for approval, and that all conditions of the Building and the Fire Department be complied with at that stage;

(d) that all other development parameters as prescribed in the relevant Land Use Scheme be complied with, and

(e) that all the conditions in the Services Report be complied with.

2. that the following comments, **be noted**:

- Eskom
- Telkom

3. that the determination of an administrative penalty in terms of Section 90.(4) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 applicable to Erf 4778, Onrustrivier for the unauthorized building work that exceeds the coverage, **be imposed,** and that an administrative penalty fee of **R10 877,00** be payable within sixty (60) days of the final decision.

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, 2020 regarding the above conditions of approval.

REASONS FOR RESOLUTION

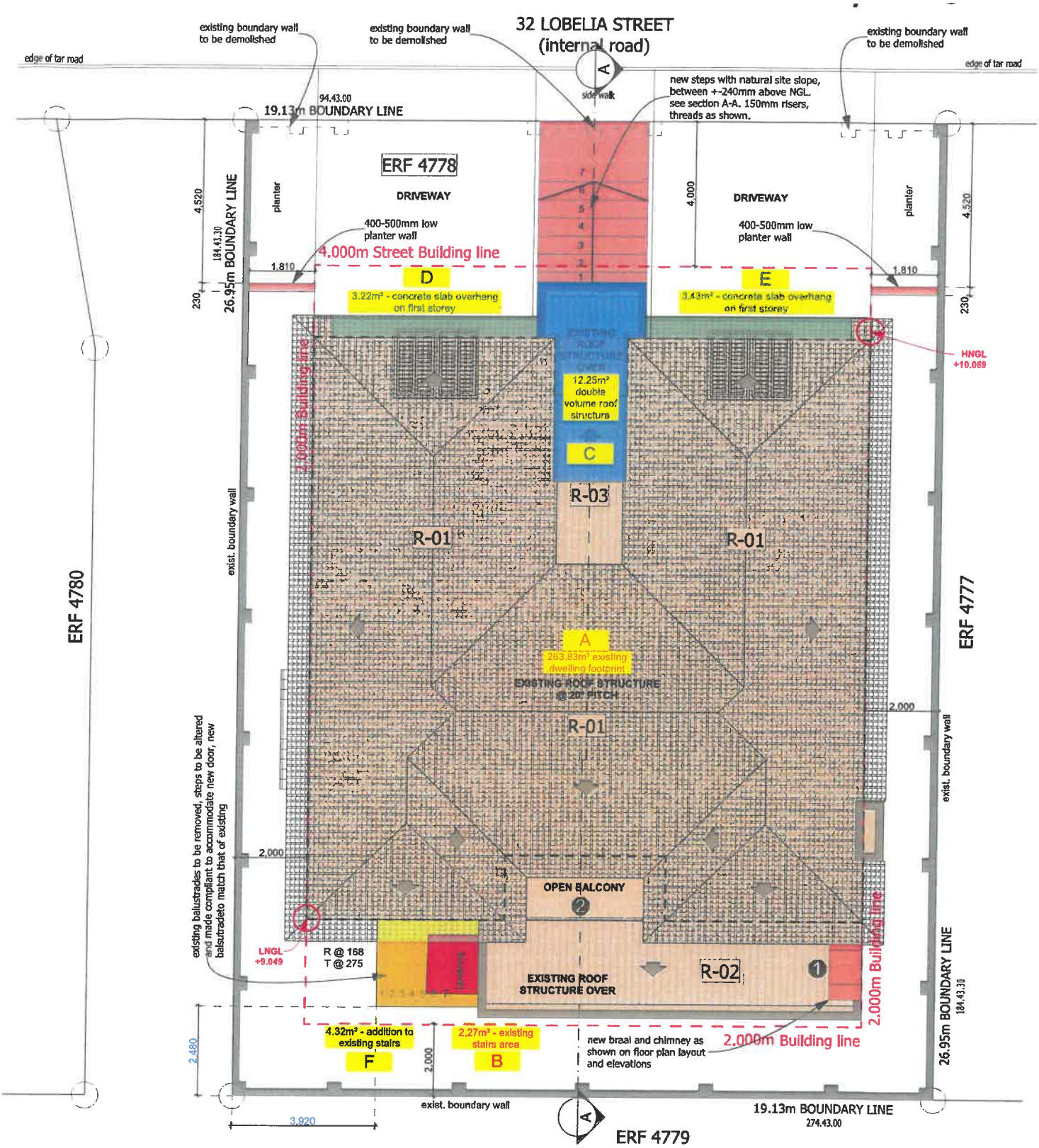
POINT 1

- The application has followed due procedure.
- No municipal services will be affected.
- The increased coverage is mostly additional roofing within the envelope of the dwelling, a staircase and landing and overhangs/architectural features, and does not increase the proportions of the dwelling drastically.
- The dwelling with the increased coverage was constructed in 2017.
- No objections were received from surrounding property owners against this application.
- The Berghof HOA support the application.
- All relevant Municipal Departments and Institutions support the application.
- The application will not have a negative impact on the character of the area, as it is an existing situation.
- The application is desirable and is supported.

POINT 2

- Each property owner has the responsibility to ensure all buildings on a property is legal when a property is purchased and constructed in line with approved building plans. A 5% administrative penalty fee is therefore imposed.

PlAnActive Stads- en Streeksbeplanners Town & Regional Planners	All distances approximate and subject to survey.	Property Description: ERF 4778 ONRUSTRIVIER	Plan Description: LOCALITY MAP	Scale: NTS
	COPY RIGHT RESERVED			Drawing Nr: onrus4778L.drw
				Date: NOVEMBER 2025



SITE AND ROOF PLAN LAYOUT 1:100

			APPLICABLE FOR THE DETERMINATION OF ADMINISTRATIVE PENALTIES		
			YES	NO	REASON
A	263.83m² - existing dwelling footprint only 5.83m² applicable	263.83m²	X		50% coverage permitted (258m²), the coverage calcualtions on previously submitted and approved building plans was done incorrectly. Shortfall of 5.83m²
B	2.27m² - existing steps area	2.27m²	X		was not included in previously submitted and approved building plans
C	12.25m² - double volume roof structure	12.25m²	X		was not included in previously submitted and approved building plans
D	3.22m² - concrete slab overhang on first storey	3.22m²	X		concrete slab overhang (roof overhang) - should not form part of coverage calculations, but was included in coverage certificate received from land surveyor - previously submitted and approved
E	3.43m² - concrete slab overhang on first storey	3.43m²	X		concrete slab overhang (roof overhang) - should not form part of coverage calculations, but was included in coverage certificate received from land surveyor - previously submitted and approved
F	4.32m² - addition to existing stairs	4.32m²		X	part of appiciation - still to be constructed after approvals
	TOTAL PROPOSED FLOOR AREA	289.32m²	(B - open steps included)		
	TOTAL PROPOSED COVERAGE	56.06%	(B - open steps included)		

A + B + C + D + E = 27m²

F = 4.32m²

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 4778, ONRUS RIVER (5131/2025)

Stormwater (SW)	:	Refer to conditions
Electricity	:	Eskom Area
Water	:	Refer to conditions
Sewer	:	Refer to conditions
Roads and traffic	:	Refer to conditions

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;

2. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;

3. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Principal Technologist: Hermanus for written approval;

4. that any additional and / or extended vehicle entrances will be for the owner's account;

5. that no reservation of on-street parking be allowed;

6. that stormwater discharged from higher lying properties and generated in the catchment area of the property be allowed to drain freely through the property;

7. that stormwater reticulation and connection(s) to the municipal system be provided at the owners cost, if required.

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

02/02/2026
DATE

13. ERF 4081, 3 RIET STREET, GANSBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR AMENDMENT OF APPROVED SITE DEVELOPMENT PLAN: TOWN & COUNTRY ON BEHALF OF CAPE ETHICAL ORGANICS (PTY) LTD

4081 GGB (5145/2025)		
SW van der Merwe	**(028) 313 8900**	**Hermanus Administration**
09 June 2026		

EXECUTIVE SUMMARY

An application, in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) has been received on 03 December 2025 from Town & Country on behalf of Cape Ethical Organics (Pty) Ltd applicable to Erf 4081, Gansbaai for the following:

- **Amendment of the approved Site Development Plan** in terms of Section 16(2)(l) of the By-Law to accommodate the expansion of the existing Day Hospital with consulting rooms (±1066m²) and a dialysis facility (±250m²).

RESOLUTION

1. that the application for **amendment of the approved Site Development Plan** in terms of Section 16(2)(l) of the By-Law applicable to Erf 4081, Gansbaai, to acommodate medical consulting rooms and a dialyses 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 conditions of the Building and the Fire Departments be complied with at that stage;

   (b) that the approvals are for the development as indicated on Site Development Plan as submitted with the application;

   (d) that on-site parking provision be made in accordance with the approved parking layout

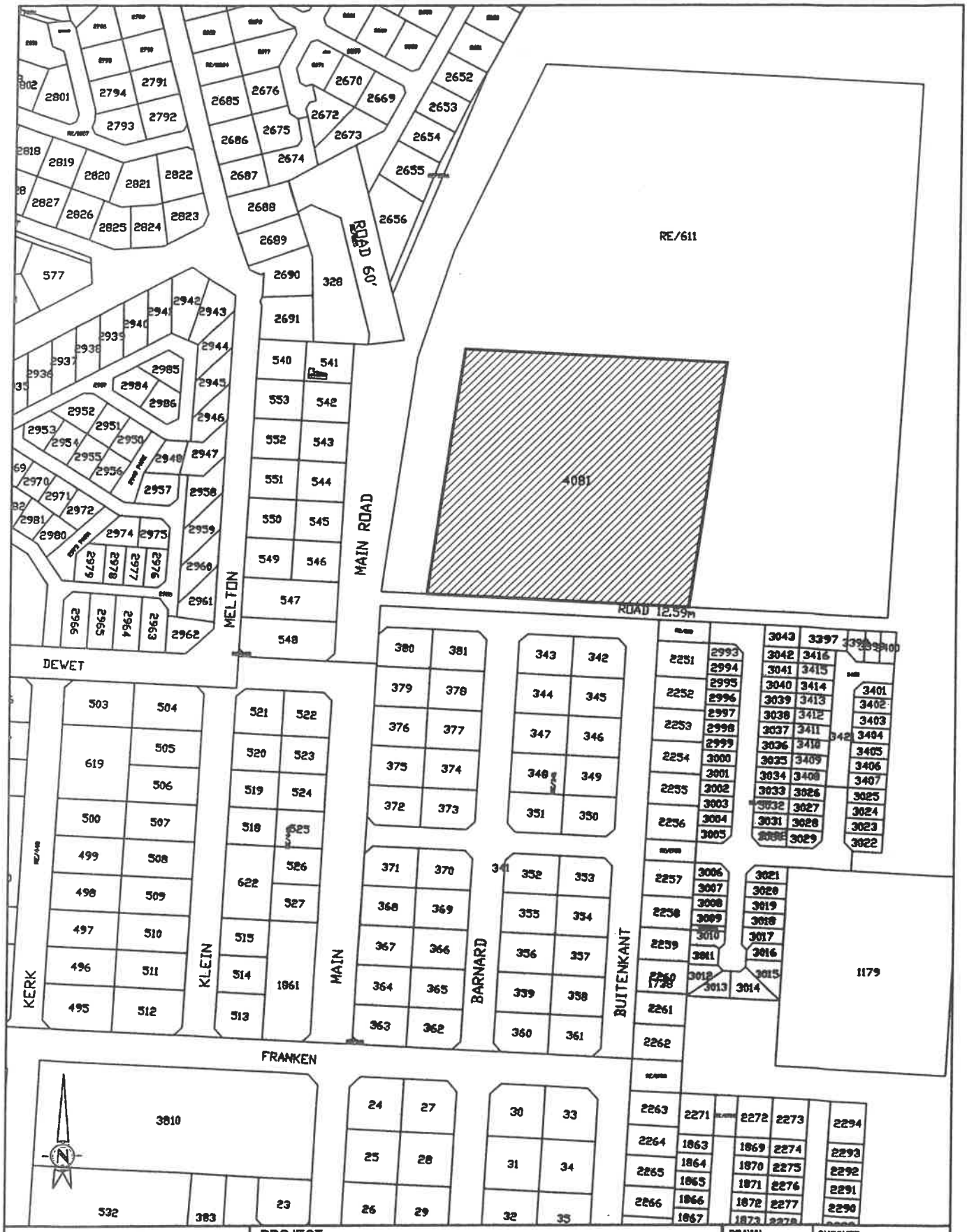
   (e) that all the conditions in the Services Report be complied with;

   (f) that the applicable rates and service tariffs, as determined by the annual budget is applicable, which tariffs are automatically adjusted in terms of the annual budget;

2. that the applicant be notified of their 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 conditions of approval.

REASONS FOR RESOLUTION

- The application has followed due procedure.
- None of the internal departments have any objection.
- The proposal is not considered to negative impact vested rights of adjoining properties
- Proposal will make optimal use of an existing property within service capacity constraints
- Proposal will improve economic development and enhance access to health care facilities.



Town & Country
Creative Land Solutions

Bredasdorp
7280

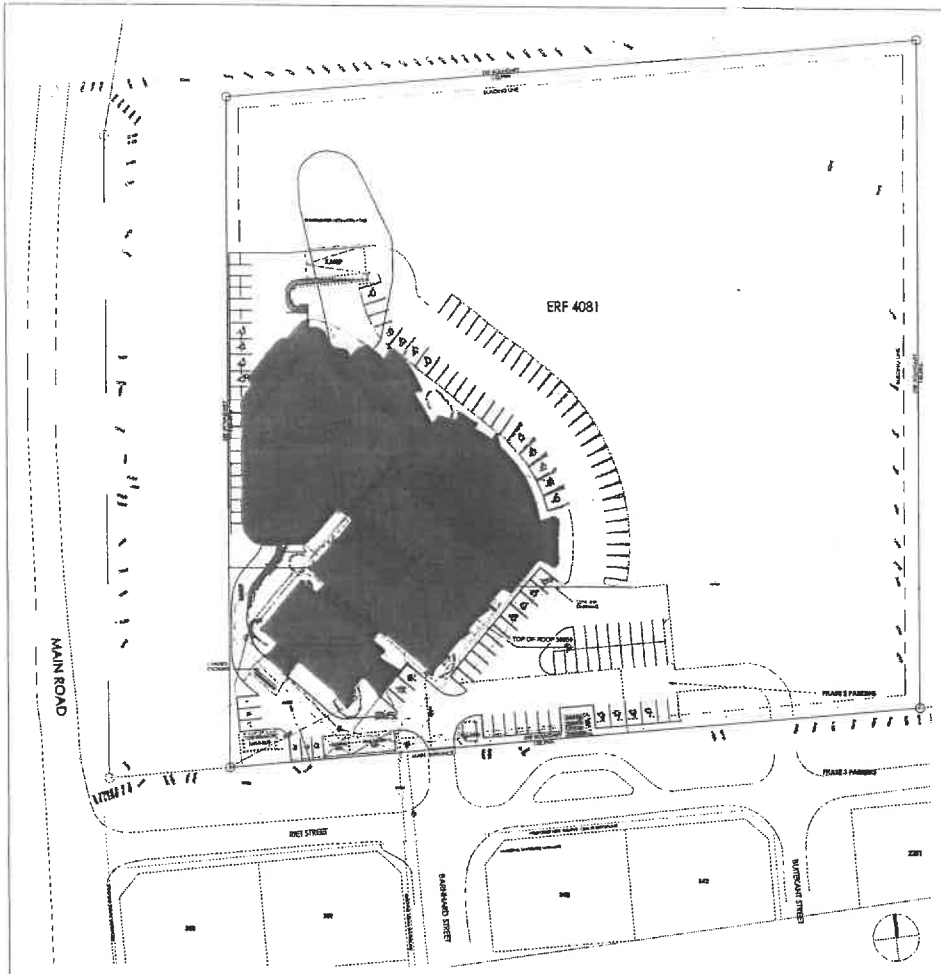
Tel. 083 481 3603
083 412 4698
E-mail: towncountry@vodamail.co.za

PROJECT
LOCALITY PLAN: ERF4081 GANSBAAI
OVERSTRAND MUNICIPALITY

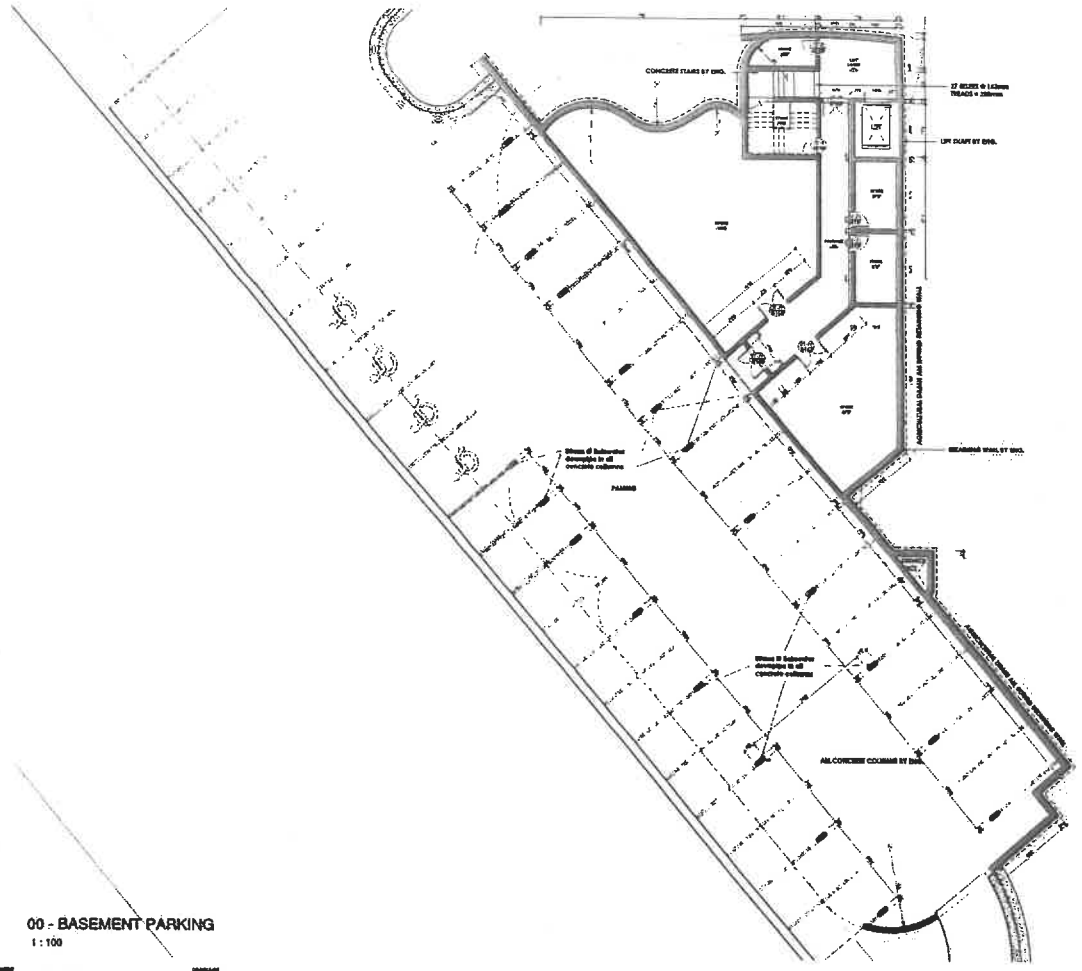
DRAWN	CHECKED
LT	LT
SCALE	DATE
1: 3 000	AUG 2025
DWG No.	REVISION

Town & Country Creative Land Solutions — Land Surveyors • Town Planners

Notes:
ALL AREAS AND DISTANCES SUBJECT TO SURVEY



SITE PLAN
1 : 400



00 - BASEMENT PARKING
1 : 100

PARKING REQUIREMENTS	
EMERGENCY UNIT:	
• CONSULTING ROOMS X 4	12
• PROCEDURE ROOM 1 BED X 1	1
• RESUSITATION ROOM 1 BED X 1	1
• HOSPITAL 3 BEDS X 1	3
TOTAL BAYS REQUIRED PHASE 1	17
DAY HOSPITAL	
• WARD 30 BEDS X 1	30
• THEATRES 2 BEDS X 1	2
• OFFICES 23.2 m² BAYS/ 1 / OFFICE	3
TOTAL BAYS REQUIRED PHASE 2	35
RADIOLOGY	
• (273m² / 100) x 4	27
PHARMACY	
• (14m² / 100) x 4	4
COFFEE SHOP	
• (17m² / 100) x 4	4
PATHCARE	
• (29m² / 100) X 4	2
TOTAL BAYS REQUIRED PHASE 3	41
CONSULTING ROOMS	
• (1040m² / 100) x 1	43
DIALYSIS	
• (230m² / 100) x 4	10
TOTAL BAYS REQUIRED PHASE 4	53
OVERALL PARKING REQUIRED	146
TOTAL BAYS SUPPLIED	137 COMPLIES
• STANDARD 2.500m	113
• DISABLED 3.500m	24

NOTE:
ALL PARKING BAYS SHALL BE ON GROUND & MARKED ACCORDING TO KANNA, CAPE TOWN LAWS

SEWERAGE AND STORMWATER CONNECTION TO ONE SEWER DETAILED DRAWINGS ALL BY CC MUNICIPAL LAWS NORTH, 2001

GDP AREA	
COVERAGE:	33.48m²
• PHASE 1	8 442.00m²
0.21 ha	4100m²
• PHASE 2	1140m²
0.07 ha	
• PHASE 3	1 910m²
0.19 ha	
• PHASE 4	1333.00m²
0.10 ha	
TOTAL	3 480m²
1.14 acres	
PARKING PROVIDED	137

NOTE:
• MEDICAL CENTRE 4700m²
TOTAL PHASE 4 6.19

NOTES:
• All steps to be 1 with 280 x 142mm treads plus 150 deep risers
• Non-hub with 75mm high balustrade
• Floor Clearance for emergency exits of less than 3m to be indicated.
• Double of handrails to be clearly marked with signs + of signs
• All existing external repair is to follow
• Ramp to be 1:12 with 1:20 landing every 9m with 1:20 landing
• Door Gallery
• Medical waste room to be clearly marked with washing sink, will be adequately ventilated and lighted according to health standards and have a non-porous floor that is sealed and covered to a 0.5 m max. Medical waste rooms are distinguished over an adequately sized pulley that is accessible to the waste type multi bin.
• All doorway fitters will have automatic mechanism with lock that can be opened from outside and to comply with all SANS 10400 (PART 2) requirements as set out.
• Ramp to be 1:20 max gradient, 2 handrails and no pit, 2 wall, low surface of max 1:12 and 1:20 landing
• All sanitary to be provided in a separate wet area SANS 10400
• Flooring material and finishes suitable for a wet environment with the exception of wet areas
• All fire, and kitchen hood fans, and have a rated clearance of 450mm underneath of appliance and 1 hour fire rated ceiling
• Take between hand hands, with cold water fitting within reach of a sitting person as per NC rules.
• Wheels and moveable fixtures to be suitable lightweight accordance with the requirements of the Occupational Health and Safety Act, Act No. 85 of 1993 and applicable provisions of the Construction Regulations 2003 to be provided in a specified way.
• Refuse area to have adequate water and drain, indicated for operation.
• All doors - as per engineers drawings
• Consultant to adhere to the requirements of the Western Cape Health Care Facilities No 3 to be provided at a Provincial Hospital.

