1. REMAINDER OF FARM 581, (NEAR DAVIES POOL), KINGSWAY, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF OVERSTRAND MUNICIPALITY AND A BRONKHORST

Remainder Farm 581 (4970/2025)
H Olivier **(028) 313 8900** **Hermanus Administration**
21 August 2025

EXECUTIVE SUMMARY

An application was received on 24 April 2025 from WRAP Project Office on behalf of Overstrand Municipality and A Bronkhorst on Remainder of Farm 581, Onrustrivier in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for a **consent use** in terms of Section 16(2)(o) of the By-Law, for a Tourist Facility to operate a coffee stall from a shipping container.

RESOLUTION

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipal Amendment By-Law on Municipal Land Use Planning, 2020 on Remainder of Farm 581, Onrustrivier for a **consent use** for a tourist facility to operate a coffee stall from a shipping container, **be approved** in terms of the provisions of Section 61 of the By-Law; subject to the following conditions:

   (a) that an amended Site Development plan, in line with Plan number 0001;A1-01 dated 6 December 2024, be submitted with an amendment that the total footprint be reduced to under $50m^2$, to the satisfaction of the Senior Manager: Town and Spatial Planning;

   (b) that the container structure be cladded to the satisfaction of the Building Control Department;

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

   (d) that there be compliance with the conditions of the Municipal Environmental Branch;

   (e) that there be compliance with the conditions of the Property Administration Division;

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

(g) that there be compliance with all relevant Health and Fire Regulations;

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

(i) that all the conditions of Telkom, be complied with.

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.

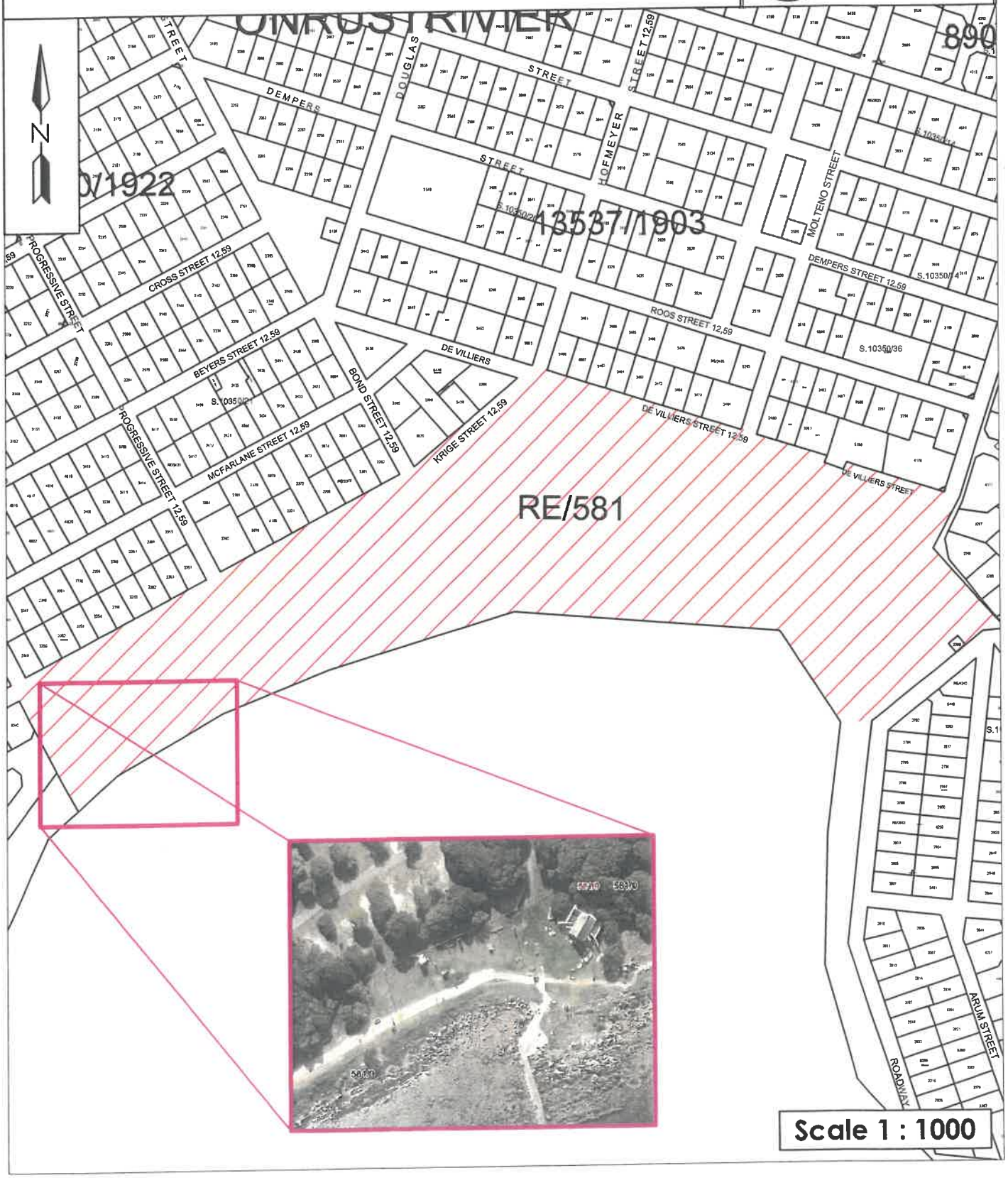
REASONS FOR RESOLUTION

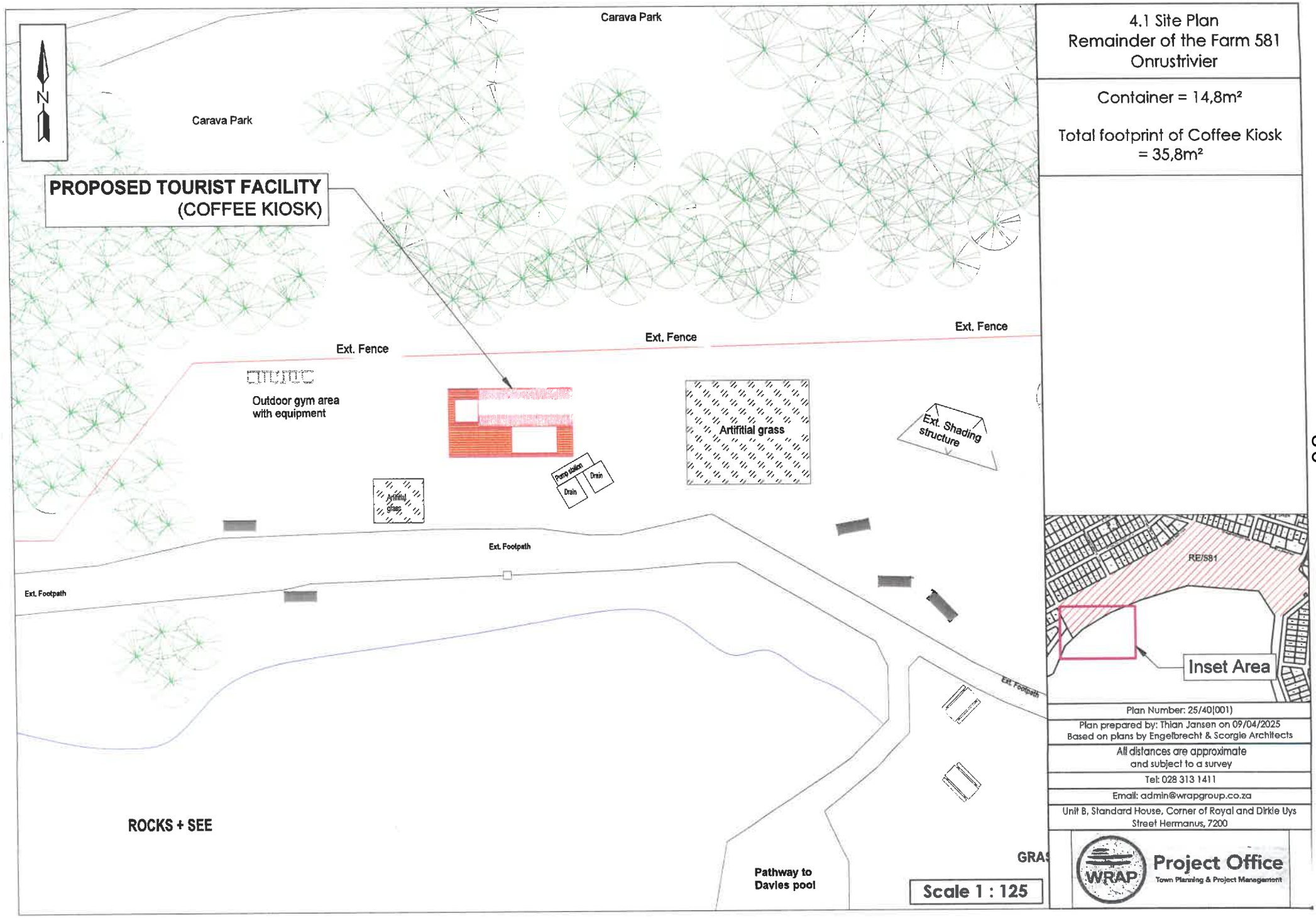
- There is good accessibility and sufficient parking provision.
- The application has followed due procedure.
- None of the internal departments have objected to the application.
- There are existing municipal services that can be utilized.
- The application is in line with SPLUMA principles.
- No impact on the environment.
- It is in line with the aims of the Overstrand SDF to promote tourism.
- The application will not have a negative effect on the character of the area, as there is already a mobile coffee kiosk in the area.
- The upgrade of the existing facility will improve the facility for locals and tourists and will create employment opportunities.

1. Locality Plan
Remainder of the Farm 581 Onrustrivier

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




Carava Park
Carava Park
PROPOSED TOURIST FACILITY
(COFFEE KIOSK)
Ext. Fence
Ext. Fence
Ext. Fence
Outdoor gym area
with equipment
Artifitial grass
Ext. Shading
structure
Pump station
Drain
Drain
Artifitial
grass
Ext. Footpath
Ext. Footpath
Ext. Footpath
ROCKS + SEE
Pathway to
Davies pool
GRAS
Scale 1 : 125
4.1 Site Plan
Remainder of the Farm 581
Onrustrivier
Container = 14,8m²
Total footprint of Coffee Kiosk
= 35,8m²
RE/581
Inset Area
Plan Number: 25/40(001)
Plan prepared by: Thian Jansen on 09/04/2025
Based on plans by Engelbrecht & Scorgie Architects
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 PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR CONSENT USE: REMAINDER OF FARM 581, ONRUS RIVER (4970/2025)

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

09/06/2025

DATE

2. ERF 5329, 26 AMANDELBOOM AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: HENDRE PITOUT ARCHITECT ON BEHALF OF JL MALHERBE

5329 KKM (4663/2024)
H van der Stoep **(028) 313 8900** **Hermanus Administration**
22 September 2025

EXECUTIVE SUMMARY

An application has been received on 14 May 2024 from Hendre Pitout on behalf of JL Malherbe on Erf 5329, Kleinmond in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 for the following:

- **Departure** in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 for the following relaxations:
  - eastern lateral line from 2m to 1,850m to accommodate an existing structure,
  - the western lateral line from 2m to 1,0m to accommodate a braai chimney higher than 1,5m and,
  - the rear building line from 2m to 1,180 to accommodate a proposed change of use of a portion of the existing garage to a new en-suite bathroom and to accommodate an extension of the garage.

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

RESOLUTION

1. that the comments be noted;

2. that the application in terms of Section 16(2)(f) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), applicable to Erf 4245, Voëlklip, Hermanus for the **removal of restrictive title deed condition** C(ii) as contained in the Title Deed T51108/2016 of the property to accommodate the proposed development, **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 4245, Voëlklip, Hermanus in order to:

- relax the western lateral building line from 2m to 1.3m to accommodate a portion of the braai;

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

4. 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 4245, Voëlklip, Hermanus in order to:

   - relax the street building line from 3m to 0m to accommodate the proposed carport, and
   - relax the street building line from 4m to 0m to accommodate the proposed carport,

   not be approved in terms of the provisions of Section 61 of the By-Law,

5. 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 4245, Voëlklip, Hermanus in order to relax the street building line from 4m to 0.747m to accommodate the proposed garage, **be partially approved** in terms of the provisions of Section 61 of the By-Law;

6. that the approvals in paragraphs 2. and 3. above are subject to the following conditions:

   (a) that only the braai area be developed as per the proposed SDP as submitted with the application and that the proposed garage (with the first-floor planter) be setback to 3m from the boundary of Seventeenth Avenue.

   (b) that the revised building plans be submitted in line with the recommendation to the Building Control Department for approval and that all conditions of the Building and Fire Departments be complied with;

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

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

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

7. 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

Reason for the resolution under points 2-3

- The proposed braai area will not have a detrimental impact on the neighbouring property as the proposed encroachment is considered minor and the use will not be permanent in nature.
- The removal of the title deed condition is desirable as similar applications have been supported in the past and is also considered desirable as it will allow the property owner to develop the property in line with the character of the area and municipal by-law.
- The application has followed due procedure.
- The proposal is in line with the relevant policy documents.
- No objection was received.

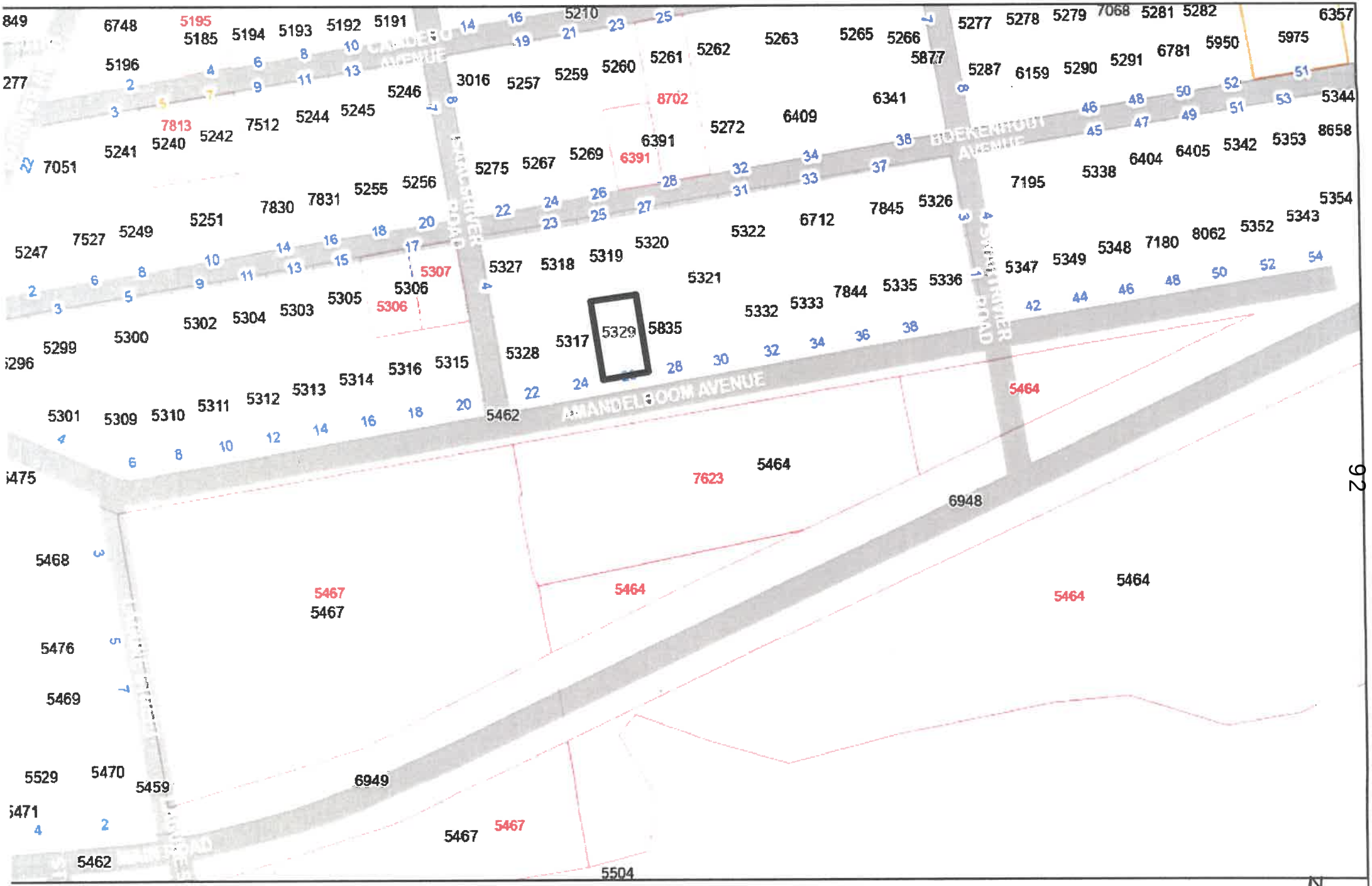
Reason for the resolution under point 4

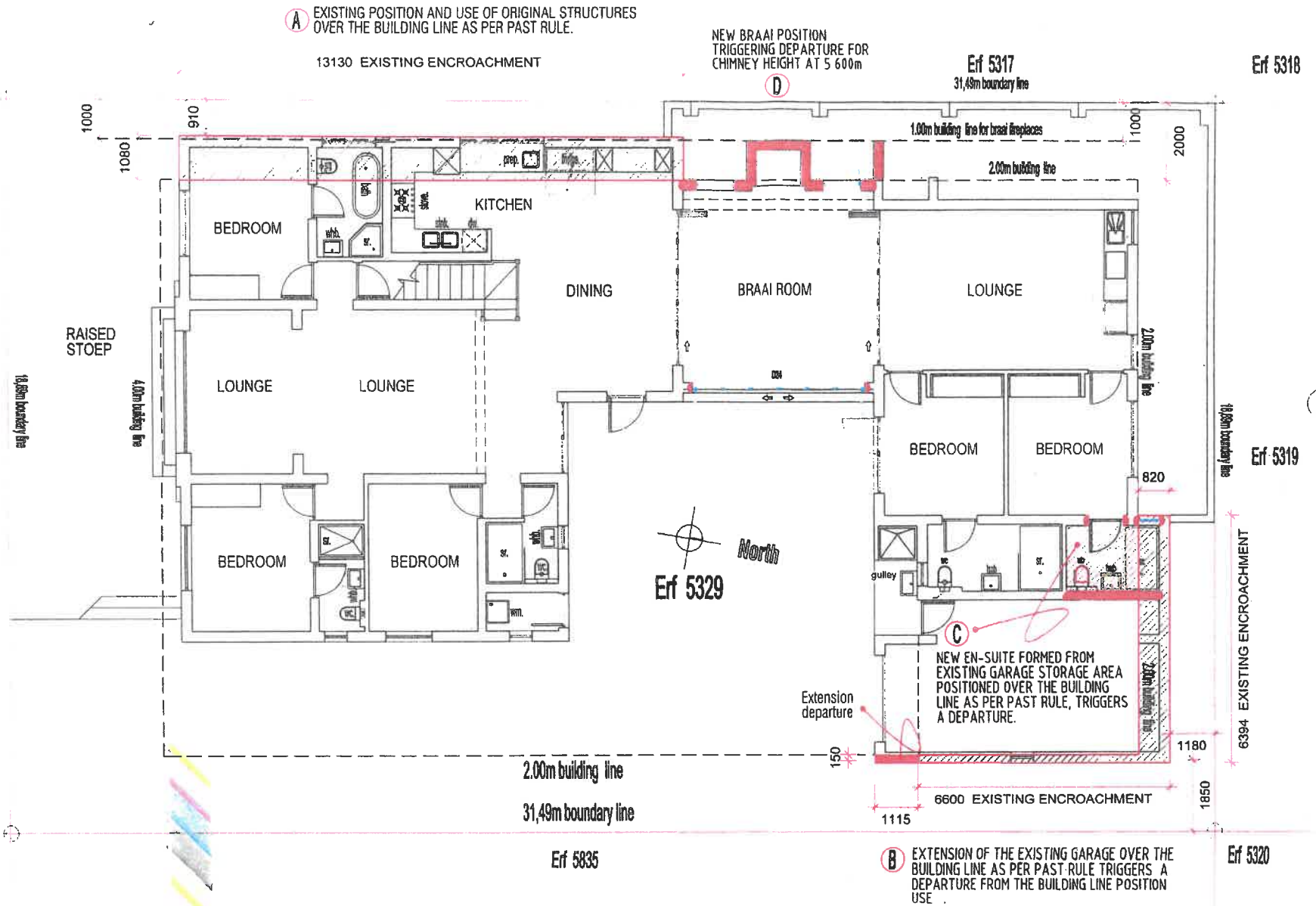
- The streetscape of Both Sixth Street and Seventeenth Avenue will be affected.
- The height of the structure is taller than what the regulations allow for, this deviation was not motivated or discussed.
- The examples provided only have an impact on one street boundary, while this proposal will have an impact on two street boundaries.
- The minimum parking required is two parking bays which will be served by the proposed double garage, the proposed carport is therefore considered to be a luxury and not a necessity to the functioning of the property.
- The carport could be easily accommodated next to the dwelling on the eastern side of the property however due to the design and the property owner's requirement for a braai area, application is made to encroach two street boundaries.
- There are no geographical site limitations which require the carport to be situated on the street boundaries.

Reason for the resolution under point 5

- There are no site limitations which warrants the proposed placement of the garage near the street boundary.
- There are There are no geographical site limitations which require the carport to be situated near the street boundary. The proposal is made purely form a design perspective and to accommodate features behind the garage.

- The whole site will be redeveloped and therefore the scullery and laundry can be accommodated elsewhere in the design of the dwelling which allows for the garage to be setback to the façade of the dwelling.
- no similar garages on Seventeenth Avenue, the properties are developed with garages which are setback 3m or greater from the street boundary and therefore the proposed garage near the street boundary is not in line with the character of the area.
- It is proposed that the garage be setback to at least 3m from the boundary to be in line with the placement of the existing dwelling and property development line on Seventeenth Avenue instead of the 4m building line requirement of the Land Use Scheme for garages.


AMANDELBOOM AVENUE
ASTER RIVER ROAD
5329
5835
5307
5306
5462
5464
7623
6948
5467
6949
5504
5459
5470
5529
5476
5469
5468
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5464



SITE AND GROUND FLOOR PLAN 1;100

SITE AREA	=	594.845m2
50% COVERAGE	=	297.422m2
ACTUAL COVERAGE	=	286.571m2

11-5-24
signature owner date

11.6.24
signature architect date

93

architect
HENDRe PITOUT
PrArch 24681388
Durbanville 7550
084 5470450
e mail ;
hendre@pitoutarchitects.co.za

client
JAN & RINA MALHERBE
26 AMANDELBOOM LAAN,
KLEINMOND

project description
AS BUILT GROUND FLOOR AND SITE PLAN DRAWINGS TO EXIST.
DWELLING ON ERF 5329
26 AMANDELBOOMLAAN ,
.KLEINMOND.

drawing description
DEPARTURE APPLICATION DRAWINGS.

drawn by H.Pitout

date 10 / 06 / 2024

12 JUN 2024

3. ERF 3472, 37 ALHEIT STREET, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: SCHOONRAAD ARCHITECTS ON BEHALF OF CR MCNALLY

3472 KKM (4932/2025)
H van der Stoep **(028) 313 8900** **Hermanus Administration**
18 September 2025

EXECUTIVE SUMMARY

An application has been received on 13 March 2025 from Schoonraad Architects on behalf of CR McNally on Erf 3472, Kleinmond in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 for the following:

- **Departure** in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 to relax the eastern lateral building line from 2m to 0m to accommodate an existing single garage.

- **Departure** in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 to relax the western lateral building line from 2m to 1m to accommodate an existing external staircase.

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

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 3472, Kleinmond for the following departures:

    - to relax the eastern lateral building line from 2m to 0m to accommodate an existing single garage, and
    - to relax the western lateral building line from 2m to 1m to accommodate an existing external staircase;

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

    (a) that this approval is only for the development as indicated on the plan numbers 3472KM 2024-302, dated 11 March 2025, as submitted with the application;

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

(c) that all the conditions in the Services Report (attached as Annexure D), 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 Land Use Scheme be complied with.

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 3472, Kleinmond for unauthorised building line encroachments as mentioned above, was considered and that an administrative penalty of **R9931,09 be imposed,** and it be paid within sixty days (60) of this approval.

3. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2020 with regard to the above conditions of approval.

REASONS FOR RESOLUTION

- The application has followed due procedure.
- No new municipal services will be affected.
- All relevant Municipal support the application.
- The application will not have a negative impact on surrounding property owners or the character of the area.
- The proposal is in line with the Planning Principles as the existing building and business property will be utilized more efficiently.
- The garage is allowed with neighbour's consent and in this case the neighbour did not respond to any correspondence forcing an application during which the neighbour also did not respond.
- Due to the fact that garages are allowed on the boundary, the applicant built without a building plan and was aware that it is a requirement.
- The external staircase will not be made subject to an administrative penalty since it was approved on a previous building plan but was not built in the correct location. The owner did obtain the neighbour's consent. Taking the aforementioned into consideration a penalty of 3% is deemed appropriate

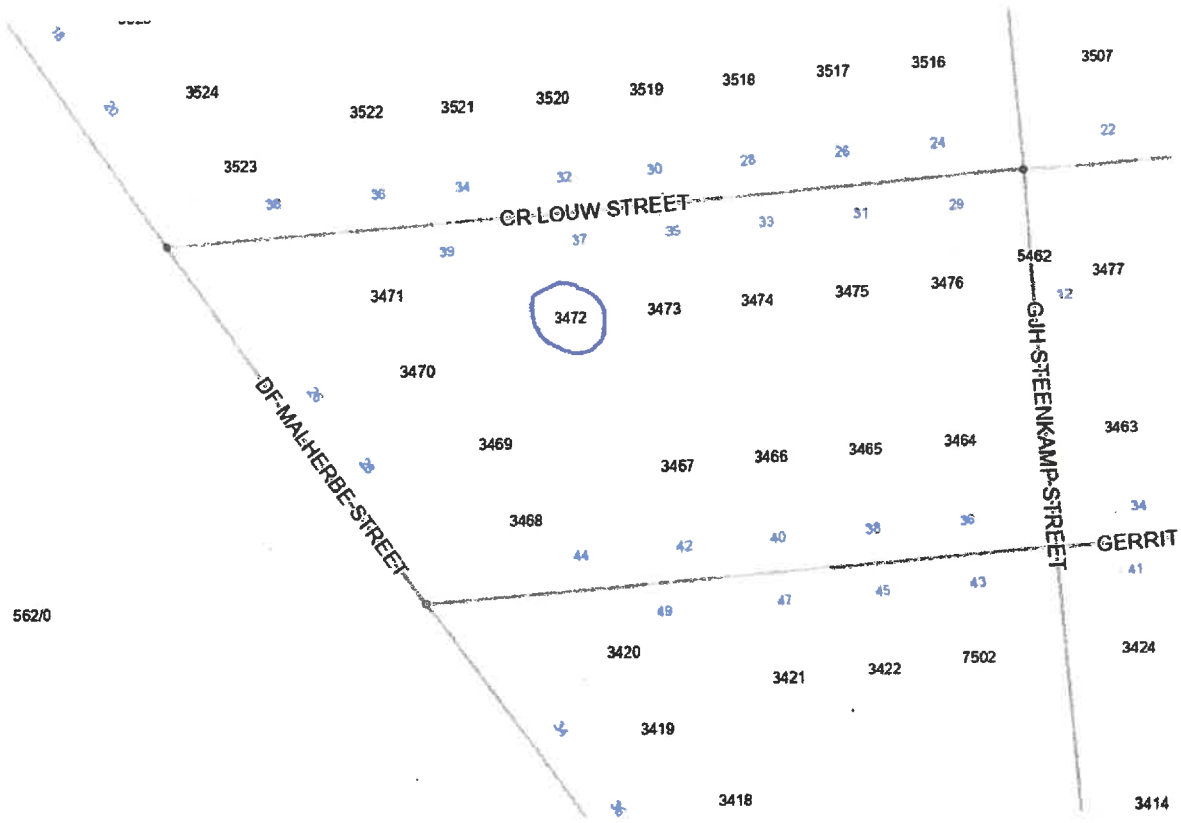
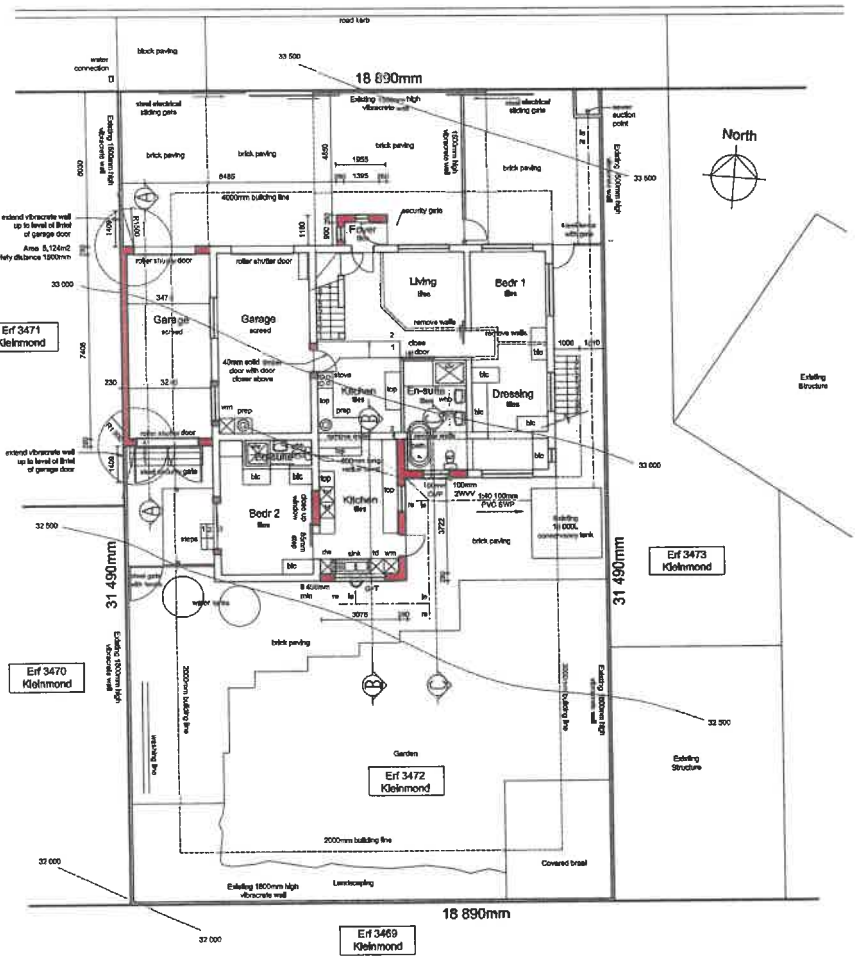


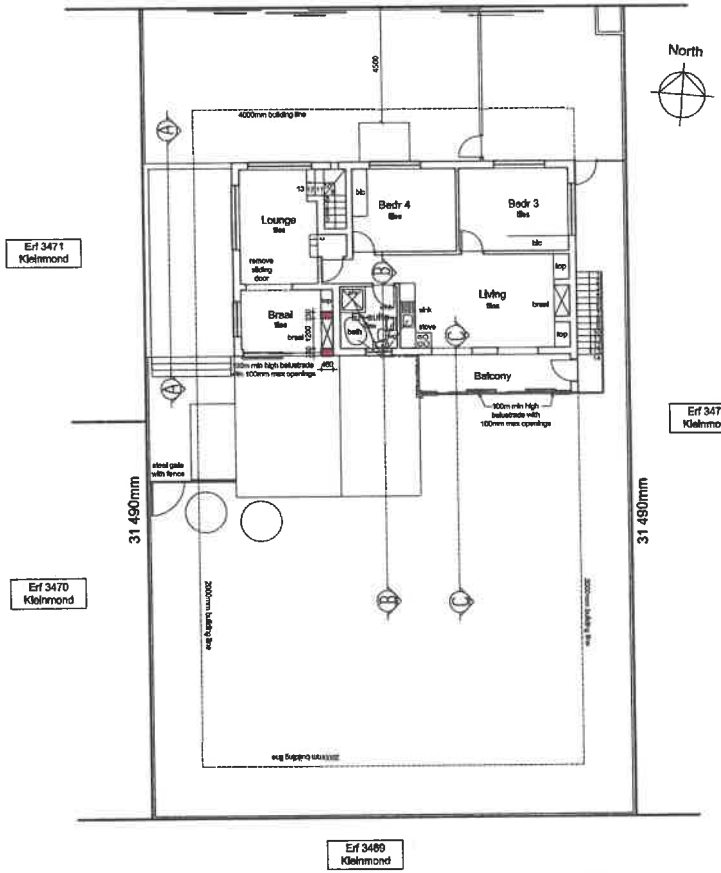
Fig 1. Locality plan



37 Alheit Street



Ground floor 1:100



First floor 1:100

Erf 3472 Kleinmond
Existing house
Ground 151m2
First 108m2
Stair 5m2

Area of additions
Garage 27m2
Foyer 2m2

Total area 293m2

Coverage
189m2 / 696m2 = 31%

General:

All materials and construction methods to comply with the National Building Regulations, all applicable Local Authority bylaws as well as SABS set standards
All dimensions to be verified on site and discrepancies to be pointed out immediately before construction commences
No measurements to be scaled directly from drawing.
Position of boundary pegs to be verified on site and visually merited before any construction commences

All levels, dimensions and steps to be confirmed on site and discrepancies to be reported immediately to architect

Foundations:

230mm Walls: 600 x 250mm Concrete strip foundations.
115mm Walls: 480 x 250mm Concrete strip foundations.
Minimum strength: 20 MPa, Class 2 after 28 days.
Foundation walls: Minimum strength 7 MPa, Class 2.
Foundation not to be less than 500mm below NGL.
Foundations not to encroach stand boundaries
General foundation specifications to be read in conjunction with engineer's details where applicable.