GENERAL
DIMENSIONS, GRID LINES AND ALL CLASHES TO BE REPORTED TO THE ARCHITECT BEFORE ORDERING MATERIALS OR COMMENCING WITH WORK
ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & STANDARDS ACT (ACT 103 OF 1977 & 1984, AS AMENDED)
ALL DRAWINGS TO BE CHECKED TO BE VERIFIED & APPROVED BY TURNKEY ARCHITECTS
ALL SHARP, FIT FOR ACCORDANCE WITH SUPPLIER'S / MANUFACTURER'S ADVICE & APPROVAL, & FIT CLEAR.
ALL MATERIALS TO BE NEW / FIT / APPLIED SENSIBLY IN ACC. WITH ADVICE WITH MANUFACTURERS SPECIFICATIONS AND MANUALS, THE ARCHITECT, ARCHITECT, UTILITY SERVICE PROVIDER REQUIREMENTS TO BE ENGINEERS ADVANCE AND APPROVED TO.
ALL NON-COMPLYING PIECES FIT BE MOVED AND MATERIAL, BEFORE WORK IS UNDERTAKEN.
ANY DISCREPANCIES BETWEEN THESE DRAWINGS & LOCAL BUILDING REGULATIONS TO BE REPORTED TO THE ARCHITECT & CC CONSULTANTS, & PROCEED TO BE REPORTED TO THE ARCHITECT BEFORE COMMENCING WORK.
ANY DEFECT REPORTED TO ARCHITECT AND TO BE REPORTED TO THE ARCHITECT & CLIENT.
THESE DRAWINGS & THEIR CONTENTS & CLARIFICATIONS SPECIFICATION & THE WORKS, NO DRAWINGS, TO BE SCALED FROM THESE DRAWINGS.

DRAWING ENGINEERING
All structural work to be designed by a structural engineer, approved by the Client, the Architect to verify dimensions, fixings, including, only, any and all walls, columns, joist, concrete slabs, beams, and without elevations.
All foundations specified on drawings to be related to engineer, that are to be made to substantiate where the soil conditions require details. All structural items to be inspected by and have prior inspection by the engineer, prior to or during of the work.
SANS & SABS
For CC of S to ensure that the Contractor, in terms of the Occupation and Use Bill and Regulations, is to be provided with a valid occupation c. the Occupation Regulations and the relevant requirements.
SANS 10400 - Provide a shower cubicle and in bathrooms, in the sub floor bathrooms, 1200mm, 1400mm cubicle shall be 2 square 1.5m, an 1m with DPC under.
FIXINGS
Wall ceilings 120mm high around. Wall to be tiled to external transition from floor to wall, normally tile to windows or where tiles are installed on sills.
FIRE WALLS
Fire walls to be 140mm thick extend 0.5m with DPC 2.1 thick, if required and 1m ceilings are resting 0.5m in width to engineer's design.
ROOF
Roof Construction
Timber Trusses - Roof Joist Timber trusses (roof or floor) and all floor joists to be of a structural grade, to be approved by the Engineer. Joists to be spaced at 600mm centres, and to be fixed to the wall plate with a minimum of 2 nails. Roof trusses to be fixed to the wall plate with 2 nails. Roof trusses and joists to be fixed to the wall plate with 2 nails. Roof trusses and joists to be fixed to the wall plate with 2 nails.
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Roof Trusses - Roof trusses to be fixed to the wall plate with 2 nails. Roof trusses

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR THE AMENDMENT OF THE APPROVED SITE DEVELOPMENT PLAN: ERF 4081, GANSBAAI (5145/2025)

Water	:	According to GLS Report / SLA
Sewer	:	According to GLS Report / SLA
Roads and traffic	:	According to the TIS report approved by the Municipality / SLA
Stormwater (SW)	:	According to the approved master plan/ SLA
Electricity	:	According to electrical services report/ SLA

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 **(2025/2026)** is as follows:

Phase 1 – 3 (Previous approvals):

Water	R 27 598.00	x 7.416	= R 204 666.77
Sewerage	R 19 725.00	x 7.416	= R 146 280.60
Roads	R 8 845.00	x 52.292307	= R 462 525.46
Stormwater	R 10 205.00	x 67.5	= R 688 837.50
Solid Waste	R 1 769.00	x 74.25	= R 131 348.25
TOTAL (inclusive of VAT)			**= R1 633 658.58**

Phase 4:

Water	R 27 598.00 x 5.264		= R 145 275.87
Sewerage	R 19 725.00 x 5.264		= R 103 832.40
Roads	R 8 845.00 x 37.11795		= R 328 308.26
TOTAL (inclusive of VAT)			**= R 577 416.53**

Note that:

a) The above figures are estimated amounts

b) The above figures are subject to annual tariff adjustments.

c) Overstrand Municipality's Electrical Department must be contacted regarding the bulk electricity cost.

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 proved;

   2.1 the Chief Engineer: Infrastructure Services 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 Chief Engineer: Infrastructure Services 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 CESA;

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 Chief Engineer: Infrastructure Services, 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 Chief Engineer: Infrastructure Services:

5.1 way-leaves must be obtained from the Principal Technologist: Hermanus;

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 must 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 Chief Engineer: Infrastructure Services for his prior approval;

8. the "Guidelines for the Provision of Engineering Services in Residential Townships" (Blue Book), SANS 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 Chief Engineer: Infrastructure Services 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 Chief Engineer: Infrastructure Services;

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. that, as a municipal stormwater pipeline is located on the relevant Portion of Erf 611, and the development will extent over the storm pipeline and over the required maintenance servitude for this pipeline, the stormwater pipe must be relocated to a position outside the proposed development. All cost in this regard will be for the new developer's account;

12. 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 t the Chief Engineer: Infrastructure Services for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Chief Engineer: Infrastructure Services;

13. that the above stormwater management plan include the following:
    - 13.1 pre-development run-off from the catchment area;
    - 13.2 post-development run-off from catchment area;
    - 13.3 existing stormwater reticulation system and the capacity thereof;
    - 13.4 connection of internal stormwater reticulation system;
    - 13.5 overland escape routes

14. 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 – 2010, of 12 months, and

15. 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;

16. that the developer provide bulk meters for water and electricity at approved positions as well as individual meters at each consumption point;

17. that an approved refuse collection area/room to sufficiently accommodate the refuse generated by the development be provided in line with the Overstrand Land Use Scheme 2020;

18. that the refuse room be completed prior to occupation of the development, to the satisfaction of the Chief Engineer: Infrastructure Services;

19. that the developer appoints 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;

20. that, as a municipal bulk water pipeline is located on the relevant Portion of Erf 611, and the development will extent over the water pipeline and over the required maintenance servitude for this pipeline, the water pipe must be relocated to a position outside the proposed development. All cost in this regard will be for the new developer's account;

21. that as sewer reticulation is available in the vicinity of the proposed development, the developer shall connect to the sewer reticulation networks at his cost instead of provision of sewer tanks;

22. that the developer will be responsible for removal of all medical waste and disposal thereof at a registered medical waste disposal facility;

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

R Andrew
RICARDO ANDREW

10/02/2026
DATE

PRINCIPAL TECHNOLOGIST: DEVELOPMENT CONTROL

14. ERF 4169, 310 EIGHT STREET AND ERF 4172, 308 EIGHT STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSOLIDATION: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF NKOSI YUM TRUST II

4169 & 4172 HVK (5167/2026)
P Roux **(028) 313 8900** **Hermanus Administration**
10 June 2026

EXECUTIVE SUMMARY

An application, in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) was received on 29 January 2026 from Messrs PlanActive Town and Regional Planners on behalf of Nkosi Yam Trust II for the following:

- **Consolidation** in terms of Section 16(2)(e) of the By-Law to consolidate Erf 4169 (496m²) and Erf 4172 (496m²), to create one erf approximately 992m² in extent.

RESOLUTION

1. that the comment **be noted**;

2. that the application for **consolidation** in terms of Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) to consolidate Erf 4169 (496m² in extent) and Erf 4172 (496m² in extent), to create one erf approximately 992m² in extent, **be approved** in terms of the provisions of Section 61 of the By-Law;

   (a) that the approval is only for the consolidation as indicated on drawing number *herm4169c.drw* dated *January 2026* as submitted with the application;

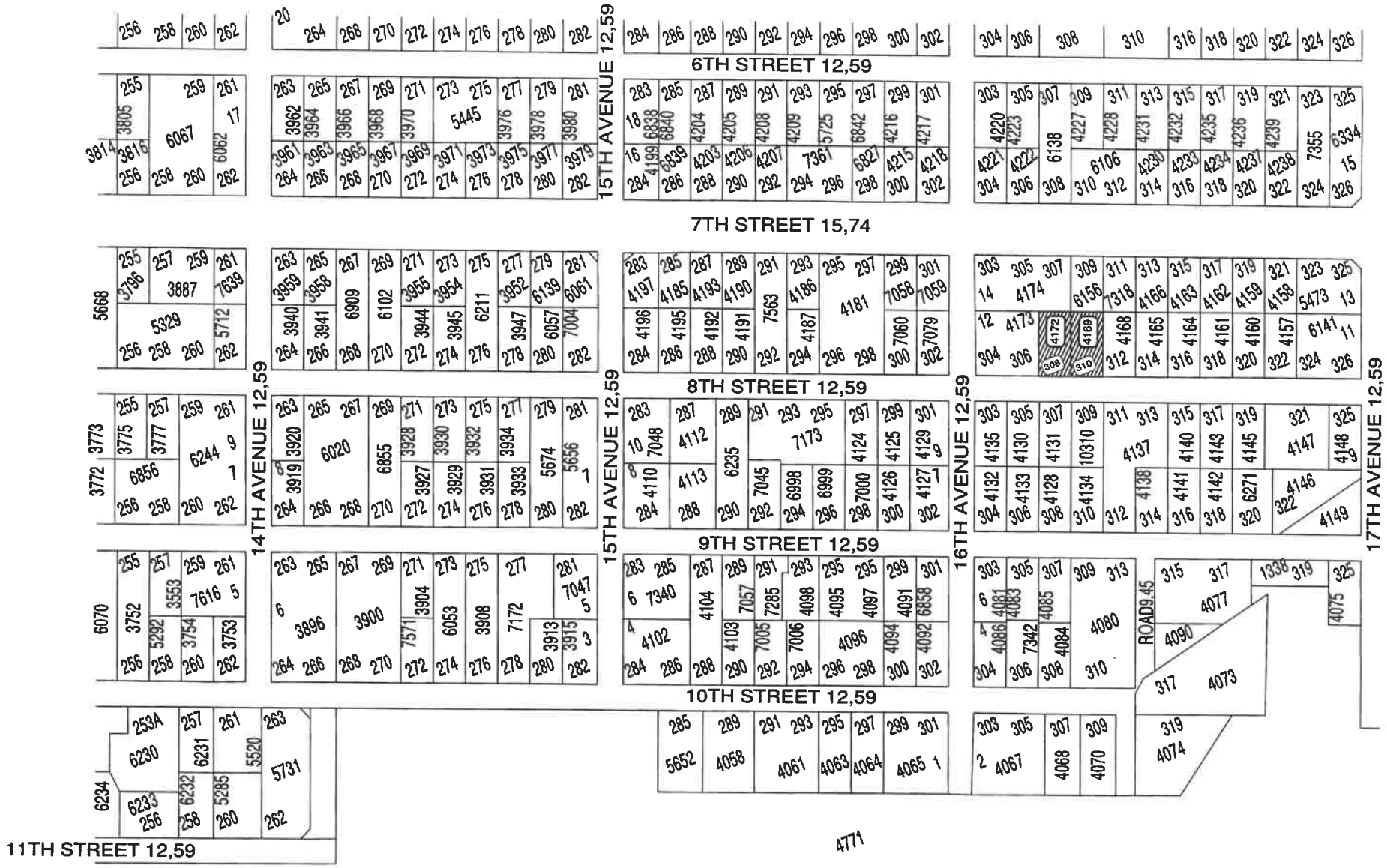
   (b) that building plans be submitted for any new work done and that the Building Department and Fire Department's comments be complied with at that stage;

   (c) that the conditions in the Services Report be complied with;

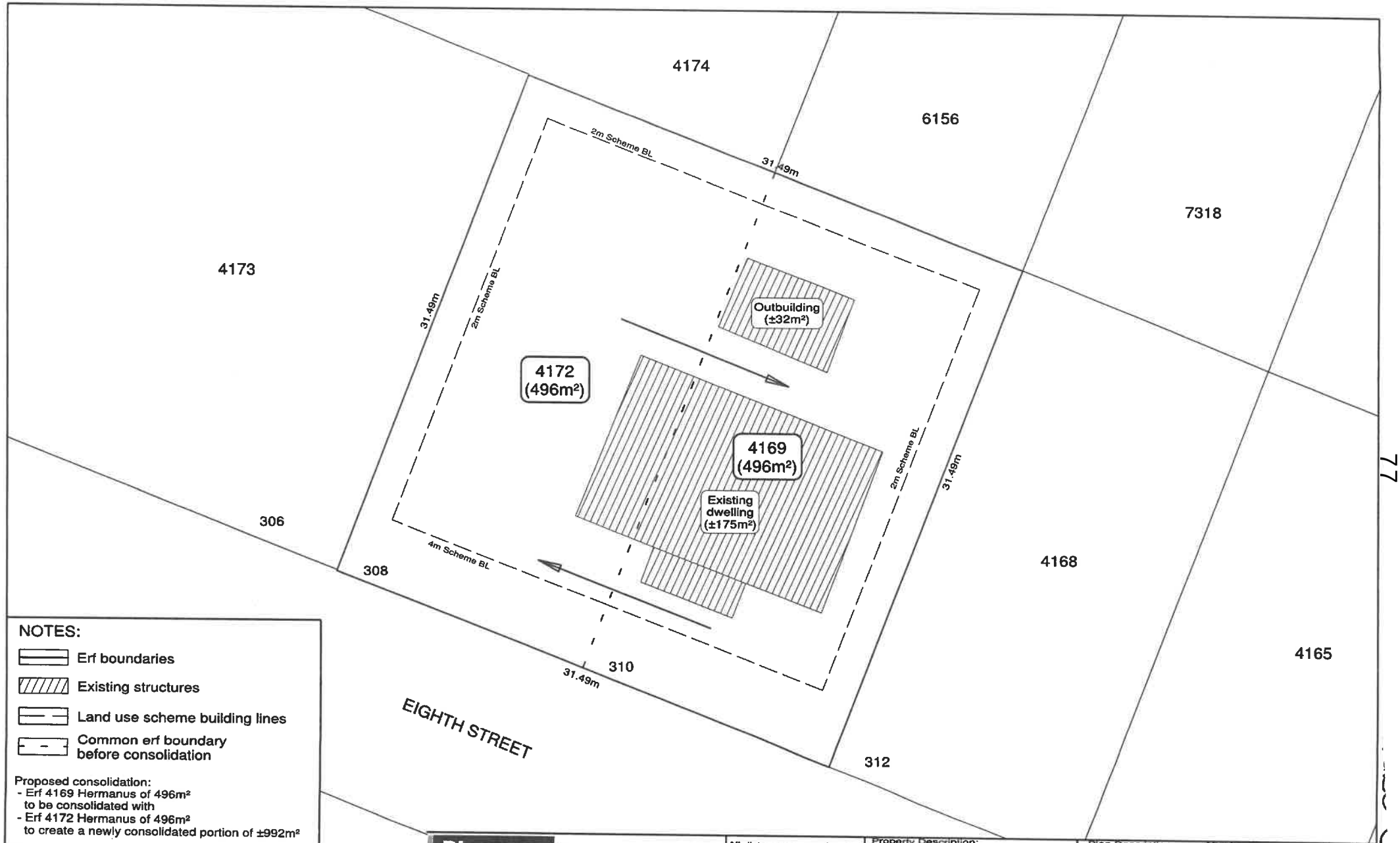
3. that the applicant and person who commented be notified of its appeal right in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 regarding the above decisions.

REASONS FOR RESOLUTION

- No additional services required.
- The land use rights and development parameters currently enforced on the two separate erven will be same when the properties are consolidated.
- The proposal therefore does not jeopardize the character of the area.
- No objections from internal departments.
- The application has followed due procedure.
- The proposal is in line with the relevant policy documents.



PlAnActive Stads- en Streeksbeplanners Town & Regional Planners	All distances approximate and subject to survey. COPY RIGHT RESERVED	Property Description: ERVEN 4169 & 4172 HERMANUS	Plan Description: LOCALITY MAP	Scale: NTS Drawing Nr: herm4169l.drw Date: JANUARY 2026	



NOTES:

- Erf boundaries
- Existing structures
- Land use scheme building lines
- Common erf boundary before consolidation

Proposed consolidation:
- Erf 4169 Hermanus of 496m²
  to be consolidated with
- Erf 4172 Hermanus of 496m²
  to create a newly consolidated portion of ±992m²

Zoning: SR1
Coverage: ±207m² (±21%)

PlAnActive	Stads- en Streeksbeplanners Town & Regional Planners	All distances approximate and subject to survey. COPY RIGHT RESERVED	Property Description: ERVEN 4169 & 4172 HERMANUS	Plan Description: CONSOLIDATION PLAN	Scale: 1:200 Drawing Nr: herm4169c.drw Date: JANUARY 2026

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR CONSOLIDATION: ERF 4169 & ERF 4172, VOELKLIP (5167/2026)

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

Conditions:

1. that the existing sewer connection(s) be used to service the proposed consolidated development;

2. that the water connections to the erven must be consolidated to one connection and that one water meter be allowed/ registered;

3. that the electricity connections to the erven must be consolidated to one connection and that one electricity meter be allowed/ registered.

4. that should additional electrical capacity be required, an investigation be conducted, regarding the capacity required and that available, at the owner's cost;

5. that electrical submetering for second/additional dwelling(s) remains the responsibility of the developer/owner;

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, 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 Principal Technologist: Engineering Services-Hermanus for written approval;

8. that any additional and / or extended vehicle entrances will be for the owner's account;

9. that no reservation of on-street parking be allowed;

10. that stormwater discharged from higher lying properties and generated in the catchment area of the property be allowed to drain freely through the property;

11. that stormwater reticulation and connection(s) to the municipal system be provided at the owner's cost, if required.

12/03/2026
DATE

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

15. PORTION 146 OF THE FARM BAARDSCHEERDERS BOSCH NO. 213, DIVISION BREDASDORP: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: WRAP PROJECT OFFICE ON BEHALF OF VM IGGLESDEN

Ptn 146/213 GRBRE (5080/2025)
SW van der Merwe (028) 313 8900 Hermanus Administration
18 June 2026

EXECUTIVE SUMMARY

An application, in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) has been received on 05 September 2025 from WRAP Project Office on behalf of VM Igglesden for the following:

- **Departure** in terms of Section 16(2)(b) of the By-Law to:
  - relax the eastern lateral building line from 10m to 4,41m and 3,85m to accommodate an existing ruin, and
  - relax the eastern lateral and northern lateral building line from 10m to 1,77m and 0,66m to accommodate the existing store and carport.

- **Determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law to accommodate the existing ruin, store and carport.

RESOLUTION

1. that the application for **departure** in terms of Section 16(2)(b) of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020 applicable to Portion 59 of the Farm Baardscheerders Bosch No. 213, Bredasdorp Division for the following:

   - to relax the eastern lateral building line from 10m to 2,37m and 3,106m respectively to accommodate the existing ruin, and
   - to relax the eastern and northern lateral building line from 10m to 2,106m and 2,330m to accommodate the carport and store,

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

2. that the **application for the determination of an administrative penalty** in terms of Section 16.2.(q) of the By-law to accommodate the unauthorised structures, **be imposed**, and that an administrative penalty fee of **R5 842,23** be payable; and

3. that the decisions in paragraph 1. and 2. above be subject to the following conditions:

   (a) that this approval is only for the development as indicated on the Site Plan *Number 25.125 (001)* as submitted with the application;

   (b) that the administrative penalty be payable within sixty (60) days from the effective date of the decision;

   (c) that building plans be submitted to the Building Department for approval and that all conditions of the Building- and the Fire Departments at that stage, be complied with;

   (d) that the conditions in the Services Report be complied with;

   (e) that the use of the ruin be limited to storage purposes only;

4. that the applicant be notified of its 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 decision.