Floors:

Foundation trenches & filling to be treated with anti-termite and conform to SABS 0124.
75mm Concrete Surface bed (30MPa), 19mm stone) on well compacted & watered backfill layers of not more than 150mm. DPM underneath surface bed.
25mm Cement Screed with finish as per drawing
FFL to be at least 150mm above finished ground level.
Concrete floor or slabs to engineers design and specification
Ashlame or enclosed yards to be fitted with stormwater outlets

Walls:

230mm & 115mm Brick-walls (Minimum strength 7Mpa)
Stretcher course, Class 3 mortar (SANS)
DPC underneath walls & windowsills and vertical
DPC at all floor level changes.
Brickforce every four courses, each course for foundation walls & each course for four courses above all openings in wall plans
Parapet walls min 300mm high and max 800mm with brickforce every course, top to be waterproofed
Lintels to be supported 150mm inopenings up to 3m and 230mm for openings up to 6000mmm

Roofs:

Corrugated roof sheeting at 122 degree angle.
50mm/270mm SAnyhe roof battens at 320mm centres.
152mm/228mm Grade S Sanyhe trusses to comply with SABS at 760mm centres max.
114mm/228mm Wall plates.
Two strings 4mm diam. galvanised roof ties bolt five layers into walls with 10mm steel rod at end, fixed around truss endpoints.
Flashings to all parapets and roof level changes

Stairs:

Stairs to be 1 900mm Wide, tread 280mm, riser 200mm with 5mm max deviation. 1000mm min high balustrade
2100mm Minimum headroom measured from pitchline

Glazing:

All glazing to comply with SABS 0137 and Part N SABS 0400
All doors containing glass panes to be fitted with safetyglass
Safety markers to be fitted to all sliding doors panes
Safety glazing to be fitted to all shower and bath enclosure

Pools:

All pools to comply with SABS 0400 D04 and SABS 1390
1,2m Minimum high fence or wall to be erected to prevent direct access from public to pool and fitted with self closing locking gate. Vertical openings in fence wall or gate to be 100mm max and non climbable. Backwash to garden

Drainage:

All drainage to comply with NBR and be fully accessable
Provide one gulley at lowest point or per block
Invert level to be 450mm min below natural ground level
RE's to have reinked covers at Natural ground level
IE's to all changes of direction and joints. Boil pipes to have minimum fall of 1:40. Foundations to be reinforced at points where drainage passes underneath construction
No change of direction or junctions allowed underneath structure
All wastepipes to be minimum 50mm diameter and fitted with water traps and anti vacuum traps
Provide 100mm dia open vent pipe at highest point or per block
Provide all showers outlet with brass trape
Waterproof shower trays at all first floor applications
Waste pipes should connect minimum 200mm apart
Geyser to comply with SABS 0254.
All water from gutters to disposes to open area

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Tel 028 271 3788 Cell 082 89 33 770
Email gideon@schoonraadarchitects.za

Drawn	SACAP	Date	Rev
Gideon	5846	11 Mar 2025	A

Client: Mr. C. R. McNally

Project Description: Additions and alterations to Erf 3472 Kleinmond

Drawing Description: Elevations Sections

Revision description:

Signed Owner	Drawing Number: 3472KM.dwg
Signed Engineer	Project Number: 2024-302
Signed Architect	

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 3472, KLEINMOND (4932/2025)

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: Kleinmond 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

08/07/2025
DATE

4. ERF 985, 23 KERSBOS STREET, VERMONT AND ERF 986, 21 KERSBOS STREET, VERMONT, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSOLIDATION, DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: WRAP PROJECT OFFICE ON BEHALF OF FH & A PIENAAR

985 & 986 HVM (4912/2025)
H Olivier **(028) 313 8900** **Hermanus Administration**
25 September 2025

EXECUTIVE SUMMARY

An application has been received on 11 February 2025 from WRAP Project Office on behalf of FH & A Pienaar in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the following:

- **Consolidation** in terms of Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 to consolidate Erf 985, Vermont (±766m²) with Erf 986, Vermont (±794m²) to create a consolidated property of ±1560m² in extent.

- **Departure** in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 to relax the northern lateral building line from 2m to 0m to accommodate the existing shade port.

- **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 building line encroachment to accommodate the existing structures mentioned above.

RESOLUTION

1. that the application in terms of Section 16(2)(e) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 for the consolidation of Erf 985, Vermont (±766m²) with Erf 986, Vermont (±794m²) to create a consolidated property of ±1560m² in extent, **be approved**, in terms of the provisions of Section 61 of the By-Law;

2. that the application in terms of Section 16.(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 985 Vermont for a departure to relax the northern lateral building line from 2m to 0m to accommodate an existing shade port, be approved, in terms of the provisions of Section 61 of the By-Law;

3. that the approvals in Points 1-2 above be subject to the following conditions:

   (a) that the approval for the consolidation and departure is only for the development over for the building line as indicated on plan number 24.170 (001), submitted with the application;

   (b) that this approval is only for the departure of building line and is not an approval in terms of any other legislation;

   (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 Scheme be complied with, and

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

4. 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 985 Vermont for the unauthorised building line encroachment to accommodate the existing structures mentioned above, was considered and that an administrative penalty **be imposed of R229,00,** and it be paid within thirty days (30) of this approval.

5. 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

POINT 1 - 2

- The application has followed due procedure.
- No new municipal services will be affected.
- The existing encroachment of the shade port over the building line has no impact on surrounding neighbours or the character of the area.
- The consolidation will also not impact the character of the area and is desirable.
- No objections were received from surrounding neighbours.
- All relevant Municipal/State Departments or other institutions support the application.

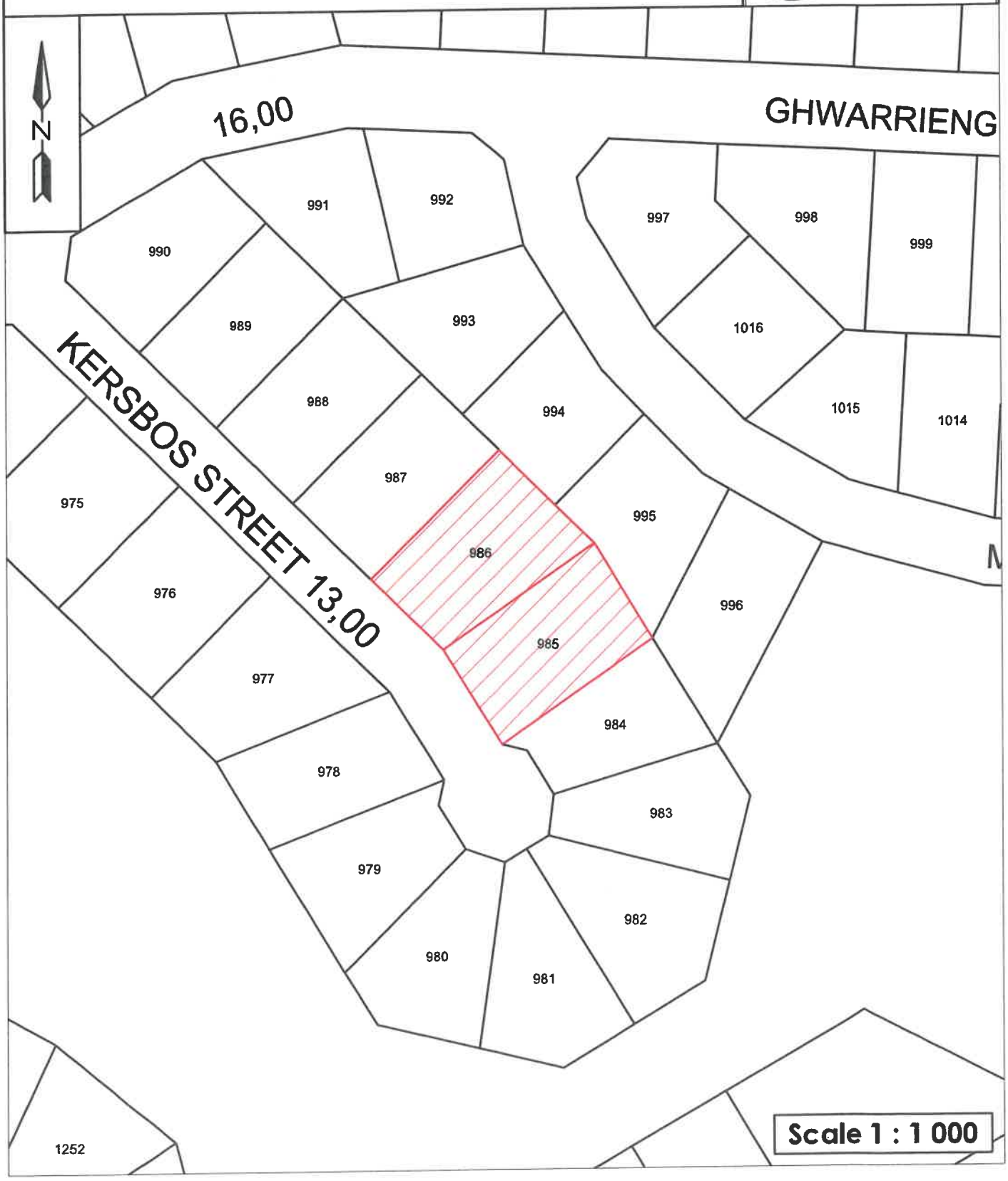
POINT 3

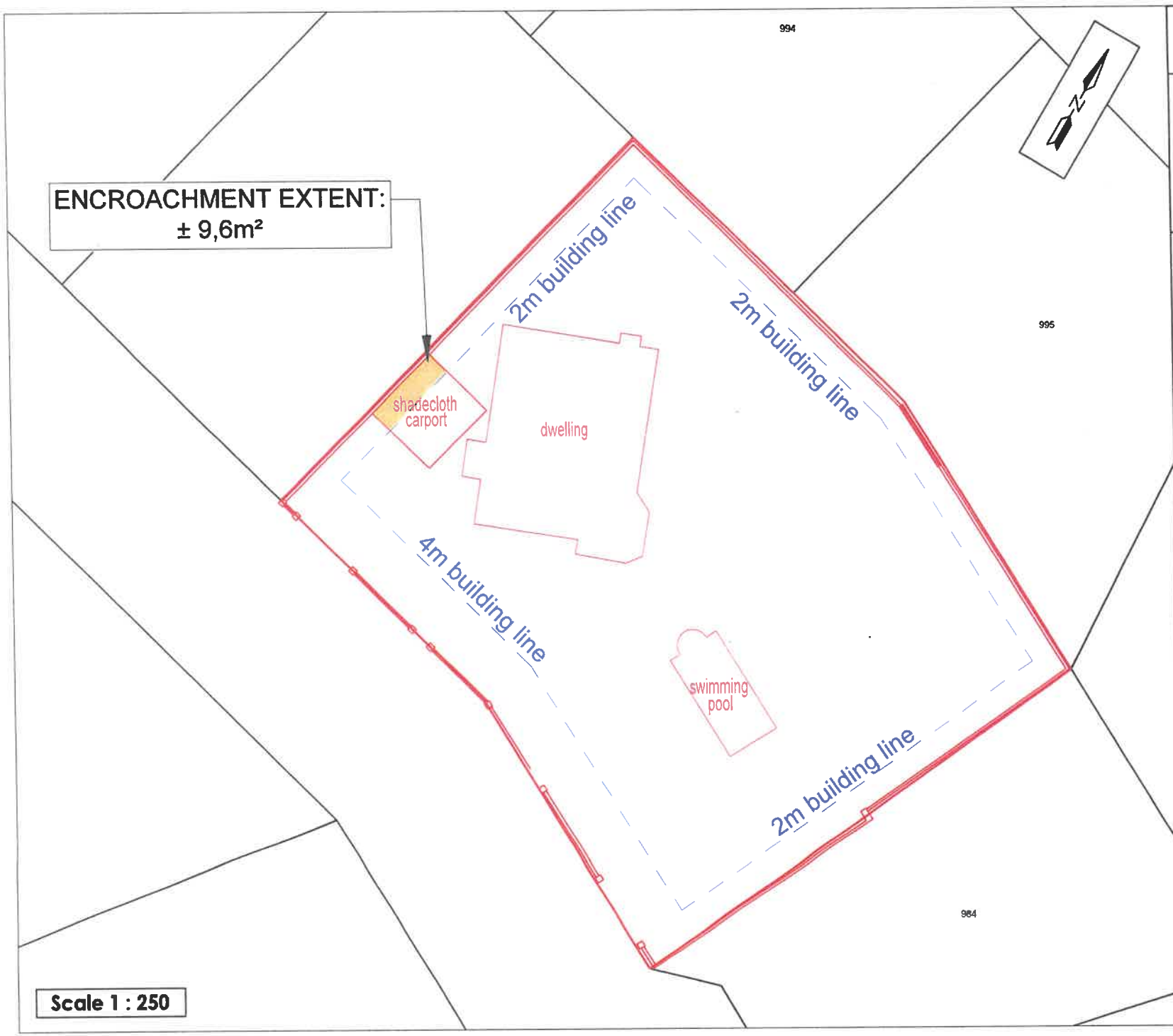
- The existing property owner did not construct the shade port, but each property owner must ensure that buildings/structures on a property has an approved building plan. A 5% administrative penalty fee is therefore recommended.

1. Locality Plan
Erven 985 & 986 Vermont

Plan prepared by: Veronica 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





6. Departure Plan
Erf 985 & 986 Vermont

PROPOSED CONSOLIDATED PROPERTY

1 257 m²

Extent of encroachment

Permanent departure from the 2m northern building line to 0m to allow the existing carport.

Plan Number: 24.170 (001)
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 PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR CONSOLIDATION, DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 985 & ERF 986, VERMONT (4912/2025)

Electricity	:	Eskom Area
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 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 - 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 owner's cost, if required.

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

18/05/2025
DATE

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

5. ERF 3016, 17 DISA STREET, ONRUSTRIVIER AND ERF 4248, 19 DISA STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSOLIDATION: WRAP PROJECT OFFICE ON BEHALF OF MD & LRE LUNDALL

3016 & 4248 HON (5010/2025)
H Olivier **(028) 313 8900** **Hermanus Administration**
2 October 2025

EXECUTIVE SUMMARY

An application has been received on 8 July 2025 from WRAP Project Office on behalf of MD and LRE Lundall in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 to consolidate Erf 3016, Onrustrivier and Erf 4248, Onrustrivier to create a consolidated property of approximately 2974m^2 in extent.

RESOLUTION

1. that the application in terms of Section 16(2)(e) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 for the consolidation of Erf 3016, Onrustrivier (1984m^2) and Erf 4248, Onrustrivier (990m^2) to create a consolidated property of 2974m^2, **be approved**, in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

   (a) that this approval is only for the consolidation of the two properties as indicated on undated consolidation plan, as submitted with the application;

   (b) 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;

   (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 Scheme be complied with, and

   (e) that all the conditions in the Services Report 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 conditions of approval.

REASONS FOR RESOLUTION

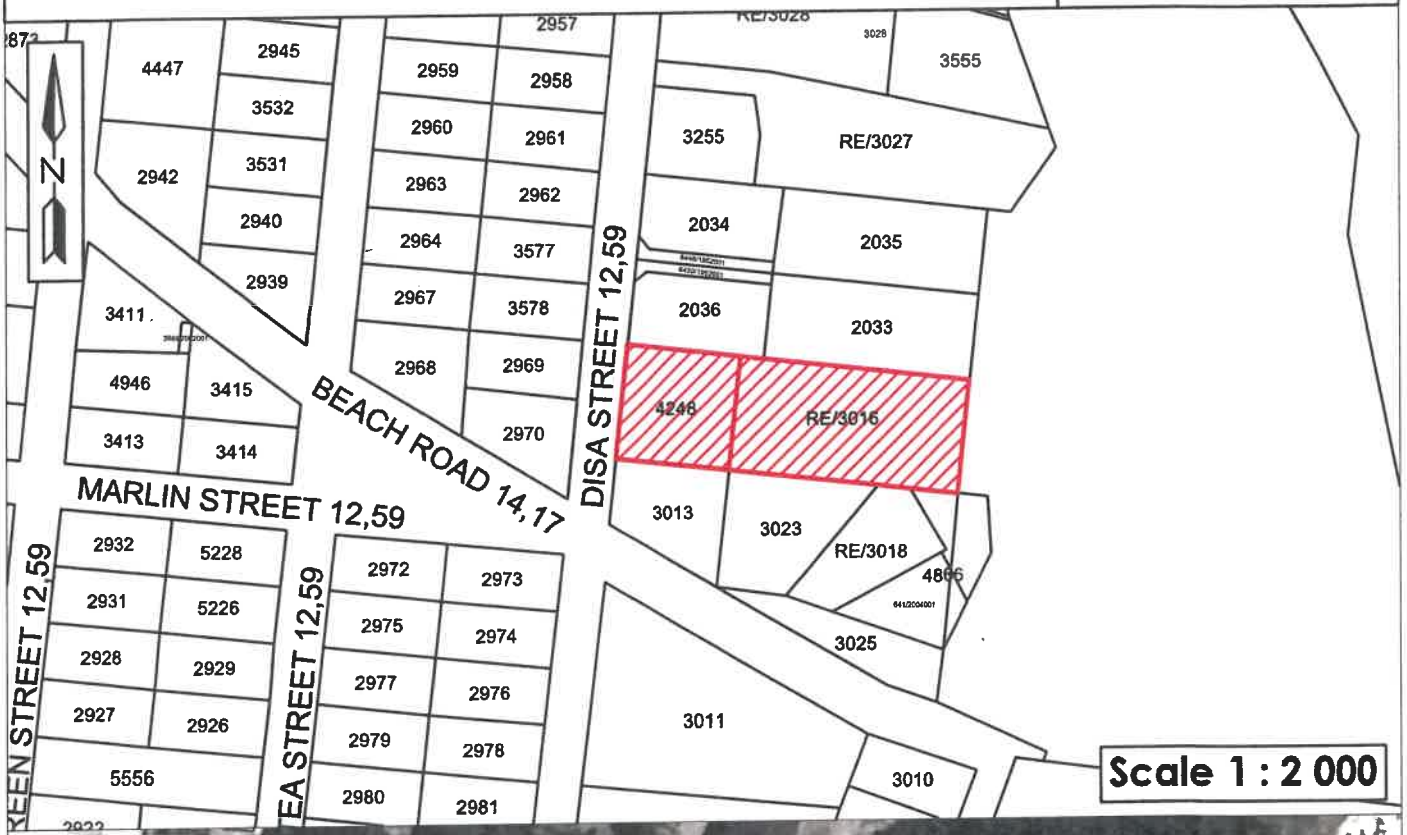
POINT 1

- The application has followed due procedure.
- No new municipal services will be affected.
- The consolidation will not impact the character of the area and is desirable.
- No objections were received from surrounding neighbours.
- All relevant Municipal/State Departments or other institutions support the application.

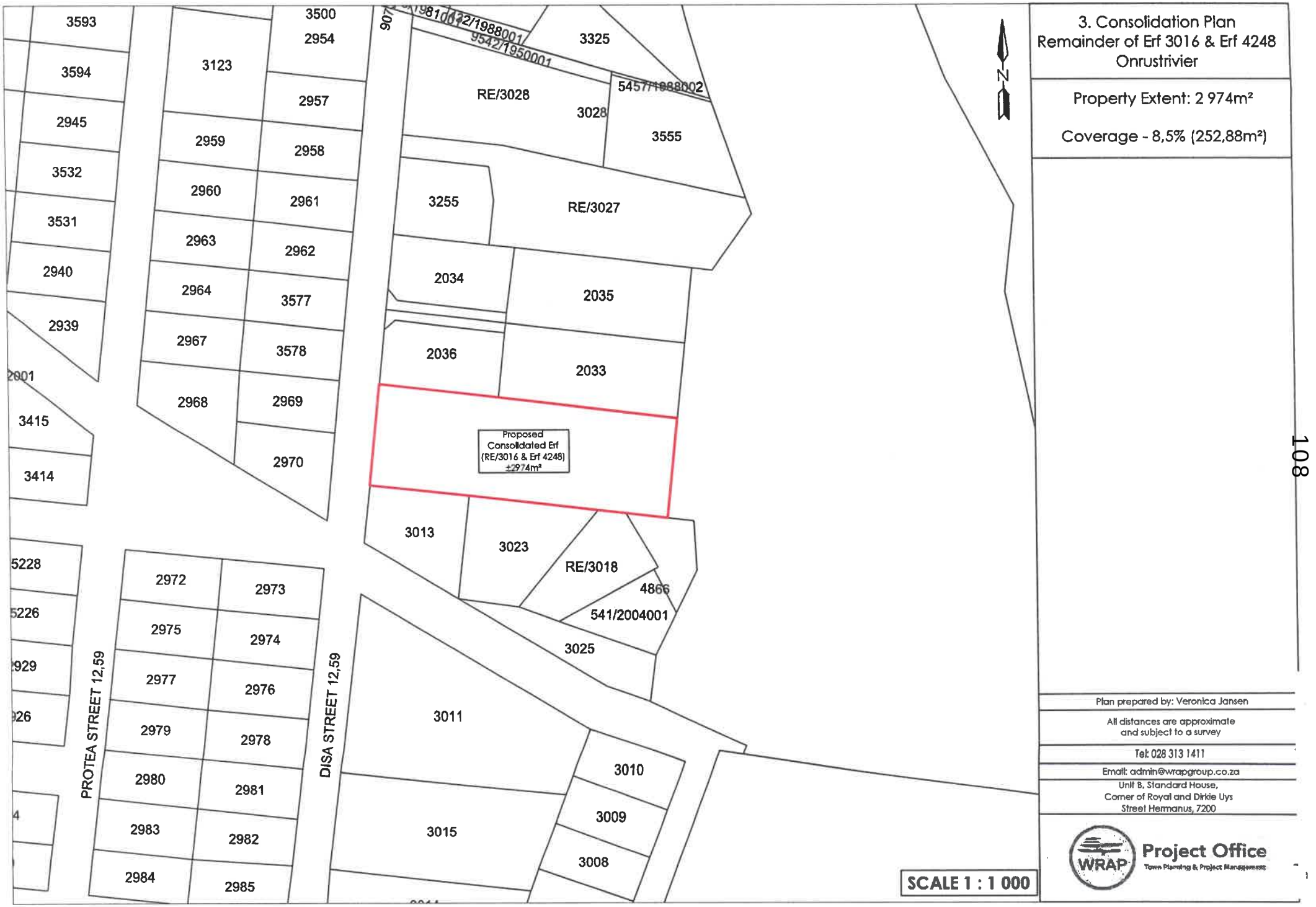
1. Locality Plan
Remainder of Erf 3016 & Erf 4248 Onrustrivier

Subject property

Plan prepared by: Veronica 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






3. Consolidation Plan
Remainder of Erf 3016 & Erf 4248
Onrustrivier
Property Extent: 2 974m²
Coverage - 8,5% (252,88m²)
N
3593
3594
2945
3532
3531
2940
2939
3415
3414
3500
2954
3123
2957
2959
2958
2960
2961
2963
2962
2964
3577
2967
3578
2968
2969
2970
9542/1950001
3325
RE/3028
3028
5457/1988002
3555
3255
RE/3027
2034
2035
2036
2033
Proposed
Consolidated Erf
(RE/3016 & Erf 4248)
±2974m²
3013
3023
RE/3018
4866
541/2004001
3025
5228
5226
2929
926
2972
2973
2975
2974
2977
2976
2979
2978
2980
2981
2983
2982
2984
2985
PROTEA STREET 12,59
DISA STREET 12,59
3011
3010
3009
3015
3008
SCALE 1 : 1 000
Plan prepared by: Veronica 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
108

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR CONSOLIDATION: ERF 3016 & ERF 4248, ONRUS RIVER (5010/2025)

Electricity	:	Eskom Area
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 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 - 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 owner's cost, if required.

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

25/07/2025
DATE

6. THE FARM NO. 823, DIVISION CALEDON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF DOORENGONE TRUST

Farm 823/0 (4527/2023)
P Roux **(028) 313 8900** **Hermanus Administration**
09 October 2025

EXECUTIVE SUMMARY

An application, in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 has been received on 17 November 2023 from Messrs WRAP Project Office on behalf the owners of The Farm No. 823, Division Caledon for the following:

- **consent use** to accommodate five (5) additional dwelling units for tourist accommodation on the property.

RESOLUTIONS

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Use Planning, 2020 on The Farm No. 823, Division Caledon for a **consent use** in order to accommodate five (5) additional dwelling units for tourist accommodation on the property, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

   (a) that this approval is only for the development of four (4) additional dwelling units as indicated on the site development plan *23/141 4.3,* dated 07 October 2025 as submitted with the application;

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

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

   (d) that the conditions as stipulated by Environmental Management Services Waste Management and Cape Nature be complied with;

   (e) that prior to development, Telkom and Eskom be notified of the construction which will take place;

   (f) that no further departures with regard to the building lines will be considered if not in line with the Zoning Scheme;

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

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

2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2016 with regard to the above conditions of approval

REASONS FOR RESOLUTION

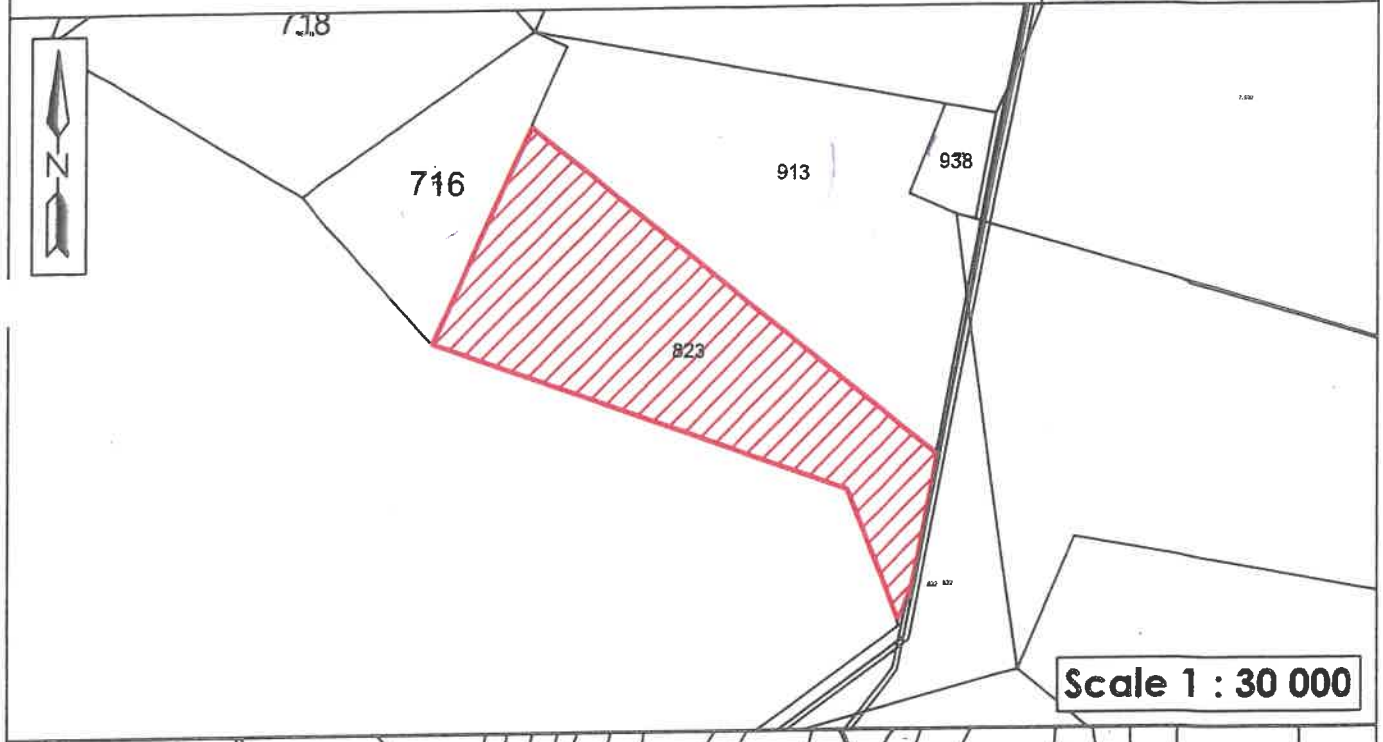
- The application has followed due procedure.
- No objections were received.
- No removal of indigenous vegetation.
- The proposal is in line with the character of the area while providing for more tourism opportunities.
- Income derived from the development will make the farm more economically sustainable and aid with maintenance and conservation of fauna and flora.

1. Locality Plan
Farm 823, 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

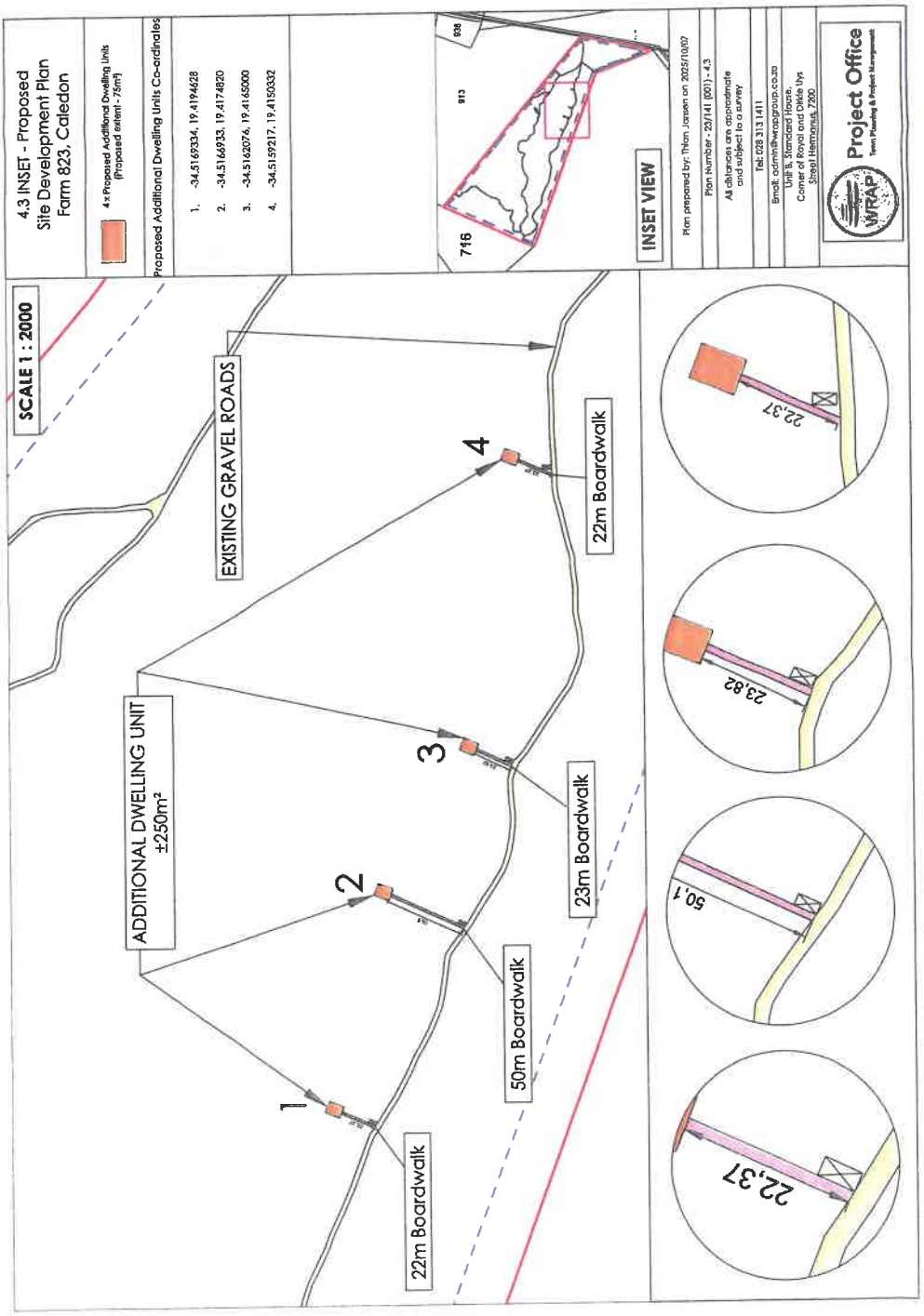
Subject property



Scale 1 : 30 000



Scale 1 : 100 000


4.3 INSET - Proposed
Site Development Plan
Farm 823, Caledon
4 x Proposed Additional Dwelling Units
(Proposed extent - 75m²)
Proposed Additional Dwelling Units Co-ordinates
1. -34.5169334, 19.4194628
2. -34.5166933, 19.4174820
3. -34.5162076, 19.4165000
4. -34.5159217, 19.4150332
SCALE 1 : 2000
ADDITIONAL DWELLING UNIT
±250m²
EXISTING GRAVEL ROADS
22m Boardwalk
50m Boardwalk
23m Boardwalk
22m Boardwalk
1
2
3
4
INSET VIEW
716
913
938
22.37
23.82
50.1
22.37
Plan prepared by: Thom Jansen on 2025/10/07
Plan Number - 23/141 (001) - 4.3
All distances are approximate
and subject to a survey
Tel: 028 313 1411
Email: admin@wraxgroup.co.za
Unit B, Standard House,
Corner of Royal and DMoe Uys
Street Hermanus, 7200
WRAP
Project Office
Town Planning & Project Management

COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR: APPLICATION FOR CONSENT USE: FARM NO. 823, CALEDON DIVISION, OVERSTRAND MUNICIPAL AREA

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 service from Overstrand Municipality is available and the developer is responsible for the provision of any water supply and/or services to the development;

3. that he developer will be responsible to obtain the necessary approval, licence and permit from the applicable authorities (water affairs, health, BOCMA etc.) for the use of any other water resources and the extraction thereof;

4. that the quality of potable water comply with SANS0241 standards and that relevant proof be submitted to the Manager : Water Infrastructure & Quality, Overstrand Municipality (Tel: 028 313 5046, email: probinson@overstrand.gov.za);

5. that no sewerage service from Overstrand Municipality is available and no municipal sewerage services will rendered to the development;

6. that the owner will be responsible for the removal of sewerage from the proposed development, and the safe disposal thereof at a licensed municipal sewerage treatment facility;

7. that the proposed development must be provided with adequate sewer conservancy tanks, which must comply with the relevant legislation;

8. that, alternatively, the developer will be responsible to obtain the necessary approval, licences and permits from the applicable authorities (water affairs, health, etc.) for the use of any other method of sewage disposal;

9. that the owner is responsible for the removal of all refuse generated on the property and the disposal thereof at a registered municipal waste transfer station or –waste disposal facility;

10. that waste water disposal be done in a safe and healthy manner and that plans thereof be submitted to the Municipality and the Department of Water Affairs for approval;

11. that the developer complies to all the conditions set by Department Of Water & Environmental Affairs;

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

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

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

08/04/2024
DATE

7. ERF 4063, 295 TENTH STREET AND ERF 4064, 297 TENTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSOLIDATION: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF FRANCESCO RIVERA INVESTMENTS HOLDINGS (PTY) LTD

4063 & 4064 HVK (4864/2024)
P Roux **(028) 313 8900** **Hermanus Administration**
20 October 2025

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 14 November 2024 from Messrs PlanActive Town- and Regional Planners on behalf of the property owner for the following:

- **Consolidation** in terms of Section 16(2)(e) of the By-Law to consolidate Erven 4063 and 4064 to create one erf approximately 1240m² in extent.

RESOLUTION

1. 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) for the consolidation of Erven 4063 and 4064, Hermanus to create one erf approximately 1240m² 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 *herm4063c-aerial.drw* dated *November 2025* 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;

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

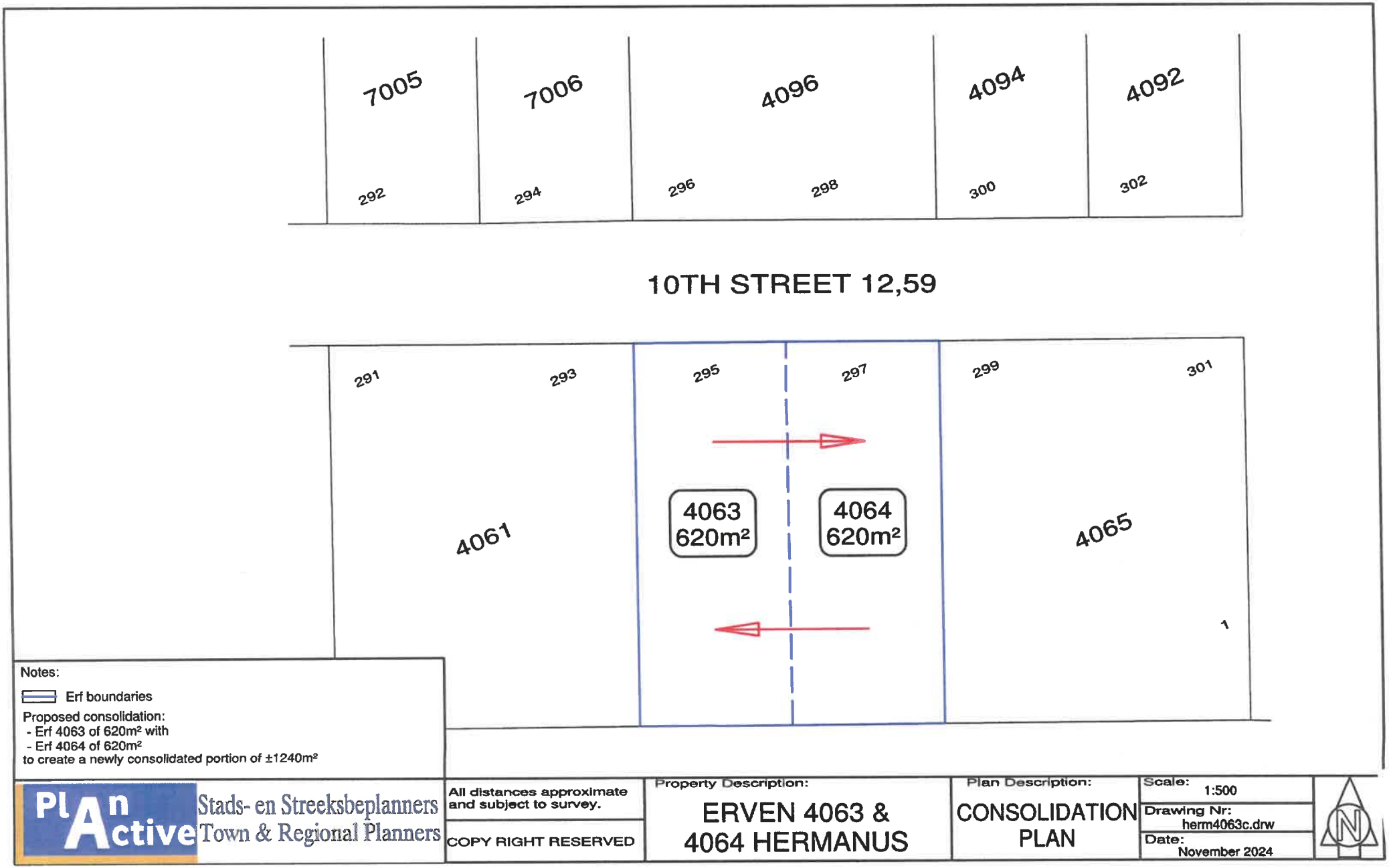
   (e) that all other applicable development parameters as prescribed in the relevant Land Use Scheme be complied with.

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

- The usage of the consolidated property will be aligned with the historically approved building plans
- No additional services required.
- Does not jeopardize the character of the area.
- No objections from internal departments.
- The land use of the subject property will remain unchanged.
- The application has followed due procedure.
- The proposal is in line with the relevant policy documents.

17TH AVENUE 12,59
16TH AVENUE 12,59
15TH AVENUE 12,59
14TH AVENUE 12,59
6TH STREET 12,59
7TH STREET 15,74
8TH STREET 12,59
9TH STREET 12,59
10TH STREET 12,59
11TH STREET 12,59
ROAD 9,45
4063
4064
4771
Plan Active
Stads- en Streeksbeplanners
Town & Regional Planners
All distances approximate and subject to survey.
COPY RIGHT RESERVED
Property Description:
ERVEN 4063 & 4064 HERMANUS
Plan Description:
LOCALITY MAP
Scale: NTS
Drawing Nr: herm4063l.dw
Date: OCTOBER 2024


7005
7006
4096
4094
4092
292
294
296
298
300
302
10TH STREET 12,59
291
293
295
297
299
301
4061
4063
620m²
4064
620m²
4065
1
Notes:
Erf boundaries
Proposed consolidation:
- Erf 4063 of 620m² with
- Erf 4064 of 620m²
to create a newly consolidated portion of ±1240m²
PLAN Active
Stads- en Streeksbeplanners
Town & Regional Planners
All distances approximate and subject to survey.
COPY RIGHT RESERVED
Property Description:
ERVEN 4063 & 4064 HERMANUS
Plan Description:
CONSOLIDATION PLAN
Scale: 1:500
Drawing Nr: herm4063c.drw
Date: November 2024
N

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR CONSOLIDATION: ERF 4063 & ERF 4064, VOELKLIP (4864/2024)

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 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;

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

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 office of 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.

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

11/12/2024
DATE

8. PORTION 222 AND PORTION 223 (PORTIONS OF PORTION 195) OF THE FARM BAARDSCHEERDERS BOSCH NO. 213, DIVISION BREDASDORP, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSOLIDATION: MESSRS TOWN & COUNTRY CREATIVE LAND SOLUTIONS ON BEHALF OF DA SCOTT

Ptn 222 & 223 of Farm 213 GBBOS (4894/2024)
SW van der Merwe (028) 313 8900 Hermanus Administration
17 October 2025

EXECUTIVE SUMMARY

An application was received on 18 December 2024 from Town & Country Creative Land Solutions on behalf of DA Scott in terms of Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for the **consolidation** of Portion 222 and Portion 223 (Portions of Portion 195), of the Farm Baardscheerders Bosch No. 213 to create a consolidated property of approximately 8000m² in extent.

RESOLUTION

1. 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) of Portion 222 and Portion 223 (Portions of Portion 195) of the Farm Baardscheerders Bosch No. 213, Division Bredasdorp to create a consolidated property measuring approximately 8000m² in extent, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

   (a) that the approval is only for the consolidation as indicated on the consolidation plan dated *November 2024* as submitted with the application;

   (b) that all the conditions in the Services Report, Telkom and Eskom be complied with;

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

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

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

- The proposal is consistent with the SDF.
- The proposal is consistent with the planning principles in terms of LUPA and SPLUMA.
- The character of the area will not be adversely impacted.
- The proposal will result in the property being reverted back to its original boundaries as it has undergone a subdivision previously.
- No objections were received.

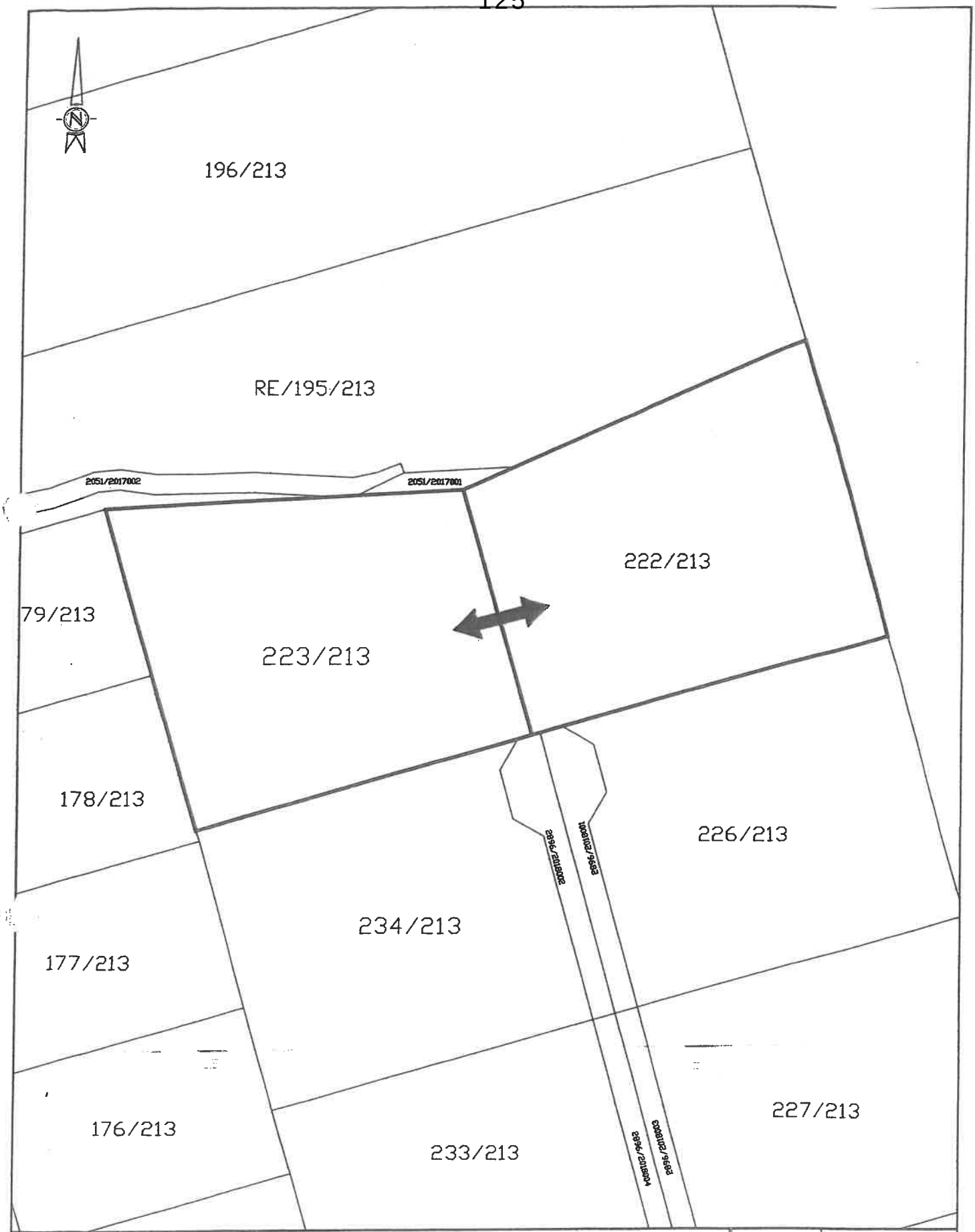


Town & Country
Creative Land Solutions
P.O. Box 1085
Bredasdorp
7280
Tel. 028 424 1545
Fax. 028 425 2085
E-mail: towncountry@vodamail.co.za

PROJECT
LOCALITY PLAN: PORTIONS 222 & 223 OF FARM 213, BREDASDORP DIVISION
OVERSTRAND MUNICIPALITY

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

DRAWN	CHECKED
LT	LT
SCALE	DATE
NTS	NOV 2024
DWG No.	REVISION
Notes:	



Town & Country
Creative Land Solutions

P.O. Box 1085
Bredasdorp
7280

Tel. 028 424 1545
Fax. 028 425 2085
E-mail: towncountry@vodamail.co.za

PROJECT
CONSOLIDATION PLAN: PORTIONS 222 & 223 OF FARM 213, BREDASDORP DIVISION OVERSTRAND MUNICIPALITY

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

DRAWN	CHECKED
LT	LT
SCALE	DATE
1:1000	NOV 2024
DWG No.	REVISION

Notes:

COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR: APPLICATION FOR CONSOLIDATION: PORTION 222 & PORTION 223 (PORTIONS OF PORTION 195) OF THE FARM BAARDSCHEERDERS BOSCH NO. 213, BRADESDORP (4894/2024)

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

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, should water services be required to the development, a new water connection be applied for to service the consolidated erf (Portion 222 & 223 of Farm 213) as per details and requirements stipulated;

3. that, as there is currently no municipal sewer network in the vicinity, Portion 222 & 223 of Farm 213 must be provided with adequate sewer conservancy tanks, which must comply with the standards of the Department: Operational Services (Hermanus), and to which the sewer services on the development must connect to;

4. that stormwater discharged from higher lying properties and generated in the catchment area of Portion 222 & Portion 223 of the Farm 213 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 access can be obtained via the existing access routes(s) to Portion 222 & Portion 223 of the Farm 213 No additional and / or extended vehicle entrances may be created without approval of the Provincial Roads Engineer.

R Hendriks

DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

12/03/2025

DATE

9. ERF 373, 60 SCHNEIDER STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: J MINNAAR ON BEHALF OF A BASSON

373 GFK (4980/2025)
S van der Merwe **(028) 313 8900** **Hermanus Administration**
20 October 2025

EXECUTIVE SUMMARY

An application, in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 (By-Law) has been received on 08 May 2025 from J Minnaar on behalf of A Basson on Erf 373, Franskraal for the following:

- **Departure** in terms of Section 16(2)(b) of the By-Law in order to:
  - relax the western lateral building line from 2m to 1.33m and 1.42m to accommodate the existing braai area and lounge, and
  - relax the western lateral building line from 2m to 1.57m to accommodate the existing wendy house.

- **Determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law, to accommodate the braai area, lounge, and wendy house.

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 on Erf 373, Franskraal in order to:

   - to relax the western lateral building line from 2m to 1.33m and 1.42m to accommodate the existing braai area and lounge; and
   - to relax the western lateral building line from 2m to 1.57m to accommodate the existing wendy house,

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

2. that 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 373, Franskraal to accommodate the unauthorised building work, **be imposed**, and that an administrative penalty fee of **R2 084,54** be payable within sixty (60) days of this decision;

3. that the approvals in points 1. and 2. above, be subject to the following conditions:

(a) that this approval is only for the development as indicated on the site plan numbered *0449/17* dated *13 February 2025* as submitted with the application;

(b) that no further departures over the building lines be approved, except as stipulated by the Land Use Scheme;

(c) that building plans be submitted to the Building Department for approval within 30 days, and that all conditions of the Building- and the Fire Department, be complied with at that stage;

(d) that all the conditions from Engineering Services be complied with;

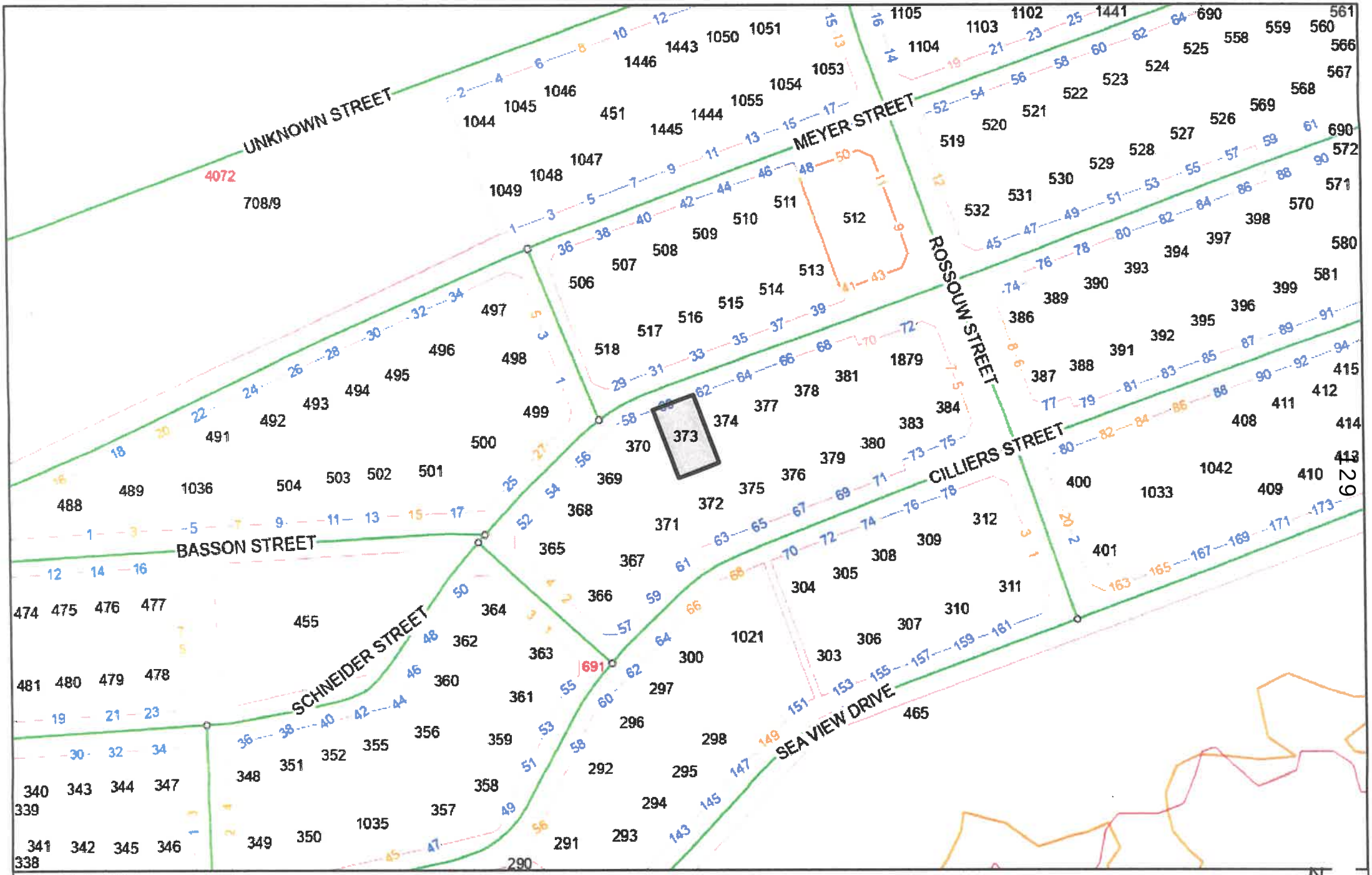
(e) that this approval does not absolve the applicant from compliance with any other relevant legislation;

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

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

- No objections received from affected property owners.
- Does not jeopardize character of area.
- Better utilization of the property.
- The application has followed due procedure.
- None of the relevant departments have any objection.
- No additional services are required.



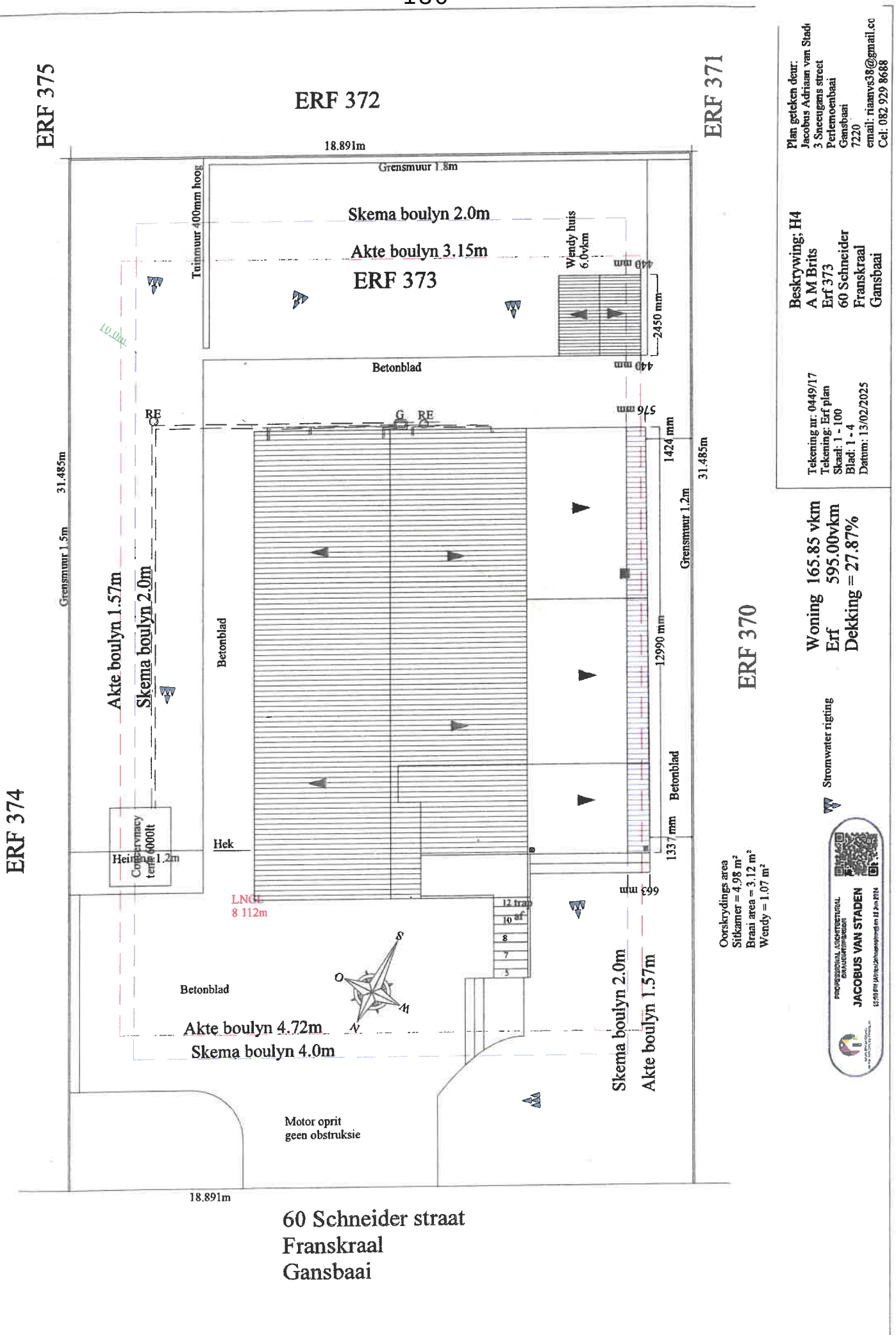
OVERSTRAND MUNICIPALITY

Locality Map

ERF 373, 60 SCHNEIDER STREET, FRANSKRAAL, GANSBAAI

N

Date: 2025/05/12


ERF 375
ERF 372
ERF 371
ERF 374
ERF 370
ERF 373
18.891m
Grensmuur 1.8m
Tuinmuur 400mm hoog
Skema boulyn 2.0m
Akte boulyn 3.15m
Wendy huis 6.0vkm
2450 mm
Betonblad
RE
31.485m
Grensmuur 1.5m
Akte boulyn 1.57m
Skema boulyn 2.0m
Betonblad
Grensmuur 1.2m
12990 mm
1424 mm
Hek
Heining 1.2m
Conservancy tenk 6000lt
LNGL
8 112m
12 trap
10
8
7
5
Betonblad
Akte boulyn 4.72m
Skema boulyn 4.0m
Skema boulyn 2.0m
Akte boulyn 1.57m
Motor oprit
geen obstruksie
18.891m
60 Schneider straat
Franskraal
Gansbaai
Stormwater rigting
Woning 165.85 vkm
Erf 595.00vkm
Dekking = 27.87%
Oorskrydings area
Sitkamer = 4.98 m²
Braai area = 3.12 m²
Wendy = 1.07 m²
Plan geteken deur:
Jacobus Adriaan van Staden
3 Sneeugans street
Perlemoenbaai
Gansbaai
7220
email: riaanvs38@gmail.com
Cel: 082 929 8688
Beskrywing: H4
A M Brits
Erf 373
60 Schneider
Franskraal
Gansbaai
Tekening nr: 0449/17
Tekening: Erf plan
Skaal: 1 - 100
Blad: 1 - 4
Datum: 13/02/2025
JACOBUS VAN STADEN

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR APPLICATION FOR DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 373, FRANSKRAAL (4980/2025)

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 373 shall be used to service Erf 373;

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

08/09/2025

DATE

10. REMAINDER FARM 970 AND PORTION 1 (GROOTVLEI) OF THE FARM MODDER RIVIER NO. 657, DIVISION CALEDON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUDBVISION AND CONSOLIDATION: MESSRS WRAP PROJECT OFFICE ON BEHALF OF ELAMARK (PTY) LTD AND MOIWAY (PTY) LTD

Rem 970 & Ptn 1 of Farm 970 (4998/2025)
SW van der Merwe (028) 313 8900 Hermanus Administration
23 October 2025

EXECUTIVE SUMMARY

An application, in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) was received on 26 May 2025 from Messrs WRAP Project Office on behalf of Elamark (Pty) Ltd and Moiway (Pty) Ltd for the following:

- **Subdivision** in terms of Section 16(2)(d) of the By-Law for the subdivision of Portion 1 (Grootvlei) of the Farm Modder Rivier No. 657, into two portions, namely Portion A, ±25,76ha and a Remainder ± 46,45ha; and

- **Consolidation** in terms of Section 16(2)(e) of the By-Law of Portion A with Remainder of Farm No. 970 to create a consolidated farm measuring 106,9448ha in extent.

RESOLUTION

1. that the application for **subdivision** in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) of Portion 1 (Grootvlei) of the Farm Modder Rivier No. 657, into two portions, namely Portion A ±25,76ha and a Remainder ±46,45ha in extent, **be approved** in terms of the provisions of Section 61 of the By-Law;

2. that the application for **consolidation** in terms of Section 16(2)(e) of the By-Law of Portion A with Remainder of Farm No. 970 to create a consolidated farm measuring ±106,9448ha in extent, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions

   (a) that the approval is only for the subdivision and consolidation as indicated on Plan no's. *24/194 (001)* as submitted with the application;

(b) that the consolidation of Portion A with the Remainder of Farm 970 be registered simultaneous with the registration of the subdivision of Portion 1 (Grootvlei) of the Farm Modder Rivier No. 657;

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

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

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

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

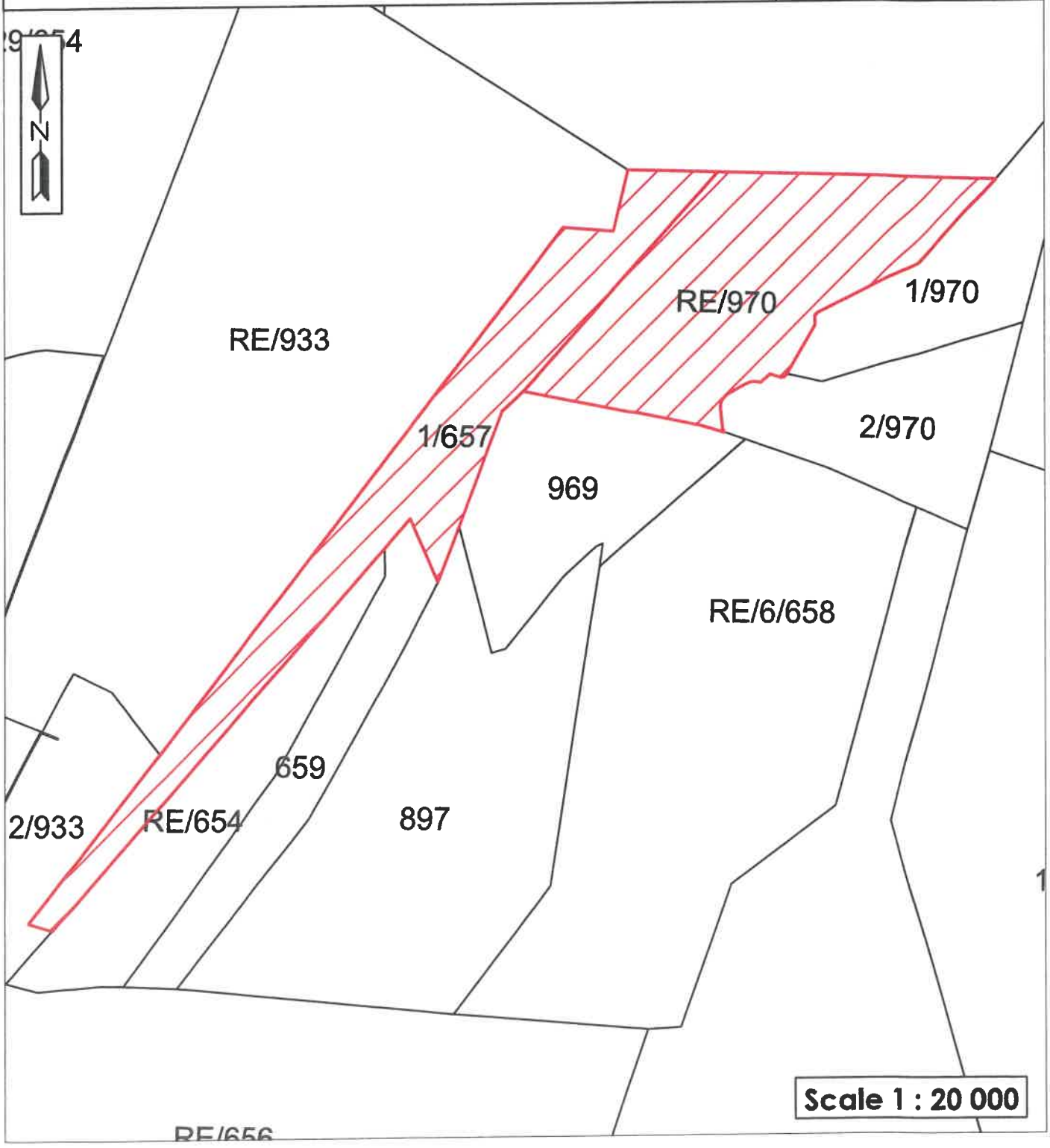
- The proposal is consistent with the SDF.
- The proposal is consistent with the Western Cape Rural Development Guidelines.
- The proposal is consistent with the planning principles in terms of LUPA and SPLUMA.
- The proposal will not affect the character of the rural land scape.
- The HPOZ Scenic Route and EMOZ Mountain Catchment will not be negatively impacted upon.
- No objections were received.

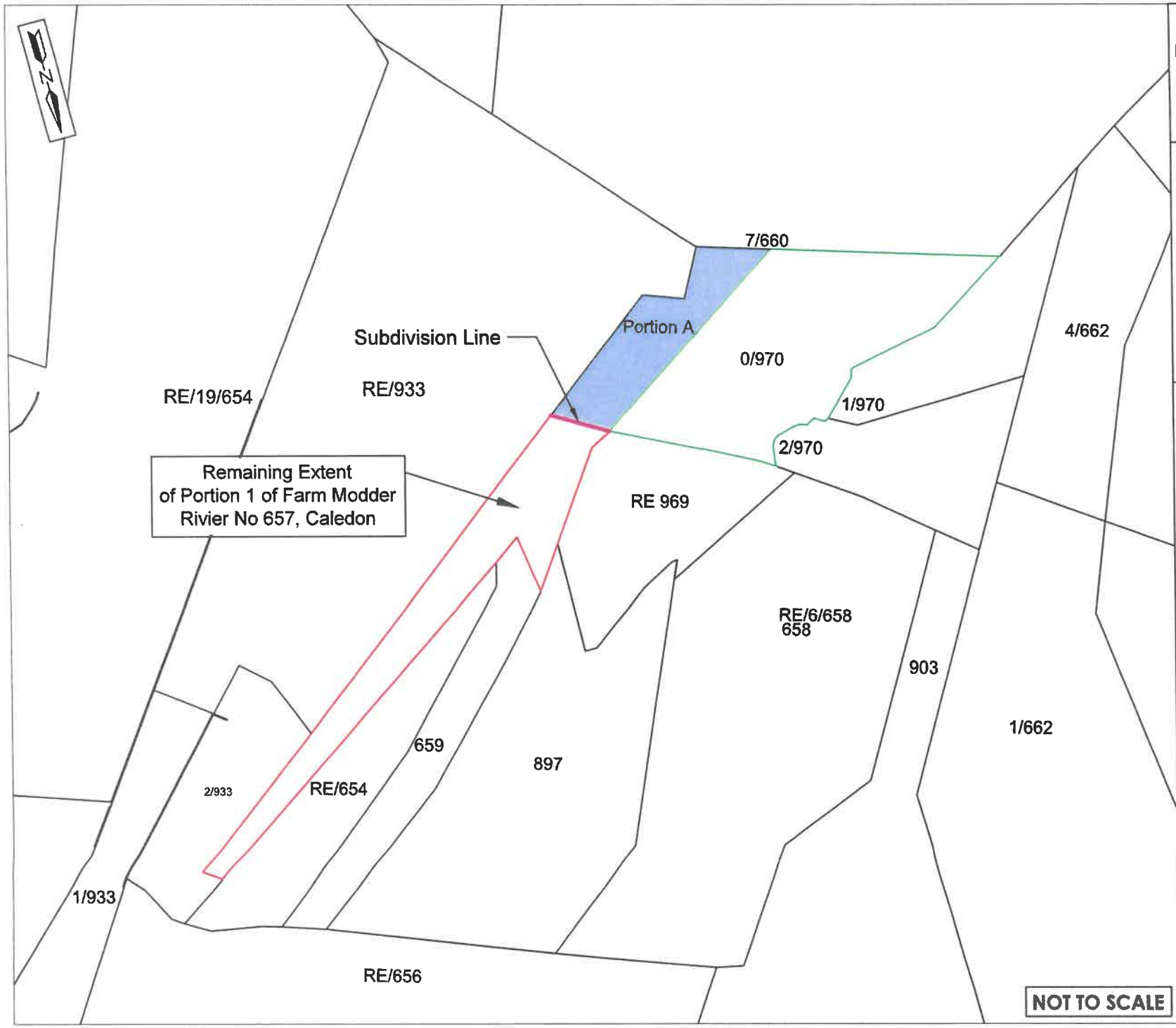
1. Locality Plan
Remainder of Farm 970, Caledon &
Portion 1 of Farm Modder Rivier No 657, Caledon

Subject properties

Plan prepared by: Veronica 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





Subdivision Plan
Remainder of Farm 970, Caledon
&
Portion 1 of Farm Modder Rivier
No 657, Caledon

Subdivision of Portion 1 of the Farm Modder Rivier No 657, Caledon:

Portion A
± 25.76 Ha

Remaining extent
± 46,45 Ha

Plan prepared by: Veronica Jansen on 05-05-2025

Plan Number - 24/194 (001)

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 PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR SUBDIVISION & CONSOLIDATION, REMAINDER OF FARM NO. 970 & PORTION 1 (GROOTVLEI) OF THE FARM MODDER NO. 657, CALEDON DIVISION, (4998/2025)

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, Remainder of Farm 970 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 Remainder of Farm 970 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 Remainder of Farm 970, 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.

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

25/07/2025
DATE

11. ERF 1786, 17 SECOND STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF SEVENTEEN SECOND STREET (VOËLKLIP) CC

1786 HVK (5012/2025)
P Roux **(028) 313 8900** **Hermanus Administration**
10 October 2025

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 19 June 2025 from Messrs Plan Active Town and Regional Planners on behalf of the owner of Erf 1786, Voëlklip, Hermanus for the following

- **Departure** in terms of Section 16(2)(b) of the By-Law in order to:
  - relax the western lateral building line from 2m to 0m to accommodate the new garage, and
  - relax the street building line from 4m to 3.5m to accommodate the new garage.