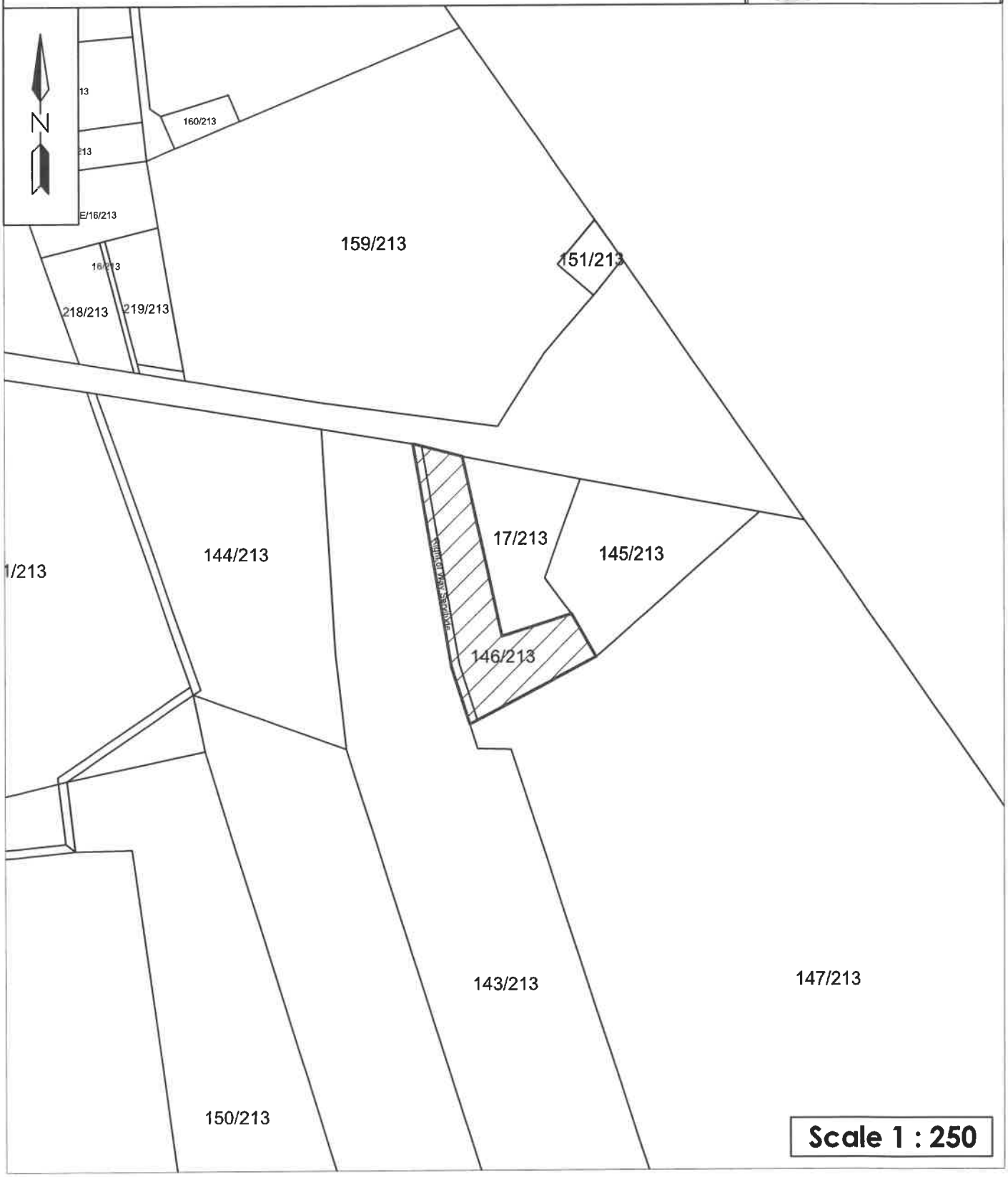
REASONS FOR RESOLUTION

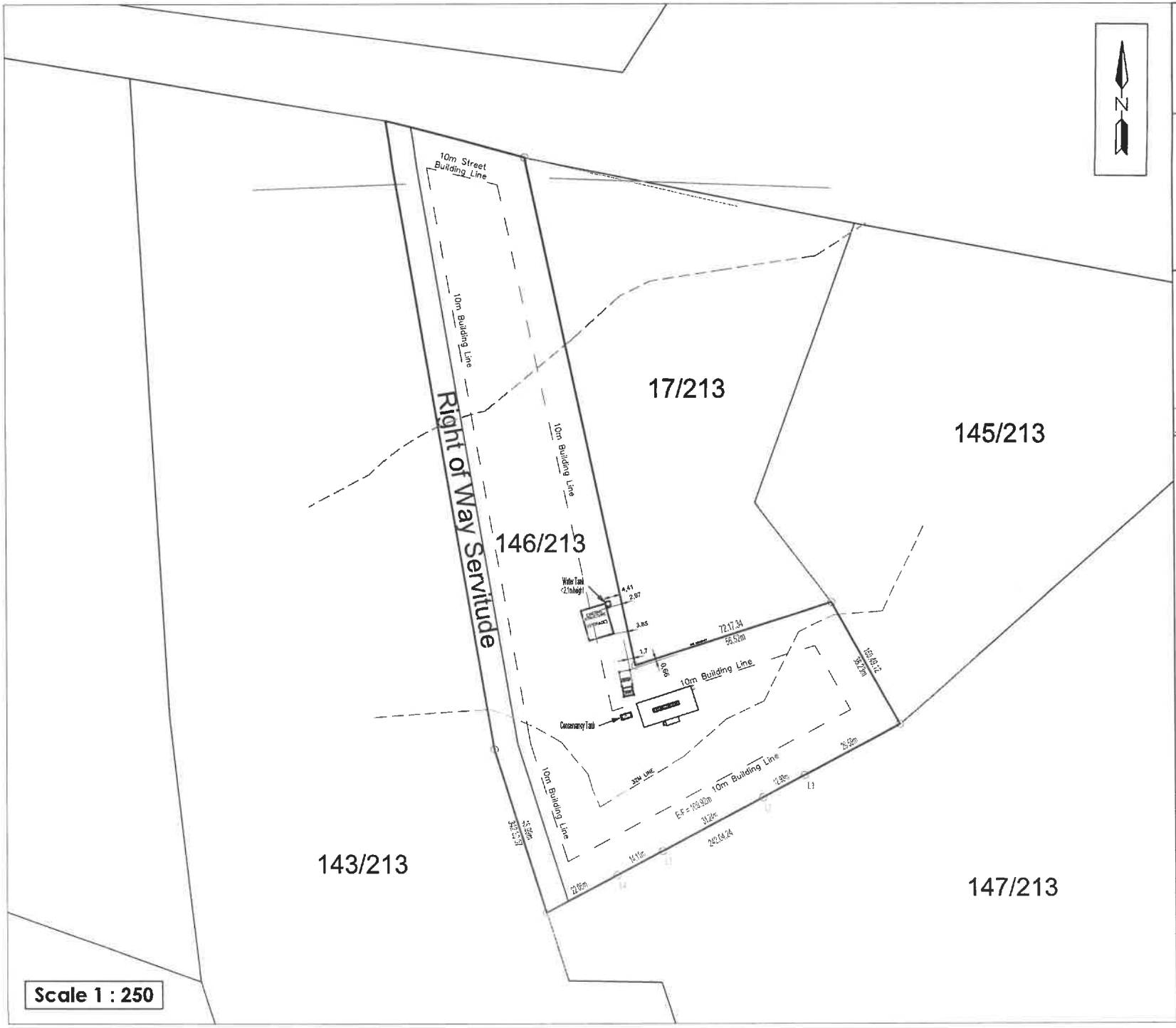
- The application has followed due procedure.
- No objections were received.
- The proposal will not adversely impact vested rights or surrounding property owners.
- The proposal will not adversely impact the character of the rural landscape.

Plan 1: Locality Plan

Portion 146 of the Farm Baardscheerders Bosch No. 213, Bredasdorp

Plan prepared by: Veronica Jansen
Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Office 3, Oakwood, 10 Dirkie Uys Street, Hermanus, 7200
WRAP Project Office
Town Planning & Project Management





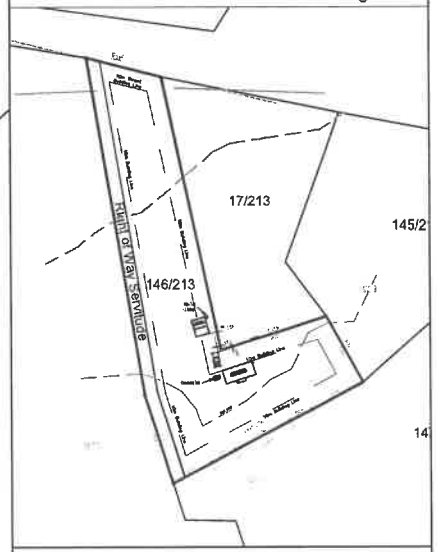
Plan 4: Site Plan
Portion 146 of the Farm Baardscheerders Bosch No. 213, Bredasdorp

Extent = 10 905m²

Coverage

Total Footprint = 198,75m²

Total Coverage = 1,82%



Plan Number: 25.125 (001)

Plan prepared by: Veronica Jansen on 18/03/2025
Based on plans by FVDM Architects & Van Dyk Land Surveyors

All distances are approximate and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Office 3, Oakwood, 10 Dirkie Uys Street, Hermanus, 7200

WRAP Project Office
Town Planning & Project Management

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: PORTION 146 OF THE FARM BAARDSCHEERDERS BOSCH NO. 213 (5080/2025)

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

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 the existing water connection to- and sewer conservancy tank on the development shall be used to service the development

3. 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;

4. that stormwater discharged from higher lying properties and generated in the catchment area of the development be allowed to drain freely through the property;

5. 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;

6. that on-site parking facilities are provided as per the Planning Schedule, and to the satisfaction of the Division: Engineering Services;

7. that access can be obtained via the existing access routes(s) to the development, that any additional and / or extended vehicle entrances will be for the owner's account.

R Andrew
RICARDO ANDREW

16/01/2026
DATE

PRINCIPAL TECHNOLOGIST: DEVELOPMENT CONTROL

16. ERF 2668, 139 ELEVENTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: J BARNARD ON BEHALF OF THE TRUSTEES FOR THE TIME BEING OF THE BOTHA & NIVES SCHABORT FAMILY TRUST

2668 HVK (5110/2025)
P Roux **(028) 313 8900** **Hermanus Administration**
22 June 2026

EXECUTIVE SUMMARY

An application, in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, was received on 22 January 2026 from Messrs ArchtWorks (J Barnard) applicable to Erf 2668, Hermanus for the following:

- **Departure** in terms of Section 16(2)(b) of the By-Law, to encroach the south-eastern building line from 2m to 0m in order to alter the use of the existing storeroom to a staff room and bathroom.

RESOLUTION

1. that the application for a **departure** in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 2668, to encroach the south-eastern building line from 2m to 0m to alter the use of the existing storeroom to a staff room and bathroom, **be approved** in terms of the provisions of Section 61 of the By-Law;

   (a) that this approval is only for the development as indicated on the site plan numbered *NS- 2668* as submitted with the application;

   (b) that building plans be submitted to the Building Control Department for approval, and that all conditions of the Building Control be complied with;

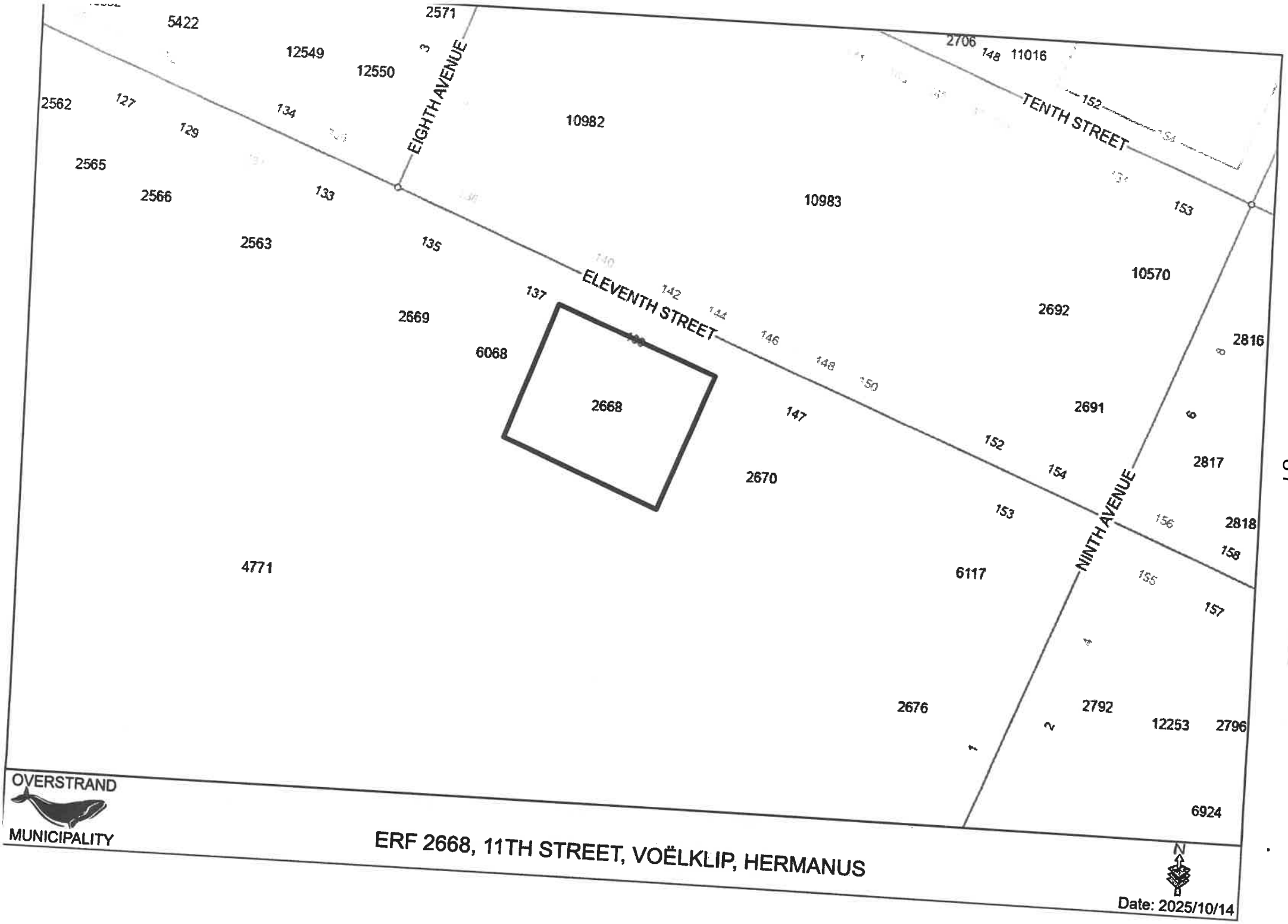
   (c) that all the conditions in the Services Report be complied with;

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, 2020 with regard to the above conditions of approval.

REASONS FOR RESOLUTION

- The proposal does not jeopardize the character of area.
- The internal changes are considered minor.

- The external changes will enhance the appearance of the structure.
- Due to the history of the property the proposal can be accommodated.
- The application has followed due procedure.
- None of the relevant departments have any objection.
- No additional services are required.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EIGHTH AVENUE
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TENTH STREET
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10983
153
2563
135
140
ELEVENTH STREET
142
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146
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150
137
10570
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6068
2816
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153
NINTH AVENUE
156
2818
158
4771
6117
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157
2676
2792
12253
2796
6924
OVERSTRAND
MUNICIPALITY
ERF 2668, 11TH STREET, VOËLKLIP, HERMANUS
N
Date: 2025/10/14

SPECIFICATION NOTES:

LEVELS:
EXISTING FLOOR LEVELS TO BE USED AS DATUM LEVELS.

FOUNDATIONS
ALL NEW FOUNDATIONS TO MATCH THE DEPTH OF THE EXISTING FOUNDATIONS AND NOT TO BE LESS THAN A DEPTH OF 750mm. ALL FOUNDATION MUST BE CAST IN STRICT ACCORDANCE WITH THE ENGINEER'S DETAIL AND SPECIFICATION. FOR ALL STRUCTURAL WORK THE CONTRACTOR MUST REFER TO THE ENGINEER'S DRAWINGS AND ANY DISCREPANCIES BETWEEN THE ENGINEERS DRAWINGS AND THE ARCHITECTS DRAWINGS MUST BE REPORTED BEFORE CONSTRUCTION COMMENCES.

WALL CONSTRUCTION
INTERNAL WALLS TO BE 110 mm OR 220mm AS SHOWN ON PLAN. EXTERNAL WALLS TO BE 270 mm NFP CLAY BRICK WALLS WITH 50 mm CAVITY AS SHOWN ON PLAN, REFER TO FLOOR PLANS FOR THE POSITION AND THICKNESS OF WALLS. PROVIDE BRICKFORCE REINFORCEMENT AT EVERY FOURTH COURSE AND BUTTERFLY WALL TIES IN ALL CAVITY WALLS AT A RATE OF 1 WALL TIE PER METER SQUARE.
WALLS TO BE PLASTERED AND PAINTED: PAINT & COLOUR TO LATER SPECIFICATION.

WEEP HOLES
WEEP HOLES AT 2 BRICK INTERVALS AT ALL FLOOR SLAB LEVELS AND OVER ALL WINDOWS AND EXT. DOORS, STEPPED DPC TO LATER WATERPROOFING DETAIL.

LINTELS
PRESTRESSED PRECAST CONC. LINTELS OVER ALL WINDOWS, DOORS AND OTHER OPENINGS PROJECTING NOT LESS THAN 200MM INTO THE BRICKWORK ON BOTH SIDES.

GROUND FLOOR - FLOOR CONSTRUCTION
FLOOR FINISH (AS ON PLANS) ON 30MM SCREED ON 100MM CONCRETE SURFACE BED ON GUNDLE USB GREEN CO EX 250µM DAMP PROOF MEMBRANE TO SANS MARK 952-1985 TYPE C LAID WITH MINIMUM 150MM OVERLAPS AND SEALED WITH GUNPLUS PRESSURE SENSITIVE TAPE, DPM ON 50MM SAND BLINDING ON 150MM LAYERS OF THICK 93% MOD AASTHO WELL COMPACTED GROUND / FILL, ALL IN ACCORDANCE WITH THE ENGINEERS DETAIL AND SPECIFICATION.

FIRST FLOOR BALCONY - FLOOR CONSTRUCTION
TILE FINISH ON SCREEDS (MIN. 40 MM THICK) TO MIN. FALL 1:60 WATERPROOFED WITH ONE LAYER DUAL REINFORCED "DERBIGUM SP 4" OR SIMILAR APPROVED TORCH-ON FUSION WATERPROOFING MEMBRANE WITH MIN. 75MM SIDE AND 100MM END LAPS. DRESS THE WATERPROOFING DOWN INTO STORM-WATER OUTLETS. PLACE OUTLETS AT LEAST 100MM BELOW ROOF LEVEL. DRESS WATERPROOFING UP AT LEAST MIN. 150MM ABOVE ROOF LEVEL OR TO THE LEVEL OF THE DAMP PROOF COURSE, IF PRESENT, AND TUCK WATERPROOFING INTO GROOVES AT TURN-UPS AND COUNTER-FLASHINGS. HABITABLE SPACES TO GET DUAL 2 X 50MM "ISOBOARD" INSULATION (AS RECOMMENDED BY ENERGY CONSULTANT IN ACCORDANCE WITH SANS 10400-XA CALCULATIONS) LAID OVER WATERPROOFING MEMBRANE STRICTLY IN ACCORDANCE WITH "ISOBOARD" MANUFACTURER'S SPECIFICATIONS WITH A PROTECTIVE LAYER OF POLYETHYLENE FILM AS VAPOUR BARRIER BETWEEN THE INSULATION AND WATERPROOFING (INVERTED ROOF CONCEPT). LAY 50MM LIGHT COLOURED PEBBLE STONES (15-30MM DIA. SIZE DISTRIBUTION) DRY ON "KAYMAT" OR SIMILAR APPROVED SYNTHETIC, NON-FABRIC, ROT-PROOF FELT FILTERING LAYER. ALL DETAILING AND SPECIFICATIONS STRICTLY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, INSTALLED BY APPROVED "DERBIGUM" SPECIALIST WATERPROOFING SUB-CONTRACTOR.

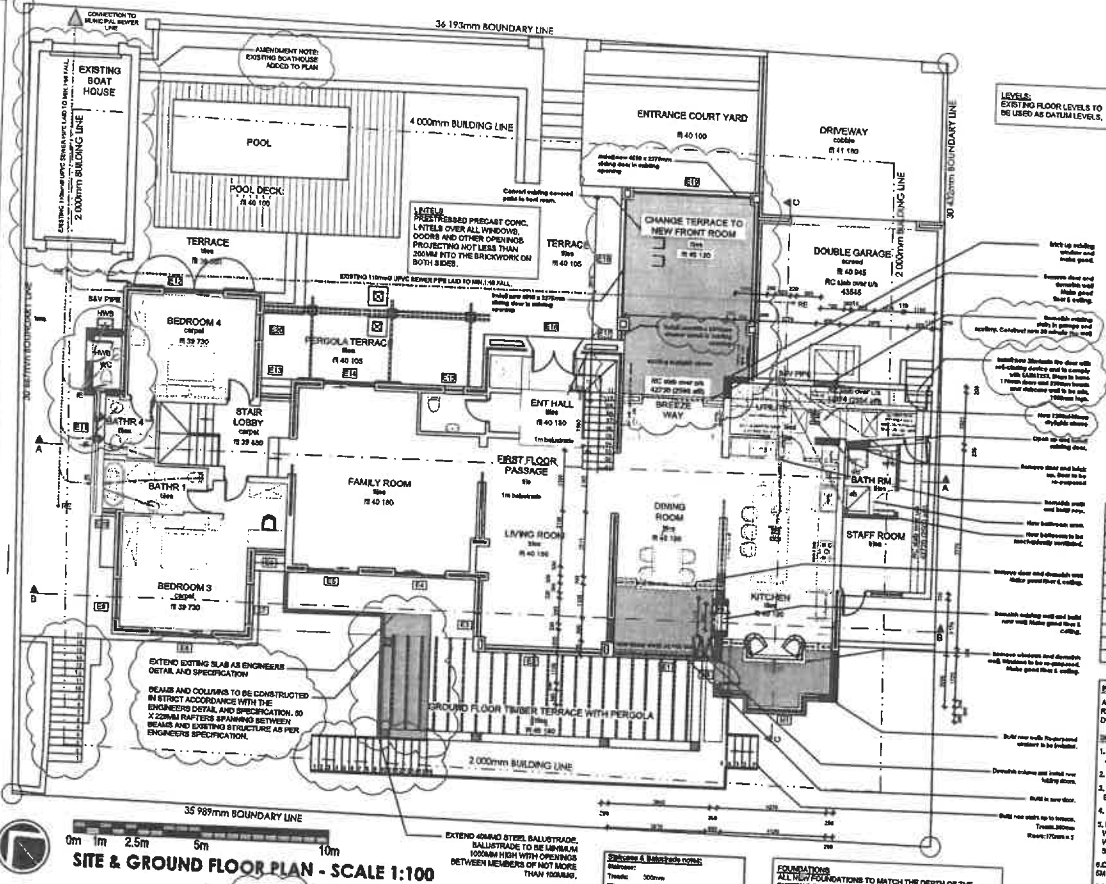
WINDOWS AND DOORS
WINDOWS AND DOORS TO BE FITTED WITH 6.38mm LAMINATED SAFETY GLAZING MANUFACTURED BY AN AAAMSA APPROVED MEMBER.
ALL WINDOWS TO BE ALUMINIUM WINDOWS WITH 25mic POWDER COATED FINISH.
ALL DOORS TO BE MANUFACTURED BY "SWARTLAND GROUP". WHERE THE PLASTER MEETS THE DOOR & WINDOW FRAMES, THE JOINT MUST BE SEALED WITH CLEAR SILICON EXTERNALLY AND "PAINTERS MATE ACRYLIC SEALANT" INTERNALLY.

MAIN ROOF CONSTRUCTION
23° PITCH (TO MATCH EXISTING ROOF PITCH), SLATE TILES ON 38 X 38MM SA PINE BATTENS @ MAX. 345MM c/c SPACING ON EXPOSED ROOF TRUSSES AS PER ENGINEERS DETAIL AND SPECIFICATION ON 114 X 38mm SA PINE WALL PLATE. INSTALL 135mm ISOTHERM OR EQUAL APPROVED INSULATION, THROUGHOUT ABOVE ALL CEILINGS.

MONO PITCH ROOF
5° PITCH ROOF SHEETING: GR8, KLIP-LOK 406, 0.53mm CLEAN COLORBOND AZ150 (G550). STEEL ROOF SHEETING ON COVERLAND RAIDEN SHIELD DOUBLE SIDED INSULATION SHEET ON 76 X 50MM GRADE 5 SA PINE PURLINS SPACED 900MM APART ON 152 X 38MM RAFTER SPACED 900MM APART, ALL IN ACCORDANCE WITH THE ROOF ENGINEERS DETAIL AND SPECIFICATION SECURED ON 114 X 38MM S.A. PINE WALL PLATE (GRADE S5), STRAPPED TO BRICK WALLS WITH 40MM GALVANISED HOOP IRONS ON THE EXTERNAL SKIN. GALV. HOOP IRONS TO BE EMBEDDED MIN 900MM WITHIN BRICK WALLS @ 900MM C/C SPACING. ALL TIMBER TO BE TREATED.