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 1786, Voëlklip, Hermanus in order to:

   - relax the western lateral building line from 2m to 0m to accommodate the new garage, and
   - relax the street building line from 4m to 3.5m to accommodate the new garage,

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

   (a) that the approvals are for the development proposal as indicated on Site Development Plan No *2412.1*, 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 Department be complied with at that stage;

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

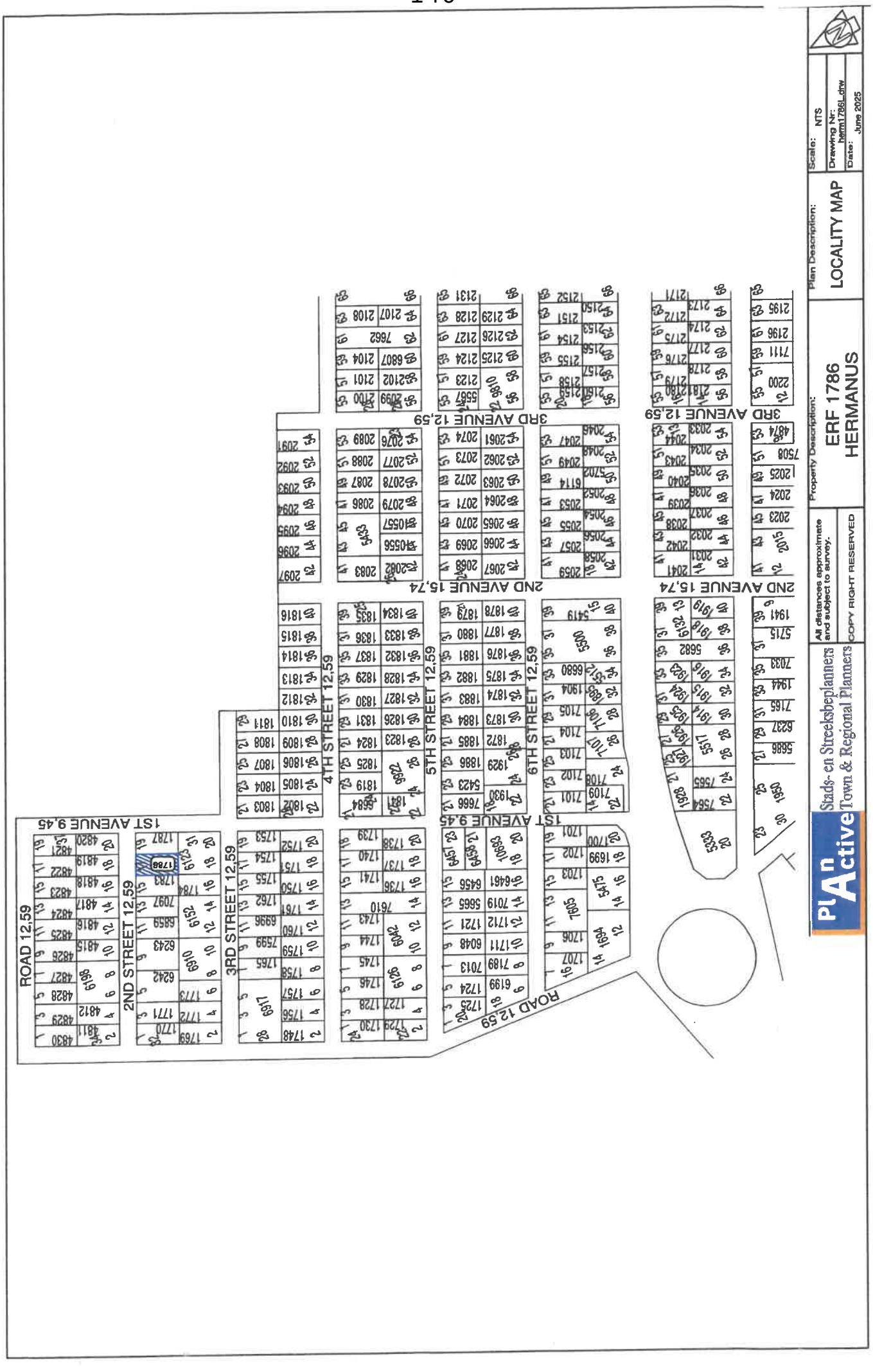
(d) that this approval does not absolve the landowners from compliance with any other relevant legislation, and

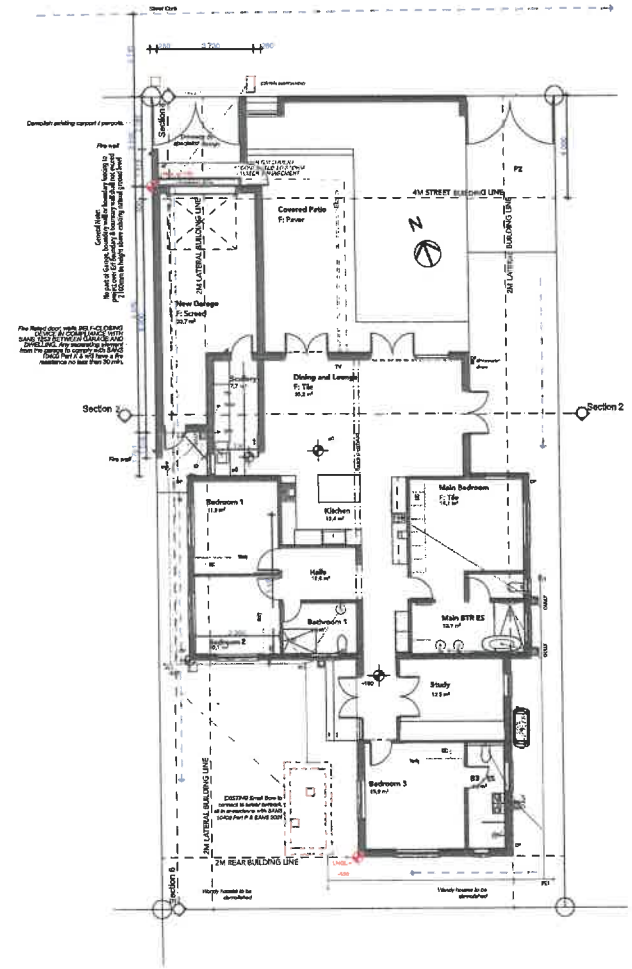
(e) that all other applicable development parameters as prescribed in the relevant Land Use Scheme be complied with

2. that the applicant 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.

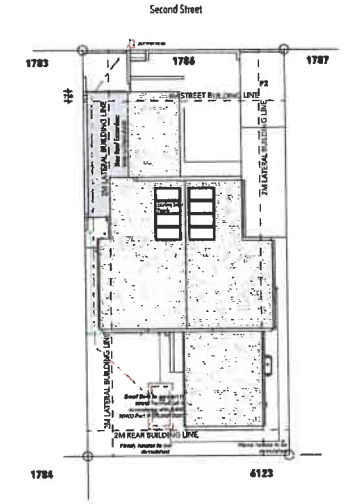
REASONS FOR RESOLUTION

- The proposed structure will not have a negative impact on the character of the area or the streetscape.
- The proposals are in line with the character of the area.
- Site specific constraints exist which requires the departures applied for.
- The application has followed due procedure.
- The proposal is in line with the relevant policy documents.
- No objection was received.

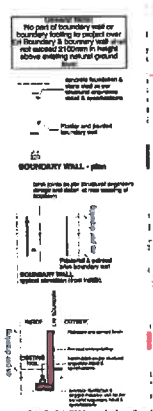

Plan Description:
LOCALITY MAP
Property Description:
ERF 1786
HERMANUS
Scale: NTS
Drawing Nr: herm1786L.drw
Date: June 2025
All distances approximate and subject to survey.
COPY RIGHT RESERVED
Stads- en Streeksbeplanners
Town & Regional Planners
PLAN Active
ROAD 12,59
1ST AVENUE 9,45
2ND STREET 12,59
3RD STREET 12,59
4TH STREET 12,59
5TH STREET 12,59
6TH STREET 12,59
2ND AVENUE 15,74
3RD AVENUE 12,59
1786

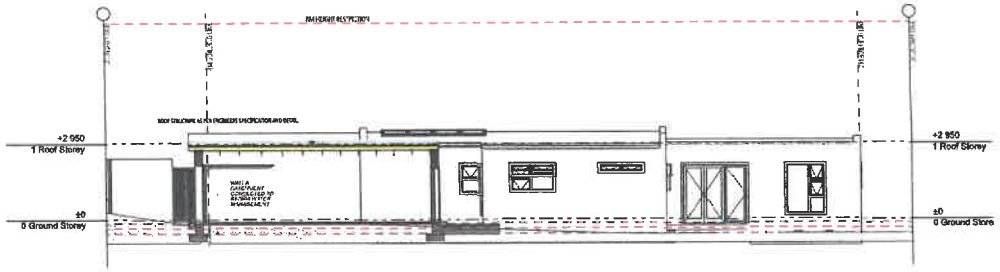


Ground Storey Scale 1:100

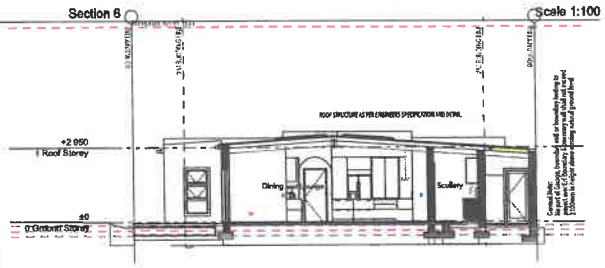


ROOF PLAN Scale 1:200

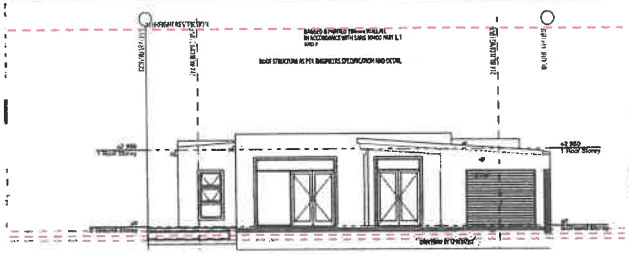




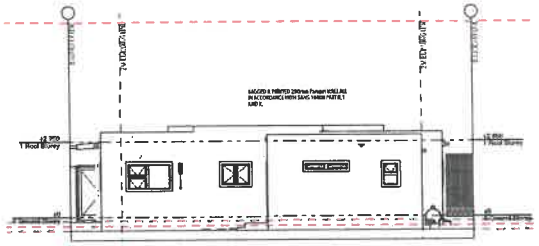
Section 6 Scale 1:100



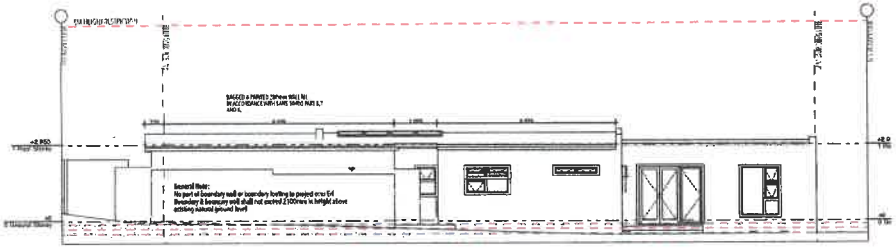
Section 2 Scale 1:100



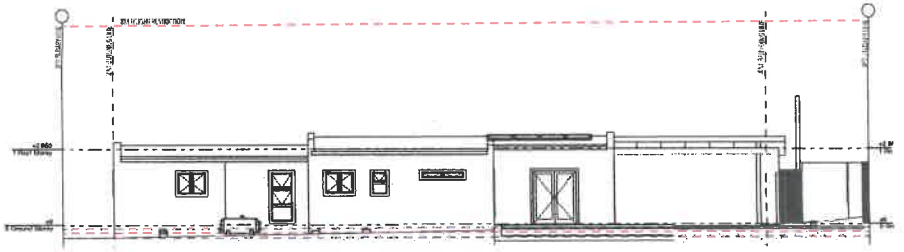
200 | North Elevations Scale 1:100



200 | South Elevations Scale 1:100



200 | West Elevations Scale 1:100



200 | East Elevations Scale 1:100

GENERAL NOTES

SPECIFICATIONS:

REVISION:

ARCHITECTS SIGNATURE

Date : Wednesday, 04 June 2025

CLIENT SIGNATURE: SIGNED BY ARCHITECT ON BEHALF OF CLIENT - POWER OF ATTORNEY ATTACHED

Date : Wednesday, 04 June 2025

AREAS:

BUILDING FOOTPRINT:
Main Building:
ERF: 495m²

Ground:	
Existing House Area	189m²
Covered Stoep	23.3m²
Garage	33.7m²
TOTAL COVERED:	246 m²
TOTAL NEW COVERED AREA	33.7m²
FOOTPRINT:	246m²
SITE/ERF:	495m²
COVERAGE:	49.5%

ZONING: S1 - SINGLE RESIDENTIAL
BUILDING OCCUPANCY CLASSIFICATION: 1H

'DWELLING HOUSE': One private, or community or a dwelling unit on its own site, including a garage and other domestic outbuildings, if any.

AKA

Project Name
HOUSE BORAIN
17 SECOND STREET VOELKLIP
HERMANUS 7200 South Africa

Drawing Name
Council Submission Page 1 of 1

Drawing Status
COUNCIL SUBMISSION
Alteration and addition

DRAWN by: AB
Date: 2025/08/0

Drawing Scale
As shown @ A1

Drawing No. **2412.1**
Status **CS**
Revision **G**

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR:
APPLICATION FOR DEPARTURE: ERF 1786, VOELKLIP (5012/2025)

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.

R Crotzer

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

07/08/2025

DATE

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

12. ERF 11473, 30 LUYT STREET, EASTCLIFF, HERMANUS: APPLICATION FOR SUBDIVISION AND EXEMPTION OF SUBDIVISION: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF WAYNE AND CARIN COOKE

11473 HEC (5045/2025)
P Roux **(028) 313 8900** **Hermanus Administration**
10 October 2025

EXECUTIVE SUMMARY

An application has been received on 24 July 2025 from Messrs PlanActive Town- and Regional Planners on behalf of the property owners on Erf 11473, for the following:

- **Subdivision** in terms of Section 16(2)(d) to subdivide Erf 11473, Hermanus into 2 portions, namely a Portion A approximately 641m² in extent and a Remainder approximately 1135m² in extent.
- **Exemption of subdivision** in terms of Section 26 of the By-law for the registration of a right-of-way servitude approximately 93.5m² in extent on Portion A in favour of the Remainder.
- **Exemption for the imposition of a height restriction** in terms of Section 26 of the By-law on Portion A in favour of the Remainder.

RESOLUTIONS

1. that the application in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) on Erf 11473 Hermanus, for the following:

    - **subdivision** in terms of Section 16(2)(d) of the By-Law to subdivide Erf 11473, Hermanus into 2 portions, namely a Portion A approximately 641m² in extent and a Remainder approximately 1135m² in extent;
    - **exemption of subdivision** in terms of Section 26 of the By-law for the registration of a right-of-way servitude approximately 93.5m² in extent on Portion A in favour of the Remainder, and
    - **exemption for the imposition of a height restriction** in terms of Section 26 of the By-law on Portion A in favour of the Remainder,

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

(a) that the approval is only for the subdivision as indicated on *Subdivision Plan dated 2 July 2025*, as submitted with the application;

(b) that the servitudes as proposed be inserted in the title deeds of the properties and that a draft version of the title deeds be provided to the municipality prior to the registration of the property;

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

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

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

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

2. 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 conditions of approval.

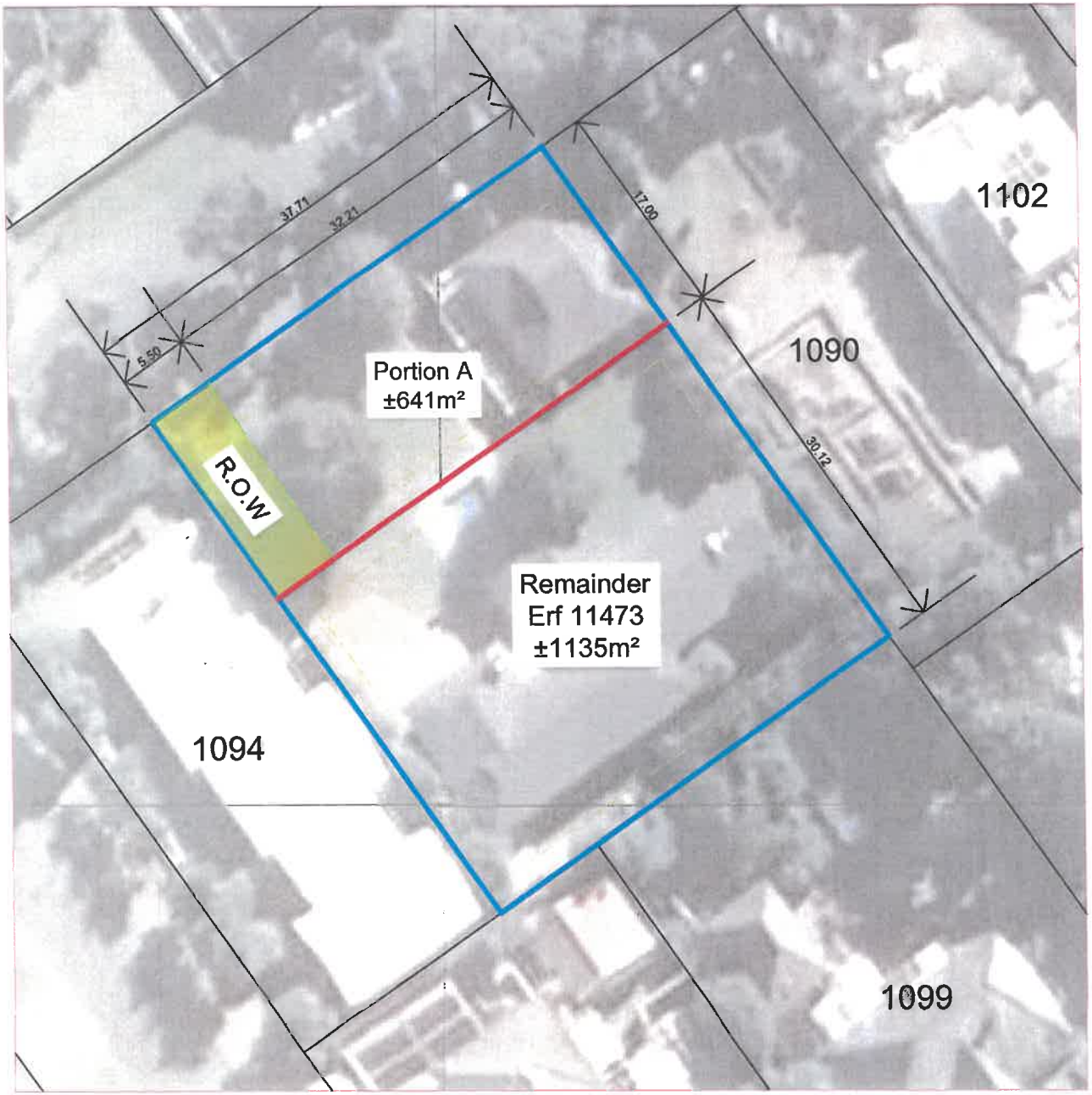
REASONS FOR RESOLUTION

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



145

PLAN Active Stads- en Streeksbeplanners Town & Regional Planners	All distances approximate and subject to survey. COPY RIGHT RESERVED	Property Description: ERF 11473 HERMANUS	Plan Description: LOCALITY MAP	Scale: NTS Drawing Nr: Hermanus11473b.dwg Date: 17 Jul 2025	N



146

PlAn Active Stads- en Streeksbeplanners Town & Regional Planners	All distances approximate and subject to survey. COPY RIGHT RESERVED	Property Description: ERF 11473 HERMANUS	Plan Description: PROPOSED SUBDIVISION	Scale: 1:500 Drawing Nr: Hermanus11473b.dwg Date: 2 Jul 2025	N

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR SUBDIVISION & EXEMPTION OF SUBDIVISION: ERF 11473, EASTCLIFF (50045/2024)

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

Conditions:

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

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

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

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

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

The contribution according to the current policy (**2025/2026**) is as follows:

Freehold erven:			
Water	R 27 598.00 x 1	=	R 27 598.00
Sewerage	R 19 725.00 x 1	=	R 19 725.00
Roads	R 8 845.00 x 1	=	R 8 845.00
Stormwater	R 10 205.00 x 1	=	R 10 205.00
Solid Waste	R 1 769.00 x 1	=	R 1 769.00
Electricity	R 41 600.00 x 1	=	R 41 600.00
TOTAL (inclusive of VAT)		**=**	**R109 742.00**

Please note that the above figures:
a) are estimates
b) do not include investigation and connection fees
c) are subject to annual tariff adjustments

2. that the existing water connection to Erf 11473 shall be used to service the proposed Portion A or the Remainder of Erf 11473;

3. that any part of the existing water and sewer services on Erf 11473 that crosses the common boundary of Portion A and the Remainder of Erf 11473 shall be disconnected and sealed off;

4. that both the Remainder and Portion A of Erf 11473 must be serviced with individual and separate water connections which must comply with the standards of the Division: Civil Engineering Services;

5. that the proposed Portion A and Remainder of Erf 11473 must each be serviced with individual and separate sewer conservancy tanks, which must comply with the standards of the Division: Civil Engineering Services, and to which the sewer services of the individual erven must connect to;

6. that only a standard 60 Amp single phase electricity connection will be available per erf;

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

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

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

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

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

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

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

04/09/2025
DATE

13. ERF 2819, 157 TENTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF FJ KLOMP

2819 HVK (4829/2024)
P Roux **(028) 313 8900** **Hermanus Administration**
22 October 2025

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 02 October 2024 from Messrs PlanActive Town and Regional Planners on behalf of the owner of Erf 2819, Voëlklip, Hermanus for the following:

- **Departure** in terms of Section 16(2)(b) of the By-Law in order to relax the eastern lateral building line from 2m to 1.245m, to accommodate proposed additions and alterations to the existing dwelling.

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 2819, Voëlklip, Hermanus in order to relax the eastern lateral building line from 2m to 1.245m, to accommodate proposed additions and alterations to the existing dwelling, **be approved** in terms of the provisions of Section 61 of the By-Law;

   (a) that the approvals are for the development proposal as indicated on Plan No *5123.001-REV A*, as submitted with the application;

   (b) that building plans be revised to indicate the first-floor bedroom as second dwelling and that three parking bays must be developed on the property

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

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

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

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

2. that the applicant 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.

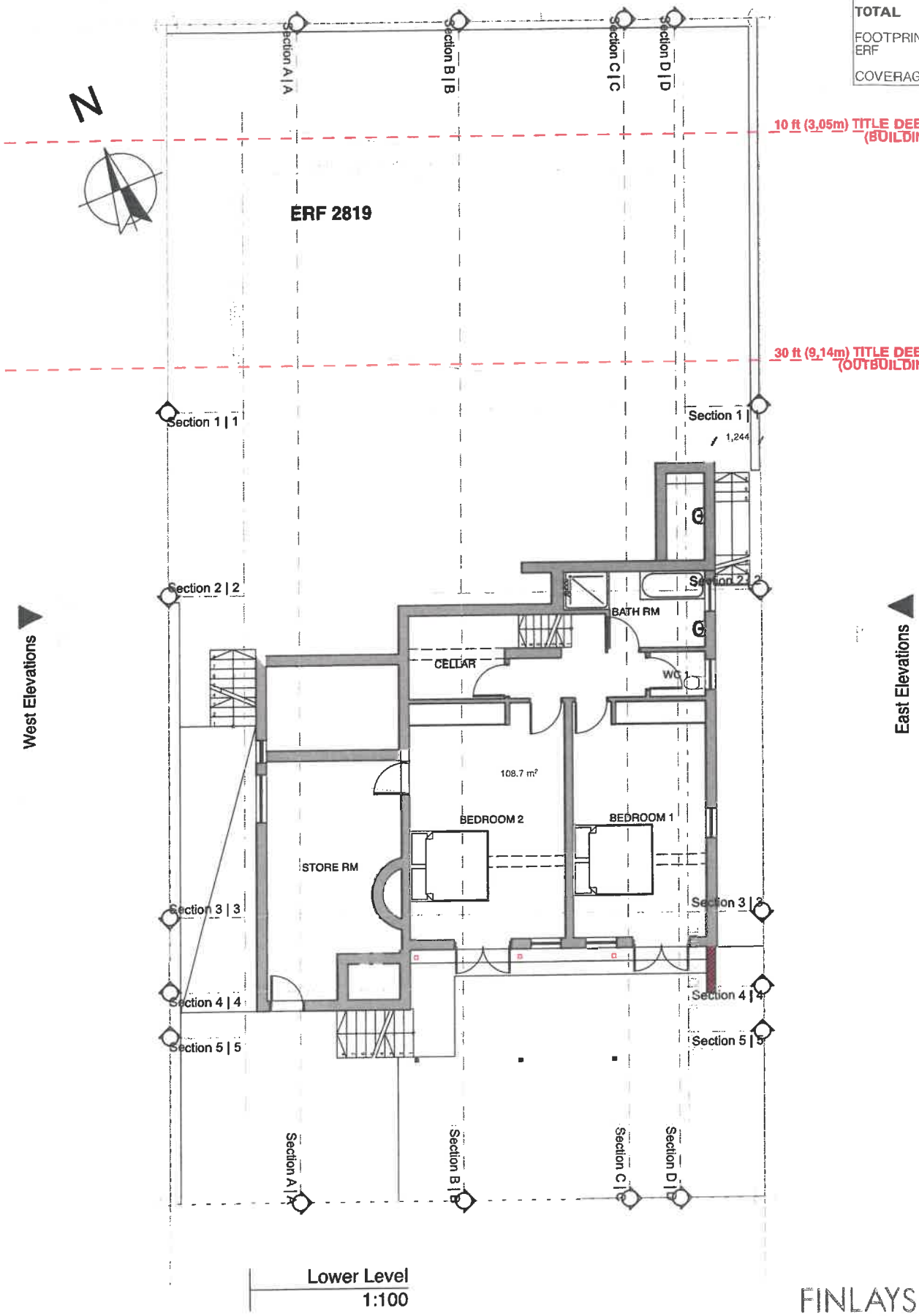
REASONS FOR RESOLUTION

- The proposals are in line with the character of the area.
- Site specific constraints exist which requires the departures applied for.
- The proposal for the first floor bedroom does not comply with the definition of 'interleading' in the land use scheme and therefore the first floor bedroom is considered a second dwelling with its own kitchen.
- The application has followed due procedure.
- The proposal is in line with the relevant policy documents.
- No objection was received.


Property Description:
ERF 2819
HERMANUS
Plan Description:
LOCALITY MAP
Scale: NTS
Drawing Nr: herm2819l.dwg
Date: AUGUST 2024
All distances approximate and subject to survey.
COPY RIGHT RESERVED
Stads- en Streeksbeplanners
Town & Regional Planners
6TH STREET 12,59
7TH STREET 12,59
8TH STREET 12,59
9TH STREET 12,59
10TH STREET 12,59
11TH STREET 12,59
12TH STREET 12,59
11TH AVENUE 12,59
10TH AVENUE 12,59
9TH AVENUE 12,59
8TH AVENUE 12,59
7TH AVENUE 12,59
ROAD 12,59

North Elevations

AREAS:	
EXISTING:	
Lower Ground:	108m²
Ground Storey:	142m²
NEW ADDITION:	
Ground Storey:	103m²
First Storey:	35m²
TOTAL	388m²
FOOTPRINT	247m²
ERF	495m²
COVERAGE	49,9%



West Elevations

East Elevations

Lower Level
1:100

FINLAYSON VAN DER MERWE

5123 - HOUSE KLOMP

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR:
APPLICATION FOR DEPARTURE: ERF 2819, VOELKLIP (4829/2024)

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.

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

19/12/2024

DATE

14. ERF 592, 22 DANEEL STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS WRAP PROJECT OFFICE ON BEHALF OF CJ DU TOIT

592 STAN (4855/2024)
P Roux **(028) 313 8900** **Hermanus Administration**
23 October 2025

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 01 November 2024 from the Messrs WRAP Project Office on behalf of the property owner on Erf 592, Stanford for the following:

- **Departure** in terms of Section 16(2)(b) of the By-Law, to:
  - relax the street building line from 4m to 0.8m, to accommodate the existing staircase;
  - relax the north-western lateral building line from 2m to 0.5m, to accommodate the existing garage;
  - relax the north-western lateral building line from 2m to 0.5m, to accommodate the existing use changes; and

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

RESOLUTIONS

1. that the comment 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 592, Stanford, in order to:

   - relax the street building line from 4m to 0.8m, to accommodate the existing staircase;
   - relax the north-western lateral building line from 2m to 0.5m, to accommodate the existing garage; and
   - relax the north-western lateral building line from 2m to 0.5m, to accommodate the existing use changes,

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

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 592, Stanford to accommodate the existing as built structures on the property, **not be exempt** from the payment of an administrative penalty;

4. that the recommendation under paragraphs 2. and 3. above is subject to the following conditions:

   (a) that the approvals are for the development as indicated on Site Development Plan No *24/151(001)* dated *03/10/2024*;

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

   (c) that an administrative penalty of **R55 709,46** be payable within sixty (60) days of the decision;

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

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

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

5. that the applicant 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.

REASON FOR RESOLUTION

- The building typology and design is in line with the character of the area.
- The neighbouring property is developed with outbuildings on the same common boundary and therefore the proposal will not interfere with the use of the adjoining property.
- The garage, storeroom and external/ensuite bathroom is used in an intermittent basis and not permanently occupied and will not negatively impact the neighbouring property owner.
- The internal use change from bathroom to bedroom is considered to be a minor internal change with low impact on the adjacent property owner.
- The administration penalty is considered on the basis that a professional team including the architect is knowledgeable regarding the land use scheme requirements and the comments made during the building plan application.

During the building plan application, it was communicated to the architect that the additions to the garage will require a departure application. The building plans were amended and after approval the building was constructed not in line with the approved plans as indicated in this application.

- The application has followed due procedure.
- The proposal is in line with the relevant policy documents.

1. Locality Plan
Erf 592, Stanford

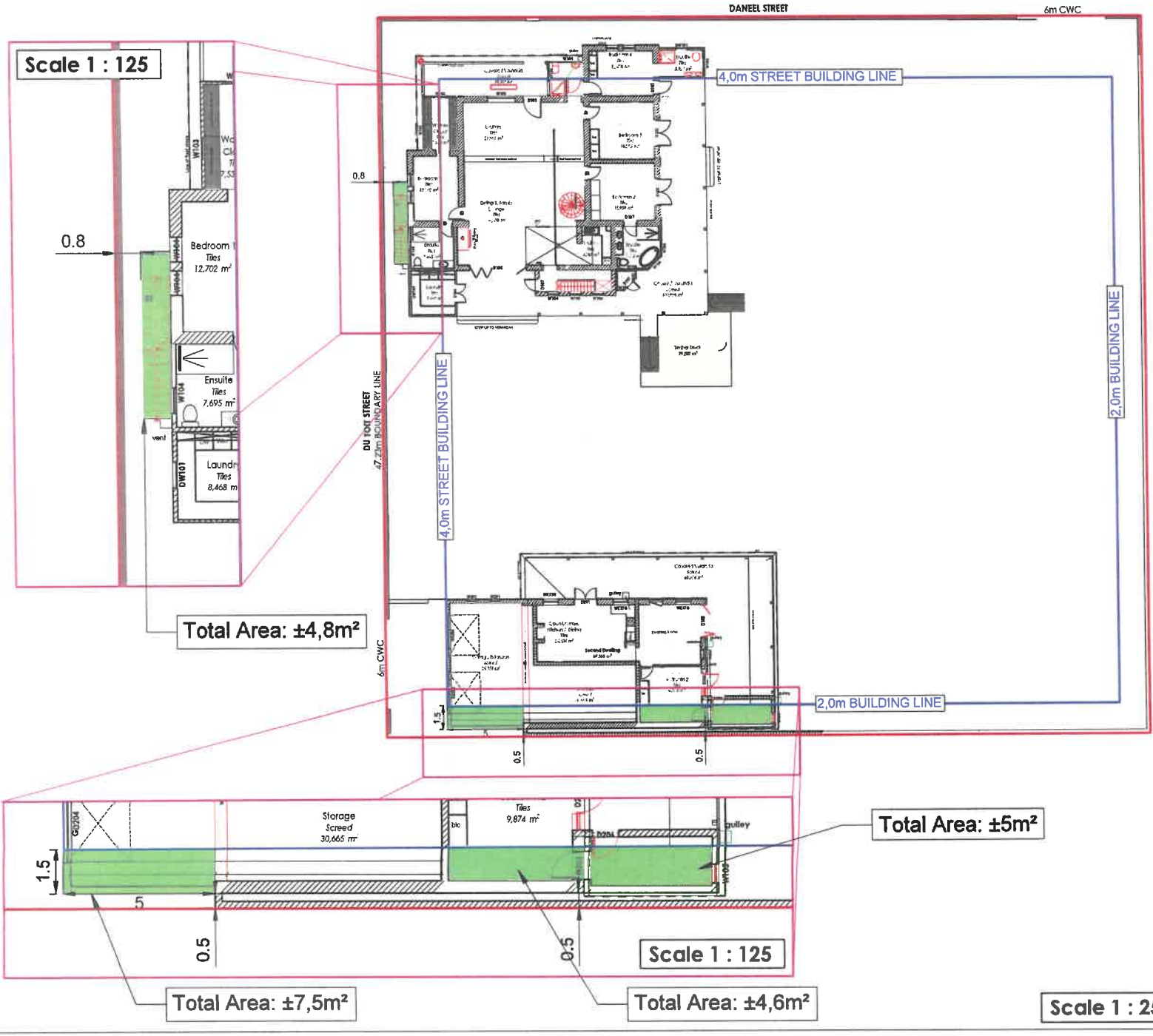
Plan prepared by: Thian Jansen
Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200

WRAP Project Office
Town Planning & Project Management



Scale 1 : 1000

4. Site Plan
Erf 592 Stanford



Plan prepared by: Thian Jansen

Plan Number 24/151(001) - 03/10/2024

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 DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY, ERF 592, STANFORD (4855/2024)

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

04/03/2025
DATE

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

15. ERF 99, 40 KORTMARK STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION: MESSRS WRAP PROJECT OFFICE ON BEHALF OF BJ BAXTER & FS CLITHEROE

99 STAN (4918/2025)
P Roux **(028) 313 8900** **Hermanus Administration**
24 October 2025

EXECUTIVE SUMMARY

An application, in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) has been received on 24 February 2025 from Messrs WRAP Project Office on behalf of the property owners on Erf 99, Stanford for the **subdivision** of Erf 99, Stanford into two (2) portions namely Portion A approximately 895m² and the Remainder approximately 1009m² in extent.

RESOLUTION

1. that the application in terms of Section 16(2)(d) the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for the **subdivision** of Erf 99, Stanford into two (2) portions namely, Portion A approximately 895m² and the Remainder approximately 1009m² in extent, **be approved** in terms of the provisions of Section 61, subject to the following conditions:

   (a) that the approval is only for the subdivision as indicated on *Subdivision Plan no 24/181*, 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 comment be complied with at that stage;

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

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

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

2. that the applicant 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 conditions of approval.