NAILED UP CEILING SPECIFICATION
9.5 MM GYPSUM "RHINOBOARD" NAILED UP FLUSH SKIMMED CEILING FIXED UNDER TIMBER TRUSSES OR RAFTERS, FIXED PRINT SIDE UP WITH 32MM GALVANISED CLOUT NAILS AT 150MM CENTERS MAX. TO 38 X 50MM SA PINE BRANDERING AT MAX 300MM CENTERS IN ONE DIRECTION, FIXED TO TRUSSES AT CENTERS NOT EXCEEDING 900MM STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. EXPANSION JOINTS ARE TO BE INSTALLED WHERE THE DIRECTION OF THE BOARDS IS CHANGED, STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. CEILING BOARDS TO BE FLUSH JOINTED, ALL JOINTS TO BE TAPED & FINISHED WITH GYPSUM SKIM PLASTER (NOT LESS THAN 5MM THICK) TO A SMOOTH FINISH, STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. 145MM THICK ISOTHERM INSULATION LAYER TO BE INSTALLED ABOVE CEILINGS, COVERING THE ENTIRE CEILING AREA.

EAVES AND RAINWATER GOODS
OGEE SEAMLESS ALUMINIUM GUTTER, 125 X 95 X 0.8MM THICK (COLOUR TO LATER SPECIFICATION) SECURED TO 12 X 300MM UNPRESSED FASCIA THAT IS FIXED TO A 22 X 150mm SA PINE FASCIA PLAN. INSTALL ALUMINIUM MESH LEAF TRAP SET OVER GUTTER WITH 75 X 100mm ALUMINIUM DOWN PIPE. DOWN PIPES FIXED TO WALL WITH HOLDERBATS. SEAL GUTTERS AND DOWN PIPES ON THE INSIDE WITH SILICONE SEALER.



0m 1m 2.5m 5m 10m

SITE & GROUND FLOOR PLAN - SCALE 1:100

AMENDMENT NOTE: REVISED AREA CALCULATIONS.

CONSTRUCTION AREA:

FLOOR AREA:	
Basement	143.01
Added store room, bathroom and kitchenette	37.84
Ground floor	375.13
Existing Boathouse	34.29
New Ground floor area	20.46
Terrace changed to Front room	40.38
First floor	220.55
Total	**871.66**
OUTSIDE COVERED AREAS:	
Covered patio	19.79
New covered patio	9.50
Total	**10.29**
OUTSIDE OPEN AREAS:	
Existing Balcony	38.98
New Balcony	11.91
Total	**50.89**
Site Area	**1151.90**
Coverage (490.14m²)	**43%**

EXTEND 40MMØ STEEL BALUSTRADE. BALUSTRADE TO BE MINIMUM 1000MM HIGH WITH OPENINGS BETWEEN MEMBERS OF NOT MORE THAN 100MM.

WEEP HOLES
WEEP HOLES AT 2 BRICK INTERVALS AT ALL FLOOR SLAB LEVELS AND OVER ALL WINDOWS AND EXT. DOORS, STEPPED DPC TO LATER WATERPROOFING DETAIL.

DRAINAGE
WASTEPIPES TO BE 50Ø mm PVC
SOILPIPES TO BE 110Ø mm PVC
VENTPIPES TO BE 50Ø mm PVC
I.E. TO ALL BENDS AND JUNCTIONS.
ALL DRAINAGE BELOW SURFACE BED AND PENETRATING THROUGH FOUNDATION WALLS TO BE ENCASED IN min 500mm THK CONC.
SLOW BENDS TO ALL JUNCTIONS HAPPENING BELOW SURFACE BED.
MIN. FALL OF PIPES AT 1:60

GROUND FLOOR - FLOOR CONSTRUCTION
FLOOR FINISH (AS ON PLANS) ON 30MM SCREED ON 100MM CONCRETE SURFACE BED ON GUNDLE USB GREEN CO EX 250µM DAMP PROOF MEMBRANE TO SANS MARK 952-1985 TYPE C LAID WITH MINIMUM 150MM OVERLAPS AND SEALED WITH GUNPLUS PRESSURE SENSITIVE TAPE, DPM ON 50MM SAND BLINDING ON 150MM LAYERS OF THICK 93% MOD AASTHO WELL COMPACTED GROUND / FILL, ALL IN ACCORDANCE WITH THE ENGINEERS DETAIL AND SPECIFICATION.

Staircase & Balustrade notes:
Stairriser:
Treads: 300mm
Risers: 170mm ± 5
40mmØ Steel staircase balustrade to be minimum 1000mm high with openings between members of not more than 100mm.
All must be constructed in accordance with SANS 10400 - Part D, building regulations.

FOUNDATIONS
ALL NEW FOUNDATIONS TO MATCH THE DEPTH OF THE EXISTING FOUNDATIONS AND NOT TO BE LESS THAN A DEPTH OF 750mm. ALL FOUNDATION MUST BE CAST IN STRICT ACCORDANCE WITH THE ENGINEERS DETAIL AND SPECIFICATION. FOR ALL STRUCTURAL WORK THE CONTRACTOR MUST REFER TO THE ENGINEERS DRAWINGS AND ANY DISCREPANCIES BETWEEN THE ENGINEERS DRAWINGS AND THE ARCHITECTS DRAWINGS MUST BE REPORTED BEFORE CONSTRUCTION COMMENCES.

NAILED UP CEILING SPECIFICATION
9.5 MM GYPSUM "RHINOBOARD" NAILED UP FLUSH SKIMMED CEILING FIXED UNDER TIMBER TRUSSES OR RAFTERS, FIXED PRINT SIDE UP WITH 32MM GALVANISED CLOUT NAILS AT 150MM CENTERS MAX. TO 38 X 50MM SA PINE BRANDERING AT MAX 300MM CENTERS IN ONE DIRECTION, FIXED TO 200 X 50MM TRUSSES AT CENTERS NOT EXCEEDING 1049MM STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. EXPANSION JOINTS ARE TO BE INSTALLED WHERE THE DIRECTION OF THE BOARDS IS CHANGED, STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. CEILING BOARDS TO BE FLUSH JOINTED, ALL JOINTS TO BE TAPED & FINISHED WITH GYPSUM SKIM PLASTER (NOT LESS THAN 5MM THICK) TO A SMOOTH FINISH, STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. 145MM THICK ISOTHERM INSULATION LAYER TO BE INSTALLED ABOVE CEILINGS, COVERING THE ENTIRE CEILING AREA.

FENESTRATION AND GLAZING DETAILS
ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 & SANS 10400 PART N AND TO BE IN ACCORDANCE WITH THE LATEST EDITION OF AAAMSA REGULATIONS.
ACCESS DOORS AND SIDELIGHTS, WINDOWS LOWER THAN 500MM FROM FLOOR, WINDOWS LOWER THAN 1800MM ABOVE PITCH LINE OF STAIRS AND SHOP FRONTS TO BE SAFETY GLASS AND CLEARLY INDICATED AS SUCH ON GLASS AT EYE LEVEL.
TYPES OF GLASS AND GLASS THICKNESS TO ADHERE TO TABLE 1 TO 6 OF SANS 10400 PART N AND BASED ON WIND LOADS DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-B.
ALL GLAZING TO COMPLY WITH SANS 204 FENESTRATION CONDUCTANCE AND SOLAR HEAT GAIN REQUIREMENTS, AS ADVISED BY SPECIALIST.
WINDOWS IN BATHROOM TO HAVE FROSTED OR OBSCURED GLAZING IN ACCORDANCE WITH THE LATEST EDITION OF AAAMSA AND SANS 10400-N REGULATIONS.

General Notes:

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
3. All work to be done in accordance National Building Regulations SANS 10400 : 2022 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
4. Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min.10% of floor area and natural ventilation: min. 5% of floor area.
5. All glazing to comply with SANS 204 Fenestrations Conductance and Solar Heat Gain Requirements, as advised by specialist.
6. The thickness of panes of glass shall be determined by a competent person (glazing) in accordance with the requirements of SANS 10137 and based on wind loads determined in accordance with the requirements of SANS 10400-B.
7. All glazing to be in accordance with the latest edition of AAAMSA and SANS 100400-N regulations.
8. All glass panes with areas more than 1m² to be safety glazing. All glazing to comply with SANS 10400 - N.
9. Windows in bathroom to have frosted or obscured glazing in accordance with the latest edition of AAAMSA and SANS 10400 - N regulations.
10. All glazing to comply with requirements of SANS 10400 Part N & side lights to have safety glass - access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to be safety glass.
11. All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
12. All cavities below floor level to be filled with concrete and dpc's to be stepped.
13. No part of construction may encroach building lines.
14. All materials to be installed strictly in accordance with manufacturers specifications.

REVISIONS

Rev	Date	Description
..	—	....

EXCAVATIONS:
ALL EXCAVATIONS TO COMPLY WITH PART G (SANS 10400) OF THE NATIONAL BUILDING REGULATIONS. ALL EXCAVATIONS AS PER STRUCTURAL ENGINEERS SPECIFICATIONS & DRAWINGS.

DRAINAGE NOTES:
1. ALL LEVELS TO BE CHECKED ON SITE AND FINAL ADJUSTMENTS TO BE MADE IN ACCORDANCE WITH CIVIL ENGINEER'S INSTRUCTIONS.
2. VENTILATION PIPES 400MM ABOVE ROOF LEVEL.
3. SEWER & STORMWATER PIPES NOT DEEPER THAN 350MM BELOW BUILDING TO BE ENCASED IN MIN. 100MM CONCRETE.
4. MINIMUM FALL OF SEWER PIPES TO BE 1:60
5. FIT VENT VALVE ON ALL WASTE FITTINGS.
WC -100MM DIA. SOIL PIPE
WHB -38MM DIA. WASTEPIPE
STACKS & VENTPIPES-110MM DIA.UNLESS OTHERWISE NOTED
6. OPEN END OF VENT PIPE TO BE MIN 2M ABOVE ANY OPENING INTO BUILDING WITHIN A 6M RADIUS.
7. SUB VENTS TO BE FITTED WITH AN APPROVED 2 WAY VENT VALVE. ALL VENTS, STACKS, GEYSERS, DOWN PIPES ETC. TO BE CONCEALED. STACKS IN DUCTS WITH RODDING EYES TO BE ACCESSIBLE FOR CLEANING PURPOSES.
8. ALL BENDS AND JUNCTIONS IN SEWER TO BE FITTED WITH I.E.'S. ALL R.E.'S UNDER PAVING TO BE FITTED WITH MARKED COVERS. PROTECT DRAIN UNDER FOUNDATIONS IN ACCORDANCE WITH SANS 10400 REGULATIONS.
9. ALL WASTE FITTINGS TO HAVE RESEAL WITH TRAPS AND PIPE TO BE FULLY ACCESSIBLE IF UNDER FLOORS, WITH I.E.'S EITHER END OR CLAMPED TO WALL.
10. THE RADIUS AT THE CENTERLINE OF A BEND AT THE FOOT OF A DISCHARGE STACK SHALL BE NOT LESS THAN 300MM AND OTHER BENDS 600MM.
11. THE VERTICAL DISTANCE BETWEEN THE INVERT OF THE LOWEST BRANCH DISCHARGE PIPE CONNECTED TO AND THE INVERT OF THE DRAIN AT THE POINT OF CONNECTION OF THE STACK AND THE DRAIN TO BE MIN 600MM
12. WHERE ANY WASTE OR SOIL BRANCHES ARE CONNECTED TO A STACK THE CENTRE LINE OF THE WASTE BRANCH SHALL NOT INTERSECT THE STACK WITHIN 200MM BELOW THE CENTRE LINE OF THE SOIL BRANCH
13. WASTE BRANCHES TO CONNECT SEPARATELY TO STACK
14. SEWER CONNECTION: AS SHOWN, WITH R.E. OR MANHOLE WITHIN 1.5M FROM CONNECTION FOUNDATIONS, BRICKWORK & PARTITIONS.

PLUMBING:
1. ALL PLUMBING AND DRAINAGE TO BE CARRIED OUT ONLY BY LICENSED PLUMBERS AND DRAIN LAYERS IN STRICT ACCORDANCE WITH THE REGULATIONS OF THE LOCAL AUTHORITY.
2. ALL EXISTING PLUMBING SYSTEMS AND WATER SUPPLY SYSTEMS TO BE THOROUGHLY ASSESSED ON SITE AND CHECKED TO BE IN EXCELLENT WORKING CONDITION. ALL DAMAGED PLUMBING AND WATER SUPPLY FITTINGS TO BE REPLACED IN STRICT ACCORDANCE WITH ARCHITECT'S APPROVAL, SPECIFICATIONS AND INSTRUCTIONS.
3. WATER SUPPLY - HIGH PRESSURE PIPING TO ENGINEER'S DESIGN AND LOCAL AUTHORITIES APPROVAL. A BALANCED WATER SYSTEM WILL BE INSTALLED TO MINIMISE HOT WATER TEMPERATURE FLUCTUATIONS PRESSURE REQUIRED FOR TAPS AND SHOWERHEAD.
4. WASHING MACHINE AND DISHWASHER POINTS (APPLICABLE WHERE SHOWN ON ARCHITECTS DRAWINGS) - ALLOW FOR 15MM UNDERTILE COLD WATER SUPPLY STOPCOCK ABOVE THE WORKTOP & 32MM PVC WASTE OUTLET & CONNECTIONS.

WATERPROOFING "DUMPLAS":
- HORIZONTALLY IN ALL WALLS (FOR FULL WIDTH OF WALL) AT FLOOR HEIGHT WITH ENDS OVERLAPPED MIN. 200MM
- VERTICALLY IN WALLS NEXT TO WINDOWS AND DOORS
- IN WINDOW SILLS, AND
- BEHIND RETAINING WALLS.

ALL DAMP POOF COURSE TO COMPLY WITH PART K (SANS 10400)
ITEM KK15 OF THE NATIONAL BUILDING REGULATIONS.
FORM MOVEMENT JOINT WITH POLYSTYRENE OR BITUMEN-IMPREGNATED SOFT BOARD WHERE REQUIRED. FILL THE FOREMOST PART OF THE JOINT WITH POLYSULPHIDE (COLOUR TO ARCHITECTS APPROVAL)

General Notes:

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
3. All work to be done in accordance National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
4. Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min.10% of floor area and natural ventilation: min. 5% of floor area.
5. All glazing to comply with requirements of SANS 0137 - access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to be safety glass.
6. All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
7. All cavities below floor level to be filled with concrete and dpc's to be stepped.
8. No part of construction may encroach building lines.
9. All materials to be installed strictly in accordance with manufacturers specification.

SIGNATURES:

PROPERTY OWNER:

ARCHITECT:

ArchtWorks

Name: Jacques Barnard
SACAP Registration No: PSAT2471299
Registration Category: Professional Senior Architectural Technologist
Contact no:
E-mail: jacques@archtworks.com
DATE: 2024.01.21

CLIENT: **HOUSE SCHABORT**

PROJECT TITLE: **ALTERATIONS & ADDITIONS TO EXISTING DWELLING ON ERF 2668, 11TH STREET, VOELKLIP, HERMANUS.**

DRAWING TITLE: **SITE AND GROUND FLOOR PLAN**

PROJECT No:	NS- 2668	SCALE:	A1 - 1:100
DRAWING No:	101	DATE:	2024.01.21
REV.	00	DRAWN: JB	CHECKED: JB

FOR SUBMISSION

This drawing and all the information contained thereon is the property of Archtworks Pty. Ltd. and may not be copied or disclosed to a third party without their written consent.

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR DEPARTURE: ERF 2668, VOELKLIP (5110/2025)

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 Principal Technologist: Hermanus for written approval;

5. that any additional and / or extended vehicle entrances will be for the owner's account;

6. that no reservation of on-street parking be allowed;

7. that stormwater discharged from higher lying properties and generated in the catchment area of the property be allowed to drain freely through the property;

8. that stormwater reticulation and connection(s) to the municipal system be provided at the owners cost, if required.

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

03/02/2026
DATE

17. ERF 2826, 162 ELEVENTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: JVZ ARCHITECTS ON BEHALF OF NICO BASSON TRUST

2826 HVK (5125/2025)
P Roux **(028) 313 8900** **Hermanus Administration**
22 June 2026

EXECUTIVE SUMMARY

An application, in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) was received on 25 February 2026 from Messrs JVZ ARCHITECTS on behalf of the property owner on Erf 2826, Eastcliff, Hermanus for the following:

- **Departure** in terms of Section 16(2)(b) in order to:
  - relax the southeastern lateral boundary from 2m to 1.2m to accommodate the entrance enlargement on ground floor;
  - relax the northwestern lateral boundary line from 2m to 0.74m to accommodate the braai stoep (braai is existing) on ground floor;
  - relax the southeastern lateral boundary line from 2m to 0m to accommodate the enclosed WC on ground floor;
  - relax the southwestern street boundary line from 4m to 3.150m to accommodate the pergola structure on ground floor;
  - relax the northwestern lateral boundary line from 2m to 1.2m to accommodate the bedroom and en-suite on first floor level;
  - relax the southeastern lateral boundary line from 2m to 1.2m to accommodate the en-suite on first floor level;
  - relax the northwestern lateral boundary line from 2m to 1.25m to accommodate the braai & pergola structure on first floor level, and
  - relax the southeastern lateral boundary line from 2m to 1.25m to accommodate the screen wall on first floor level.

RESOLUTION

1. that the objection be noted;

2. that the application for **departure** in terms of Section 16.(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), applicable to Erf 2826, Hermanus to relax the southeastern lateral boundary line from 2m to 0m to accommodate the enclosed WC on ground floor, **not be approved** in terms of the provisions of Section 61 of the By-Law;

3. that the application for **departure** in terms of Section 16.(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), applicable to Erf 2826, Hermanus in order to:

   - relax the southeastern lateral boundary from 2m to 1.2m to accommodate the entrance enlargement on ground floor;
   - relax the northwestern lateral boundary line from 2m to 0.74m to accommodate the braai stoep (braai is existing) on ground floor;
   - relax the southwestern street boundary line from 4m to 3.150m to accommodate the pergola structure on ground floor;
   - relax the northwestern lateral boundary line from 2m to 1.2m to accommodate the bedroom and en-suite on first floor level;
   - relax the southeastern lateral boundary line from 2m to 1.2m to accommodate the en-suite on first floor level;
   - relax the northwestern lateral boundary line from 2m to 1.25m to accommodate the braai & pergola structure on first floor level, and
   - relax the southeastern lateral boundary line from 2m to 1.25m to accommodate the screen wall on first floor level,

   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 departures as indicated on revised plan submitted *April 2026, no 1343-HA*;

   (b) that no filling be permitted over the building higher than 1m above NGL and that a section through the property north to south be submitted with the building plans;

   (c) that the proposed enclosure and alteration of the shower on the eastern boundary not be permitted;

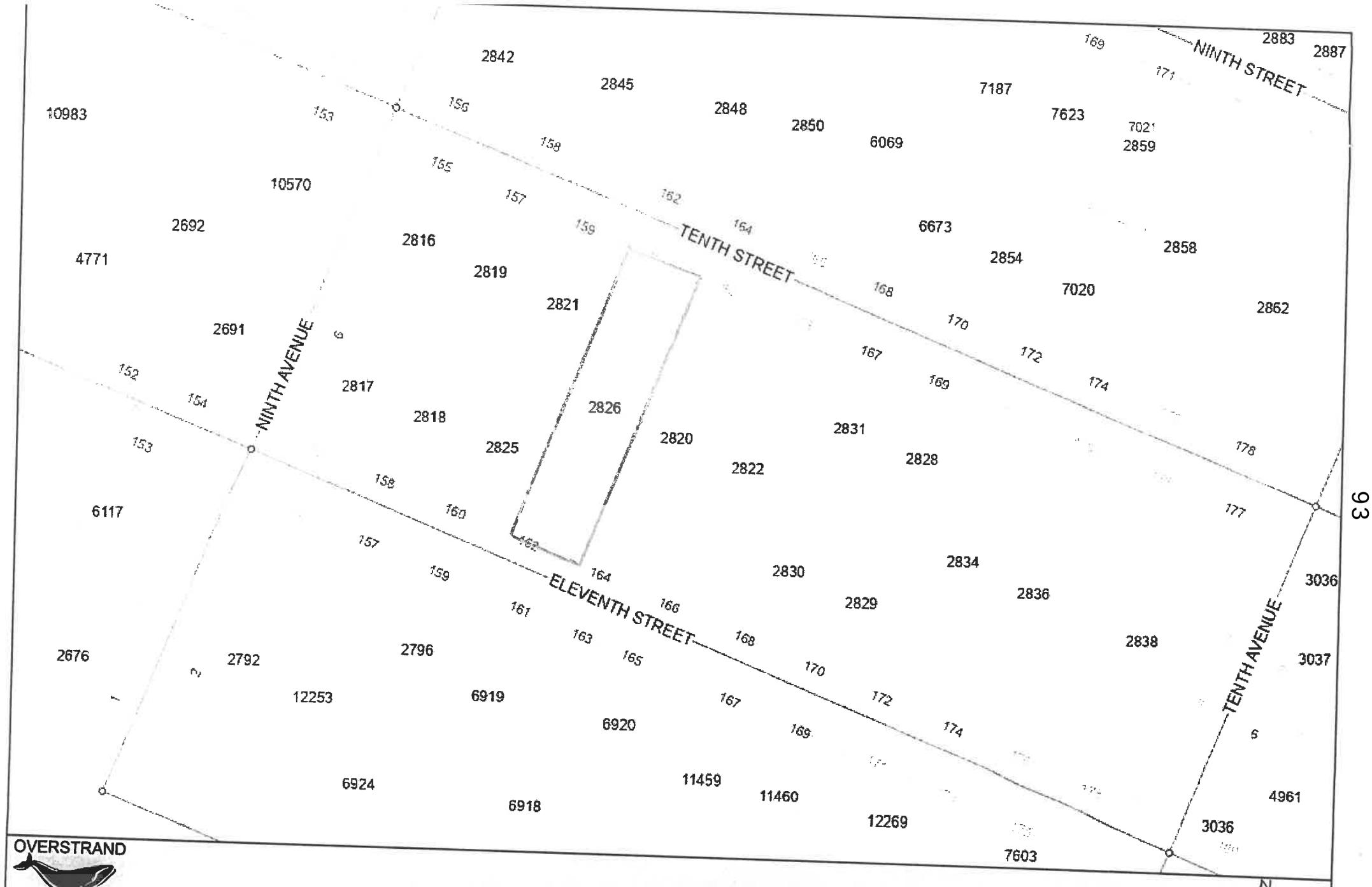
   (d) that building plans be submitted to the Building Control Department and that all conditions of the Building and Fire Departments be complied with at that stage, and:

   (e) that all the conditions in the Services Report be complied with;

4. that the applicant and the persons who commented, be notified of its appeal right in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 regarding the above decisions

REASONS FOR RESOLUTION

- The proposal does not jeopardise the character of the area.
- The external changes are considered minor as the additional footprint and bulk over the building lines are carefully designed to protect the views and privacy of the adjacent property owners.
- The external changes will enhance the appearance of the structure.
- Due to the history of the property the proposal can be accommodated.
- The application has followed due procedure.
- None of the relevant departments have any objection.



LOCALITY PLAN: ERF 2826, VOëLKLIP

COLOUR TABLE		
Usage	Application	Hatch
Site Plan	Altered Dwelling	

ERF LEGEND	
ERF NUMBER	2 826
ERF SIZE	991m²
STREET NAME	162 Eleventh Street
MUNICIPAL DISTRICT	Overstrand Municipality
AREA / REGION	Voelklip
KNOWN SERVITUDES	N/A
ERF ZONING	Single Residential (SR)
OCCUPANCY	H4
BUILDING LINES	4m Street & 2m Common
HEIGHT ZONE	8m above base level
MAX COVERAGE	50%

SANS 10400 - Part XA:2021
(Energy Efficiency) NOTES:

FENESTRATION COMPLIANCE:
[illegible]

MAIN CONCRETE ROOF INSULATION:
[illegible]

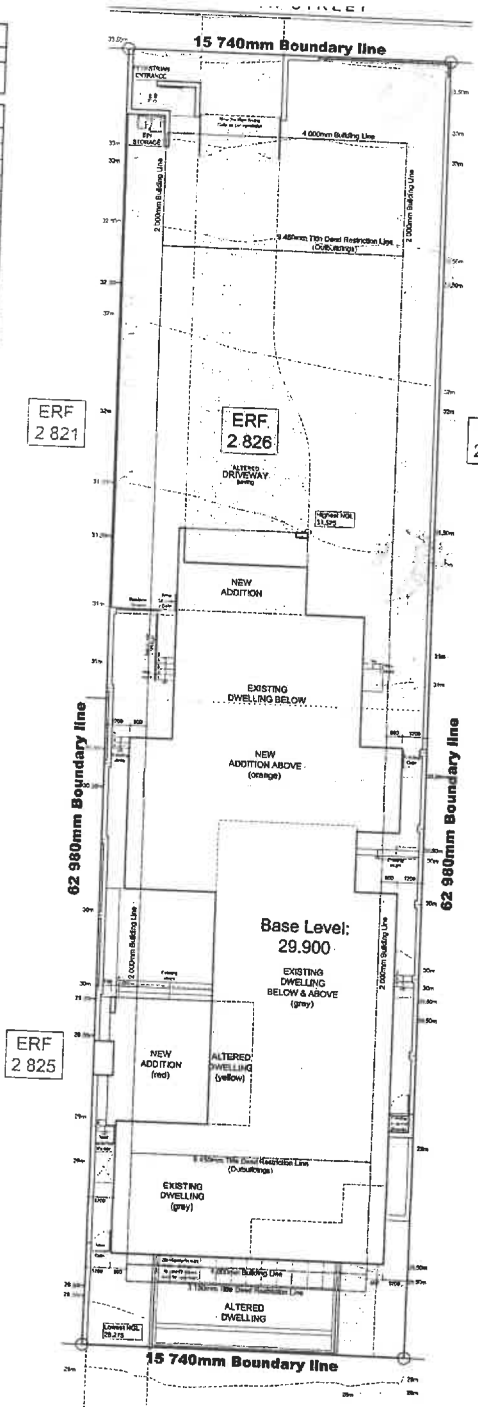
PATIO ROOF INSULATION:
[illegible]

WC ROOF INSULATION:
[illegible]

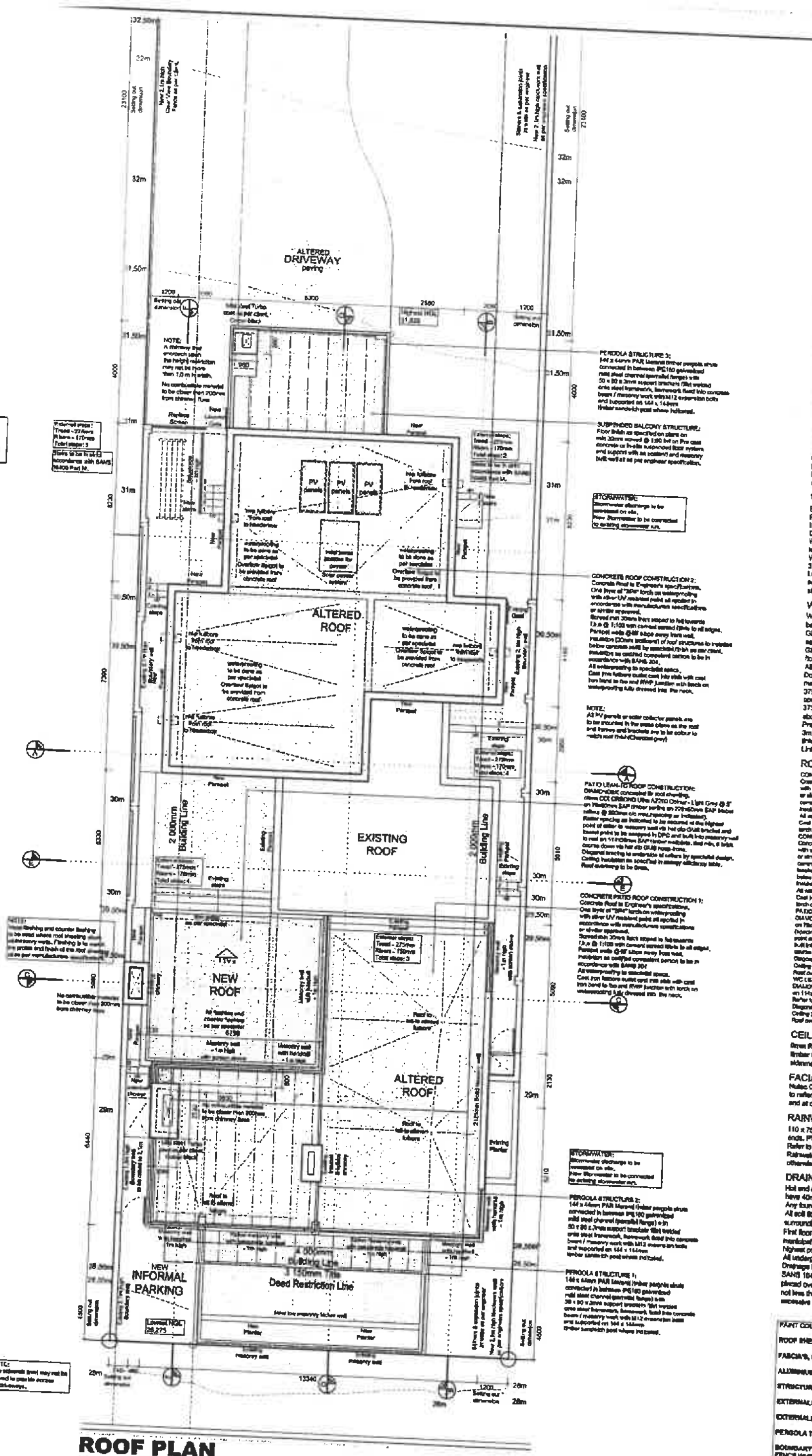
HOT WATER SERVICE & PIPE INSULATION:
[illegible]

LIGHTING:
[illegible]

GENERAL NOTES ON SANS 10400 XA Requirements
[illegible]



SITE & BASELEVEL PLAN ELEVENTH STREET
Scale 1:125



ROOF PLAN
Scale 1:100

- NOTES -

GENERAL:
Foundation of any boundary wall not to project beyond boundary line.
FFL of house to be min. 300mm above NGL.
All work to comply to SANS 10400 and National Building Regulations.
All work to be in accordance to Local Authorities regulations and by-laws.
Figured dimensions to be taken in preference to scaled dimensions.
All levels and dimensions to be checked on site before building work commences.
Contractor shall be deemed to have acquainted themselves with site conditions and make allowances in their tenders for all site development work.

LEVELS AND DIMENSIONS:
The building to be laid out and erected in the position and to the levels as indicated on the site layout plan.
General- All top soil must be removed from the area to be build upon, including roads and paving areas.
Excavate where necessary to reduce levels as shown on drawings.
Excavated material can be used for filling if suitable and can also be used for other site works.
All grading and leveling of ground will be done by qualified civil contractor.
Minor filling to be done by Contractor.
Where large tree stumps and stones are to be removed in the area, the hole must be filled with suitable material and well compacted in layers of max. 150mm before being built upon.

FOUNDATIONS:
Foundation mass concrete in-situ 1:4:5 nominal mix having a compressive strength of 15MPa at 28 days or 20MPa if there is any steel reinforcing.
Refer to sections for foundation size.
Min. requirements, load bearing walls min 600 x 250mm and non-load bearing wall min. 450 x 200mm.
Foundation walls higher than 1m to be 340mm thick as per engineer.
Foundation walls higher than 1.5m to be in accordance with engineers specification.

FLOOR CONSTRUCTION:
GROUND STOREY FLOOR SLAB:
Floor finish as specified on plans on min. 30mm cement screed on 100mm RC slab as per engineer on 250 micron SABS approved DPM on 50mm sand blinding on well compacted fill. Fill to be compacted in layers of 150mm max. (no clay)
GARAGE FLOOR SLAB:
30mm cement screed on 100mm RC slab as per engineer on 250 micron SABS approved DPM on 50mm sand blinding on well compacted fill. Fill to be compacted in layers of 150mm max. (no clay)
FIRST STOREY FLOOR SLAB:
Floor finish as specified on plans on min. 30mm screed on Pre-cast, Rib-n-block concrete suspended floor system and support all as per engineer.

WALL CONSTRUCTION:
EXTERNAL - 280mm cavity wall construction - Smooth plastered & painted. Feature walls where indicated. Colour as per client.
INTERNAL - 110mm walls plastered and painted - colour as per client.
Cavities in foundation walls to be filled with concrete.
Weepholes left on outside skin of cavity tray at 900mm C/C at floor level and above lintels.
Wall ties built in every third brick course at 2.5/m² wall face area.
375micron DPC (brickgrip) stepped down into cavity tray at floor level.
Load bearing walls exceeding 7500mm in clear open length with no adjoining/abutting walls to have lateral support by means of a concrete stiffener as per engineer or buttress wall.

WINDOWS, DOORS AND OPENINGS
Windows to exceed 0.2 or 10% of room floor area with 5% minimum to be open able as per SANS 10400 part O.
Glazing to comply with SANS 10400 Part N and SABS 0137 and 1263 as relevant.
Glazing to windows exceeding 1 square metre or lower than 500mm from floor level to be 6mm laminated safety glazing.
All sections of SANS 10400 Part-T and W3 to be complied with.
Doors & windows built into walls securely, plumb and correctly to manufacturers instructions.
375 micron 300mm wide DPC to be built in around all door and window openings.
375micron DPC (brickgrip) stepped down into cavity tray above pre-cast concrete lintels.
Pre-cast concrete lintels above all door and window openings exceeding 3m in width to engineers specifications with 4 courses of brickforce above lintels.
Lintels to have end bearing of min. 230mm on each side.

ROOF CONSTRUCTION:
CONCRETE PATIO ROOF CONSTRUCTION 1:
[illegible]
CONCRETE PATIO ROOF CONSTRUCTION 2:
[illegible]
PATIO LEAN-TO ROOF CONSTRUCTION:
[illegible]
WC LEAN-TO ROOF CONSTRUCTION:
[illegible]

CEILING:
6mm Rhinoboard flush screw fixed @ 150mm c/c to at 38x38mm SAP timber brandering at 400mm C/C max. Joints covered with fabatape, skimmed level and smooth, all as per manufacturer by specialist.

FACIA'S:
Nutec Cement facia boards, medium density (225 x 12mm) fixed to rafter ends. Facia joiners to be used between facia lengths and at corners and painted white.

RAINWATER GOODS:
110 x 75mm Aluminium seamless gutters fixed to fascia at rafter ends. PVC downpipes fixed to walls with downpipe clips as per manufacturer.
Refer to roof plan for positions of downpipes.
Rainwater goods colour to match building colour unless specified otherwise.

DRAINAGE:
Hot and cold water to be provided to all washing facilities. All waste fittings to have 40mm dia. PVC waste pipes. All waste fittings to have 75mm dia. re-seal traps.
Any foundation within 1250mm of sewerage run to be below such sewerage run.
All soil fittings to have 110mm dia. PVC soil pipes. Gully rim to be 150mm above surrounding natural ground level. Crown of lowest trap to be 150mm above gully rim.
First floor to be fitted with deep seal traps. All drainage to be in accordance with municipal regulations. Drainage to have min invert level of 450mm Vent valve at highest point overflow gully at lowest point.
All underground pipes to be 110mm diameter uPVC pipes.
Drainage Protection:
SANS 10400, Part P 4.22.3 (a or b) precast or cast-in-situ concrete slabs placed over such drain, isolated from the crown of the pipe by a soil cushion not less than 100mm thick & such slabs shall be wide enough to prevent excessive superimposed loads being transmitted directly to the pipes.

PAINT COLOURS/ MATERIAL FINISHES:
ROOF SHEETING - CHROMADEK COLOUR AS PER CLIENT
FASCIA'S, GUTTERS & DOWNPIPES - TO MATCH EXISTING
ALUMINIUM GLAZING ELEMENTS - TO MATCH EXISTING
STRUCTURAL STEELWORK - AS PER CLIENT
EXTERNALS WALLS - AS PER CLIENT SPECIFICATIONS
EXTERNALS WALLS ACCENT - AS PER CLIENT SPECIFICATIONS
PERGOLA TIMBER - MERANTI OR AS PER CLIENT
BOUNDARY WALLS - PLASTERED & PAINTED - AS PER CLIENT FENCE WHERE INDICATED - TO MATCH EXISTING
EXTERNAL TILES - AS PER CLIENT SPECIFICATIONS
DRIVEWAY AND PAVED AREAS - AS PER CLIENT SPECIFICATIONS

Notes

All requirements of municipal and other authorities concerned must be adhered to.
Contractors and sub-contractors are to check all dimensions and levels on the site before commanding work.
Figured dimensions have preference over scaled measurements and large scale details supercede small scale drawings.
The design on this drawing is the property of JOHAN VAN ZYL ARCHITECTS, and is copyright.

Area

DWELLING:	
Existing Ground Storey -	318.90m²
Existing Entrance -	8.20m²
Existing Covered Patio -	8.75m²
New Covered Patio -	29.30m²
New Garage Extension -	15.10m²
New Covered Garage Entrance -	10.10m²
GROUND STOREY TOTAL =	390.35m²
Open Patio 1 -	41.31m²
Existing First Storey -	65.98m²
New First Storey Additions -	127.84m²
New Patio Additions -	2.66m²
FIRST STOREY TOTAL =	196.48m²
Open Patio 2 -	122.72m²
Open Patio 3 -	22.61m²
GRAND TOTAL:	586.83m²
ERF -	991m²
COVERAGE -	39.86%
FLOOR FACTOR -	0.59

Revisions

no	date	description

client signatures

for: johan van zyl architects

Project

PROPOSED
ADDITIONS & ALTERATIONS
for L ANDRAG
on ERF 2826
162 ELEVENTH STREET
VOELKLIP
HERMANUS

Description

XA Notes
Specifications
Site Plan
Base Level plan
Roof Plan

Project no.
1343

JOHAN VAN ZYL
architects
sacap 7642

printed	24-02-2026
date	drawn
April 2025	dmk
drawing no.	checked
1343_HA_01_01	jvz
scale	page size	revision
1:100 / 1:125	A1	

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR DEPARTURE: ERF 2826, VOELKLIP (5125/2025)

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 Principal Technologist: Hermanus for written approval;

5. that any additional and / or extended vehicle entrances will be for the owner's account;

6. that no reservation of on-street parking be allowed;

7. that stormwater discharged from higher lying properties and generated in the catchment area of the property be allowed to drain freely through the property;

8. that stormwater reticulation and connection(s) to the municipal system be provided at the owners cost, if required.

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

17/03/2026
DATE

18. ERF 2782, 3 PROTEA STREET, GANSBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: WRAP PROJECT OFFICE ON BEHALF OF J REDGARD

2782 GGB (5141/2025)
SW van der Merwe **(028) 313 8900** **Hermanus Administration**
08 June 2026

EXECUTIVE SUMMARY

An application, in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) has been received for the following:

- **Departure** in terms of Section 16(2)(b) of the By-Law in order to:
  - encroach street building line from 4m to 0m to accommodate a carport, and
  - encroach the lateral building line from 2m to 0,8 and 1,25m respectively to accommodate a new braai and pizza oven.

RESOLUTION

1. that the application for **departure** in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) on Erf 2782, Gansbaai to encroach the street building line from 4m to 0m and the south western lateral building line from 2m to 0,8m and 1,25m to accommodate a carport, braai and pizza oven, **be approved** in terms of the provisions of Section 61 of the By-Law;

2. that the approvals in paragraphs 1. and 2. above be subject to the following conditions:

   (a) that this approval is only for the departures indicated on *Drawing # 05/ER/25* dated 2026-01-19 as submitted with the application;

   (b) that building plans be submitted for all new buildings to the Building Department for approval, and that all conditions of the Building Control- and the Fire Departments be complied with at that stage;

   (c) that the carport may not be enclosed save for the provision of a boundary wall in accordance with the provisions of the Overstrand Land Use Scheme;

   (d) that the balconies shown on the Site Development Plan as referred to in (a) above may not be provided with a roof, and

(e) that all the conditions in the Services Report be complied with;

3. that the applicant be notified of its appeal right in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 regarding the above decisions.

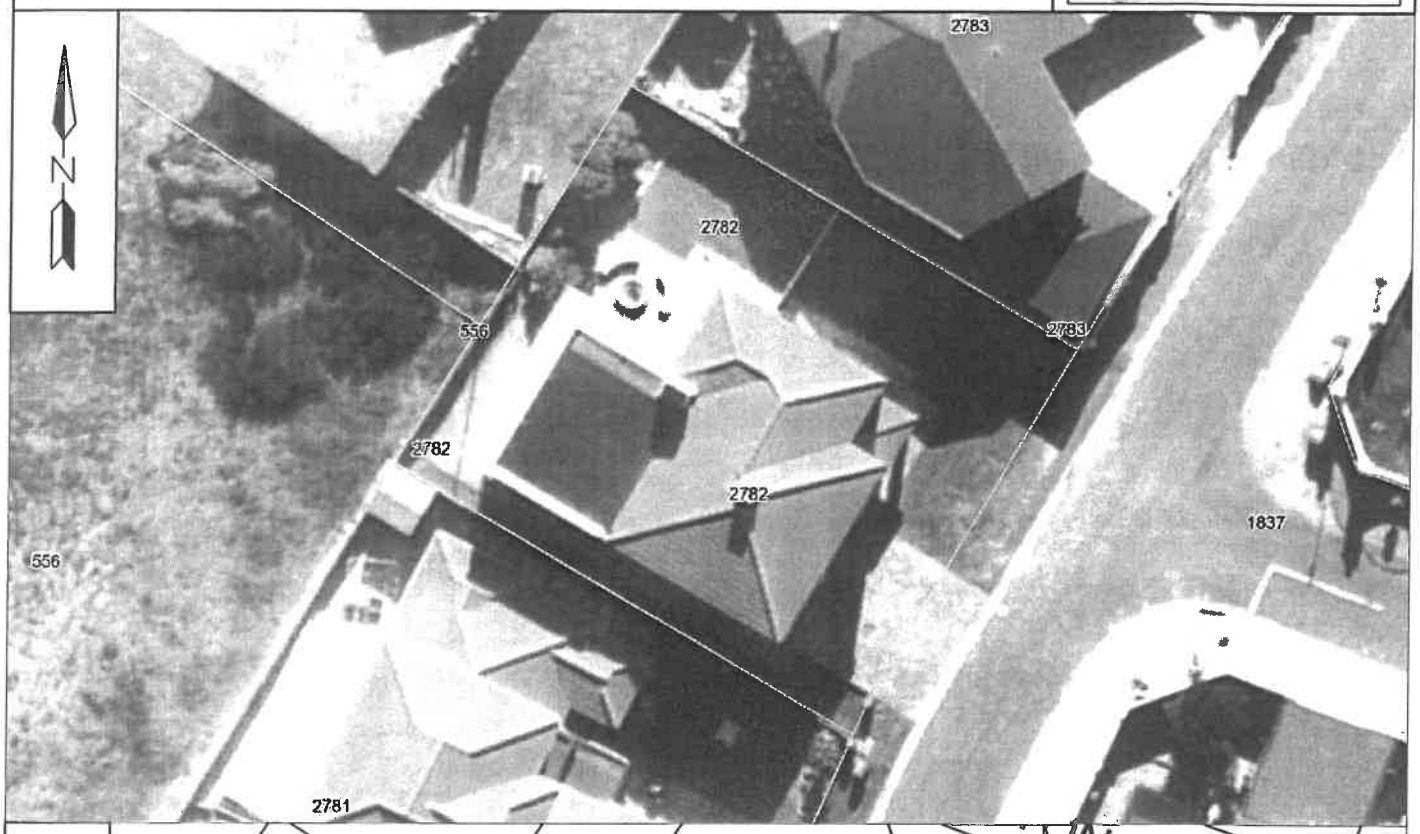
REASONS FOR RESOLUTION

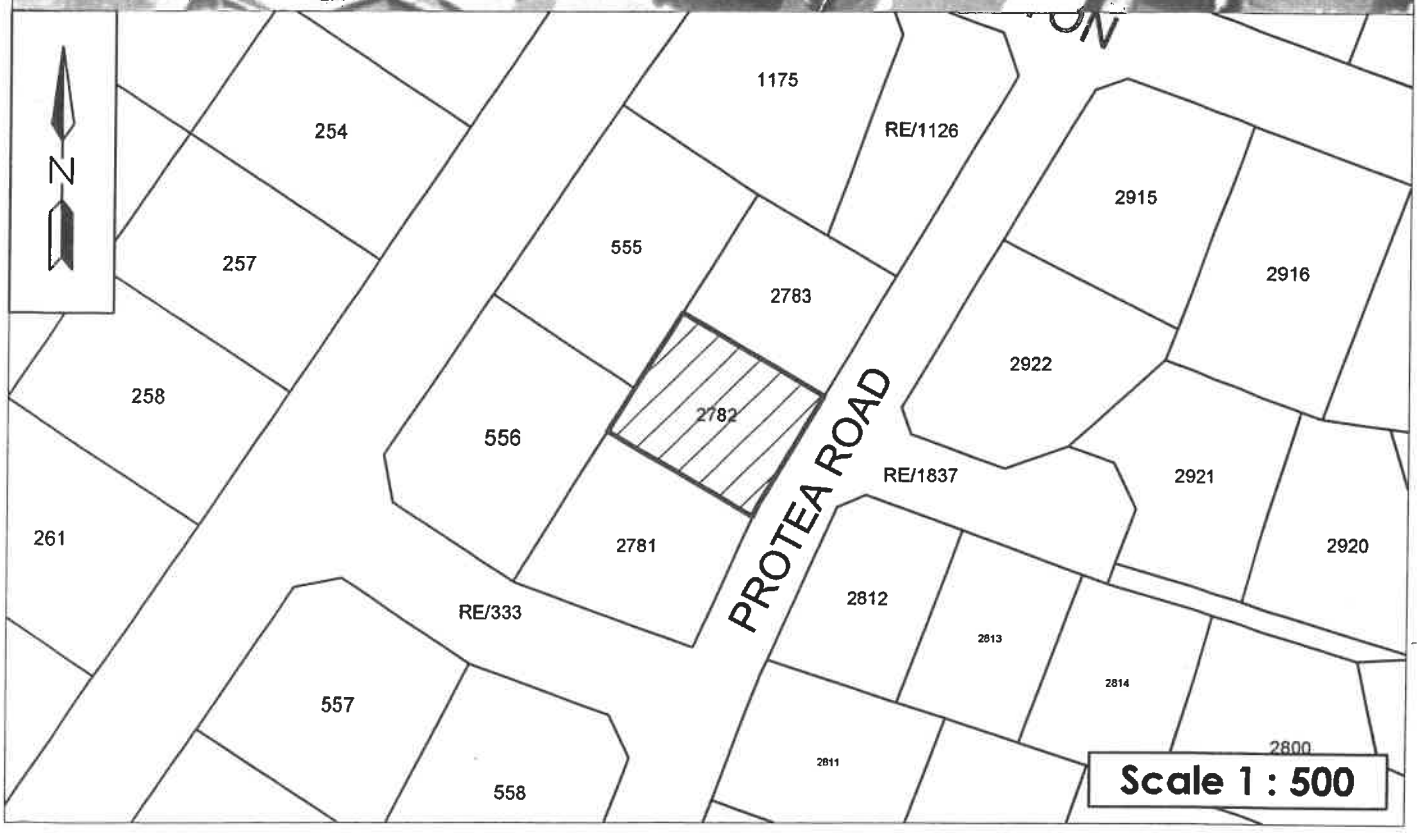
- The proposed departure will not impact from vested rights of adjoining properties in terms of overlooking, privacy, loss of views.
- The proposal will not negatively impact the character of the area, the street scape or visual amenity of the area.
- The proposal is consistent with the SDF.
- The proposal is consistent with the planning principles in terms of LUPA and SPLUMA.