REASONS FOR RESOLUTION

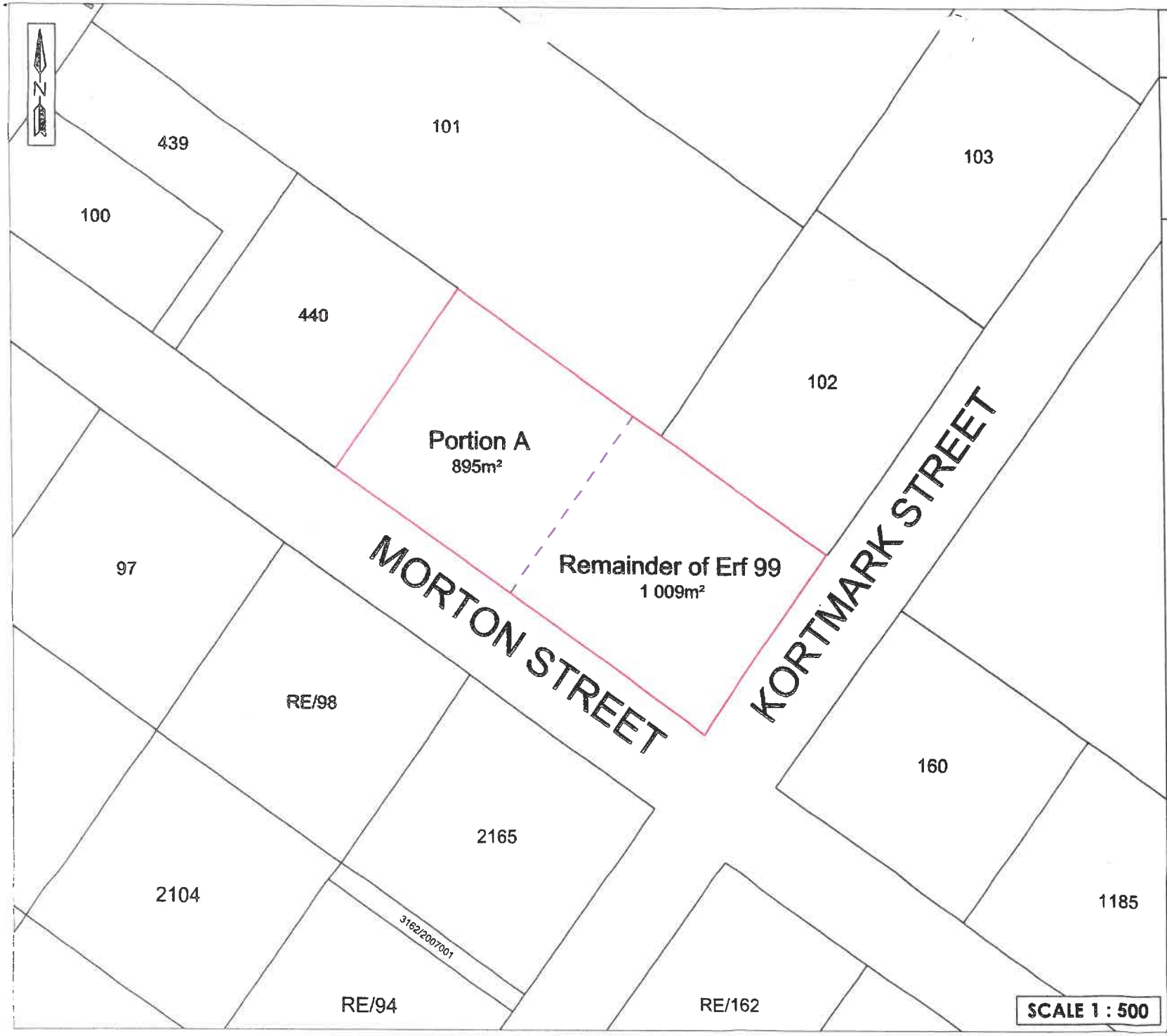
- The application has followed due procedure.
- None of the departments have any objection.
- The proposed subdivision in line with the applicable municipal and provincial planning policy and will make more efficient use of brownfield land within the urban edge.
- The proposal will not negatively impact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

1. Locality Plan
Erf 99 - Stanford

Subject property

Plan prepared by: Veronica 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. Subdivision Plan
Erf 99 Stanford

Proposed Subdivision

Property Extent - 1904m²

Remainder: 1 009m²
Portion A: 895m²

Plan prepared by: Veronica Jansen on 07/02/2025
Based on plans from Micheal Gates

Plan Number - 24/181 (001)

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 PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR SUBDIVISION: ERF 99, STANFORD (4918/2025)

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

Conditions:

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

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

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

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

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

The contribution according to the current policy (**2024/2025**) is as follows:

Freehold erven:			
Water	R 27 598.00 x 1	=	R 27 598.00
Sewerage	R 19 725.00 x 1	=	R 19 725.00
Roads	R 8 845.00 x 1	=	R 8 845.00
Stormwater	R 10 205.00 x 1	=	R 10 205.00
Solid Waste	R 1 769.00 x 1	=	R 1 769.00
Electricity	R 39 247.00 x 1	=	R 39 247.00
TOTAL (inclusive of VAT)		=	**R107 389.00**

Please note that the above figures:
a) are estimates
b) do not include investigation and connection fees
c) are subject to annual tariff adjustments

2. that the existing water connection to Erf 99 shall be used to service the proposed Portion A or the Remainder of Erf 99;

3. that any part of the existing water and sewer services on Erf 99 that crosses the common boundary of Portion A and the Remainder of Erf 99 shall be disconnected and sealed off;

4. that both the Remainder and Portion A of Erf 99 must be serviced with individual and separate water connections which must comply with the standards of the Division: Civil Engineering Services;

5. that the proposed Portion A and Remainder of Erf 99 must each be serviced with individual and separate sewer conservancy tanks, which must comply with the standards of the Division: Civil Engineering Services, and to which the sewer services of the individual erven must connect to;

6. that only a standard 60 Amp single phase electricity connection will be available per erf;

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

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

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

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

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

12. 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

16/05/2025

DATE

16. ERF 9873, 21 WESTCLIFF ROAD, WESTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION: MESSRS WRAP PROJECT OFFICE ON BEHALF OF JONQUIL INVESTMENTS (PTY) LTD

9873 HWC (4828/2024)
B Minnaar **(028) 313 8900** **Hermanus Administration**
23 October 2025

EXECUTIVE SUMMARY

An application has been received on 1 October 2024 from Messrs WRAP Project Office on behalf of Jonquil Investments (Pty) Ltd in terms of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for the **subdivision** of Erf 9873, Westcliff, Hermanus into two (2) portions namely Portion A (±670m²) and the Remainder of Erf 9873 (±686m²).

RESOLUTION

1. that the objections be noted.

2. that the application for **subdivision** in terms of Section 16.(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) of Erf 9873, Hermanus into two (2) portions namely, Portion A (±670m²), and Remainder Erf 9873, Hermanus (±686m), **not be approved** in terms of the provisions of Section 61; and

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

REASONS FOR RESOLUTION

Reason for resolution of points 2:

- The application has followed due procedure.
- That the objections received relating to the character, traffic risk impact and the precedent that will be set will negatively alter the character of the Westcliff Coastline erven.
- The subdivision will result in erf sizes that are far less than the minimum residential erf size along the Westcliff Coastline.
- The application is located at a dangerous intersection (of De Goede Street and Westcliff Drive) that will exacerbate the risk of traffic collisions.
- The subdivision application will result in elongated erven and the development of elongated dwelling units that will subsequently also result in the massing of the site due to development parameters applicable to the site.

- The subdivision application is not in line with the EMOZ due to it not retaining the natural character of the area or improving the sense of the place in relation to the contextual character of the area.
- The subdivision application is not in line with the HPOZ due to it resulting in the massing of the future dwelling units on the site in order to conform to the applicable development parameters.
- The subdivision application is not in line with the SPLUMA principles of spatial sustainability and efficiency.
- The subdivision application does not adequately consider the densification requirements for this site in terms of the OMGMS with reference to the contextual character of the area. Although the OMGMS (which is empowered by the Overstrand Municipality SDF) is only a guideline document, it still serves as a document that informs how and where future developments can be considered.

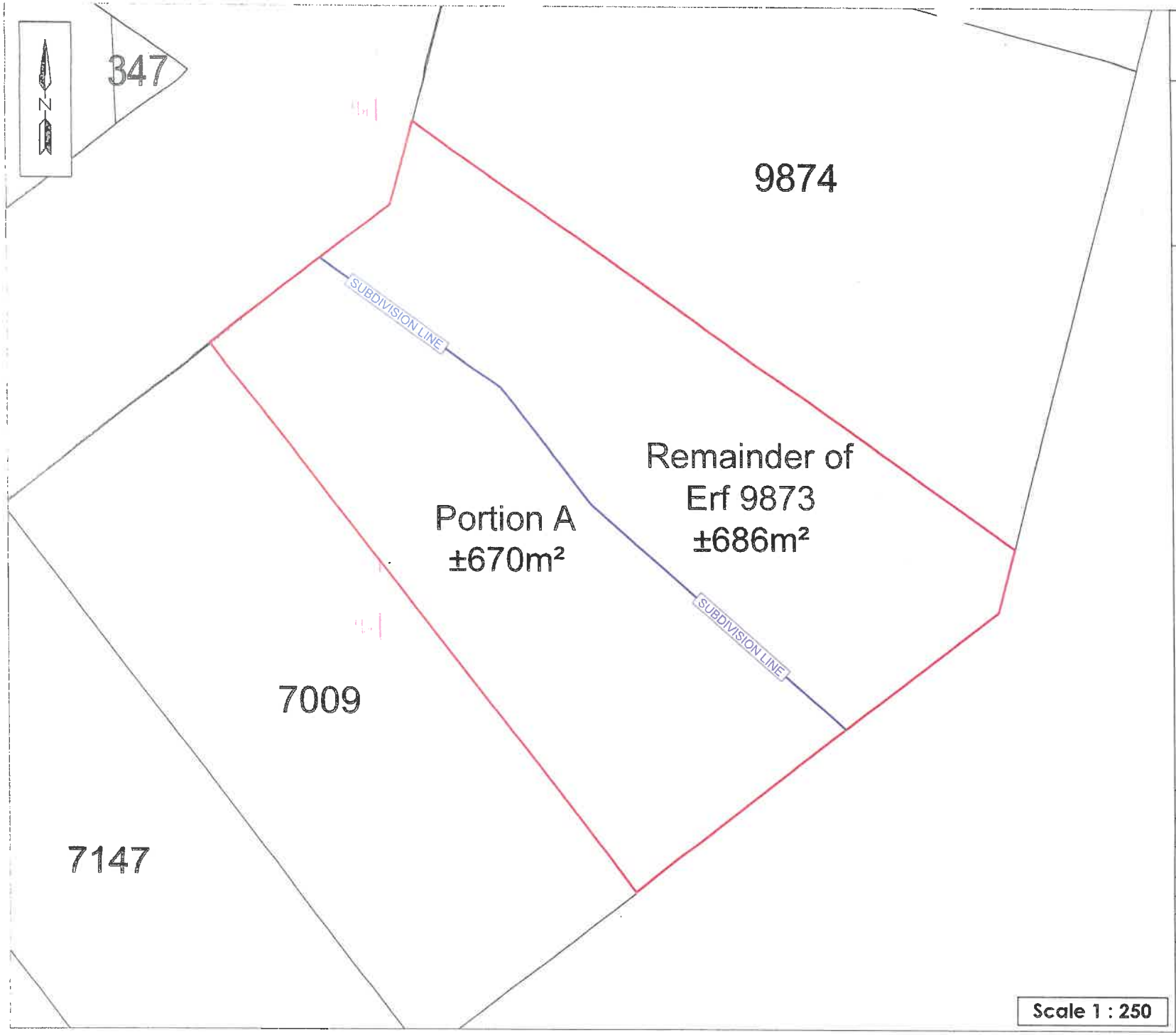
1. Locality Plan
Erf 9873 - Hermanus

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



Scale 1 : 1000



4. Subdivision Plan
Erf 9873 - Hermanus

Proposed Subdivision

Property Extent - 1356m²

Remainder -	±686m²
Portion A -	±670m²

Plan date: 30/07/2024
Plan Number: 24.70(001)

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

Scale 1 : 250

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR:
APPLICATION FOR SUBDIVISION, ERF 9873, WESTCLIFF (4691/2024)

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

Conditions:

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

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

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

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

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

The contribution according to the current policy (**2024/2025**) is as follows:

Freehold erven:			
Water	R 27 598.00 x 1	=	R 27 598.00
Sewerage	R 19 725.00 x 1	=	R 19 725.00
Roads	R 8 845.00 x 1	=	R 8 845.00
Stormwater	R 10 205.00 x 1	=	R 10 205.00
Solid Waste	R 1 769.00 x 1	=	R 1 769.00
Electricity	R 39 247.00 x 1	=	R 39 247.00
TOTAL (inclusive of VAT)		=	**R107 389.00**

Please note that the above figures:
a) are estimates
b) do not include investigation and connection fees
c) are subject to annual tariff adjustments

2. that the existing water connection to Erf 9873 shall be used to service the proposed Portion A or the Remainder of Erf 9873;

3. that any part of the existing water and sewer services on Erf 9873 that crosses the common boundary of Portion A and the Remainder of Erf 9873 shall be disconnected and sealed off;

4. that both the Remainder and Portion A of must be serviced with individual and separate water connections which must comply with the standards of the Division: Civil Engineering Services;

5. that the proposed Portion A and Remainder of Erf 9873 must each be serviced with individual and separate sewer conservancy tanks, which must comply with the standards of the Division: Civil Engineering Services, and to which the sewer services of the individual erven must connect to;

6. that only a standard 60 Amp single phase electricity connection will be available per erf;

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

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

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

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

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

12. 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

17/02/2025

DATE

17. ERF 4161, 318 EIGHTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS ENGELBRECHT & SCORGIE ON BEHALF OF LM PRINSLOO

4161 HVK (4957/2025)
P Roux **(028) 313 8900** **Hermanus Administration**
29 October 2025

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 08 April 2025 from Messrs Engelbrecht and Scorgie on behalf of the owner of Erf 4161, Voëlklip, 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 0m, to accommodate the existing carport and proposed pergola;
  - relax the western lateral building line from 2m to 0m, to accommodate the change of use of the second dwelling, as well as the existing structures;
  - relax the northern rear building line from 2m to 0m, to accommodate the change of use, as well as the existing structures;
  - relax the eastern lateral building line from 2m to 0m, to accommodate the alterations to the windows within the building lines and existing structures and
  - relax the permissible coverage from 50% to 60.538%, to accommodate the unauthorized covered areas and additions in order to construct a new entrance portico on the street boundary.

- **Determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law to accommodate the existing as built structure on the property.

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 4161, Voëlklip, Hermanus in order to:

   - relax the western lateral building line from 2m to 1.088m to accommodate the west-facing bathroom window;

- relax the northern lateral building line from 2m to 1.629m to accommodate the north-facing bathroom window 5;
- relax the eastern lateral building line from 2.0m to 0.0m to accommodate the alterations to windows within the building line,

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

2. that the application for **departure** in terms of Section 16(2)(b) of the By-Law to relax the permissible coverage from 50% to 60.538%, to accommodate the unauthorized covered areas and additions in order to construct a new entrance portico on the street boundary, **not be approved** in terms of the provisions of Section 61 of the By-Law, however condition 5 (b) should be noted;

3. that the application for departure in terms of Section 16(2)(b) of the By-Law in order to:

   - relax the street building line from 4.0m to 0.0m to accommodate the new roof covering of the existing pergola carport on the eastern side of the property, and to accommodate the proposed pergola in front of the existing approved western side garage;
   - relax the western lateral building line from 2.0m to 0.0m to accommodate the usage change, from outbuilding to second dwelling unit;
   - relax the northern rear building line from 2.0m to 0.0m to accommodate the usage change, from outbuilding to second dwelling unit;
   - relax lateral building line relaxed from 2m to 0.571m to accommodate the fireplace enclosure, which forms part of the habitable unit, and
   - relax lateral building line relaxed from 2.0m to 0.0m to accommodate a new pergola directly in front of the garage

   not be approved in terms of the provisions of Section 61 of the By-Law;

4. 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 4161, Voëlklip, Hermanus to accommodate the existing as built structure on the property, **not be exempt** from the payment of an administrative penalty;

5. that the recommendation under points 1, 2 and 4 above is subject to the following conditions:

   (a) that all additional structures which causes the coverage to be exceeded be removed from the site and no new structures which adds to the coverage calculation may be added;

(b) that the coverage of the site be limited to 51.70% in order to accommodate the irregularity caused with the approval of the building plan in 1998;

(c) that an administrative penalty of **R7 387,20** be payable within sixty (60) days of the decision;

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

(e) the second dwelling must be converted back to a storeroom and the braai and roofed areas be removed, photographic evidence must be provided to the municipality within one (1) year of the decision;

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

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

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

6. that the applicant 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.

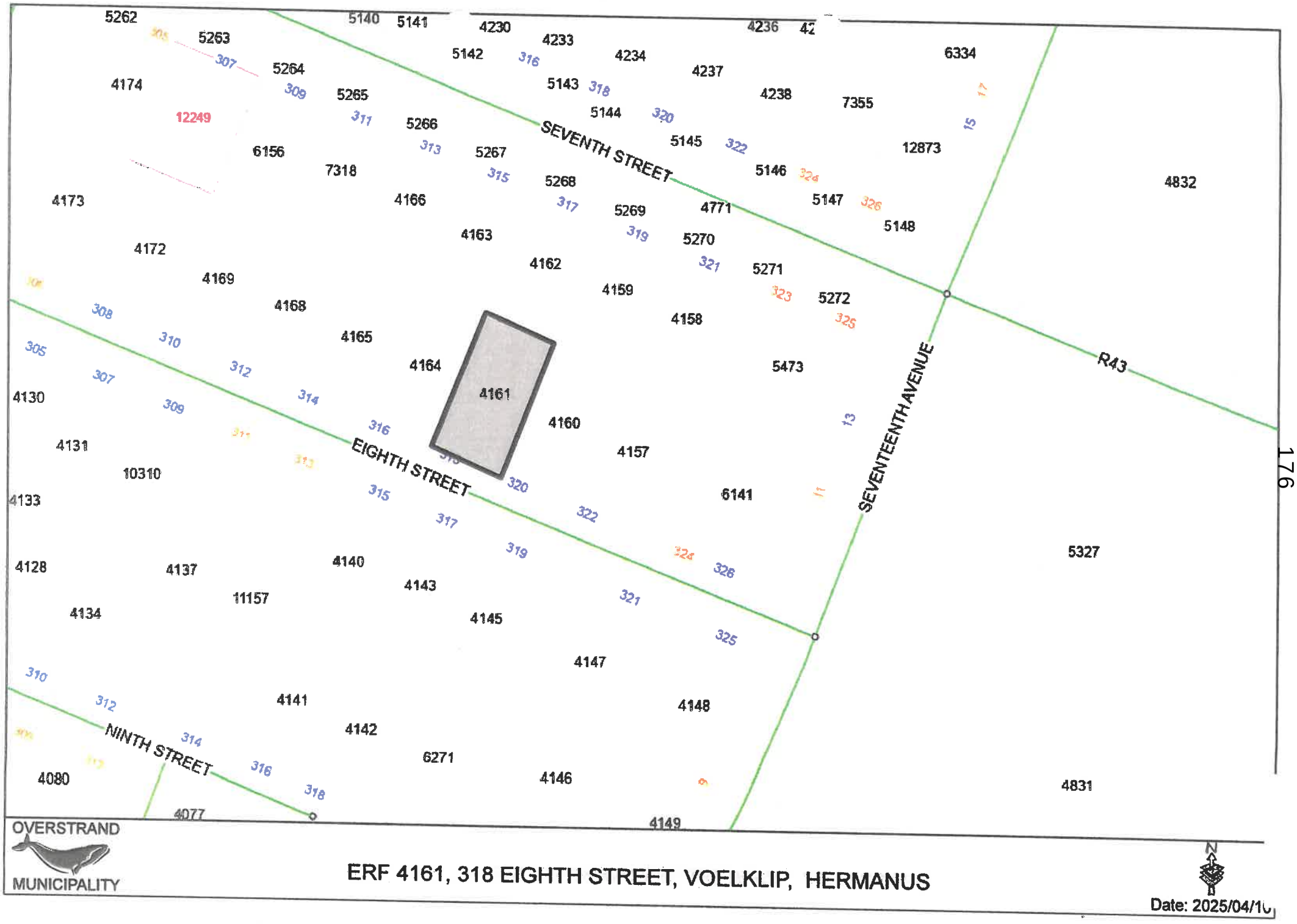
REASONS FOR RESOLUTION

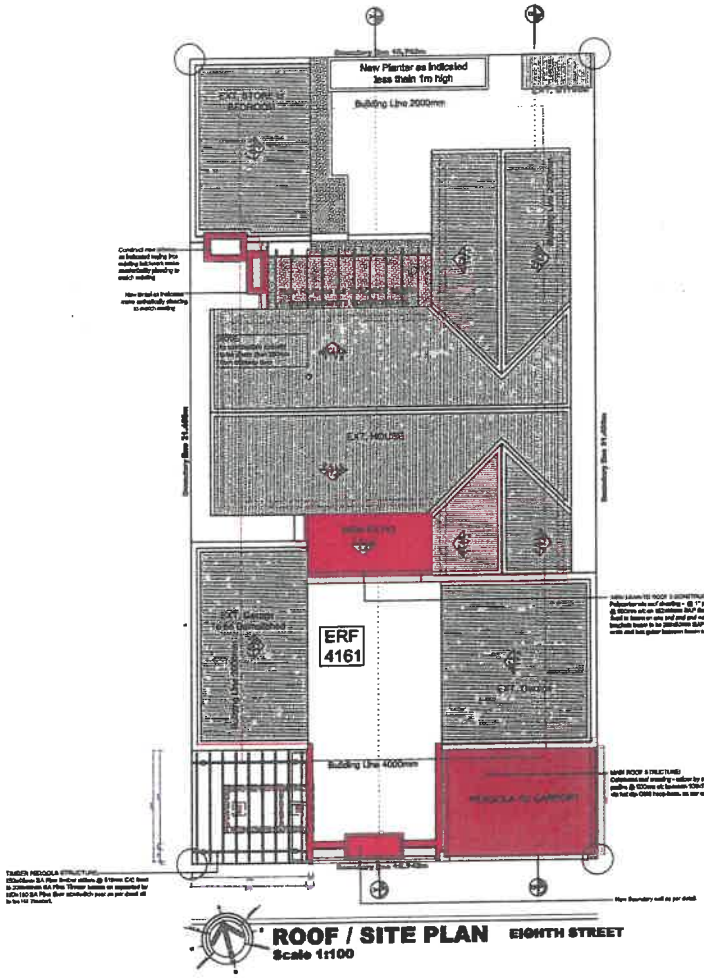
Reason for the resolution under points 1, 2 and 4

- A change in the window schedule is proposed on the eastern and western side of the dwelling which is over the respective lateral building lines. The change in window schedule is considered minor and will not affect the privacy of the adjoining property owner due to the placement of the existing boundary wall.
- The administrative penalty as provided on a lower fee due to the property owner being required to remove the covered areas.
- The application has followed due procedure.
- The proposal is in line with the relevant policy documents.

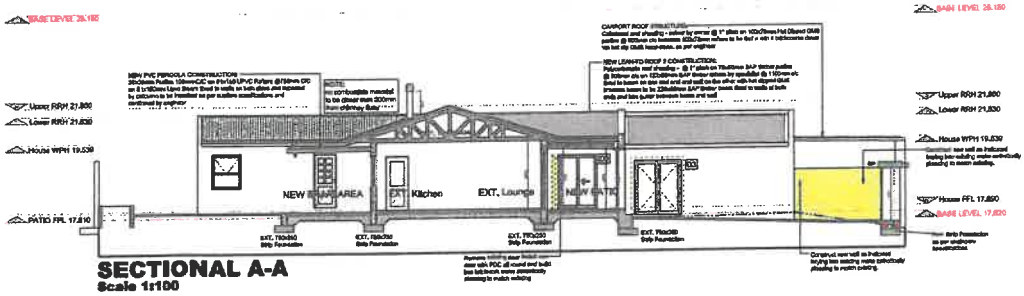
Reason for the resolution under point 3

- The misrepresentation of the building plan 1998 is not the fault of the municipality but the consultant who submitted the plan.
- In 2024 the property owner applied for the demolition of the existing structures for the dwelling to be compliant with the coverage parameters, the property owner is therefore well informed regarding the regulations.
- The proposed coverage of over 60% is not in line with the low-density character of the area.
- The new pergola on the street reserve will cause the street boundary to be overdeveloped with structures taking up approximately 62% of the street boundary, which is not in line with the low-density character of the suburb.
- In 2024 the current property owner submitted an application to demolish the illegal structures and the garage which would have caused the development to be compliant with the 50%. The property owner therefore as full knowledge regarding the irregularities on site.
- Portions of dwellings are not supported on the property boundaries as the type of use has a negative impact on the amenity of the surrounding property owners and leads to a precedent where property boundaries are over developed which is not in line with the low-density character of the suburb.

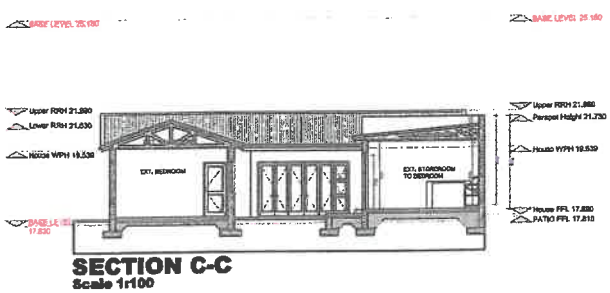

SEVENTH STREET
EIGHTH STREET
NINTH STREET
SEVENTEENTH AVENUE
R43
4161
5262
5263
5264
4174
12249
6156
7318
4173
4172
4169
4168
4130
4131
10310
4133
4128
4137
4134
4080
4077
5140
5141
4230
4233
5142
4234
4236
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6334
5143
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12873
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4832
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6141
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11157
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4142
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4148
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4831
176
OVERSTRAND
MUNICIPALITY
ERF 4161, 318 EIGHTH STREET, VOELKLIP, HERMANUS
N
Date: 2025/04/10



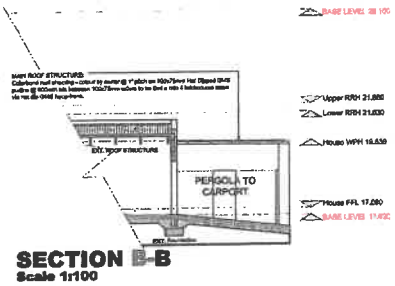
ROOF / SITE PLAN EIGHTH STREET
Scale 1:100



SECTIONAL A-A
Scale 1:100



SECTION C-C
Scale 1:100



SECTION B-B
Scale 1:100

NOTES:

APPROVED AREA CALCULATIONS:	
Existing Dwelling	140.204m²
Garage west	37.543m²
Garage East	40.180m²
Storage area	34.389m²
Outdoor Toilet	9.844m²
Pergola	29.364m²
Total Area	292.331m²
Total Covered Area	259.97m²
ERF	969m²
Coverage	36.313%

ADDITIONAL AREA CALCULATIONS:	
Pergola converted into Carport	29.364m²
New Entrance	1.886m²
Free standing Braai	1.886m²
Fireplace enclosure	1.296m²
new floor pergola	30.282m²
New Covered Patio	16.543m²
Total Additional Area	81.369m²
Total additional coverage	47.997m²
Total Covered area	303.636m²
ERF	969m²
NEW Coverage	45.364%

ENGELBRECHT & SCORCIE
ARCHITECTURAL OFFICE
44 Hill Road, Crossé River • PO Box 181 • CRUIE 6967
Tel 083 719 3284 • Fax 028 2162220 • perruffles@mweb.co.za
Members of Registered A S Bureau
CK2013/053/23/23

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DRAWN BY:	Keegan Forster
CHECKED BY:	Brendan Scorgie ST 1830
PROJECT DESCRIPTION:	Project Name
PAGE CONTENT:	Alterations
CLIENT	Tony And Lyn Prioloo
ADDRESS:	316 EIGHTH STREET
ERF:	4161
DRAWING No.:	Project Number; A101; Current Revision
DATE	25 / 02 / 25
SCALE	1 : 100
PAGE SIZE	A1
PROJECT NUMBER & PAGE No.	J1327 - 04 / 04
REV	-

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 4161, VOELKLIP (4957/2025)

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.

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

08/09/2025

DATE

18. ERF 3680, 225 THIRD STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: PHILLIP JACQUES FOUCHÉ ON BEHALF OF NICHOL JORDAAN

3680 HVK (5041/2025)
P Roux **(028) 313 8900** **Hermanus Administration**
30 October 2025

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 17 July 2025 from Mr Phillip J Fouche on behalf of the property owner on Erf 3680, Voëlklip, Hermanus for the following:

- **Departure** in terms of Section 16(2)(b) of the By-Law to relax the 8m height restriction to 8.190m to accommodate the existing roof;

- **Determination of an administrative penalty** in terms of Section 16(2)(q) 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 3680, Voëlklip, Hermanus in order to relax the 8m height restriction to 8.190m to accommodate the existing roof, **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 3680, Voëlklip, Hermanus to accommodate the existing as built structures on the property, **not be exempt** from the payment of an administrative penalty;

3. that the recommendation under paragraphs above is subject to the following conditions:

   (a) that the approvals are for the accommodation of the as built structure as per the height certificate provided by the Van Dyk Land Surveyors dated June 2025;

(b) that building plans in line with this recommendation be submitted to the Building Control Department and that all conditions of the Building- and Fire Department be complied with at that stage;

(c) that an administrative penalty of **R4 164,10** be payable within sixty (60) days of the decision;

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

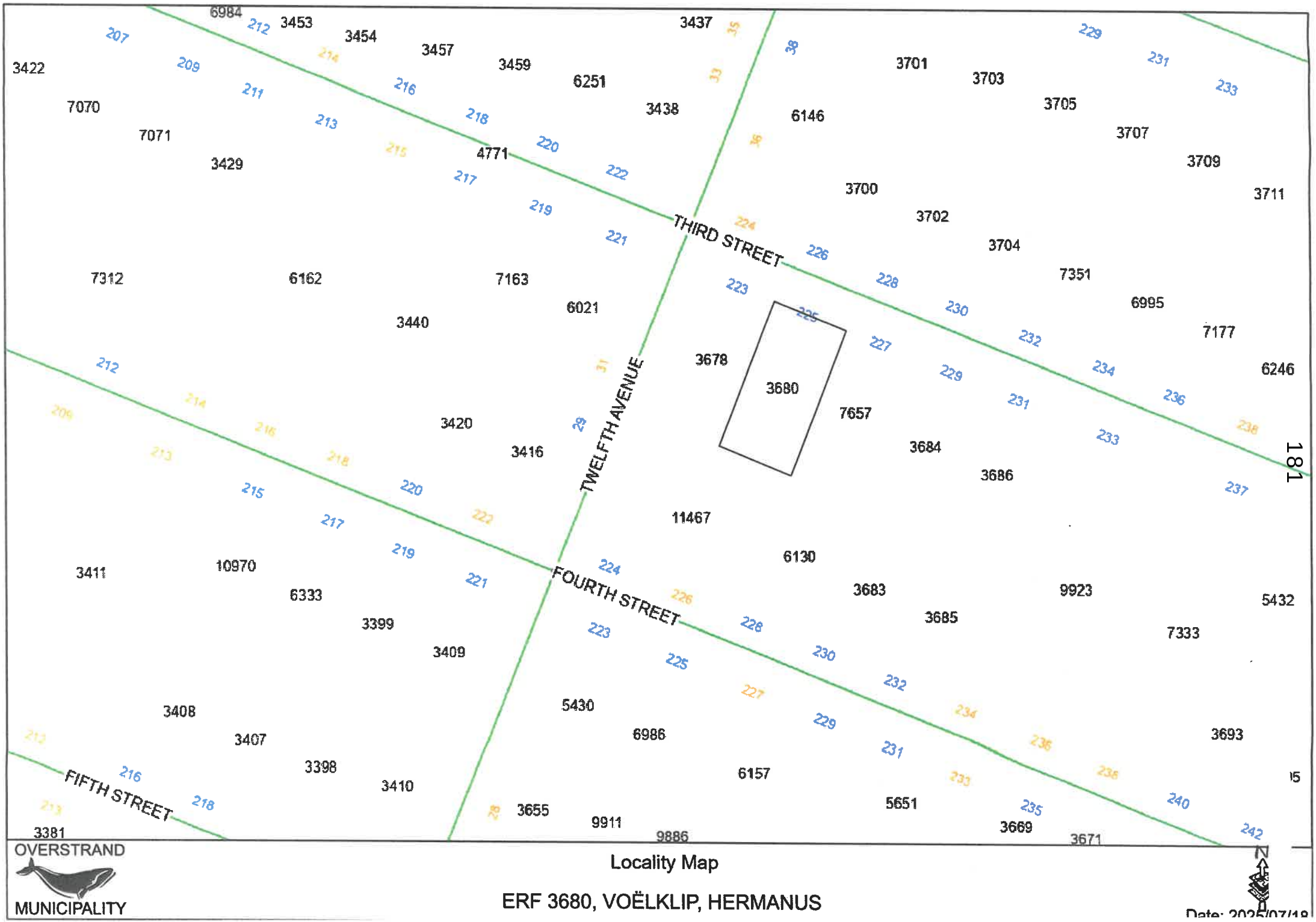
(e) that this approval does not absolve the landowners from compliance with any other relevant legislation, and

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

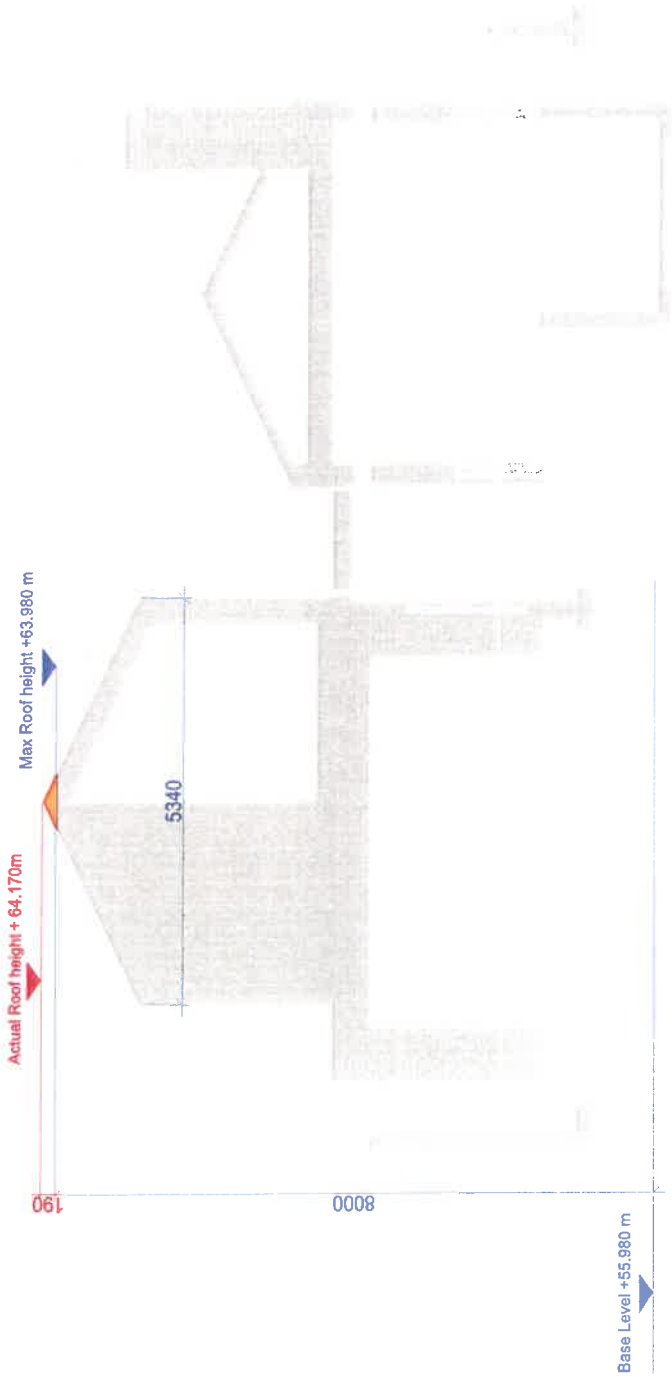
4. that the applicant notified of its appeal right in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 regarding the above decisions.

REASONS FOR RESOLUTION

- The building typology and design is in line with the character of the area.
- The extent of the encroachment small and will not have a negatively impact on the surrounding property owners.
- No objection was raised against the proposal.
- The application has followed due procedure.
- The proposal is in line with the relevant policy documents.