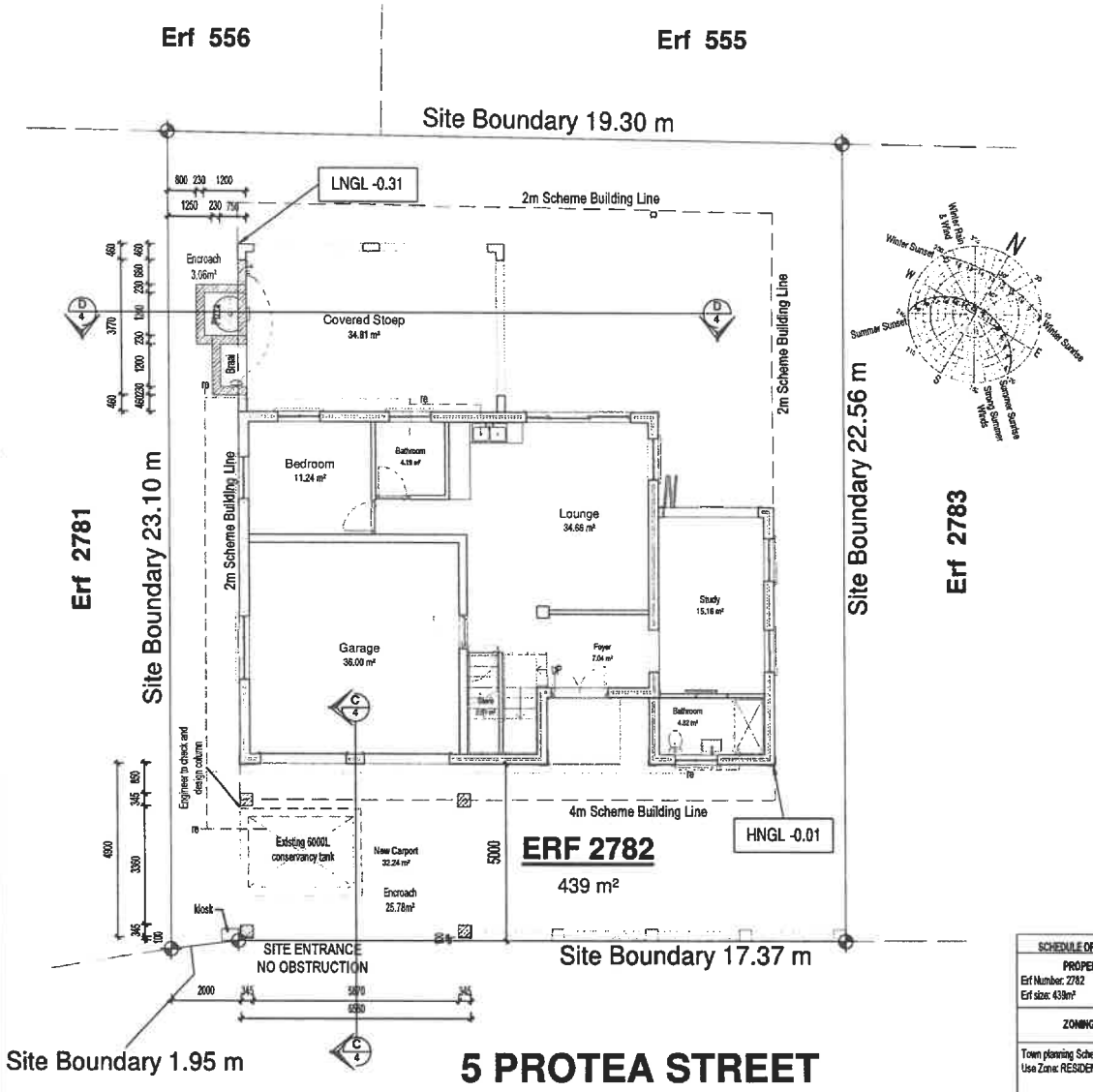
Plan 1 - Locality Plan

Erf 2782 Gansbaai

Plan prepared by: Thian Jansen
Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Office 3, Oakwood, 10 Dirkie Uys Street Hermanus, 7200
WRAP Project Office
Town Planning & Project Management







5 PROTEA STREET

SITE PLAN - GROUND FFL
1 : 100

ELECTRICAL LEGEND

DISTRIBUTION BOARD @ 1400mm FROM FFL WITH PREPAID KEYPAD	RECESSED LED DOWNLIGHTER IN RC SLAB.
WALL MOUNTED LIGHT SWITCH @ 1200mm FROM FFL.	FREE HANGING PENDANT LIGHTS
SINGLE 15 AMP CEILING MOUNTED SOCKET OUTLET.	300mm ABOVE STAIR LIGHT (FOOT LIGHT).
SINGLE 15 AMP SOCKET OUTLET @ 350mm FROM FFL	EXTERNAL WALL MOUNTED LED LIGHT.
DOUBLE 15 AMP SOCKET OUTLET @ 350mm FROM FFL.	CAST IRON BULKHEAD LIGHT POINT.
SINGLE 15 AMP SOCKET OUTLET @ 1200mm FROM FFL.	CEILING MOUNTED LIGHT POINT.
DOUBLE 15 AMP SOCKET OUTLET @ 1200mm FROM FFL.	CEILING HANGING CHANDELIER
DOUBLE 15 AMP WATERPROOF SOCKET OUTLET @ 350mm FROM FFL.	UNDER COUNTER/STAIRS TREAD LED STRIP LIGHTS
60A ISOLATOR POLE SWITCH	12V POOL LED LIGHT
WALL MOUNTED ALARM KEYPAD & GATE ACCESS CONTOLLER	WALL MOUNTED LED PICTURE LIGHT POINT @ 2200mm FROM FFL.
WALL MOUNTED DATA / TELEPHONE POINT @ 350mm FROM FFL.	LED GARDEN LIGHT POINT.
WALL MOUNTED USB POINT FOR CHARGING @ 1200mm FROM FFL.	CEILING MOUNTED EXTRACTOR FAN CONNECTED TO LIGHT SWITCH.
SONOFF AUTOMATIC WIFI MODULE SWITCH	4 HOUR BATTERY BACKUP EMERGENCY WALL LIGHT.
1200mm CEILING MOUNTED TRACK LIGHT.	BEDSIDE LIGHT & SWITCH UNIT POINT.
1500mm LED LINEAR CEILING HANGING LIGHT	DOMESTIC WIFI CCTV CAMERA POINT
	SPLIT UNIT AIR CONDITIONER
	DOMESTIC ELECTRICAL METER SITE KIOSK
	SOLAR INVERTER UNIT WITH REQUIRED BREAKERS AND PROTECTORS.

IMPORTANT NOTE:

THE FOLLOWING MUST BE STRICTLY ADHERED TO AND INSTALLED BEFORE SIGN OFF OF DWELLING!

1. ALL GLAZING ACCORDING FENESTRATION CALCULATIONS
2. ISOTHERM INSULATION IN ROOF VOID
3. SOLAR GEYSER/GAS GEYSER

CONTRACTOR TO CONFIRM WITH CLIENT:

1. Window/Door configurations
2. Type of timber floor covering
3. Interior door types and handles
4. Ceiling material and type
5. Any special detail/feature indicated (cladding etc)

CLIENT TO DISCUSS WITH CONTRACTOR:

1. Light & Plug fittings
2. Colour of Paint
3. Floor finishes
4. All tap fittings
5. Bedroom & Kitchen cupboard designs
6. Type of Balustrades
7. Height of Braai/Fireplace
8. Facebrick to be used

All work to comply with National Building Regulations & relevant SANS.
All requirements of the local authority must be strictly adhered to.
The contractor is responsible for complying with the municipal regulations and familiarizing himself with the procedures of building control.
All levels, unless otherwise indicated, are finished floor levels.
All measurements, details and levels must be checked before any construction begins as well as before any materials are ordered.
Dimensions indicated on plan take precedence over measurements scaled from plan.
No part of construction work may exceed any building lines.
Departure from approved building plans to be confirmed with draftsmen first.
Engineer specifications take precedence.
Approved building plans must be available on site at all times.
Site to always be clean.
Plans to be read in conjunction with any other specialist plans.
Electrical and water connection must be done before construction begins.
Building and hazardous materials must be removed and disposed of responsibly.
Deviation from building plan by client or contractor will not be our responsibility.
Client/Owner confirmed building plans are correct and according client specification.
FURNITURE ON PLAN DO NOT REFLECT TRUE FINISHES AND ARE ONLY FOR ILLUSTRATION PURPOSES.

PLEASE NOTE
Where specifications of materials or items are not described, manufacture's specifications and descriptions must be obeyed.
If specified item / material cannot be used, similar must be sourced & used.

Any discrepancies or queries regarding the plans should be directed to the draftsman before construction begins.

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PROJECT:
PROPOSED ADDITIONS FOR MR J REDGARD ON ERF 2782, PERLEMOENBAAI.

DESCRIPTION:
SITE PLAN - GROUND FLOOR

SHEET FORMAT: A2	OCCUPATION: H4
SCALE: As indicated	DRAWING #: 05/ER/25
PAGE #: 1	REVISION: A
DRAWING DATE: 18 AUG 2025	PLOT DATE: 2026-01-19 10:01:27 AM
DRAWN: Johan Gericke	SIGNATURE:

GERICKE ARCHITECTURE
www.gericke-architecture.co.za
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Tel : 028 384 1659
Cell : 082 453 8554
SACAP : D2869
Prof Arch Draught
PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON
JOHAN LOURWICK GERICKE

SCHEDULE OF RIGHTS

PROPERTY DESCRIPTION
Erf Number: 2782 Site Area: PERLEMOENBAAI
Erf size: 439m²

ZONING INFORMATION

Town planning Scheme: OVERSTRAND
Use Zone: RESIDENTIAL ZONE

DEVELOPMENT CONTROL MEASURES

Ground Floor	: 178.83m²	
New Carport	: 32.14m²	
New Braai & Pizza	: 3.07m²	
First Floor	: 148.73m²	
FF Balcony concrete	: 16.69m²	
FF Balcony timber	: 15.86m²	no coverage
TOTAL	: 397.12m²	
Coverage 231.73m²	52.79%	

The information provided above is hereby certified to be correct & precise

Name: JLS GERICKE Signature:
Date: 18 AUG 2025 Plan No: 05/ER/25

LINES/PIPES LEGEND:

- New Drain & Soil pipes - 110mm PVC
- New Waste pipes - 50mm PVC
- New Vent & pipe
- Existing sewer line
- New Industrial Effluent pipes
- New Stormwater 75mm dia PVC pipe
- New Gas line
- New Cold water line
- New Hot water line

LEGEND:

- New Brickwork
- New Concrete work
- New Timberwork
- New Steel Elements
- Existing buildings/structures
- Demolished work
- New Concrete roof tiles
- Timber Decking
- Natural Earth
- Paving
- Natural overland stormwater flow direction

99

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR DEPARTURE: ERF 2782, GANSBAAI (5141/2025)

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 conservancy tank on the development shall be used to service the development

2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, regarding 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, 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 Principal Technologist: Gansbaai for written approval;

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 discharged from higher lying properties and generated in the catchment area of the property be allowed to drain freely through the property;

8. that stormwater reticulation and connection(s) to the municipal system be provided at the owners cost, if required.

R. Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

17/03/2026
DATE

AGENDA of the
Portfolio Committee : Planning & Development
18 August 2026
(Also the agenda for the Mayoral Committee Meeting : 25 August 2026)

MUNICIPAL PLANNING TRIBUNAL

1. **ERF 412, 92 CILLIERS STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS: J MINNAAR ON BEHALF OF ZOUGA TRUST**

412 GFK (4971/2025)
SW van der Merwe **(028) 313 8900** **Hermanus Administration**
18 May 2026

EXECUTIVE SUMMARY

An application has been received on 30 April 2025 from J Minnaar on behalf of Zouga Trust applicable to Erf 412, Franskraal for the following:

- **Removal of restrictive title deed condition** in terms of Section 16(2)(f) of the By- Law for the removal of restrictive title deed condition C.(20)(d) as contained in the Title Deed T14841/2022 to accommodate a proposed dwelling on the 2m rear building line.

RESOLUTION

1. that the objections be noted;

2. that the application, applicable to Erf 412, Franskraal, in terms of Section 16(2)(f) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for the **removal of restrictive title deed condition** C.20(d) as contained in Title Deed No: 14841/2022, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions

   (a) that the approvals are for the development as indicated on Site Development Plan *0278/17* as submitted with the application;

   (b) that the applicant at his cost appoint a Professional Land Surveyor to set out the building and to provide the relevant benchmarks prior to commencement of building work to ensure compliance with the land use scheme;

   (c) that upon completion and prior to the occupation of the building the applicant furnishes a height certificate demonstrating compliance with the 8m height restriction as applicable;

(d) that building plans be submitted to the Building Department and all comments from the Building and Fire Departments be complied with at that stage;

(e) that the conditions in the Services Report be complied with;

(f) that the milkwood trees in line with the applicants motivation may not be removed, other than the milkwood tree along the south western rear boundary to accomote the proposed dwelling;

(g) that the removal of milkwood trees be subject to a valid permit issued by the Department of Forrestry and Fisheries;

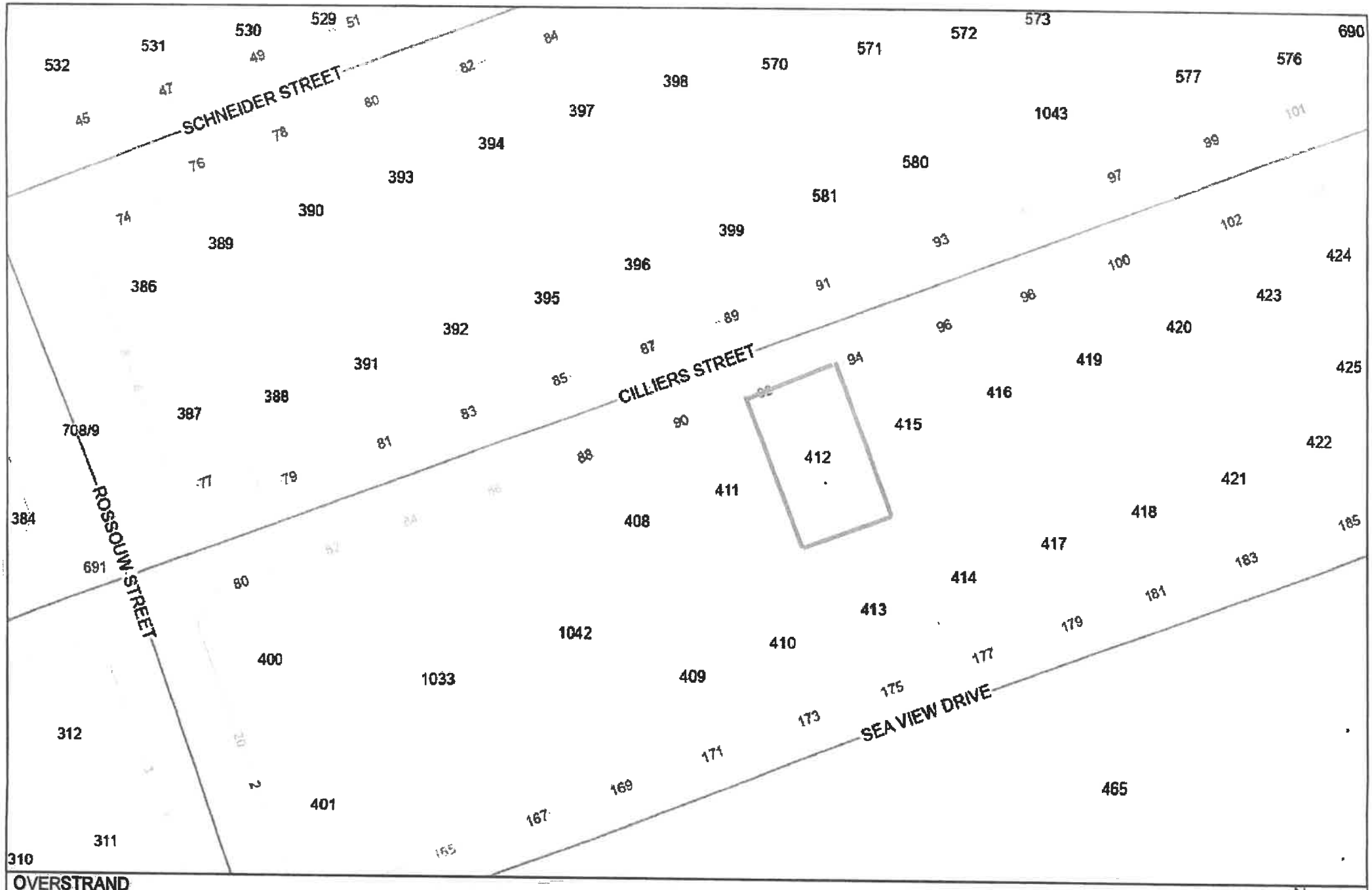
(h) that all other applicable development parameters as prescribed in the relevant Land Use Scheme be complied with, and

(i) that this approval does not absolve the landowners from compliance with any other relevant legislation.

3. that the applicant and objectors be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 regarding the above decisions.

REASONS FOR RESOLUTION

- The application has followed due process.
- The application is in line with policy documents.
- Character of the area and vested rights will not be unacceptably impacted upon.
- Consistent with planning principles in terms of LUPA and SPLUMA
- Consistent with the SDF.

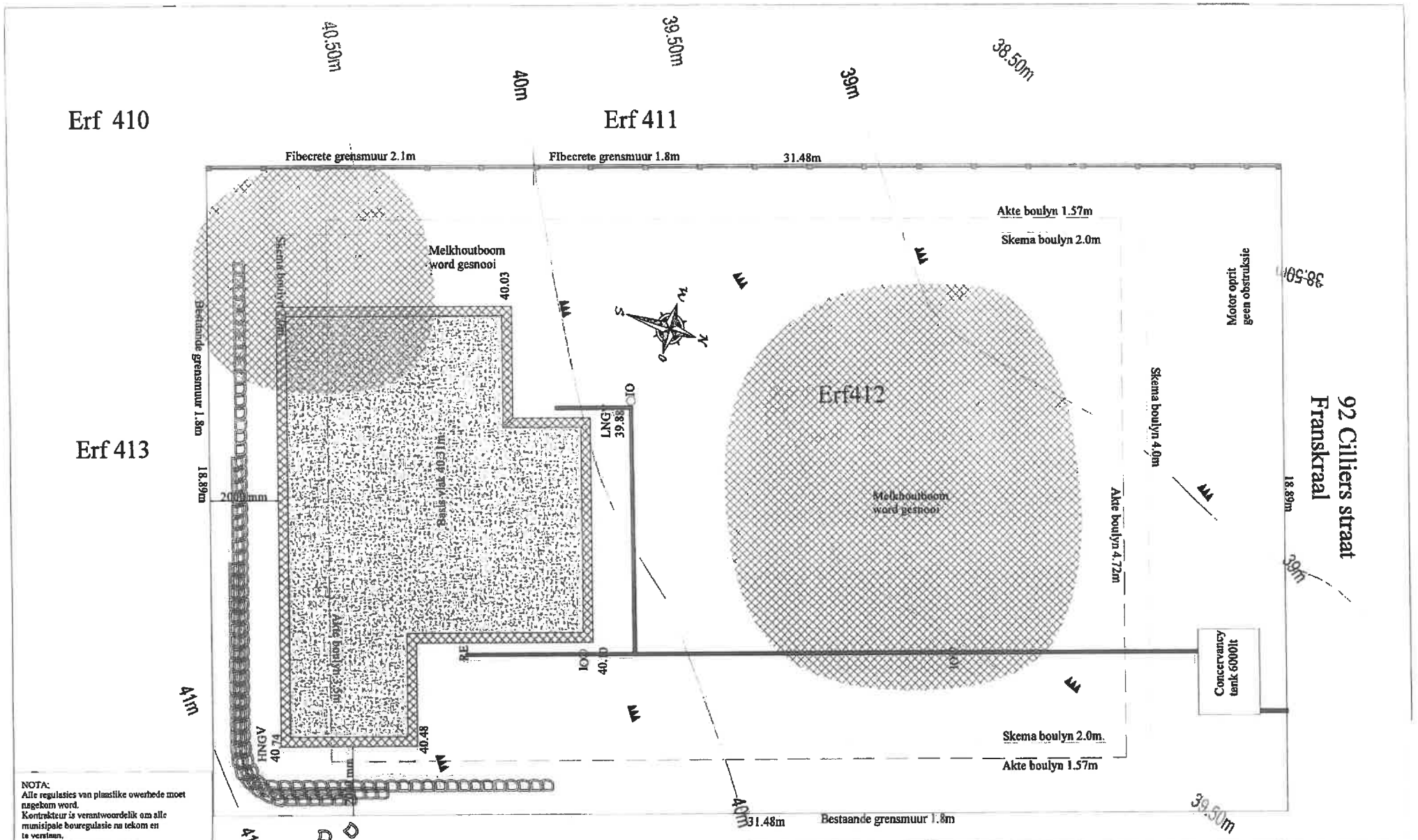


OVERSTRAND MUNICIPALITY

LOCALITY PLAN: ERF 412, FRANSKRAAL

N

Date: 2025/08/25



NOTA:
Alle regulasies van plaaslike owerhede moet nagekom word.
Kontrakteur is verantwoordelik om alle munisipale bouregulasie na tekom en te verstaan.
Mates geniet voorkeur en moet gekontroleer word voor bouwerk begin.
Alle bouwerk tussen bou grense.
Alle afwykings moet met tekenaar gekommuniekeer word.
Alle bouwerk streng volgens NHBRC en SANS voorskrifte.
Ingeneurs spesifikasies geniet voorkeur.
Terreinplan ten alle tye op terein.
Terrein moet skoon gehou word geduurende bouwerk.
Water en elektrisiteitsaansluiting moet gedoen word voor bouwerk mag begin.

PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON
JACOBUS ADRIAAN VAN STADEN

water rigting

Woning = 254.55vkm
Erf = 595 vkm

Dekking = 95.65 vkm
16.07%

Tekening nr: 0278/17
Tekening: Terein plan
Skaal: 1- 100 (A3)
Blad: 1 van 8
Datum: 03/04/2023

Beskrywing:
Voorgestelde Woning vir
ZOUGA Trust
Erf 412
92 Cilliers straat
Frasnkraal
Overstrand Munisipaliteit

Plan geteken deur:
Jacobus A van Staden
3 Sneeugans
Perlemoenbaai
Gansbaai
Reg nr. D1661
riaanvs38@gmail.com
Tel; 082 929 8688

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITION: ERF 412, FRANSKRAAL (4971/2025)

Electricity	:	Refer to Conditions
Water	:	Refer to Conditions
Sewer	:	Refer to Conditions
Stormwater	:	Refer to Conditions
Roads and traffic	:	Refer to Conditions

Conditions:

1. that the existing water connection to- and sewer conservancy tank on Erf 412 shall be used to service Erf 412;

2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;

3. that the 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, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Principal Technologist: Gansbaai for written approval;

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 discharged from higher lying properties and generated in the catchment area of the property be allowed to drain freely through the property;

8. that stormwater reticulation and connection(s) to the municipal system be provided at the owners cost, if required.

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

25/09/2025
DATE

2. ERF 372, 31 PEAK ROAD, PRINGLE BAY, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MRP ARCHITECTURAL SOLUTIONS ON BEHALF OF DA MELROSE

372 KPRB (4573/2024)
H van der Stoep **(028) 313 8900** **Hermanus Administration**
18 May 2026

EXECUTIVE SUMMARY

An application has been received on 1 February 2024 from MRP Architectural Solutions on behalf of DA Melrose on Erf 372, Pringle Bay in terms of Section 16.(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 for a departure to relax a portion of the boundary height from 2,1m to 2,6m to accommodate a proposed gas cage.

RESOLUTION

1. that the objections/comments be noted;

2. that the application in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 372, Pringle Bay for a **departure** to relax the wall height from 2,1m to 2,6m to accommodate the roofed gas cage, **be approved**, in terms of the provisions of Section 61 of the By-Law; be subject to the following conditions:

   (a) that the approval be **limited** to the wall height of 2,6m at the gas cage;

   (b) that no filling of gas bottles be allowed on Erf 372;

   (c) that the business **not** be utilized as a training facility for the general public;

   (d) that building plans be submitted to the Building Control Department for approval, and that all conditions of the Building Control and the Fire Departments be complied with at that stage;

   (e) that the Overstrand Municipality retains the right to enforce any relevant legislation and or By-Laws;

   (f) that this approval does not absolve the applicant from compliance with any other relevant legislation;

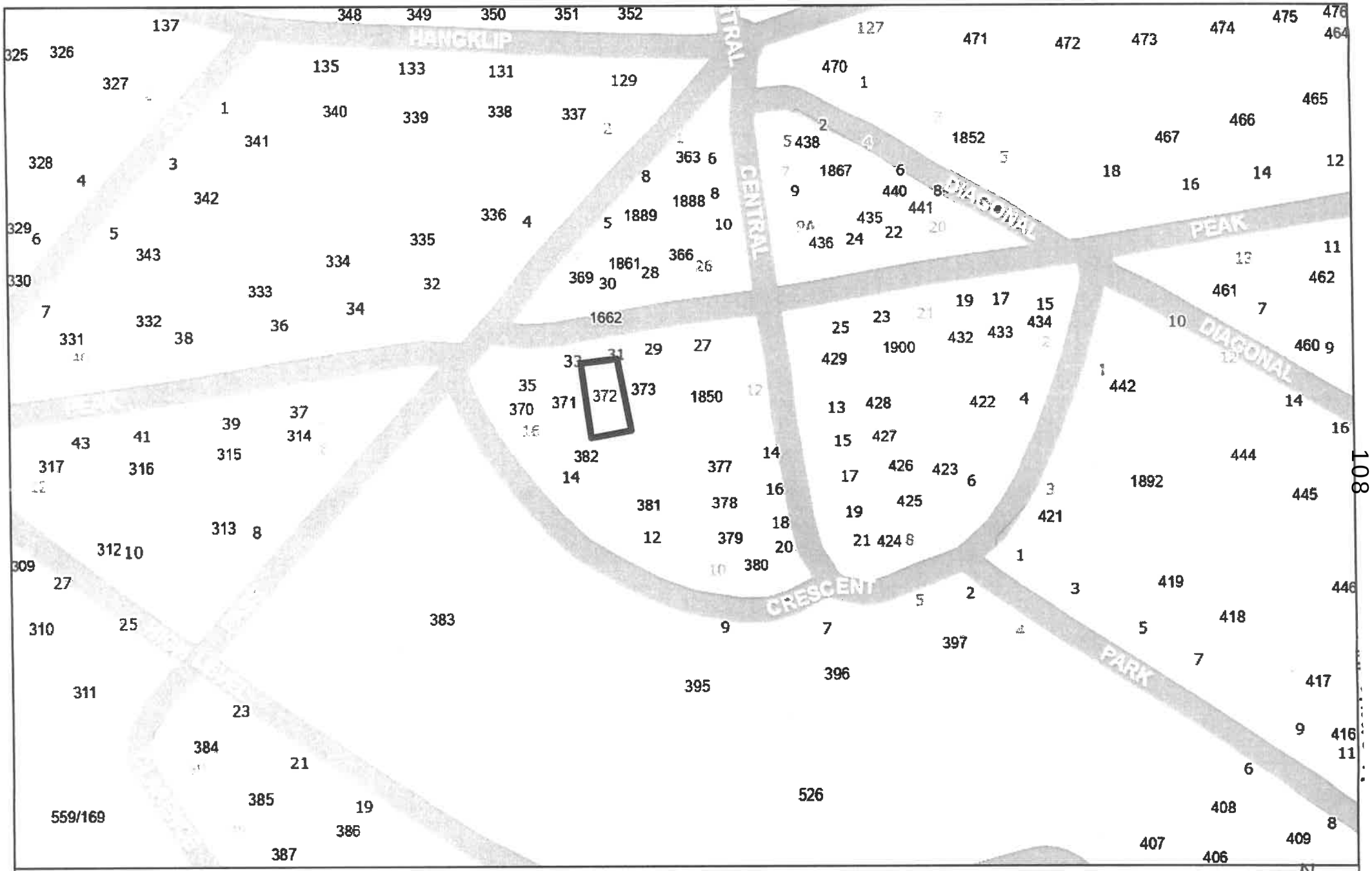
(g) that all other development parameters as prescribed in the relevant Land Use Scheme be complied with, and

(h) that all the conditions in the Services Report be complied with.

3. that the applicant and persons who commented be notified of their 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 decision.

REASONS FOR RESOLUTION

- The business is existing in Pringle Bay and will only relocate to the application erf.
- No complaints have been received from the either the Pringle Bay Rate Payers Association and or residents of Pringle Bay against the existing business on Erf 369.
- The deviation of the wall height at the gas cage is due to Fire Regulations and Safety By-Law.
- Sufficient parking is provided on-site.
- The business is not deemed as noxious.



OVERSTRAND MUNICIPALITY

Locality Map

Erf 372 Pringle Bay

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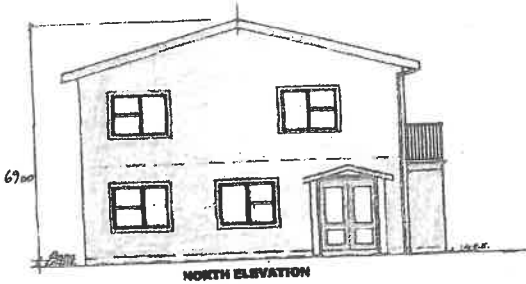
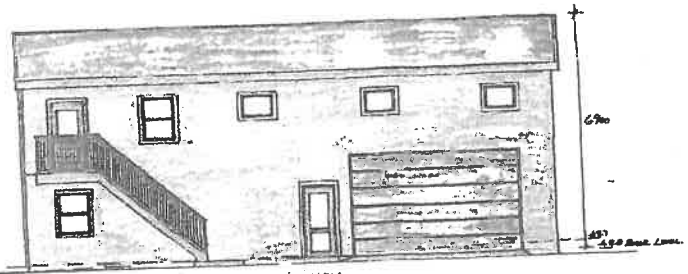
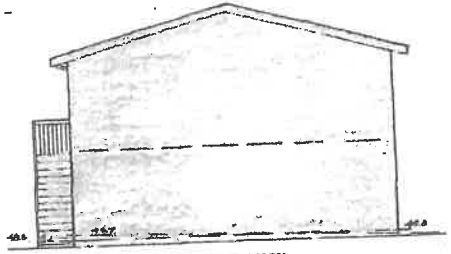
Date: 2024/02/05



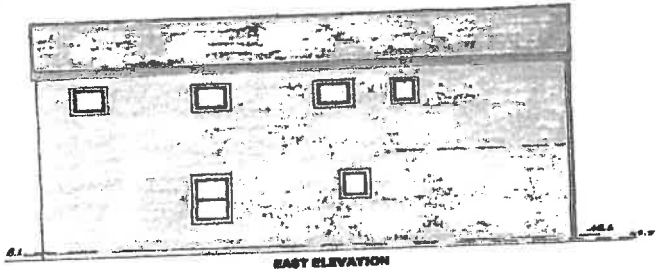
NORTH ELEVATION
BUILDING ONLY
SCALE 1:100



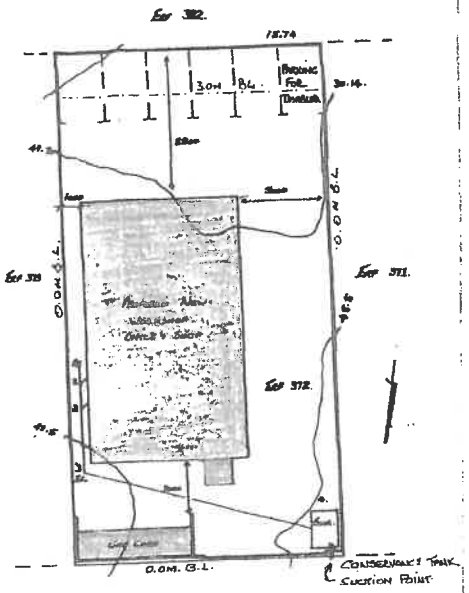
WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



SITE PLAN
SCALE 1: 200

Zone 3. Local Business (B3)

Coverage 75% of land.

Floor Factor Max 1.5

Height - Max Height Base to Top of Structure 8.0M.

Max 2 Storeys

Setback 6.0M From Centre Line of Str.

Street Width 20.12M Setback N/A.

MEDUM EDITH REYNECKE

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORK

PROPOSED NEW PREMISES FOR:

MR. D. MELROSE
E. & G. ELECTRICAL
ERF 372
PEAK ROAD
PRINGLE BAY

AUTHORISED SIGNATURE

DRAWN BY: M. REYNECKE. DATES: OCTOBER 2023 REV. /23 /10 /11
DR. NO. SW125.

M.R.P.
Architectural Studio
DESIGN - WORK MANAGER - PROJECT MANAGEMENT
17 Hope Street, Muizenberg 7945 21 788 7787 0769
mail@mrpstudio.co.za

FENESTRATION DETAIL H4 B2

ERF 372 PRINGLE BAY

WALLS.

MASONRY WALL HAS A MINIMUM R – VALUE OF 0.35

FLOOR.

CONCRETE SLAB-ON –GROUND TO HAVE INSULATION INSTALLED AROUND THE VERTICAL EDGE OF ITS PERIMETER WITH AN R – VALUE OF NOT LESS THAN 1.0
BE CONTINUOUS FROM THE ADJACENT FINISHED GROUND LEVEL TO A DEPTH OF NOT LESS THAN 300mm

ROOF

METAL SHEETING TYPE OF ROOFING ASSEMBLY
CONSTRUCTION SHALL ACHIEVE THE MINIMUM TOTAL R-VALUE OF 3.7
WITH THE INSTALLATION OF INSULATION THAT HAS AN R-VALUE OF 0.35
THE FITTED CEILING ADDS AN ADDITION R-VALUE OF 0.50
CELLULOSE FIBRE LOOSE-FILL. Bdin thickness 135mm. with ccbtal R-value of Insulation (sq.m.-K/W) 2.86 to 0.35

HOT WATER SERVICES.

~~Gas services to be installed.~~

ALL NEW HOT WATER VESSELS AND TANKS TO BE INSULATED WITH MATERIAL ACHIEVING A MINIMUM R – VALUE OF 2.0
ALL EXPOSED PIPES TO BE CLAD WITH INSULATED MATERIAL WITH AN R – VALUE OF 1.00 FOR PIPING LESS THAN, OR EQUAL TO 80mm DIAMETER

4.4.3.2. The following types of masonry walling comply with the R – value requirements;
(a) double-skin masonry with no cavity, plastered internally, or rendered externally:
NOTE The cavity and grouted cavity walling systems exceed the minimum R – value of 0.35
(b) single-leaf masonry walls with a nominal wall thickness greater or equal to 140mm (excluding plastering and rendering), plastered internally and rendered externally.

FENESTRATION CALCULATIONS ERF 372.

PROPOSED CANTEEN

FLOOR AREA	13.165 sq. m.
WINDOW AREA (GLASS)	1.327 sq. m.
RATIO WINDOW TO FLOOR AREA	10.12 %

PROPOSED OFFICE

FLOOR AREA	13.27 sq. m.
WINDOW AREA (GLASS)	1.327 sq. m.
RATIO WINDOW TO FLOOR AREA	10.0 %

PROPOSED SHOP

FLOOR AREA	14.22 sq. m.
WINDOW AREA (GLASS)	2.123 sq. m.
RATIO WINDOW TO FLOOR AREA	14.92 %

PROPOSED WORKSHOP

FLOOR AREA	81.0 sq. m.
WINDOW AREA (GLASS)	4.080 sq. m. = 23.06

PROPOSED BATHROOM

FLOOR AREA	3.0 sq. m.
WINDOW AREA	0.365 sq. m.
RATIO WINDOW TO FLOOR AREA	12.16 %

PROPOSED BEDROOM

FLOOR AREA	11.3 sq. m.
WINDOW AREA (GLASS)	1.327 sq. m.
RATIO WINDOW TO FLOOR AREA	11.95 %

PROPOSED LIVINGROOM KITCHEN

FLOOR AREA	27.26 sq. m.
WINDOW AREA (GLASS)	3.29 sq. m.
RATIO WINDOW TO FLOOR AREA	12.05 %

Sun Pearl, a powdered additive which has a R - value of 0.19 is the better insulation

Calculations for the brick wall are : Double brick wall R – value 1.67 Corabrick).
20mm Sun Pearl R – value 0.60 in cavity.
20mm Sun Pearl R – value 0.60 rendered in 20mm plaster

Internally.

Total R – value for 230mm wall is 2.77 exceeds minimum of 0.35 as required.

My XA calculations for the roof which require a minimum R – value of 3.7 for Zone 4.

Metal roof covering	R – value	0.30
Reflective Insulation	R – value	0.75
Green Isotherm 135	R – value	3.14
Isoboard 40mm	R – value	1.60
Total R – value for roof	=	5.79 exceeds minimum requirement of 3.7

COVERAGE CALCULATION

SITE AREA	474.00	SQ. M.
BUILDING	162.65	SQ. M.
GAS STORAGE	14.00	SQ M.
TOTAL	162.65	SQ. M.
% COVERAGE	34.30 %	

APPROVED PLANS
12/02/2024

15 FEB 2024

109

COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR: APPLICATION FOR DEPARTURE, ERF 372, PRINGLE BAY (4573/2024)

Electricity	:	Eskom Area
Water	:	Refer to conditions
Sewer	:	Refer to conditions
Stormwater	:	Refer to conditions
Roads and traffic	:	Refer to conditions

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: Kleinmond for written approval;

4. that any additional and / or extended vehicle entrances will be for the owner's account;

5. that no reservation of on-street parking be allowed.

6. that stormwater discharged from higher lying properties and generated in the catchment area of the property be allowed to drain freely through the property;

7. that stormwater reticulation and connection(s) to the municipal system be provided at the owners cost, if required.

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

02/05/2024
DATE

3. ERF 3624, 5 VAN BLOMMENSTEIN STREET, ONRUSTRIVIER AND ERF 3625, 7 VAN BLOMMENSTEIN STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REZONING, DEPARTURE AND EXEMPTION OF SUBDIVISION (RIGHT OF WAY SERVITUDE): PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF QUENET'S PHARMACY (BOLAND) (PTY) LTD & MOTIFPROPS 157 (PTY) LTD

3624 & 3625 HON (5100/2025)
H Olivier **(028) 313 8900** **Hermanus Administration**
15 May 2026

EXECUTIVE SUMMARY

An application was received on 3 October 2025 from Plan Active Town and Regional Planners on behalf of Quenet's Pharmacy (Boland)(Pty) Ltd and Motifprops 157 (Pty) Ltd on Erven 3624 and 3625, Onrustrivier in terms of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 for the following:

- **Rezoning** in terms of Section 16(2)(a) of the By-Law to rezone Erven 3624 and 3625, Onrustrivier from Residential Zone 1: Single Residential (SR1) to Business Zone 3: Local Business (B3) to accommodate the proposed development.

- **Departure** in terms of Section 16(2)(b) of the By-Law to relax the southern lateral building line applicable to Erf 3625, Onrustrivier from 3m to 0m to accommodate the proposed business unit.

- **Exemption of Subdivision** in terms of Section 26(1)(h)(v) of the By-Law for the registration of right-of-way servitudes over Erven 3624 and 3625 Onrustrivier to establish a shared vehicular access arrangement.

RESOLUTION

1. that the objection be noted.

2. that the application in terms of Section 16(2)(a) of the Overstrand Municipal Amendment By-Law on Municipal Land Use Planning, 2020 for the **rezoning** of Erven 3624 and 3625, Onrustrivier from Residential Zone 1: Single Residential (SR1) to Business Zone 3: Local Business (B3) to accommodate the proposed development, **be approved**, in terms of the provisions of Section 61 of the By-Law;

3. that the application in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 for a

departure to relax the southern lateral building line applicable to Erf 3625, Onrustrivier from 3m to 0m to accommodate the proposed business unit, **be approved**, in terms of the provisions of Section 61 of the By-Law;

4. that the application in terms of Section 26(1)((h)(v) of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 for the **exemption of subdivision** for the registration of right-of-way servitudes over Erven 3624 and 3625, Onrustrivier to establish a shared vehicular access arrangement, **be supported**, in terms of the provisions of Section 61 of the By-Law;

5. that the approvals in 2 - 4 above be subject to the following conditions:

   (a) that the approval only relates to the proposal as indicated on Plan numbers W4501001 Rev 08 dated 4 September 2025 and W4501002 Rev 07 dated 18 August 2025, submitted with this application;

   (b) that commercial rates and taxes, as determined by the annual budget, be made applicable, which tariffs are automatically adjusted in terms of the annual budget;

   (c) that building plans be submitted to the Building Control Department for approval, and that all conditions of the Building Control, Fire and Waste Management Departments be complied with at that stage;

   (d) that all conditions in the Services Report be complied with;

   (e) that the reciprocal right-of-way servitudes be registered over Erf 3624 and 3625 prior to building plan approval.

6. <u>that the following comments, **be noted**:</u>

   - Telkom (Annexure G), and
   - Western Cape Government: Infrastructure (Road Planning) (Annexure H).

7. 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 Land Use Planning, 2020 regarding the above decisions.

REASONS FOR RESOLUTION

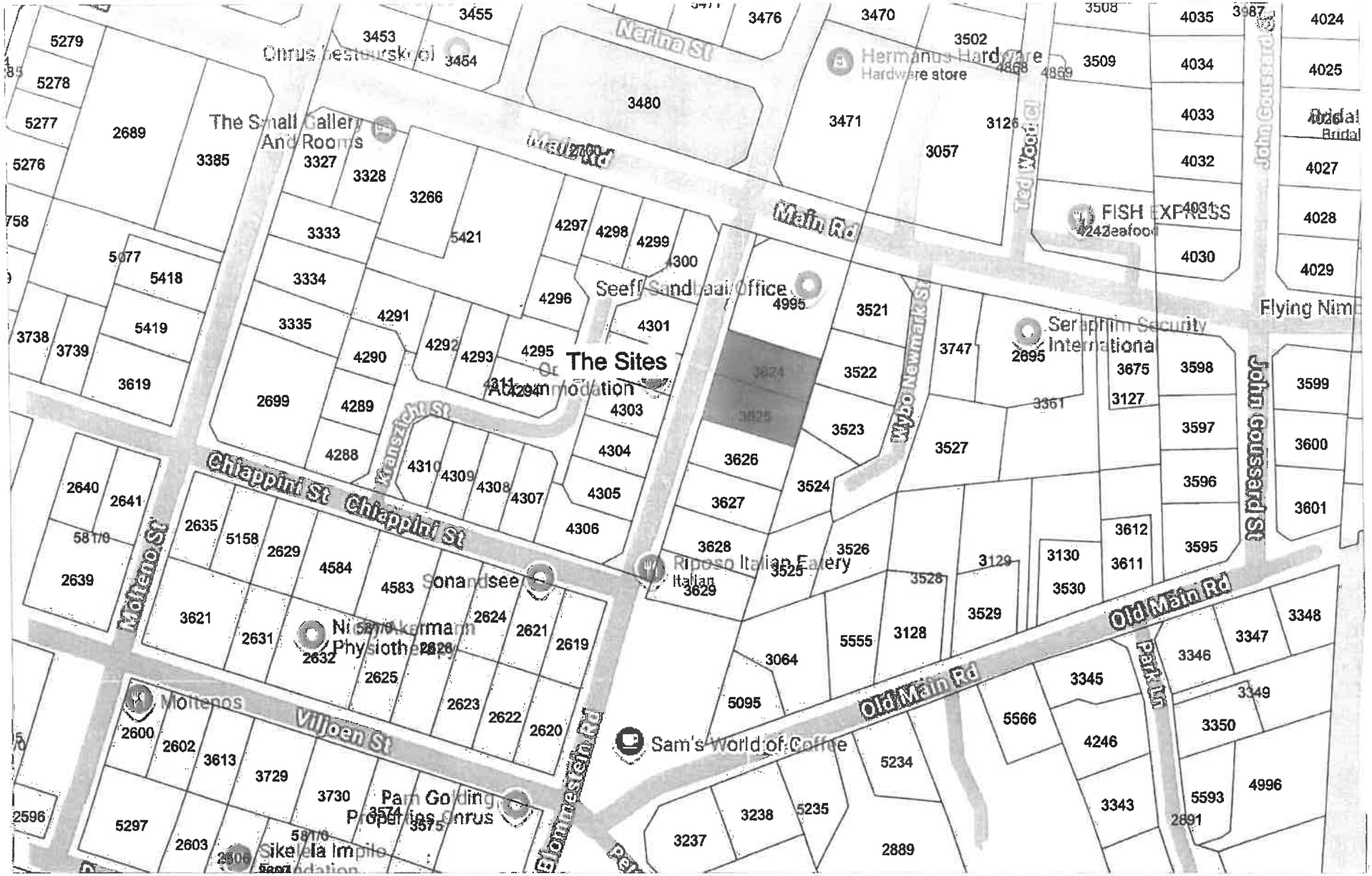
<u>POINT 2</u>

- All relevant municipal departments and external departments/institutions support the application.