THIRD STREET
TWELFTH AVENUE
FOURTH STREET
FIFTH STREET
3680
181
OVERSTRAND
MUNICIPALITY
Locality Map
ERF 3680, VOËLKLIP, HERMANUS
N

ANNEXURE C SECTION AA



COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 3680, VOELKLIP (5041/2025)

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

22/08/2025
DATE

19. ERF 290, 54 CILLIERS STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE CONDITIONS, DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS TOWN AND COUNTRY CREATIVE LAND SOLUTIONS ON BEHALF OF E & AC BINEDELL

290 GFK (4833/2024)
SW van der Merwe **(028) 313 8900** **Hermanus Administration**
20 October 2025

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 07 October 2024 from Messrs Town and Country Creative Land Solutions on behalf of E & AC Binedell, owners of Erf 290, Franskraal for the following:

- **Removal of restrictive title deed conditions** in terms of Section 16(2)(f) of the By-Law for removal of conditions C.20(b) and C.20(d) contained in Title Deed T39221/2023;

- **Departure** in terms of Section 16(2)(b) of the By-Law to relax the western lateral building line from 2m to 1.57m, the eastern lateral building line from 2m to 1,65m and the street building line from 4m to 3,58m to accommodate the existing main and second dwellings, and

- **Determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law to accommodate the existing structures as built (primary dwelling and second dwelling unit).

RESOLUTION

1. that the comment be noted;

2. that the application 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 conditions** C.20(b) and C.20(d) as contained in title deed T39221/2023 applicable to Erf 290, Franskraal, **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 applicable to Erf 290, Franskraal to relax the western lateral building line from 2m to 1,57m, the street building line from 4m to 3,587m and the eastern lateral building line from 2m to 1,65m to accommodate the existing dwelling and second dwelling unit, **be approved** in terms of the provisions of Section 61 of the By-Law;

4. that the **determination of an administrative penalty** in terms of Section 90.(4) of the By-Law applicable to Erf 290, Franskraal to accommodate the existing as built structures and land uses on the property, **not be exempt** from the payment of an administrative penalty

   (a) that all other development parameters as prescribed in the relevant Land Use Scheme be complied with;

   (b) that building plans be submitted to the Building Control Office within sixty (60) days of the decision, and all comments from the Fire Department be complied with at that stage;

   (c) that an administrative penalty of **R3 917,91** be payable within sixty (60) days of the decision;

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

   (e) that the develpoment be limited to the encroachments indicated on the Site Development Plan, *54/EB/24 pg 1-5* dated *31 October 2024*, as submitted with the application, and

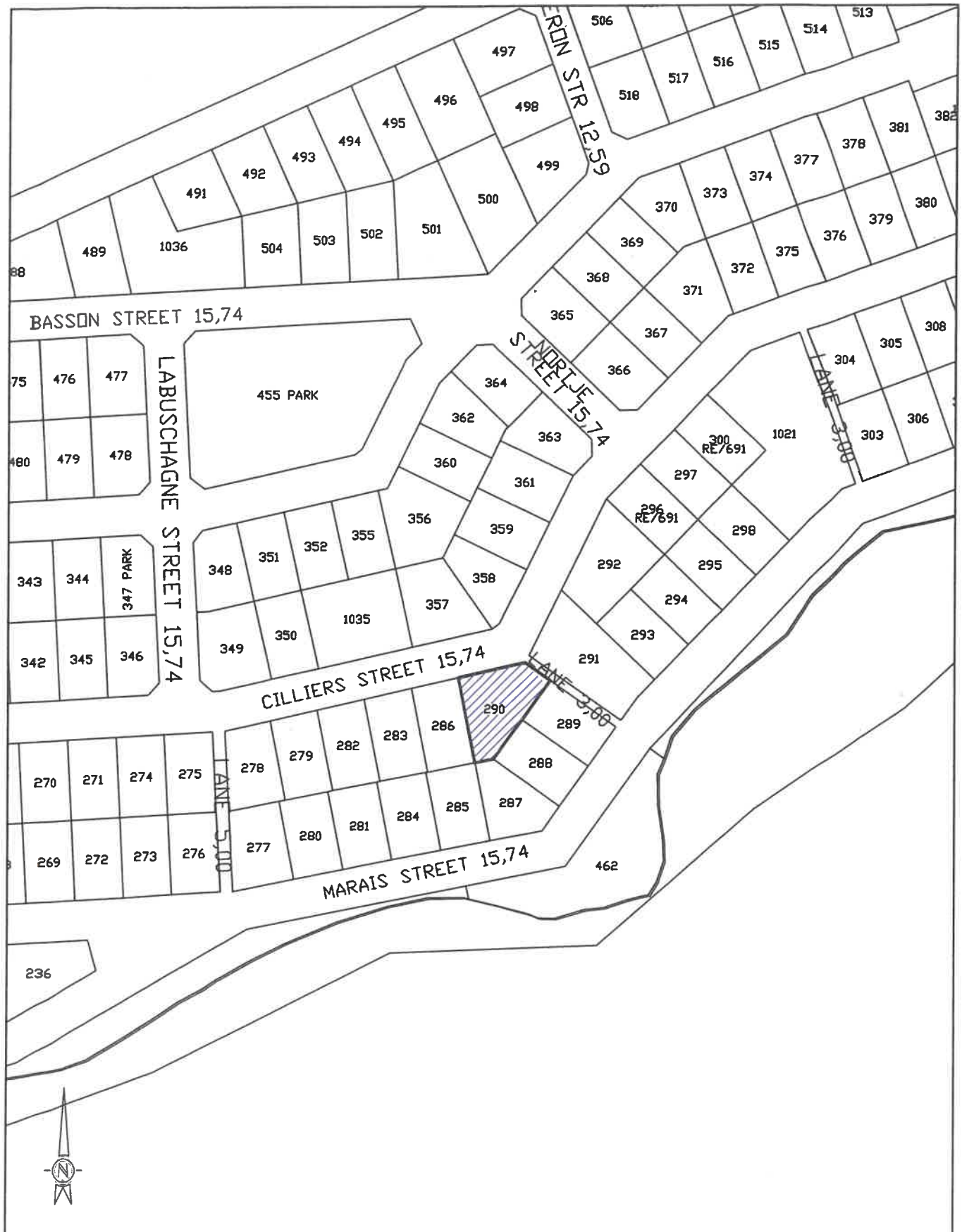
   (f) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.

5. 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 Municipal Land Use Planning, 2020 with regard to the above conditions of approval.

REASONS FOR RESOLUTION

- The application has followed due procedure.
- The development is consistent with the applicable strategic policy documents.
- The development is consistent with the planning principles.
- The development does not detract from the character of the surrounding area.

- The development does not unacceptably detract from the vested rights of adjoining property owners.



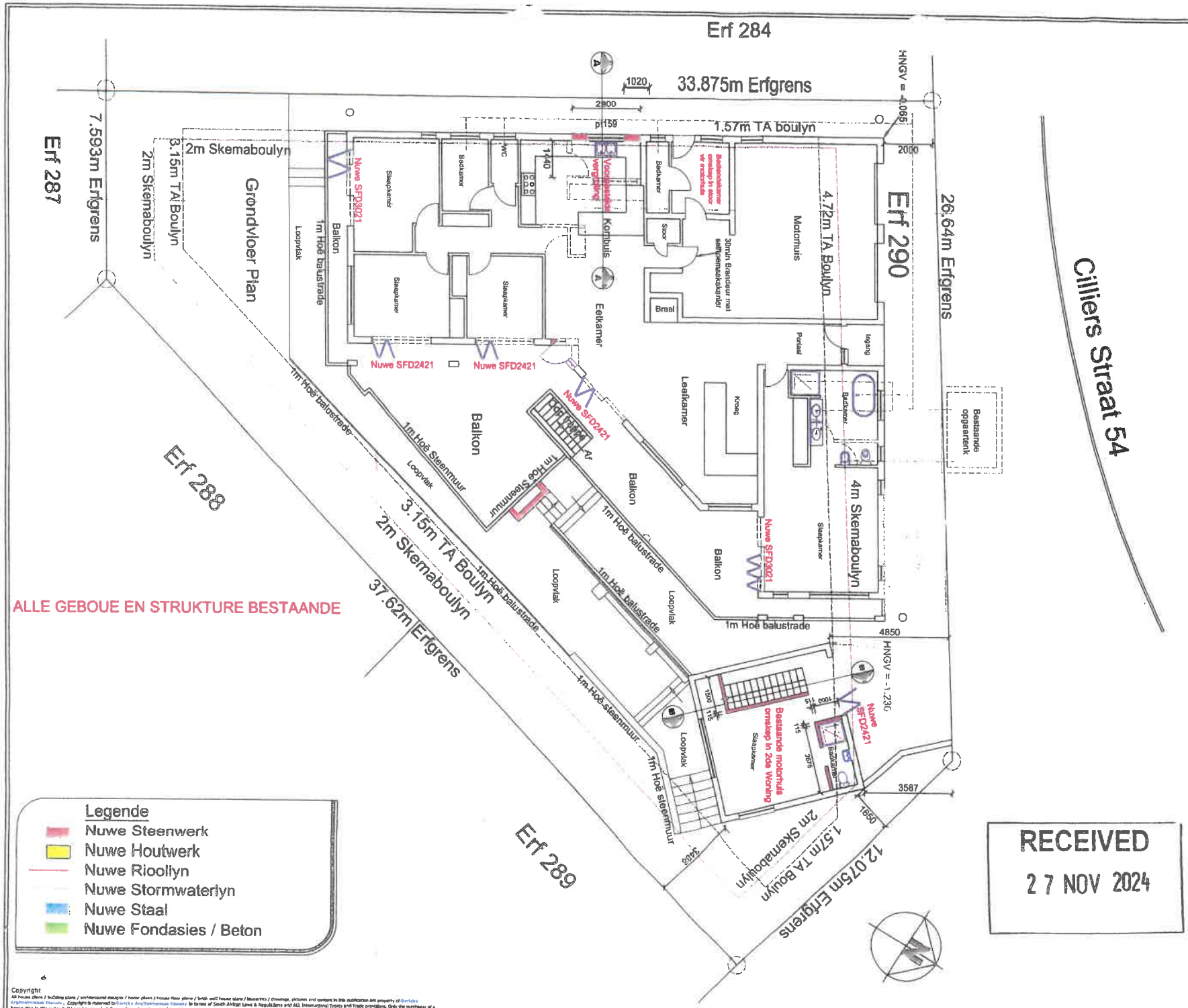
Town & Country
Creative Land Solutions
P.O. Box 1085
Bredasdorp
7280
Tel. 028 424 1545
Fax. 028 425 2085
E-mail: towncountry@vodamail.co.za

PROJECT
LOCALITY PLAN: ERF 290 FRANSKRAALSTRAND
OVERSTRAND MUNICIPALITY

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

DRAWN	CHECKED
LT	LT
SCALE	DATE
1: 2 000	AUG 2024
DWG No.	REVISION

Notes:
ALL AREAS AND DISTANCES SUBJECT TO SURVEY


Erf 284
33.875m Erfgrens
1020
2800
HNGV = 4.065
1.57m TA boulyn
2000
Erf 287
7.593m Erfgrens
2m Skemaboulyn
3.15m TA Boulyn
2m Skemaboulyn
Grondvloer Plan
Loopvlak
1m Hoë balustrade
Balkon
Slaapkamer
Slaapkamer
Badkamer
WC
1140
Voorgestelde vergroting
Kombuis
Eetkamer
Sitkamer
Nuwe SFD2421
Nuwe SFD2421
Nuwe SFD2421

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 290, FRANSKRAALSTRAND (4833/2024)

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 290 shall be used to service Erf 290;

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

26/02/2025

DATE

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

20. ERF 5044, 44 SUNBIRD CRESCENT, LEOPARD ROCK MOUNTAIN ESTATE, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: CL MEADE

5044 HON (5032/2025)
H Olivier **(028) 313 8900** **Hermanus Administration**
27 October 2025

EXECUTIVE SUMMARY

An application has been received on 10 July 2025 from CL Meade in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 5044, 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 relax the northern lateral building line from 2m to 0m to accommodate the existing louvred pergola 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 above-mentioned unauthorized building line encroachment to accommodate the existing as built louvred pergola.

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 5044, Onrustrivier for a departure to relax the northern lateral building line from 2m to 0m to accommodate an existing louvred pergola, **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 of building line and is not an approval in terms of any other legislation;

   (b) that the approval for the departure is only for the development over for the building lines as indicated on the plan 5044.1 dated 29 April 2025 and plans 5044.2 to 5044.4 dated 19 October 2025, submitted with the application;

   (c) that building plans be submitted to the Building Department for all illegal building work on the property 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 Scheme be complied with, and

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

2. that the comments of 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 5044, Onrustrivier for the unauthorized encroachments over the building line of the louvred pergola, was considered and that an administrative penalty **of R1257,00 be imposed,** and it be paid within thirty days (30) of this approval.

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.

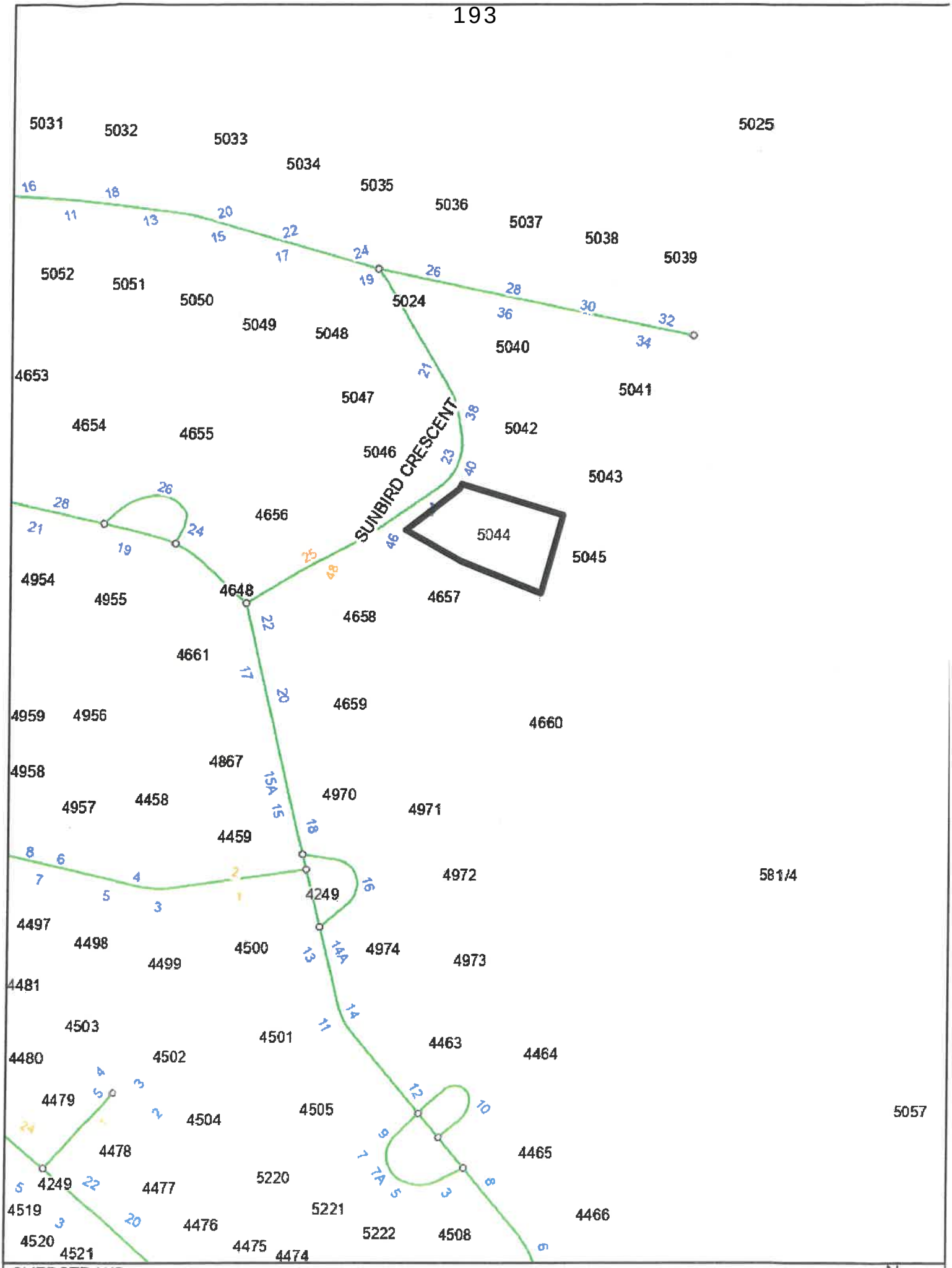
REASONS FOR RESOLUTION

POINT 1

- The application has followed due procedure.
- No new municipal services will be affected.
- The existing encroachment of the louvred pergola over the lateral building line will not impact neighbours' privacy or views, as properties to the north is situated on a much higher gradient, and there are also two panhandles with a total width of 8m between Erf 5044 and the nearest developed property to the north.
- No objections were received, and the Leopard Rock Homeowners Association provided a letter of support for this application.
- All relevant Municipal/State Departments or other institutions support the application.
- The application does not have a negative impact on surrounding property owners or the character of the area.

POINT 2

- The existing landowner's contractor constructed the louvred pergola without an approved building plan.



OVERSTRAND MUNICIPALITY

Locality Map

Erf 5044, 44 Sunbird Crescent, Leopard Rock, Onrust River

N

Date: 2025/07/04

DEEMED-TO-SATISFY REQUIREMENTS:

ALL DEEMED-TO-SATISFY REQUIREMENTS APPLY TO ALL DRAWINGS, DETAILS, SPECIFICATIONS & ANY SUPPLEMENTARY INFORMATION: ALL CONTRACTUAL DOCUMENTATION.

THE STRUCTURAL SYSTEM OF THE BUILDING TO COMPLY WITH THE DETAILED REQUIREMENTS OF H, J, K, L, M + N OF SANS 10400. ALL TO COMPETENT PERSON (ENGINEER) SPECIFICATIONS

CONCRETE STRENGTHS:
FOUNDATIONS: 15mpa
SURFACE BEDS: 15mpa
COLUMNS/SLABS: 25mpa

THE DIMENSIONS OF ANY ROOM OR SPACE ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D

A CHANGE IN LEVEL, THE DESIGN OF RAMPS AND DRIVEWAYS, OR ACCESS TO SWIMMING POOLS AND SWIMMING BATHS IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D

SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION IN ACCORDANCE

WITH THE DETAILED REQUIREMENTS OF 4.2 OF 10400-F

ALL EXCAVATIONS RELATING TO BUILDING WORKS SHALL BE LESS THAN 3M DEEP AND BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-G

FOUNDATIONS TO BE IN ACCORDANCE WITH SANS 10400-B + H IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-H; ALL TO ENGINEER'S SPECIFICATIONS

FLOORS TO COMPLY WITH SANS 10400-J ALL CONCRETE SLABS SUPPORTED ON THE GROUND ARE TO BE IN ACCORDANCE WITH SANS 10400-B + H AND DETAILED REQUIREMENTS OF SANS 10400-J; ALL TO COMPETENT PERSON (ENGINEER) SPECIFICATIONS

STRUCTURAL STRENGTH + STABILITY OF WALL TO BE IN ACCORDANCE WITH SANS 10400-B + T AND THE DETAILED REQUIREMENTS OF PART K

ALL NEW EXTERNAL BRICKWORK WALLS ARE TO BE 280MM CAVITY WALL CONSTRUCTION WITH MIN 50MM CAVITY, TIES, 'BRICKFORCE' AND REINFORCEMENT AROUND OPENINGS ALL TO BE ACCORDING TO STRUCTURAL ENGINEER'S DETAIL AND SPECIFICATION. WEEPHOLES TO BE IN THE OUTER LEAF OF EXTERNAL CAVITY WALL AT FLOOR AND ABOVE DPC + LINTEL LEVEL. WATERPROOFING IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-K

DAMP PROOF MEMBRANES: DPM'S TO ALL SURFACE BEDS, WINDOW AND DOOR REVEALS AND CILLS, STEPPED DPC'S TO ALL CHARGES IN LEVEL.

ROOF FIXING IN ACCORDANCE WITH SANS 10400-B AND DETAILED REQUIREMENTS OF SANS 10400-K

ROOF COVERINGS AND WATERPROOFING SYSTEMS MUST BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS-L

FLAT ROOFS OR RELATED GUTTERS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L; ALL TO COMPETENT PERSON (ENGINEER) SPECIFICATIONS

THE ROOF AND CEILING ASSEMBLY, IN ADDITION TO COMPLYING WITH SANS 10400-C, MUST BE IN ACCORDANCE WITH SANS 10400-L AND SANS 10400-B AND FIRE RESISTANCE IN ACCORDANCE WITH SANS 10400-L + SANS 10400-T

GUTTERS AND DOWNPIPES TO BE EXTRUDED ALLUMINIUM AND ARE TO BE SIZED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-R

THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF AND CEILING ASSEMBLY ARE TO BE IN ACCORDANCE SANS 10400-T

STAIRWAYS, RAILINGS AND BALUSTRADES ARE TO BE IN ACCORDANCE WITH SANS 10400-B, SANS 10400-T AND SANA10400-K AND WITH THE DETAILED REQUIREMENTS OF SANS-M.

ALL GLAZING TO BE SAFTETY GLASS. GLAZING TYPE + FIXING TO BE IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-N

ALL GLAZING TO BE SAFTETY GLASS,

GLAZING TYPE + FIXING TO BE IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-N

THE LIGHTING IN A HABITABLE ROOM, BATHROOM, SHOWER ROOM AND ROOM CONTAINING A TOILET PAN COMPLIES WITH THE DETAILED REQUIREMENTS OF SANS 10400-O

VENTILATION TO BE IN ACCORDANCE WITH SANS 10400-T AND SANS 10400-O

LIGHT AND VENTILATION: ALL HABITABLE ROOMS TO HAVE ADEQUATE NATURAL LIGHT & VENTILATION, 10% FLOOR AREA LIGHT AND 5% FLOOR AREA VENTILATION.

THE DESIGN AND INSTALLATION OF DRAINAGE + PLUMBING TO BE DONE BY A CERTIFIED, COMPETENT PERSON AND PLUMBING IS TO COMPLY WITH THE DETAILED REQUIREMENTS OF SANS 10400-P AND ANY REQUIREMENTS OF THE LOCAL AUTHORITY.

IE's AT ALL BENDS AND JUCTIONS FOR REPAIRS, AND TO BE FITTED WITH RESEAL TRAPS AS PER NBR.
DRAINAGE: UPVC DRAINAGE PIPES TO SOIL AND WASTE PIPES TO COMPLY IN ALL RESPECTS WITH THE NBR AND MUNICIPAL REQUIREMENTS. DRAINS UNDER BUILDING TO BE ENCASED IN 100mm CONCRETE. NO EXPOSED DRAINS EXTERNALLY. ALL TO BE BUILT IN.

THE MEANS OF SEWAGE DISPOSAL WHERE WATER-BORNE SEWERAGE DISPOSAL IS NOT AVAILABLE IS IN ACCORDANCE WITH THE

DETAILED REQUIREMENTS OF SANS 10400-Q, TO BE DONE BY A CERTIFIED, COMPETENT

PERSON AND TO ANY THE LOCAL AUTHORITY REQUIREMENTS

THE MEANS FOR THE CONTROL AND DISPOSAL OF STORMWATER IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-R.

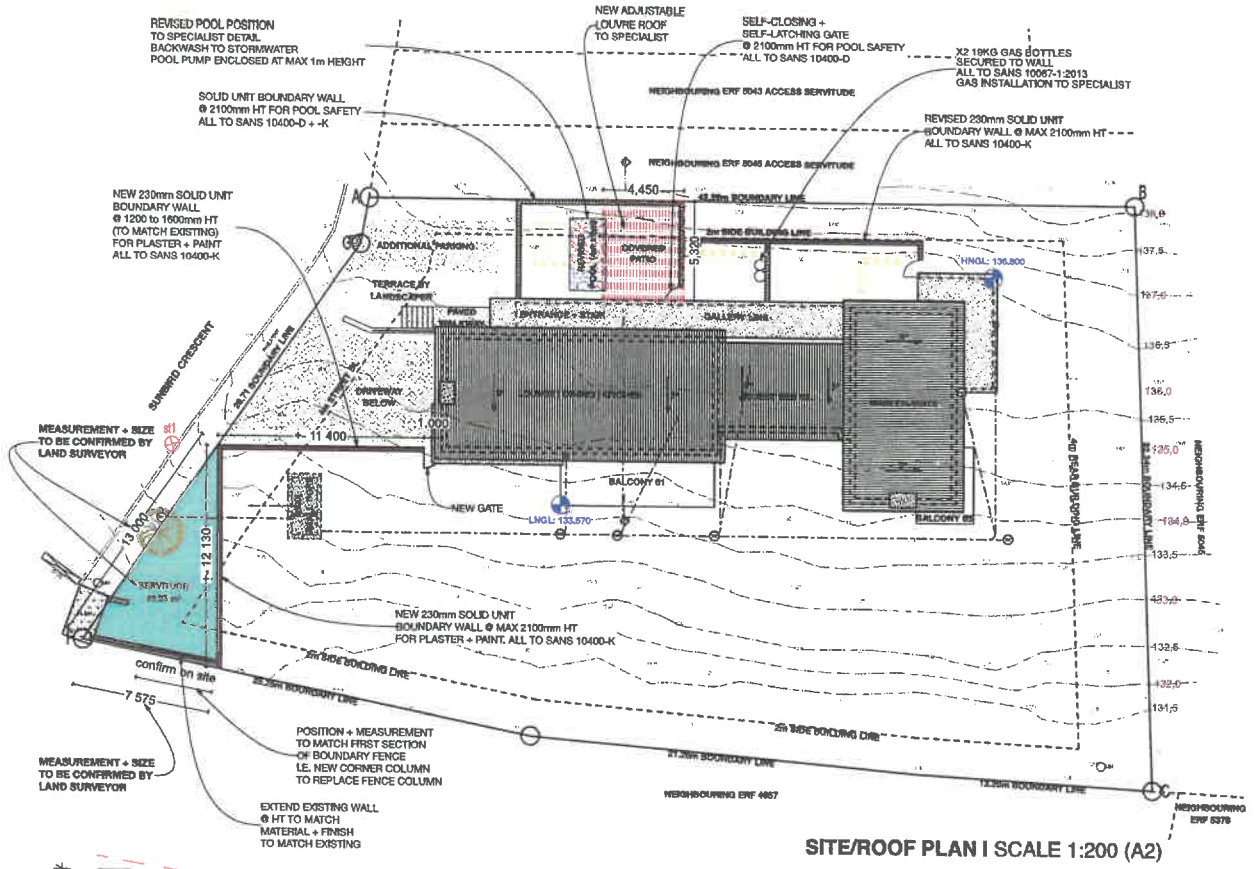
THE MEANS FOR PROVIDING FACILITIES FOR PERSONS WITH DISABILITIES IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-S.

FIREPLACES AND THE PROVISION OF SPACE HEATING ARE TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-V

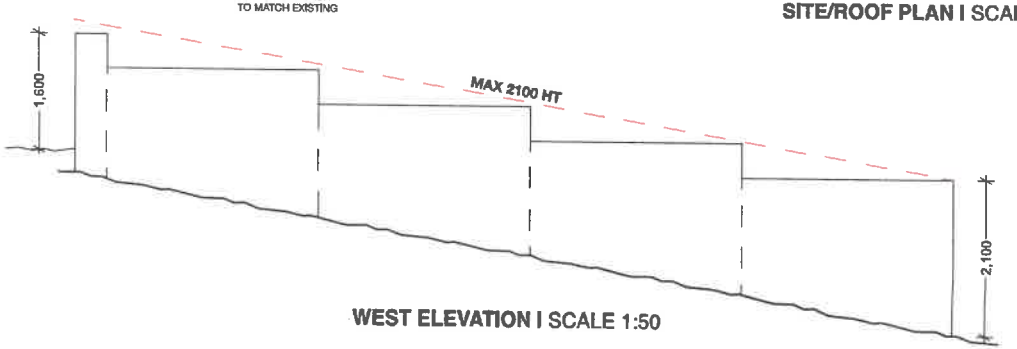
WATER SUPPLY TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS-W.

ENERGY EFFICIENCY: BUILDING ENVELOPE (SHADING, EXTERNAL WALLS, FENESTRATION, ROOF, FLOORS) AND SERVICES TO BE IN ACCORDANCE WITH SANS 10400-XA AND THE DETAILED REQUIREMENTS OF SANS 204. RATIONAL DESIGN DONE BY A COMPETENT PERSON.

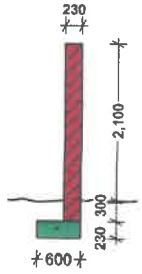
SCHEDULE OF AREAS:	
LOWER GROUND FLOOR	197m²
UPPER GROUND FLOOR	267m²
OPEN BALCONIES	30,5m²
NEW ADJUSTABLE LOUVRE ROOF	24m²
TOTAL NEW AREA:	**24m²**
TOTAL COVERAGE (FOOTPRINT):	291m²
BULK (TOTAL AREA):	488m²
TOTAL AREA OF SITE:	1507m²
PROPOSED COVERAGE:	**19%**



SITE/ROOF PLAN I SCALE 1:200 (A2)



WEST ELEVATION I SCALE 1:50



TYPICAL SECTION I SCALE 1:50

GENERAL NOTES:

1. ALL GENERAL NOTES APPLY TO ALL DRAWINGS, DETAILS, SPECIFICATIONS & SUPPLEMENTARY INFORMATION: ALL CONTRACTUAL DOCUMENTATION.

2. THIS DRAWING IS NOT TO BE SCALED. ONLY FIGURED DIMENSIONS TO BE USED.

3. ALL BUILDING WORK TO COMPLY WITH ALL APPLICABLE SANS 10400-, SABS 0400 STANDARDS, MANUFACTURER'S INSTALLATION INSTRUCTIONS, PROCEDURES & RECOMMENDATIONS & LOCAL AUTHORITY REGULATIONS. THIS REQUIREMENT SHALL NOT BE DEEMED TO BE SUPERSEDED BY THE PROVISION OF ANY OTHER CONTRACT DOCUMENT.

4. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL LEVELS & DIMENSIONS ON SITE WHEN SETTING OUT, PRIOR TO COMMENCING CONSTRUCTION & CROSS CHECKING ALL BUILDING DIMENSIONS DURING THE CONSTRUCTION PROCESS.

5. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION PROCEDURES & METHODOLOGY BEING CARRIED OUT & IMPLEMENTED IN STRICT ACCORDANCE WITH THE LATEST OCCUPATIONAL HEALTH & SAFETY ACT & REGULATIONS.

6. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL OPENING SIZES & VERTICAL & HORIZONTAL POSITION

PRIOR TO THE CONSTRUCTION, MANUFACTURE & INSTALLATION OF FITTED ITEMS, ANY DISCREPANCIES ARE TO BE REPORTED IN WRITING TO THE ARCHITECT PRIOR TO CONTINUATION OF WORK.

7. ALL STRUCTURAL WORK IS TO BE DESIGNED, DETAILED, SPECIFIED & SUPERVISED BY THE STRUCTURAL ENGINEER & IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THIS. ALL STRUCTURAL WORK IS TO BE BUILT FROM THE ENGINEER'S DRAWINGS AND THE STABILITY IS TO BE CERTIFIED BY THE STRUCTURAL ENGINEER ON COMPLETION OF THE WORKS.

PROJECT NAME:	HOUSE MEADE
ERF NO:	5044
ADDRESS:	44 Sunbird Crescent | Cinnia
DESCRIPTION:	RIDER SUBMISSION
STATUS:	RIDER SUBMISSION
CLIENT:	CL MEADE

DESCRIPTION:	SITE/ROOF PLAN
DRAWN:	LF [PrArch 2475 0719]
DATE:	2025/04/29
SCALE:	AS INDICATED
DRAWING NO:	5044.1

ARCH:TECH STUDIO
Lize Rick | lizetrearchitect@gmail.com | 082 040 3118
whatsapp business 065 987 0469

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COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 5044, ONRUS RIVER (5032/2025)

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

22/08/2025
DATE

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

21. ERF 3111, 21 BERG STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE, RELAXATION OF TITLE DEED RESTRICTION AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: TERRAPLAN ASSOCIATE (CAPE) ON BEHALF OF EH FALCONER AND EM STEAD

3111 HON (4984/2025)
H Olivier **(028) 313 8900** **Hermanus Administration**
2 October 2025

EXECUTIVE SUMMARY

An application has been received from Terraplan Associate (Cape) on behalf of EH Falconer and EM Stead on Erf 3111, Onrustrivier in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 for the following:

- **Relaxation** of Clause D.6.(b) of Title Deed No. T74881/2024 to relax the rear building line from 3,15m to 1,060m to accommodate an existing wendy store.

- **Departure** in terms of Section 16(2)(b) in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 to relax the rear building line from 2m to 1,060m to accommodate an existing wendy store.

- **Determination of an Administrative Penalty** in terms of Section 16(2)(q) in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 for the unauthorised building line encroachment as mentioned above.

RESOLUTION

1. that in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 3111, Onrustrivier for the relaxation of Clause D.6.(b) of Title Deed No. T74881/2024 to relax the rear building line from 3,15m to 1,060m to accommodate an existing wendy store, **be approved**, in terms of Section 61 of the By-Law.

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 3111, Onrustrivier for a departure to relax the rear building line from 2m to 1,060m to accommodate an existing wendy store, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

   (a) that this approval is only for the relaxation of a restrictive title deed condition and departure as indicated on plan numbers 687-24 CO1 Revision D dated 15/10/2024 submitted with the application;

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

(c) that the relaxation is only applicable to the existing garage and veranda as per application;

(d) that all the conditions by Engineering Servies be complied with;

(e) that all the conditions imposed by Telkom be complied with;

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

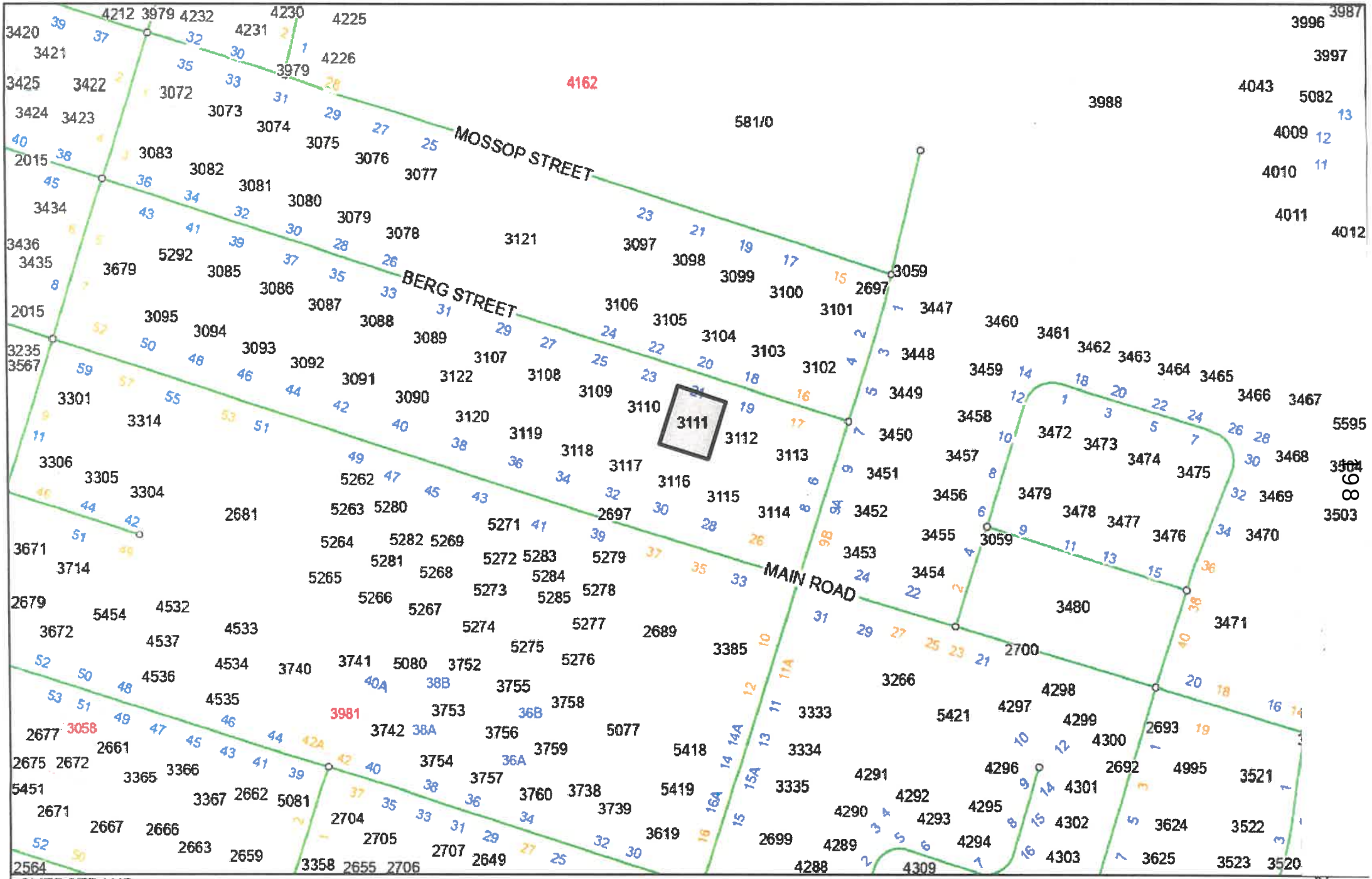
(g) that all other development parameters as prescribed in the relevant Land Use Scheme be complied with.

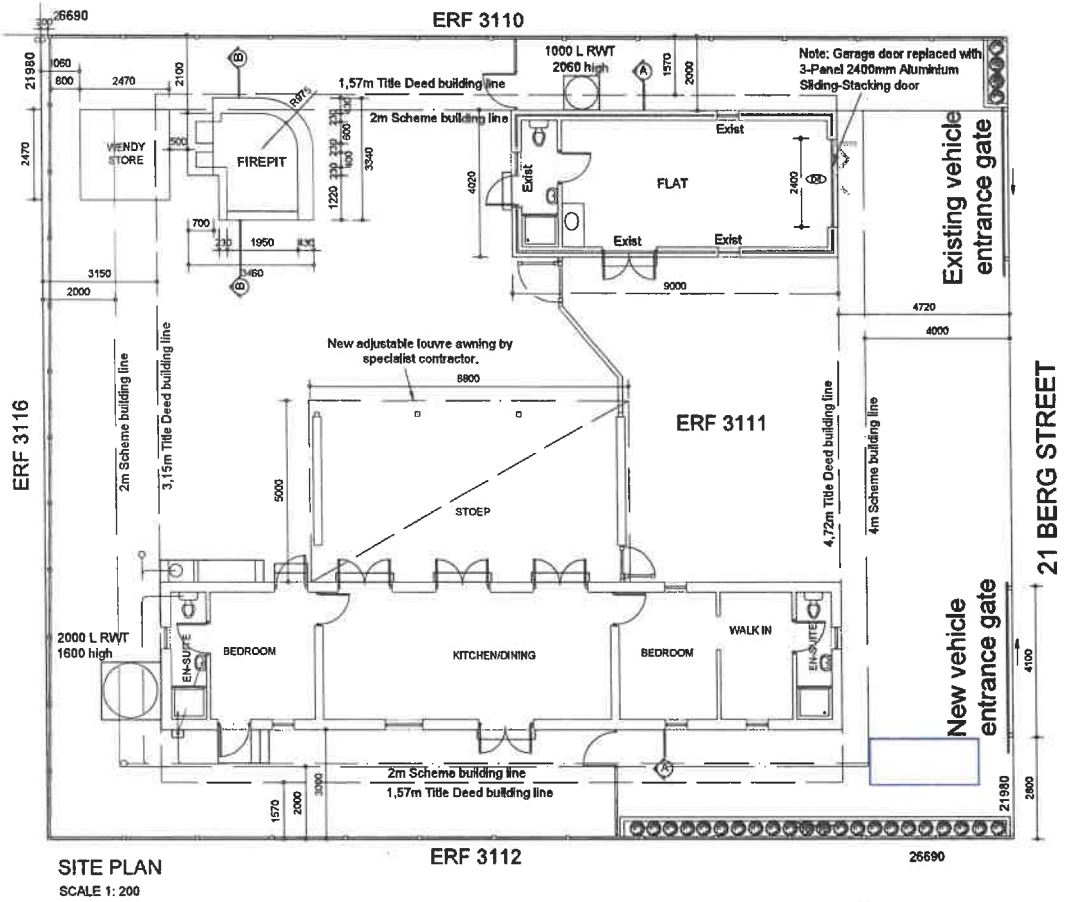
3. that the determination of an administrative penalty in terms of Section 90. (4) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 applicable to Erf 3111, Onrustrivier for the unauthorised building work over the Land Use Scheme building line on the property, was considered and that an administrative penalty of **R304,00 be imposed** which penalty must be paid within thirty (30) days from the final date of the decision of the application.

4. that the applicant be notified of their right of appeal *(against Points 2 & 3)* in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2020 regarding the above decision.

REASONS FOR RESOLUTION

- Consent letters were received from affected neighbours.
- Does not jeopardize character of area.
- No additional building work to be done.
- Better utilization of the property.
- The application has followed due procedure.
- No additional services are required.
- The building work was constructed prior to 2021 by a previous owner, hence why only a 5% administrative penalty is imposed.


MOSSOP STREET
BERG STREET
MAIN ROAD
3111
4162
3981
3058
OVERSTRAND
MUNICIPALITY
Locality Map
ERF 3111, 21 BERG STREET, ONRUSTRIVIER
Date: 2025/05/21
N



SITE PLAN
SCALE 1: 200

AREA
PLOT = 587sqm

EXISTING
PRIMARY DWELLING = 78,5sqm
GUEST COTTAGE CONVERSION = 36,2sqm
COVERED VERANDAH = 28,2sqm

NEW WENDY STORE = 4sqm

TOTAL BUILDING = 144,9sqm

TOTAL COVERAGE = 144,9sqm = 25%

Revisions		
Rev.no.	Date	Description
A	16-10-2024	Submission drawing
B	15-03-2025	Measurement additions

Project
ALTERATIONS AND ADDITIONS

Client
HOUSE LAWRENCE
21 Berg Street
Onrus

Signed

L A Design Studio
ARCHITECTURAL PRACTICE
Les Abbott
SACAP REGISTRATION Pr Arch. 7733
74 Broadway, Fisherhaven
Cell 083 232 8138 Fax: 086 540 4564
info@ladesignstudio.co.za www.ladesignstudio.co.za

Drawing title: SITE PLAN
Date: 15/10/24
Scale: 1:100

Project No.	Drawing No.	Revision
687-24	C 01	B

Designed	Drawn	Plotted
L. Abbott		

NO RESPONSIBILITY FOR THE DESIGN WILL BE TAKEN UNLESS THIS DRWG IS SIGNED BY A REPRESENTATIVE OF LA DESIGN STUDIO

SIGNATURE :

Les Abbott, PrArch

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COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR DEPARTURE, RELAXATION OF TITLE DEED RESTRICTIONS & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 3111, ONRUS RIVER (4984/2025)

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

30/07/2025

DATE

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

22. ERF 5704, 34 DUIKER STREET, NORTHCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: HJ VAN DER STOEP ON BEHALF OF ROELFUS TRUST

5704 HNC (5031/2025)
B Minnaar **(028) 313 8900** **Hermanus Administration**
27 October 2025

EXECUTIVE SUMMARY

An application was received on 1 July 2025 from HJ Van Der Stoep on behalf of Roelfus Trust on Erf 5704, Hermanus in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 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 relax the eastern lateral building line from 2m to 0m to accommodate the existing shade port and the change of use of the existing tandem garage into a covered drive through.

- **Departure** in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 to exceed the 9m restriction of a building on one specific boundary as per Section 16.(c).(iii) of the Overstrand Municipality Land Use Scheme to accommodate a proposed new double garage.

- **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 above-mentioned unauthorized building line encroachment to accommodate the existing as built louvred pergola.

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 (By-Law) on Erf 5704, Hermanus to relax the eastern lateral building line from 2m to 0m to accommodate the existing shade port and the change of use of the existing tandem garage into a covered drive through and to exceed the 9m restriction of a building as per section 16.(c).(iii) of the Overstrand Municipality Land Use Scheme, **be approved,** in terms of Section 61 of the By-Law, subject to the following conditions:

   (a) that the approval is only for the development indicated on Plan number *2520 Rev 02* dated *20 June 2025*, as submitted with the application;

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

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

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

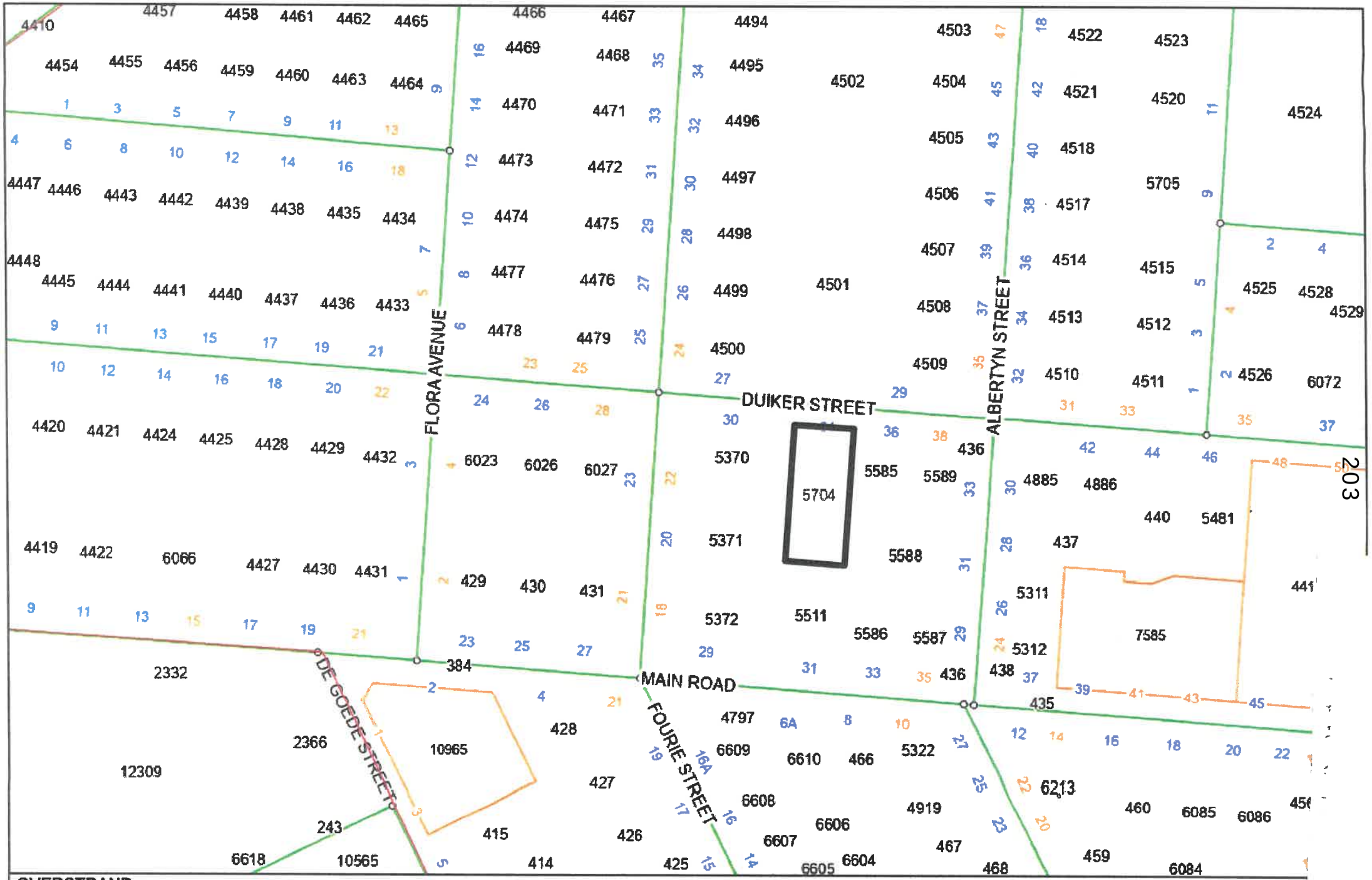
(e) that this approval does not absolve the applicant from compliance with any other relevant legislation.

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 5704, Hermanus for the unauthorized building line encroachment to accommodate the existing as built louvred pergola was considered and that an administrative penalty of **R175,84 be imposed**, and it be paid within thirty days (30) of this decision.

3. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2020 with regard to the above conditions of approval.

REASONS FOR RESOLUTION

- The application has followed due procedure.
- The relevant neighbour's consent was provided with the submission of this application.
- The tandem garage being converted into a drive through does not change the character of the area in terms of the visual element since it is an existing structure.
- The only change with regards to the existing tandem garage (proposed drive through) is the manner the structure is used by motor vehicles.
- The proposed carport (shade-cloth), drive through and double garage does not provide the element of massing effects on the frontage of the property since the structures are situated along the eastern lateral portion of the property towards the rear of the property.
- The proposed application fits in with the character of the surrounding area and is desirable.
- There will be no impact on services.
- The proposal will have no negative impact on the environment.
- The administrative penalty levied is due to the deviation from the approved building plan.

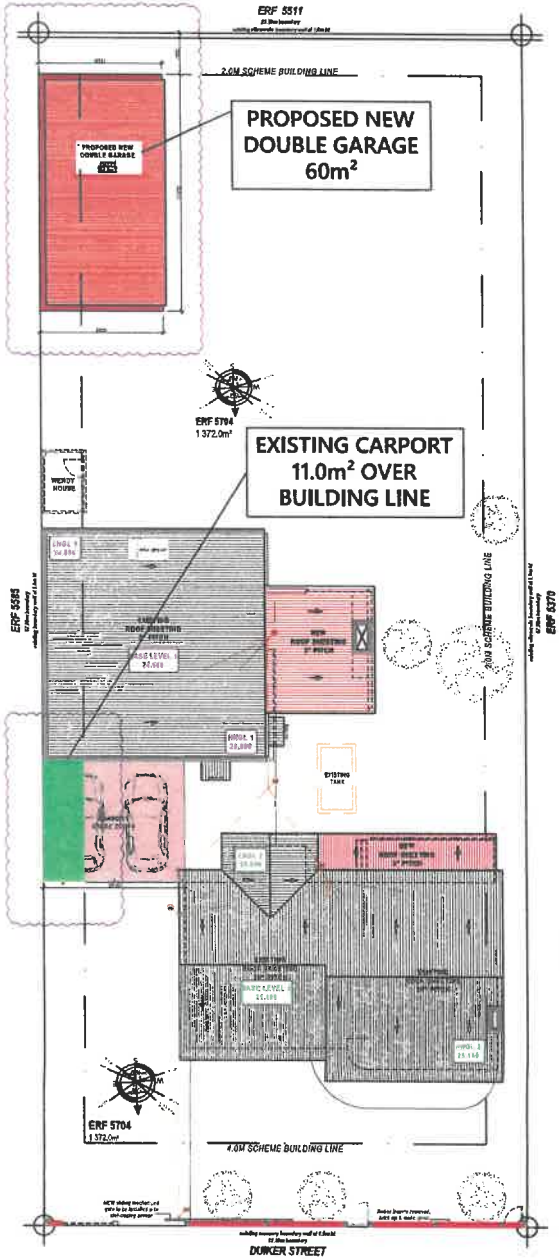


OVERSTRAND MUNICIPALITY

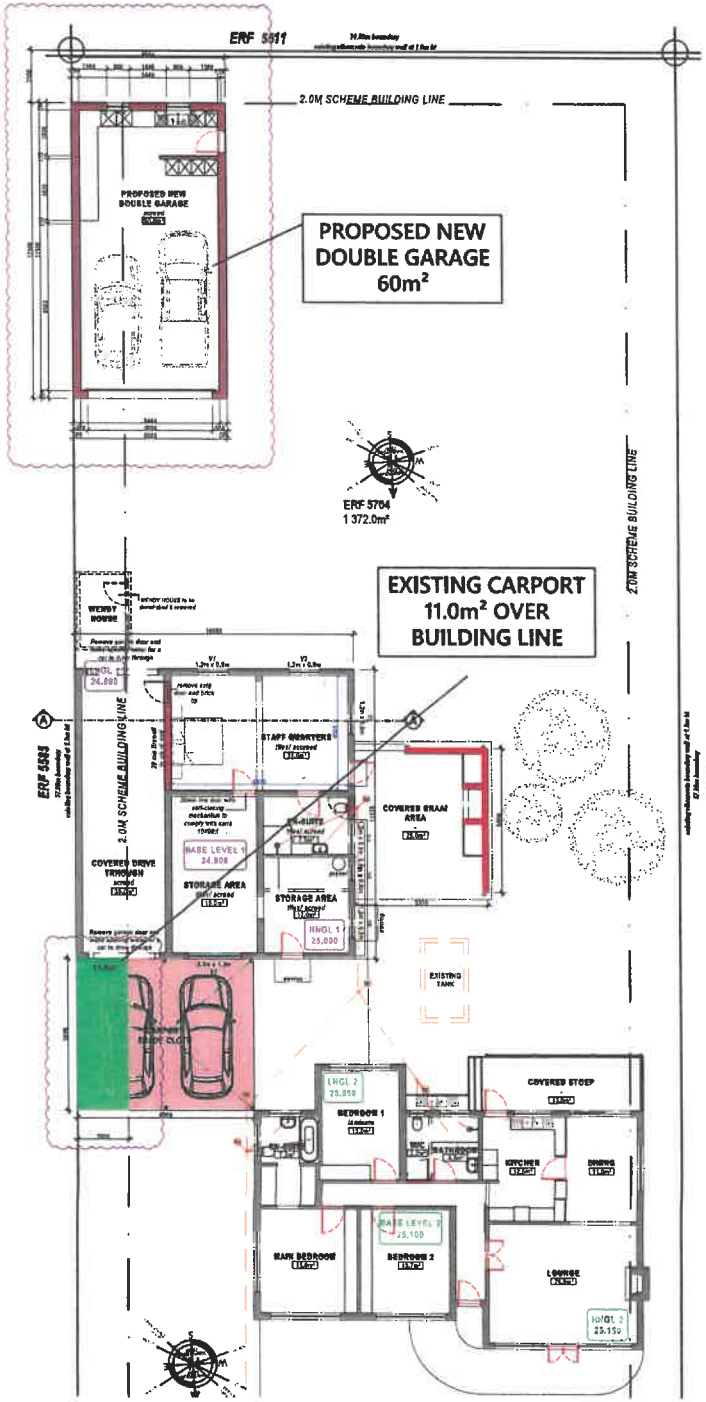
Locality Map

ERF 5704, 34 DUIKER STREET, NORTHCLIFF, HERMANUS

Date: 2025/07/03



SITE PLAN LAYOUT | scale 1:250



FLOOR PLAN LAYOUT | scale 1:200

BUILDING WORK:
All work to comply with SANS 10400 and Building regulations. All works to be in accordance with local municipal authorities' regulations. Figured dimensions to be taken in preference to scaled dimensions. All levels and dimensions to be checked on site before building work commences. Contractors shall be deemed to have acquainted themselves with site conditions prior to commencement of work.

LEVELS: Levels and dimensions: The building is to be laid out and erected in the position and to the levels as indicated on the plan & site layout plan.
The contractor, sub-contractors and suppliers must verify all dimensions and levels on-site before commencing any work. Land surveyor to confirm all boundary pegs and to check all levels before construction commences. Top soil shall be removed from the area to be built upon, all grading levelling to be done by contractor.

TIMBER: All timber used in the erection of a building shall be treated against termite and wood borer attack and fungal decay in accordance with the requirements of SANS 10005 and shall bear the product certification mark of a body certified by the south african national accrediting system.

OTHER: Floors in any laundry, kitchen, shower room, bathroom or room containing a toilet pan or urinal must comply with sans 10400 J.
Any combustible material to be 200mm away from chimney flue.
The requirements of the national by-laws and any other applicable authority must be complied with. The builders must comply with the NHBRC by-laws.
All reinforced concrete slabs and stairs are to be cast strictly to structural engineer's specifications and details.

SURFACE AREA

ERF SIZE	= 1 372.0m²
EXISITING DWELLING	= 148.0m²
DRIVE THROUGH AREA	= 39.0m²
STAFF QUARTERS	= 43.7m²
COVERED BRAAI AREA	= 29.0m²
STORAGE AREA	= 39.3m²
NEW DOUBLE GARAGE	= 69.0m²
CARPORT	= 40.6m²
TOTAL SURFACE AREA	**= 408.6m²**

COVERAGE

ALLOWABLE - 50%	= 686.0m²
EXISITING DWELLING	= 10.78%
DRIVE THROUGH AREA	= 2.84%
STAFF QUARTERS	= 3.18%
COVERED BRAAI AREA	= 2.11%
STORAGE AREA	= 2.86%
NEW DOUBLE GARAGE	= 5.03%
CARPORT (n/a)	= 2.96%
TOTAL COVERAGE	**= 29.8 %**

FOR MUNICIPAL APPROVAL pg 01

PROJECT HOUSE VAN DER STOEP
ERF 5704
34 Duiker street | northcliff | 7200

ADDITIONS/ ALTERATIONS
OWNER : ROELFUS TRUST

THIS DOCUMENT SHOULD NOT BE USED FOR ANY OTHER PURPOSE THAN THAT WHICH PREPARED FOR AND WHICH COMMISSIONED FOR ©

DRAWING
site plan, floor plan,
see labels , do not scale when printing (A3)
DATE 20 June 2025
DRAWN **CHECKED** jb
DWG No 2520 **REV** 02

SIGNATURE **DATE**

DESIGNATELJEE
(+27) 072 866 6994 | JANESKE@DESIGNATELJEE.CO.ZA
9 FISANT CRESCENT . SANDBAAI . HERMANUS . 7200
WWW.DESIGNATELJEE.CO.ZA
DIRECTORS: JANESKE BRITS . PAD 42957824 (SACAP)
HANNES COETZEE . PR ARCH T T1467 (SACAP)

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 5704, NORTHCLIFF (5031/2025)

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

04/08/2025
DATE

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

23. ERF 188, 188 KEPKEY STREET, ZWELIHLE, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE AND DEPARTURE: HIGHWAVE CONSULTANTS ON BEHALF OF UNITING PRESBYTERIAN CHURCH IN SOUTHERN AFRICA

188 HZW (4586/2024)
B Minnaar **(028) 313 8900** **Hermanus Administration**
31 October 2025

EXECUTIVE SUMMARY

An application was received on 20 February 2024 from Highwave Consultants on behalf of Uniting Presbyterian Church in Southern Africa applicable to Erf 188, Zwelihle in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the following:

- **Consent Use** in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 to allow the development of a telecommunication base station with a 25m high monopole mast.

- **Departures** in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 to accommodate the proposed 25m high monopole mast on the property as follows:
  - to relax the western street building from 5m to 1.83m;
  - to relax the southern common building line from 5m to 3.12m, and
  - to relax the height restriction from 10m to 25m.

RESOLUTION

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 188, Zwelihle to allow the development of a telecommunication base station with a 25m high monopole mast on the subject property, **be approved** in terms of the provisions of Section 61 of the By-Law;

2. that the application in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 188, Zwelihle to accommodate the proposed 25m high monopole mast for the following departures:

   - to relax the western street building from 5m to 1.83m;
   - to relax the southern common building line from 5m to 3.12m, and
   - to relax the height restriction from 10m to 25m;

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

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

   (a) that the approval is only for the development as indicated on Plan no. *ETSA-1100_REVISION:C*, dated 09/09/2023, as submitted with the application;

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

   (c) that the owner of the transmission tower must permit co-location to allow more than one (different operators) on the installation;

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

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

   (f) that the materials used must be of such a nature that the transmission tower blends in with the existing character of the environment such as to minimise visual impact;

   (g) that the EMF of the transmission tower shall at all times be compliant with ICNIRP standards as endorsed by the South African Department of Health;

   (h) that the Municipality be indemnified against any claim which may be instated as a result of the above approval;

   (f) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with, and

   (g) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.

4. that the applicant be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 with regard to the above decision.

REASONS FOR RESOLUTION

- The application has followed due procedure.

- None of the relevant internal departments have any object.
- Numerous such enterprises have been approved in similar nodes throughout the Overstrand Municipality's area of jurisdiction.
- The proposed transmission tower will contribute to economic development and will ensure improved access to telecommunication services and emergency services.
- That the proposal will not have an unacceptable visual impact on the area due to the following:
  - There are 30m high light infrastructure existing in the Zwelihle area.
  - The location of the mast is situated closer to the coastal area of Zwelihle.
  - The location of the mast is situated much lower that the scenic route (R43).
  - The transmission tower blends into the background due to the site being located at the edge of the Zwelihle area where the slope then increases towards the sea.
- The proposal is considered in line with the Municipality's SDF.
- The proposal is consistent with the planning principles in terms of LUPA and SPLUMA.
- No administrative penalty is imposed due to the type of service being provided by the institutional facility.

UNITING PRESBYTERIAN ZWELIHLE







EAGLE TOWERS SA

Site Name & BS Number

UNITING PRESBYTERIAN ZWELIHLE

Revision	Date:	Drawn By:	Reason for Revision:
A	08/09/23	T.E	ISSUED FOR PROPOSAL

NOTES:

N

Lats	-34.431152°	Longs	19.210707°

Region: WESTERN CAPE

Property Description:

ERF 188, HLOBO AVENUE, ZWELIHLE, HERMANUS, WESTERN CAPE

Project:

GREENFIELD
25m MONO POLE
HASL 217m

Locality Map

Task:	Initial:	Signature:	Date:
Draughtsperson:	T.E		08/09/23
Design Approval:	T.E		08/09/23
Technical Approval:			
Approved for Issue:			

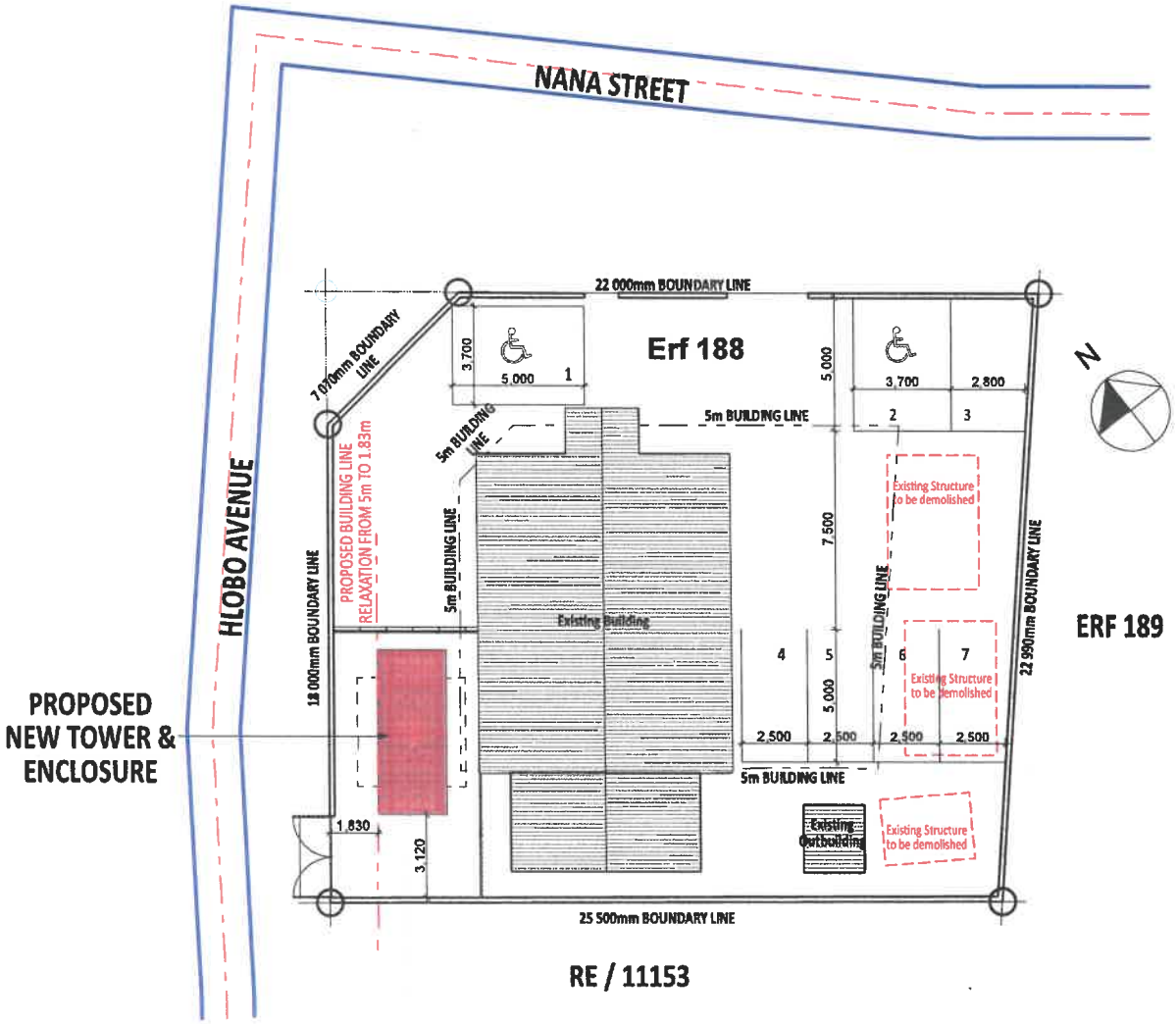
Scale: AS SHOWN : REFER SCALE BAR

Drawing Reference: ETSA - 1100 REVISION: A

Locality Map
SHEET 1 of 11

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UNITING PRESBYTERIAN ZWELIHLE



Site Plan

1:200

EAGLE TOWERS SA

Site Name & BS Number

UNITING PRESBYTERIAN ZWELIHLE

Revision	Date:	Drawn By:	Reason for Revision:
A	08/09/23	T.E	ISSUED FOR PROPOSAL
B	23/05/24	A.H	PARKING ADDED
C	07/06/24	A.H	PARKING REVISED

NOTES:

Lats	-34.431152°	Longs	19.210707°

Region: WESTERN CAPE

Property Description:

ERF 188, HLOBO AVENUE, ZWELIHLE, HERMANUS, WESTERN CAPE

Project:

GREENFIELD
25m MONO POLE
HASL 217m

Site Plan

Task:	Initial:	Signature:	Date:
Draughtsperson:	T.E		08/09/23
Design Approval:	T.E		08/09/23
Technical Approval:			
Approved for Issue:			

Scale: as shown

Drawing Reference: ETSA - 1100 REVISION: C

Site Plan
SHEET 11 of 11

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COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR CONSENT USE & DEPARTURE: ERF 188, ZWELIHLE (4586/2024)

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

21/02/2025
DATE

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

24. ERF 869, 100 MAIN ROAD, SANDBAAI: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, REZONING, CONSENT USE, DEPARTURES, AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: WRAP PROJECT OFFICE ON BEHALF OF MD & MD PRETORIUS

869 HSB (4671/2024)
B Minnaar **(028) 313 8900** **Hermanus Administration**
11 November 2025

EXECUTIVE SUMMARY

An application, in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) has been received from WRAP Project Office Planning on 16 May 2024 on behalf of MD & MD Pretorius applicable to Erf 869, Sandbaai (the property) for the following:

- **Removal of restrictive title deed conditions** in terms of Section 16(2)(f) of the By-Law, namely conditions B.(a), B.(c) and B.(d) as contained in Title Deed T5658/2024 of the property, to utilize the property for business purposes.

- **Rezoning** in terms of Section 16(2)(a) of the by-law, from Residential Zone 1: Single Residential to Business Zone 3: Local Business, to conduct an estate agency from the property.

- **Consent use** in terms of Section 16(2)(o) of the By-Law to accommodate a single flat at ground level.

- **Departure** in terms of Section 16(2)(b) of the By-Law to:
  - relax the northern lateral building line from 3m to 1.m to accommodate a braai and a covered veranda; and
  - relax southern lateral building line from 3m to 1.5m to accommodate a single flat on the ground floor level.

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

RESOLUTION

1. that the application 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** B.(a), B.(c) and B.(d), as contained in Title Deed T5658/2024, applicable to Erf 869, Sandbaai, to utilise the property as a business, a flat as well as to utilise the street facing portion of the property for parking, **be approved** in terms of the provision of Section 61 of the By-Law;

2. that the application in terms of Section 16(2)(a) of the By-Law for **rezoning** the subject property from Residential Zone 1: Single Residential to Business Zone 3: Local Business, to utilise the property as a business, **be approved** in terms of the provision of Section 61 of the By-Law;

3. that the application in terms of Section 16(2)(o) of the By-Law for **consent use** to accommodate a flat on the ground floor of the subject property, **be approved** in terms of the provision of Section 61 of the By-Law;

4. that the application in terms of Section 16(2)(b) of the By-Law for the **departure** of the northern lateral building line from 3m to 0.9m to accommodate a braai and covered veranda as well as the **departure** of the southern lateral building line from 3m to 1.m to accommodate a single flat on the ground floor of the subject property, **be approved** in terms of the provision of Section 61 of the By-Law;

5. that the decisions in paragraph 1., 2., 3. and 4. above be subject to the following conditions:

   (a) that this approval is to permit the development of a business with a flat on the ground floor level with departures on Erf 869, Sandbaai as indicated on the site plan *4* dated *07/05/2025*;

   (b) 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;

   (c) that a revised parking layout be submitted at building plan submission phase, that all five (5) parking bays must be clearly demarcated and that the use of parking bays 4 and 5 be limited to the flat component;

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

(e) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with, and

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

6. 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 869, Sandbaai, for the unauthorised land use and unauthorised building work, **be imposed**, and that an administrative penalty fee of **R11 966.73** be payable within ninety (90) days of the date of this decision; and

7. 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 conditional approvals.

REASONS FOR RESOLUTION

Reasons for resolution 1, 2, 3 and 4.

- The removal of title deed restrictive conditions will permit the development rights to be aligned with the Overstrand Municipal Land Use Scheme.
- The application for the removal of the title deed conditions and rezoning will align with the future planning documentation of the Overstrand Municipality (SDF and OMGMS).
- The development of a business site with the accommodation of a flat on the ground storey will align with the future development of main road as a business corridor as well as the surrounding residential character of the Sandbaai area.
- The departures (accommodation of a braai and flat) over the lateral building lines are residential in nature and will not cause noise nuisance or disturbances to the surrounding residential character of the Sandbaai area.
- Access to parking bay 4 is gained directly from Main Road which may cause additional congestion.
- The plat component requires 2 parking bays and therefore the use of the parking bay 4 and 5 be limited to the parking component.