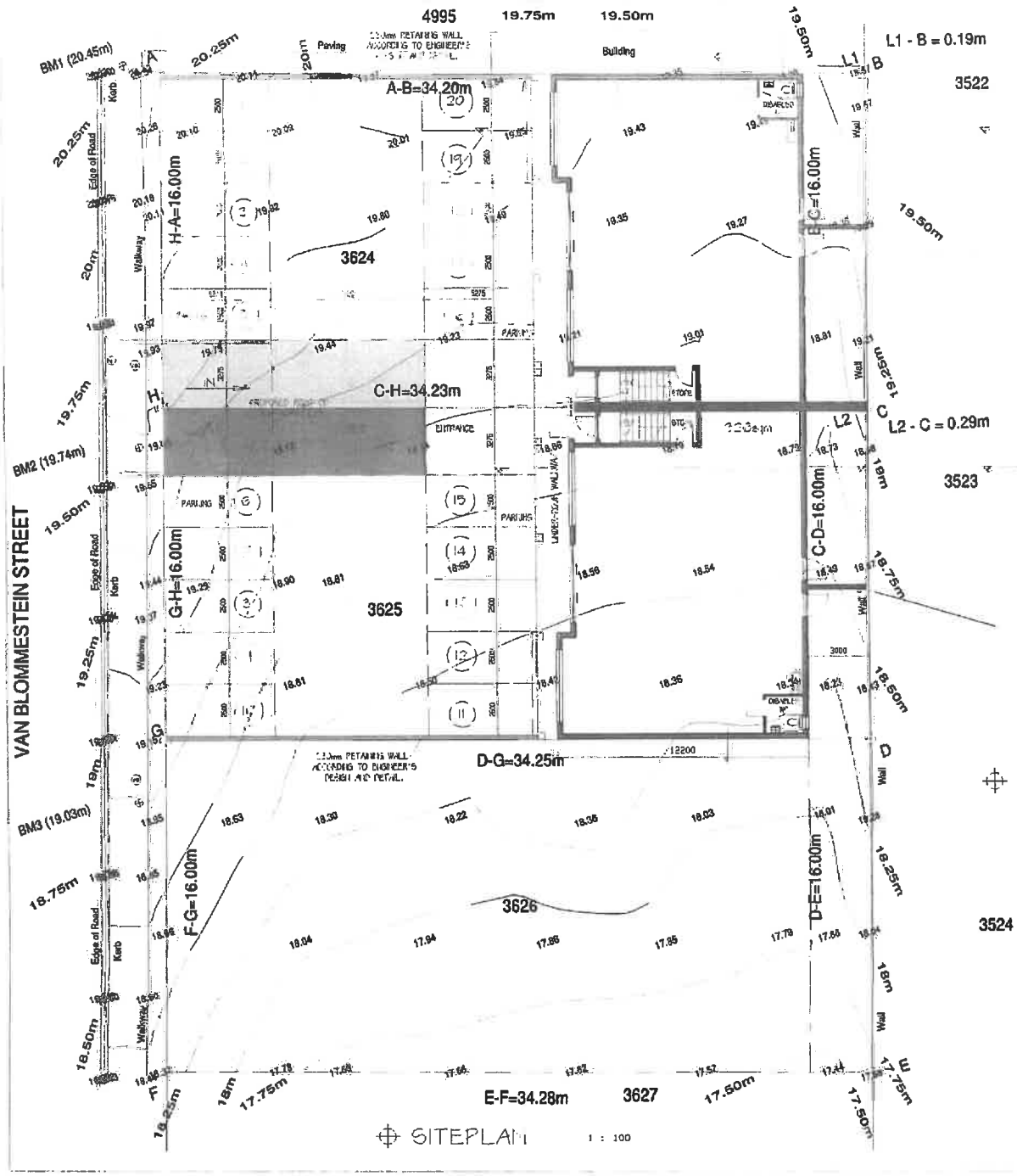
- The concern/objection raised that the proposed first floor balcony on Erf 3624 would impact the pool area on Erf 3522 is noted. However, should Erf 3624 be developed within its existing land use rights a double storey dwelling with balconies can be constructed 2m from the common boundary. The proposal would therefore not have a greater impact on the objector than should it be developed within its existing development rights.
- The application is in line with the general principles of SPLUMA and LUPA as this development will be spatially sustainable as it will provide for a mixed-use development with economic opportunity and addressing a housing need, which will also help limit urban sprawl,
- The Overstrand Municipality Spatial Development Framework, 2020 identifies this area for commercial purposes and it is in the Onrustrivier Business Node. The proposal is therefore in line with this policy plan.
- In terms of the Overstrand Municipality Growth Management Strategy, 2010, a guideline document, this area is identified for Local Economic Opportunity and densification zone for more than 50 residential units per ha. The commercial development with flats is therefore in line with this guideline document.
- The rezoning application will not have a negative impact on surrounding property owners or the character of the area

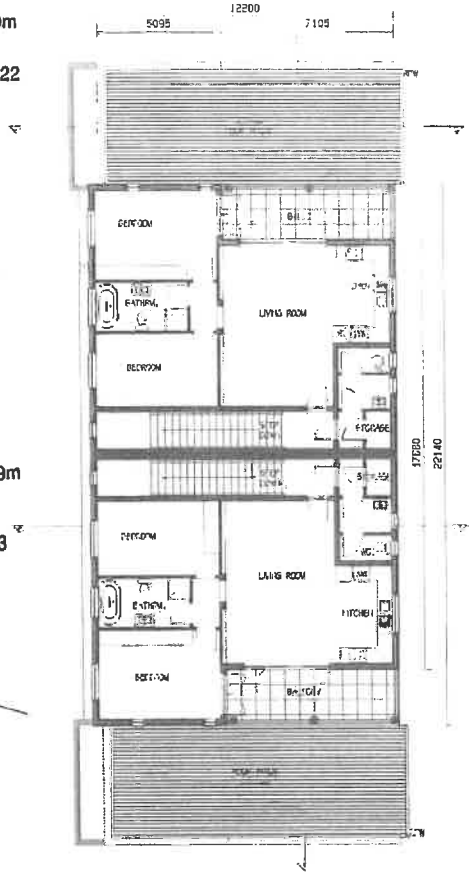
POINT 3

- The proposed departure to relax building line is because 3m lateral building line with Erf 3626 is because on submission of the application Erf 3626 was still zoned Residential zone 1. (*Note it has since been rezoned to Business Zone 3*).
- This area is in the business corridor, and the properties to the north and south is already zoned and/or be utilized for business purposes.
- The owners of the residential erven to the east and west did not object against the departure application.
- The encroachment is supported by all municipal divisions and other institutions.
- The departure application will not have a negative impact on surrounding property owners or the character of the area.



PlAnActive	Stads- en Streeksbeplanners Town & Regional Planners	All distances approximate and subject to survey. COPY RIGHT RESERVED	Property Description: 3624 & 3625 ONRUSTRIVIER	Plan Description: LOCALITY MAP	Scale: NTS Drawing No: 3624 OnrustrivierL.dwg Date: 2 Oct 2025

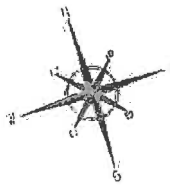




FIRST STORE PLAN 1 : 100

AREA SCHEDULE

DESCRIPTION	PROPOSED
GROUNDSTOREY	
MAIN BUILDING	377sqm
UNDER-ROOF WALKWAY	46sqm
PARKING & ROAD	570sqm
PARKING AREA (ONLY)	3[illegible]sqm
AREA PER UNIT	124sqm
BALCONY PER UNIT	[illegible]sqm



bba
BASSON BASSON ARCHITECTS

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B.BOUW. BARG.(UPR) ARG.(SAIRA-nr.4028

KLIENT:
ANTON QUENET & HOWIE VILJOEN

PROJEK:
PROPOSED BUILDING ON EXISTING STANDS 3624 & 3625, ONRUSTRIVIER

TEKENING:
SITEPLAN,
FIRST-STOREY PLAN

SKAAL:	DATUM:	GETEKEN:	TEKENING:	AMENDEMENT:
1 : 100	04 SEP 25 20 OCT 25	W.M.B. W.O.L.P.	045.100	02 TEKN 28

ALLE MATES MOET OP TERREIN NAGEGAAN WORD.
ENIGE GROOTEKENINGE MAG NIET DE AFMETE VERVANG WORD.
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KLIENT GOEDKEURING: ..... DATUM: .....

COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR: APPLICATION FOR REZONING, DEPARTURE & SUBDIVISION (RIGHT OF WAY SERVITUDE), ERVEN 3624 & 3625, ONRUS RIVER (51000/2025)

Water	:	Refer to conditions
Electricity	:	Eskom Area
Sewer	:	Refer to conditions
Stormwater	:	Refer to conditions
Roads and traffic	:	Refer to conditions

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 **(2025/2026)** is as follows:

Freehold erven:

Water	R 27 598.00 x -0.048=	-R 1 324.70
Sewerage	R 19 725.00 x -0.048=	-R 946.80
Roads	R 8 845.00 x 5.3025642=	R 46 901.18
Stormwater	R 10 205.00 x 3.28499951=	R 33 523.42
Solid Waste	R 1 769.00 x 2.73750=	R 4 842.64
TOTAL (inclusive of VAT)	=	**R 82 995.74**

Future development on Erven 3624 & 3625 (including future building plans) – per 100 sq. meter GLA:

Water	R 27 598.00 x 0.4=	R 11 039.20
Sewerage	R 19 725.00 x 0.4=	R 7 890.00
Roads	R 8 598.00 x 2.8205=	R 24 974.44
TOTAL (inclusive of VAT)		**=R 44 195.06**

Please note that the above figures:

a) Are estimated amounts that may be adjusted.
b) Are subject to annual tariff adjustments.
c) Do not include investigation and connection fees.
d) Do not include bulk electricity cost. Please contact Overstrand Municipality's Electrical Division for more details, Not for Eskom Areas.

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 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, upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Principal Technologist: Engineering Services (Hermanus) for written approval;

5 that any additional and / or extended vehicle entrances will be for the owner's account;

6 that no reservation of on-street parking be allowed;

7 that, both the existing and the proposed vehicular access to the proposed erven be provided with road infrastructure to allow access to the proposed erven. Such infrastructure must comply with the specifications of the Department: Operational Services (Hermanus).

8 that stormwater discharged from higher lying properties and generated in the catchment area of the property be allowed to drain freely through the property;

9 that stormwater reticulation and connection(s) to the municipal system be provided at the owners cost, if required.

02/02/2026

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

DATE

4. ERF 1735, 71 BERGSIG STREET, SANDBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REZONING AND DEPARTURE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF TERRA NUOVA DEVELOPMENTS CC

1735 HSB (4409/2023)
B Minnaar **(028) 313 8900** **Hermanus Administration**
23 April 2026

EXECUTIVE SUMMARY

An application, in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), has been received on 3 November 2023 from Messrs WRAP Project Office on behalf of Terra Nuova Development CC, the owner of Erf 1735, Sandbaai. The application served at a Municipal Planning Tribunal meeting on 4 October 2024 and was resolved that the application be referred back to the applicant to submit a revised proposal. Subsequently a revised application in terms of the By-Law has been submitted for the following:

- **Rezoning** of the property in terms of Section 16(2)(a) of the By-Law from Residential Zone 1: Single Residential (SR1) to General Residential Zone 3: Flats (GR4) to accommodate 51 town houses and 83 flats (sectional title) on the property, and

- **Departure** in terms of Section 16(2)(b) of the By-Law to:
  - relax the southern street building line 4m to 0m to accommodate the proposed refuse room, and
  - deviate from the applicable density provision from 50du/ha to 74.44du/ha to accommodate the proposed development.

RESOLUTION

1. that the comments received, be noted;

2. that the application in terms of Section 16(2)(a) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), for the rezoning of Erf 1735, Sandbaai from Residential Zone 1: Single Residential (SR1) to General Residential Zone 3: Flats (GR4); **be approved** in terms of the provisions of Section 61 of the By-Law;

3. that the application for departure in terms of Section 16(2)(b) of the By-Law to:
   (a) relax the southern street building line 4m to 0m to accommodate the proposed refuse room, and

(b) deviate from the applicable density provision from 50du/ha to 74.44du/ha to accommodate the proposed development,

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

4. that the approvals in 2. and 3., above, be subject to the following conditions:

   (a) that the development be in line with *SDP-2022_30_100_REV 1*, dated *24/09/2025*;

   (b) that building plans be submitted to the Building Control Office, and that all comments from the Building Department and Fire Departments be complied with at that stage;

   (c) that the conditions of the Engineering Services Department: Services Report must be complied with;

   (d) that a body corporate be established in accordance with the Sectional Titles Act with compulsory membership for all subsequent owners of a sectional title unit within the development.

   (e) that house/conduct rules be approved by the body corporate of the development to ensure the management of common property.

5. that the applicant be notified of its appeal right in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 regarding the above decisions; and

6. that the commenters be informed of their appeal right in terms of Section 78 of the By-Law with regard to the conditional approval in paragraph 2. and 3. above.

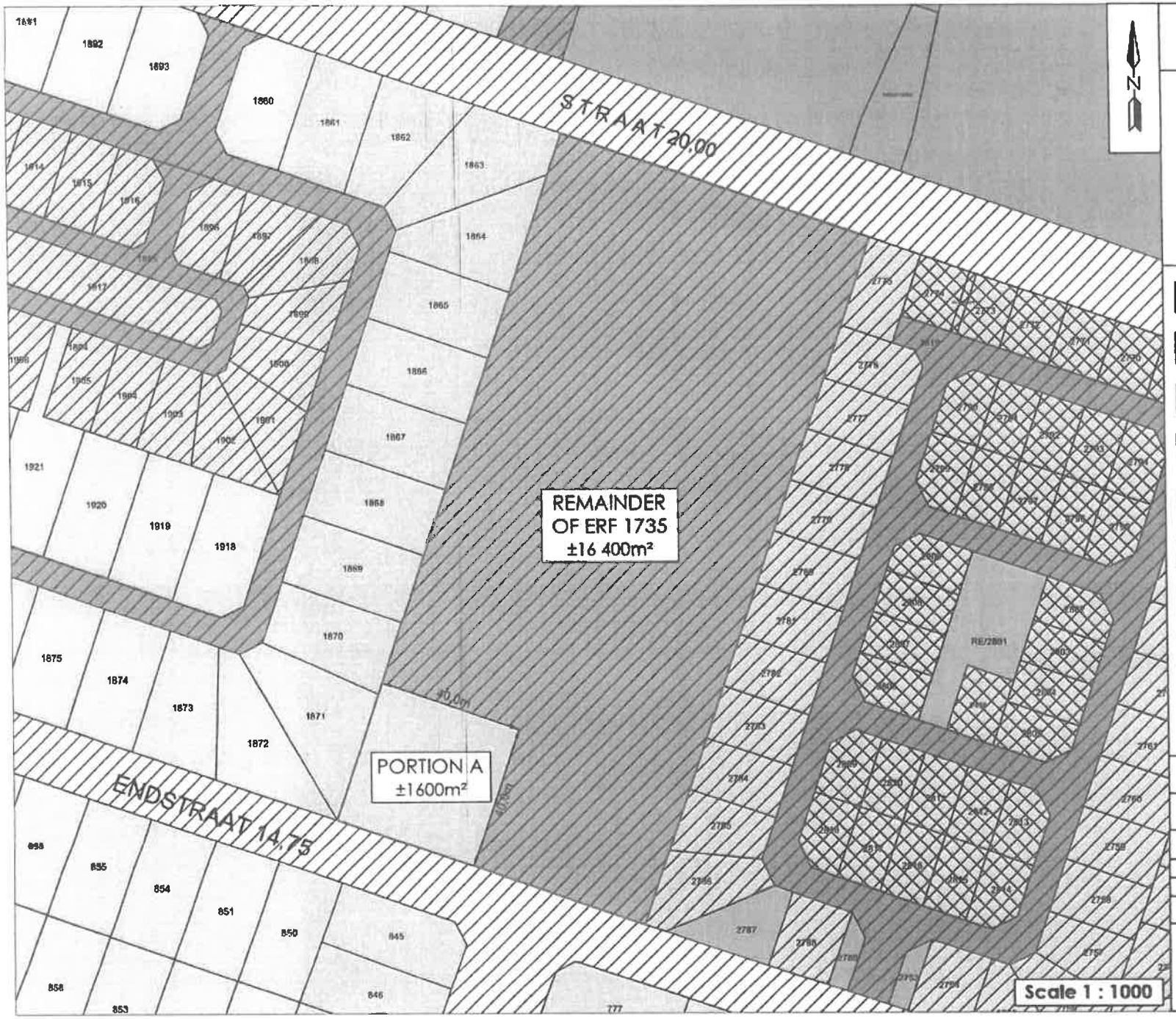
REASONS FOR RESOLUTION

- The application has followed due procedure.
- The concerns raised by during public participation have been adequately addressed.
- All the relevant internal and external departments supported the application.
- The rezoning and increased density to 74.44du/ha of the subject property is in line with the strategic planning for the area in terms of the SDF and the OMGMS.
- The development proposal complies with the relevant setbacks and development parameters of the new zoning (apart from the departure to accommodate the refuse area and the increased density).

- The revised development complies with the applicable height and lateral building lines to enhance view corridors, improve sunlight impact, and reduces privacy.
- The stepping of the building heights seamlessly integrates the increased height of the apartment blocks located in the centre of the property.
- The residential character is maintained with regards to the stepping of the building heights and applicable setbacks.
- The proposal is in line with the general principles of SPLUMA and LUPA as this development will be spatially sustainable, it will not lead to urban sprawl or be developed on agricultural land or environmentally sensitive areas.
- The studies provided with the application is supported by the Engineering Services Department in line with the upgrading in accordance with the master plan.

1. Locality Plan
Erf 1735 - Sandbaai

Plan prepared by: Thian Jansen
Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200
Project Office



4. Subdivision Plan
Erf 1735 - Sandbaai

Property Extent - 18 000m²

Proposed Subdivision

Remainder - ±16 400m²

Portion A - ±1600m²

- Transport Zone 2: Road and Parking
- Residential Zone 1: Single Residential
- Business Zone 1: General Business Bulk Zone 1
- General Residential Zone 1: Town Housing
- General Residential Zone 2: Town Housing
- Transport Zone 2: Road and Parking (Private)
- Open Space Zone 3: Private Open Space
- General Residential Zone 3: Flats (GR3)

Plan date: 2023/11/03
Plan number: 22/64(002)

Plan prepared by: Thian Jansen

All distances are approximate and subject to a survey

Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Unit B, Standard House, Corner of Royal and Dirkie Uys Street Hermanus, 7200

WRAP Project Office
Town Planning & Project Management

COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR: APPLICATION FOR REZONING, SUBDIVISION & DEPARTURE: ERF 1735, SANDBAAI (4409/2023)

Water	:	Upgrading according to master plan/GLS Report
Sewer	:	Upgrading according to master plan/GLS Report
Roads and Traffic	:	Upgrading according to TIS by Douw Lourens
Stormwater	:	Upgrading according to stormwater management plan by developer.
Electricity	:	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 **(2023/2024)** is as follows:

Freehold erven:

Water	R 27 598.16 x 87.8	= R 2 423 118.45
Sewerage	R 18 608.30 x 87.8	= R 1 633 808.74
Roads	R 8 344.32 x 147.00	= R 1 226 615.04
Stormwater	R 9 626.92 x 16.4	= R 157 881.49
Solid Waste	R 1 668.44 x 147.00	= R 245 260.68
TOTAL (inclusive of VAT)		**= R 5 686 684.40**

Note:

1.3 The above figures are estimates which are subject to annual tariff adjustments.

1.4 That Overstrand Municipality's Electrical Department be contacted regarding the bulk electricity cost.

1.5 The above figures exclude investigation levies and connection fees.

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 the 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 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

13. 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;

14. that a service agreement may be required by the Director: Infrastructure and Planning prior to the approval of any service plans;

15. that the developer provide bulk meters for water and electricity at approved positions as well as individual meters at each consumption point;

16. that each subdivided erf be provided with individual water and sewer connections which comply with the standards of the Department: Operational Services (Hermanus).

17. that the sewer and water reticulation be provided/upgraded according to the report prepared by GLS consulting engineers and the Overstrand Master Sewer and Water Plans.

18. that the Home Owners Association be responsible for the operational costs and maintenance of street lighting, electrical reticulation and metering and all internal services;

19. 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;

20. that the street lighting be provided and conform to municipal standards;

21. 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;

22. that the electricity reticulation and supply be provided according to the master plan, by the developer and that transfer can only proceed once electricity is available;

23. 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;

24. 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*;

25. that an approved refuse collection area/room to sufficiently accommodate the refuse generated by the development and which is to be provided in line with the 2020 Overstrand Land Use Scheme.

26. that the refuse room be completed prior to occupation of the first unit, to the satisfaction of the Director: Infrastructure and Planning;

27. 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/her cost to the satisfaction of the Director: Infrastructure and Planning;

28. that the connection to the stormwater reticulation system be provided according to the stormwater master plan by, the developer;

29. that the stormwater system in Bergsig street may be upgraded by the developer;

30. that the following improvements/ upgrades be implemented as as recommend by the approved TIS report:

    a) Provision of a minimum of 17,0 m stacking distance between the entrance gate and the road reserve
    b) The upgrades of the Sandbaai Main Road/Bersig Street roundabout.
    c) The implementation of stop control at the Louis Trichard / End Street intersection.

31. 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;

32. 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.P. R Hendriks

DENNIS HENDRIKS
SENIOR MANAGER: ENGINEERING SERVICES

07/04/2026

DATE