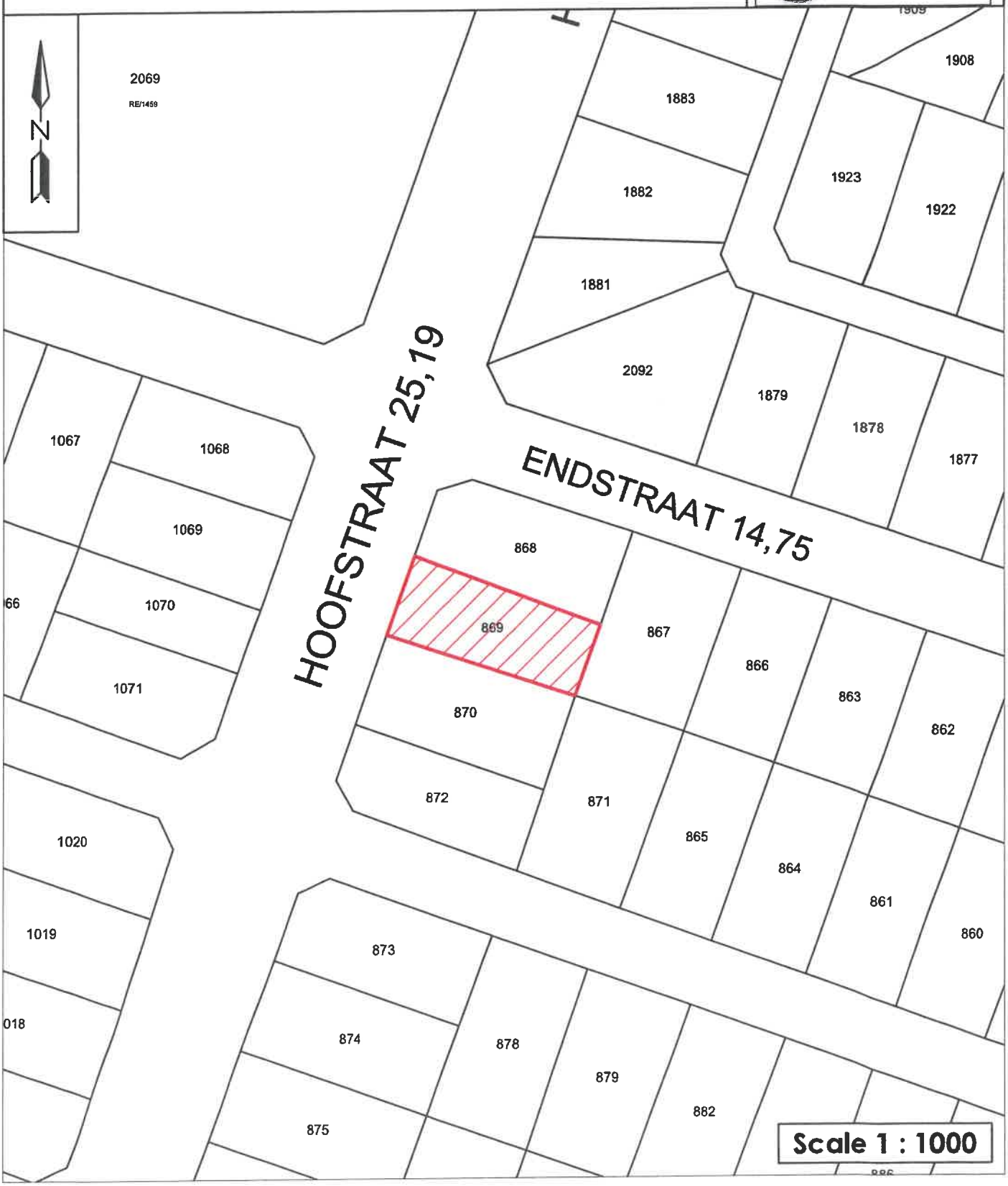
Reasons for resolution 6.

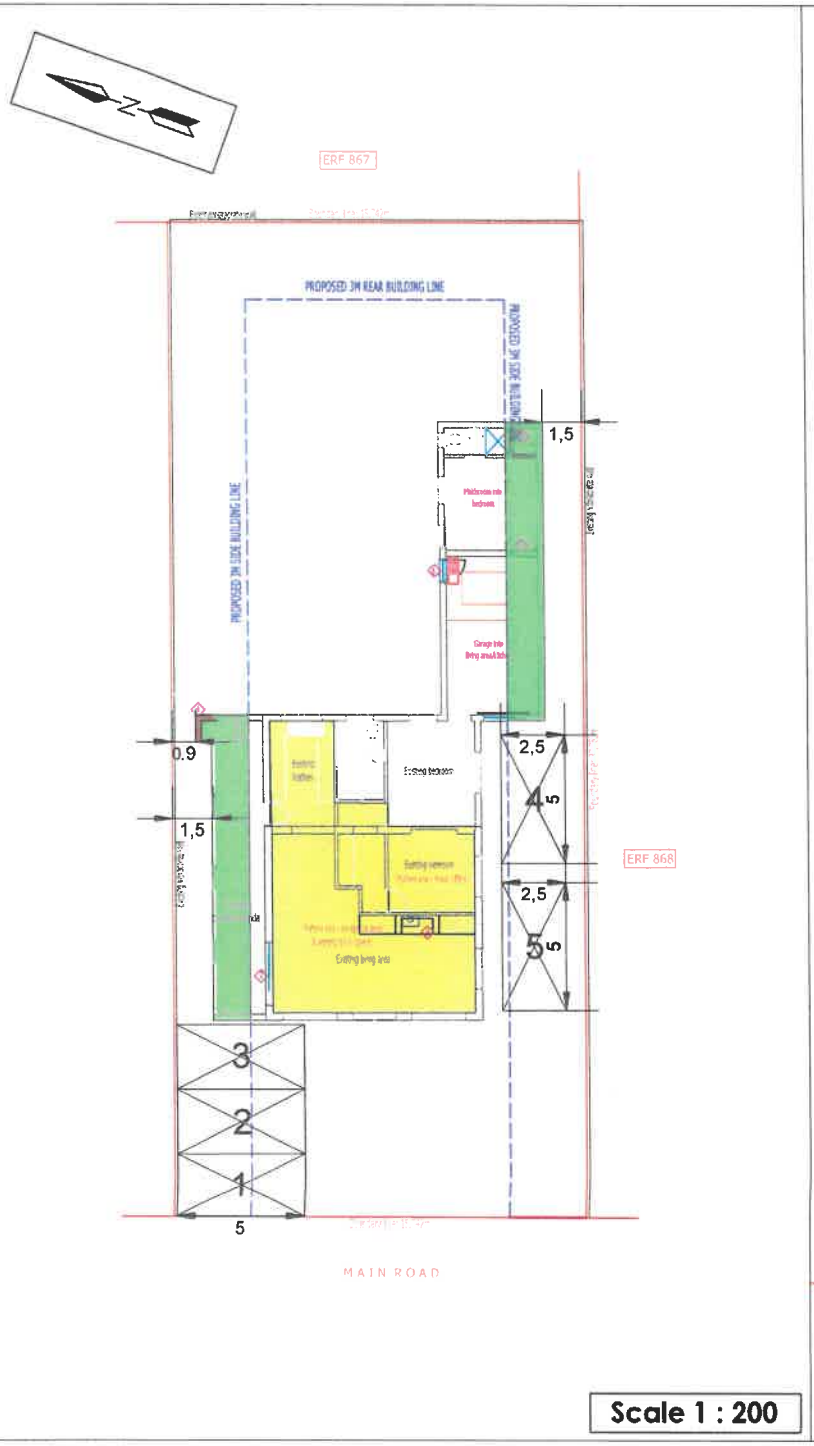
- The construction of unauthorised building work by the previous owner does not absolve the current owner of an administrative penalty; nor does the continuation of previous and current unauthorised land use activates absolve the current owner from compliance with the applicable regulations/legislation.
- Only a 5% penalty for both the unauthorised land use penalty and the unauthorised building work has been calculated due to no letter of non-compliance being issued to either the previous or current property owner.

1. Locality Plan
Erf 869 - SANDBAAI

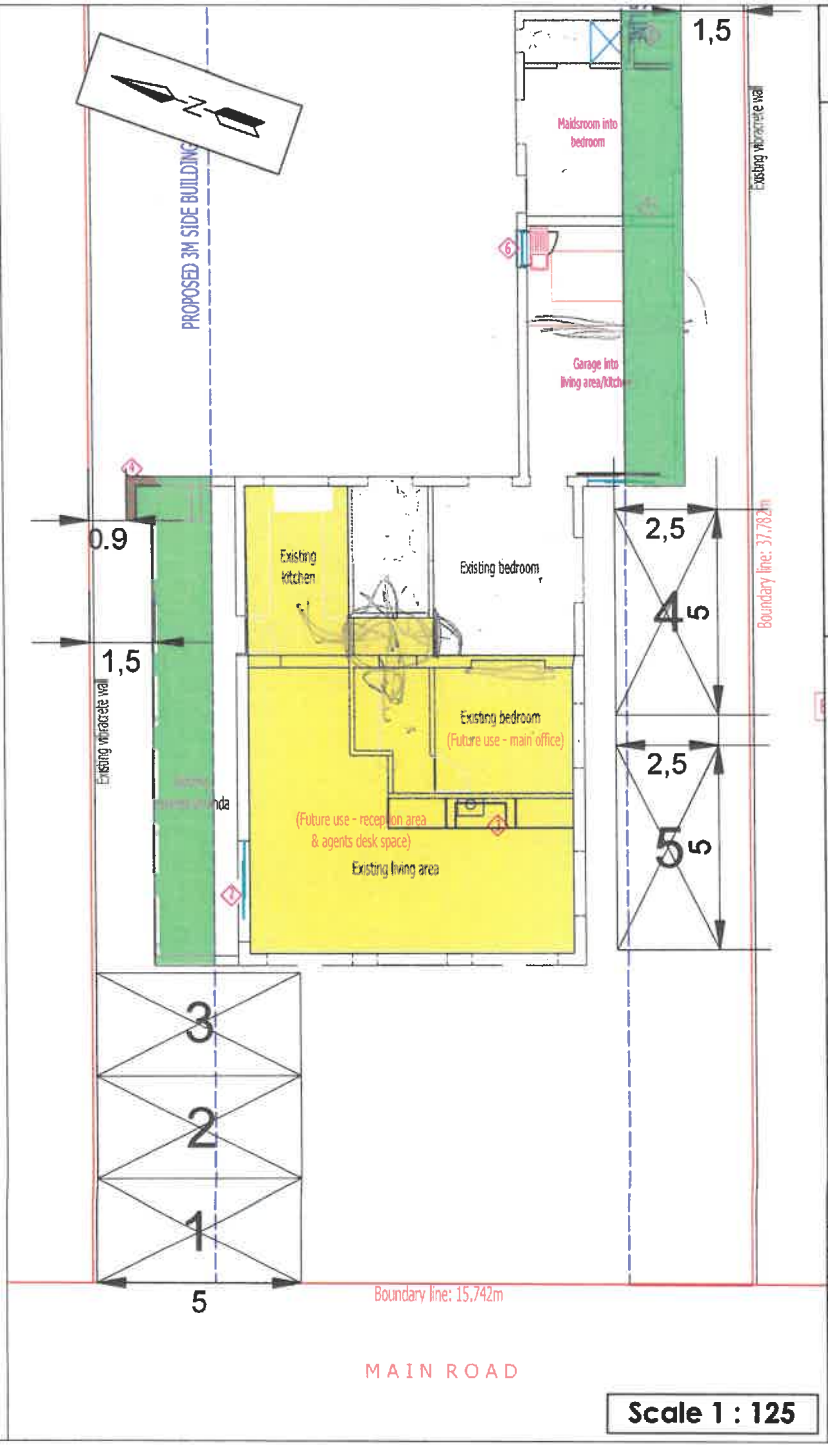
Plan prepared by: Veronica Jansen
Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200

WRAP Project Office





Scale 1 : 200



Scale 1 : 125

4. Site Plan
Erf 869 - Sandbaai

Extent - 595m²

Coverage - 28,74%

GLA - ±70m²

Proposed Parking

Flat - 1,5 Parking Bays Required

GLA - ±70m² = 3 Parking Bays Required

Total Parking Bays required = 5

Total Parking Bays provided = 5

Plan prepared by: Thian Jansen on 06/05/2025
Based on plans by Ronika Chamier

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 REMOVAL OF RESTRICTIVE TITLE CONDITIONS, REZONING, CONSENT USE, DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 869, SANDBAAI (4671/2024)

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 Area Manager: 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

16/09/2024

DATE

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

25. PORTION 3 (DE GANG) OF THE FARM AFDAKS RIVIER 575, DIVISION CALEDON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE, AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: WRAP PROJECT OFFICE ON BEHALF OF AFDAKSRIVIER PROPRIETARY LIMITED

RCAL 3/575 (4709/2024)
H Olivier **(028) 313 8900** **Hermanus Administration**
28 October 2025

EXECUTIVE SUMMARY

An application was received on 27 June 2024 from WRAP Project Office on behalf of Afdaksrivier Proprietary Limited on Portion 3 (De Gang) of the Farm Afdaksrivier No. 575 in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the following:

- **Consent Use** in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for a tourist facility to accommodate the existing wine tasting facility and existing farm stall/shop.

- **Amendment of an approved site development plan** in terms of Section 16(2)(l) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, to accommodate the existing structures being used as the wine tasting facility, farm stall/shop and agricultural store.

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

RESOLUTION

1. that the application in terms of Section 16.(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Portion 3 (De Gang) of the Farm Afdaksrivier No. 575 for a **consent use** for a tourist facility to accommodate the existing wine tasting facility and existing farm stall/shop, **be approved**, in terms of the provisions of Section 61 of the By-Law;

2. that the application in terms of Section 16(2)(l) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Portion 3 (De Gang) of the Farm Afdaksrivier No. 575 for the **amendment of an approved site development plan** to accommodate the existing structures being used as the wine tasting facility, farm

stall/shop and agricultural store, **be approved**, in terms of the provisions of Section 61 of the By-Law;

3. that the approvals in Points 1 to 2 above be subject to the following conditions:

   (a) that development for the Tourist Facility be in line with the Site Development plans dated 11 September 2024 and 20 August 2024;

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

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

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

4. that the following comments be noted:

   - Cape Nature (Annexure G);
   - Western Cape Government: DEADP (Environmental) - and
   - BOCMA (Annexure J).

5. 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 2020 on Portion 3 (De Gang) of the Farm Afdaksrivier No. 575 for the unauthorized land uses and buildings as mentioned above, **be imposed**, and that an administrative penalty of **R74 604,00,** be payable within sixty days (60) of the final decision.

6. 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

POINTS 1 - 2

- The application is supported by all relevant Municipal Departments and State or other institutions.
- No objections were received against the application.
- The tourist facilities would promote tourism and is in line with the Overstrand Municipality SDF, 2020.

- The tourist facility is an existing situation from approximately 2021 and will not create any additional traffic impact, impact on surrounding property owners or impact the character of the surrounding area.
- The application is desirable and is supported.

POINT 5

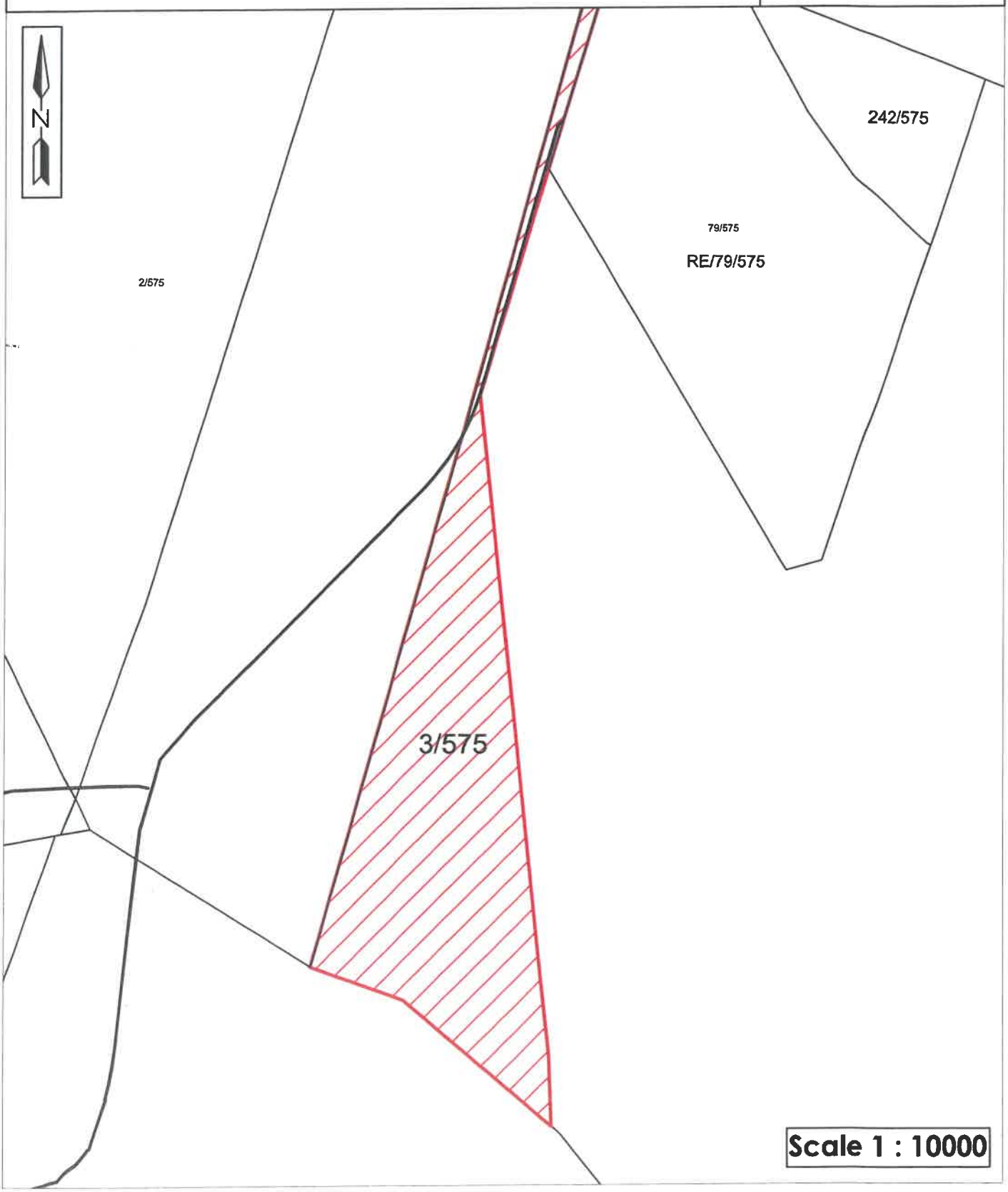
- The property owners illegally constructed the purpose built tourist facility and wine storage area, without submitting any building plans, or applying for the relevant consent use, and illegally utilized it for such purposes.
- The penalty fee imposed is reasonable considering the history of the matter.

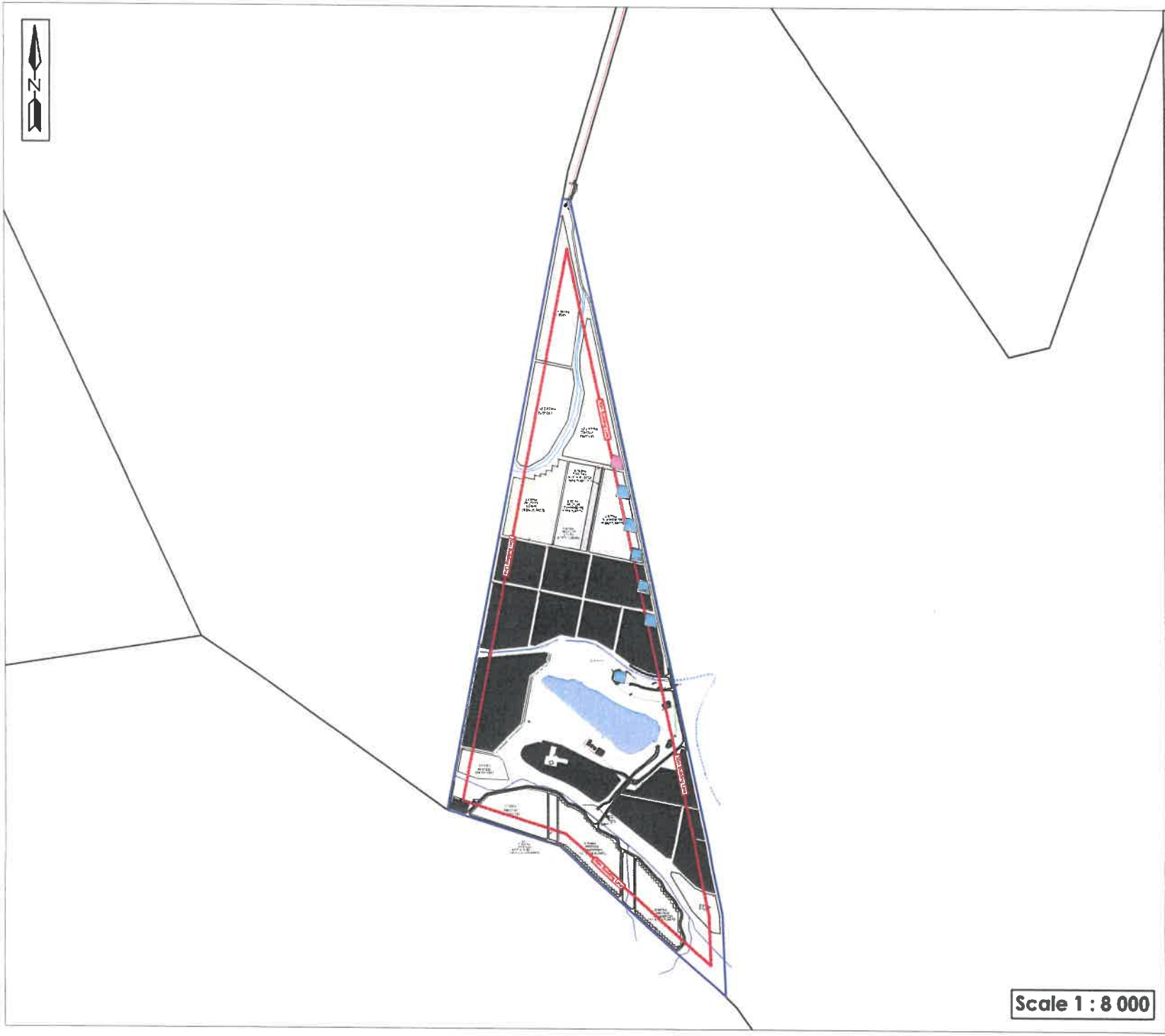
1. Locality Plan
Portion 3 of the Farm Afdaks Rivier 575, Caledon

Subject property

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





4.1 Proposed Site Development Plan

PORTION 3 OF THE FARM AFDAKS RIVIER NO. 575, CALEDON

Existing Structures

- Main Dwelling House = ±563m²
- Existing Farm Shop / Stall = ±134m²
- Agricultural Buildings = ±257m²

Total Existing Footprint = ±954m²

Proposed Structures

- Approved Additional Dwelling Units - 250m² x 5

Total Proposed Footprint - ±1250m²

Parking

- Main Dwelling - 2 Parking Bays
- Additional Dwelling Unit = 1 Parking Bay per Unit
- Farm Stall = 6 Parking Bays for 134m² GLA

Total Required = 13 Parking Bays

20 AUG 2024

Scale 1 : 8 000

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 CONSENT USE, AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN & DETERMINATION OF AN ADMINISTRATIVE PENALTY, PORTION 3 (DE GANG) OF FARM AFDAKS RIVIER 575, DIVISION CALEDON (4709/2024)

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 service from Overstrand Municipality is available and the developer is responsible for the provision of any water supply and/or services to the development;

3. that he developer will be responsible to obtain the necessary approval, licence and permit from the applicable authorities (water affairs, health, BOCMA etc.) for the use of any other water resources and the extraction thereof;

4. that the quality of potable water comply with SANS0241 standards and that relevant proof be submitted to the Manager : Water Infrastructure & Quality, Overstrand Municipality (Tel: 028 313 5046, email: probinson@overstrand.gov.za);

5. that no sewerage service from Overstrand Municipality is available and no municipal sewerage services will rendered to the development;

6. that the owner will be responsible for the removal of sewerage from the proposed development, and the safe disposal thereof at a licensed municipal sewerage treatment facility;

7. that the proposed development must be provided with adequate sewer conservancy tanks, which must comply with the relevant legislation;

8. that, alternatively, the developer will be responsible to obtain the necessary approval, licences and permits from the applicable authorities (water affairs, health, etc.) for the use of any other method of sewage disposal;

9. that the owner is responsible for the removal of all refuse generated on the property and the disposal thereof at a registered municipal waste transfer station or –waste disposal facility;

10. that waste water disposal be done in a safe and healthy manner and that plans thereof be submitted to the Municipality and the Department of Water Affairs for approval;

11. that the developer complies to all the conditions set by Department Of Water & Environmental Affairs;

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

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

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

15/10/2024

DATE

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

26. ERF 1019, 93 MAIN ROAD, SANDBAAI: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, REZONING, AND DEPARTURES: MESSRS WRAP PROJECT OFFICE ON BEHALF SAAYMAN PROPERTIES PTY LTD

1019 HSB (4883/2024)
B Minnaar **(028) 313 8900** **Hermanus Administration**
12 November 2025

EXECUTIVE SUMMARY

An application, in terms of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) has been received from Messrs WRAP Project Office on 06 December 2024 on behalf of Saayman Properties (Pty) Ltd applicable to Erf 1019, Sandbaai for the following:

- **removal of restrictive title deed conditions** in terms of Section 16(2)(f) of the By-Law, namely conditions A.(II).(a), A.(II).(c) and A.(II).(d) as contained in Title Deed T82654/2024 of the property, to utilize the property for business purposes;

- **rezoning** in terms of Section 16(2)(a) of the By-Law, from Residential Zone 1: Single Residential to Business Zone 3: Local Business, and

- **departure** in terms of Section 16(2)(b) of the By-Law in order to:
  - relax the northern lateral building line from 3m to 2m to accommodate the existing garage;
  - relax the southern lateral building line from 3m to 2m to accommodate the existing structure; and
  - relax the rear building line from 3m to 0m to accommodate the existing garage extension that exceeds the maximum width from 6.5m to 8.7m.

RESOLUTION

1. that the application 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 conditions A.(II).(a), A.(II).(c) and A.(II).(d), as contained in Title Deed T82654/2024, applicable to Erf 1019, Sandbaai, to utilise the property for business purposes, **be approved** in terms of the provision of Section 61 of the By-Law;

2. that the application in terms of Section 16(2)(a) of the By-Law for rezoning the subject property from Residential Zone 1: Single

Residential to Business Zone 3: Local Business, **be approved** in terms of the provision of Section 61 of the By-Law;

3. that the application in terms of Section 16(2)(b) of the By-Law for the departure for the following:

   (i) to relax the northern lateral building line from 3m to 2m to accommodate the existing garage, **be approved** in terms of Section 61 of the By-Law;

   (ii) to relax the southern lateral building line from 3m to 2m to accommodate the existing structures, **be approved** in terms of Section 61 of the By-Law, and

   (iii) to relax the rear building line from 3m to 0m to accommodate the proposed garage extension that exceeds the maximum width from 6.5m to 8.7m, **be partially approved** in terms of the provision of Section 61 of the By-Law;

4 that the determination of an administrative penalty in terms of Section 90(4) of the By-Law for the unauthorised land use on the subject property, **not be exempt** from the payment of an administrative penalty;

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

   (a) that a revised site plan be submitted to the satisfaction of this department that indicates the following:

      (i) that the garage annotated as parking bay 7 as well as the shower and ablution facilities be demolished to accommodate one (1) or two (2) standard parking bays;

   (b) that the owner, staff and the public may not park their vehicles in the road reserve. Bollards (with approval from the Property Administration Department) or signage be placed as a mitigation method to inform that no parking may be permitted within the road reserve;

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

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

(e) that an administrative penalty fee of **R10 293.04, be imposed** and be payable within ninety (90) days of this decision;

(f) that the rates of the property be amended accordingly in terms of the latest rates policy;

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

(h) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.

6. 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 conditional approvals.

REASONS FOR RESOLUTION

- The removal of title deed restrictive conditions will permit the development rights to be aligned with the Overstrand Municipal Land Use Scheme.
- The application for the removal of the title deed conditions and rezoning will align with the future planning documentation of the Overstrand Municipality (SDF & OMGMS).
- The development of a business site will align with the future development of main road as a business corridor of the Sandbaai area.
- The departures (accommodation of the garage and existing structure) over the lateral building lines are setback far enough and will not cause additional noise nuisance/disturbance compared to the busy Sandbaai, Main Road and other business activity within the business corridor.
- The current parking layout and manoeuvring ability is impractical therefore a revised parking layout must be submitted to the satisfaction of this office.
- An administrative penalty of 5% be imposed due to the property operating as a business after the application was submitted and prior to the municipal approval being granted.

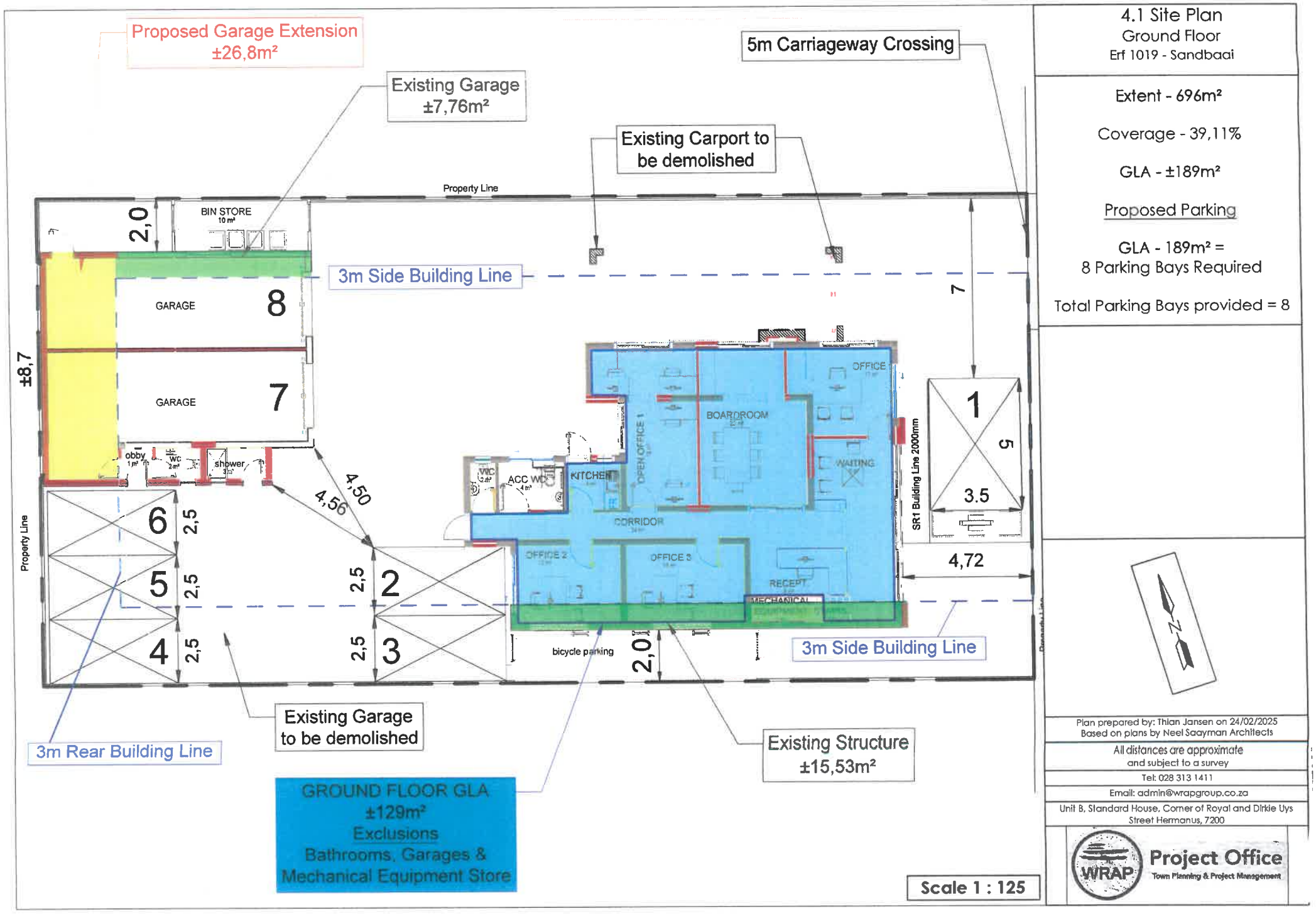
1. Locality Plan
Erf 1019 - Sandbaai

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

WRAP Project Office
Town Planning & Project Management







4.1 Site Plan
Ground Floor
Erf 1019 - Sandbaai

Extent - 696m²

Coverage - 39,11%

GLA - ±189m²

Proposed Parking

GLA - 189m² =
8 Parking Bays Required

Total Parking Bays provided = 8

Plan prepared by: Thian Jansen on 24/02/2025
Based on plans by Neel Saayman Architects

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 PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, REZONING & DEPARTURE: ERF 1019, SANDBAAI (4883/2024)

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

Conditions:

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

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

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

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

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

The contribution according to the current policy **(2024/2025)** is as follows:

Freehold erven:			
Water	R 27 598.00 x -0.244	=-R	6 733.91
Sewerage	R 19 725.00 x -0.244	=-R	4 812.90
Roads	R 8 845.00 x 4.330769	= R	38 305.65
Stormwater	R 10 205.00 x 1.0880	= R	11 103.04
Solid Waste	R 1 769.00 x 0.74	= R	1 309.06
TOTAL (inclusive of VAT)		= **R**	**39 170.94**

Note:

1.3 The above figures are estimates

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

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

3. that only the 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;

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

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

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

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

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.

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

22/04/2025
DATE

27. ERF 390, 262 PIET RETIEF CRESCENT, SANDBAAI, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND THE DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS WRAP PROJECT OFFICE ON BEHALF OF J.L. COGAN

390 HSB (4910/2025)
B Minnaar **(028) 313 8900** **Hermanus Administration**
12 November 2025

EXECUTIVE SUMMARY

An application, in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) was received on 09 February 2025 from Messrs WRAP Project Office on behalf of J.L. Cogan on Erf 390, Sandbaai for the following:

- **Departure** in terms of Section 16(2)(b) of the By-Law to:
  - relax the north-western side building line from 2m to 1.46m to accommodate the existing dwelling;
  - relax the north-western side building line from 2m to 1.8m & 1.85m to accommodate the existing wendy house, and
  - relax the north-eastern side building line from 2m to 1.03m & 1.12m to accommodate the existing wendy house.

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

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 (By-Law) on Erf 390, Sandbaai to:

   (a) relax the north-western side building line from 2m to 1.46m to accommodate the existing dwelling;

   (b) relax the north-western side building line from 2m to 1.8m & 1.85m to accommodate the existing wendy house, and

   (c) relax the north-eastern side building line from 2m to 1.03m & 1.12m to accommodate the existing wendy house.

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

2. that the determination of an administrative penalty in terms of Section 90(4) of the By-Law for the unauthorised building work over the applicable building lines on the subject property, **not be exempt** from the payment of an administrative penalty;

3. that the approval in point 1. and 2. above be subject to the following conditions:

   (a) that the approval is only for the development indicated on Plan No *25/11 (001)*, as submitted with the application:

   (b) that an administrative penalty fee of **R11 281,44, be imposed** and be payable within ninety (90) days of this decision;

   (c) 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;

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

   (e) that all other applicable development parameters as prescribed in the relevant Zoning Scheme be complied with, and

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

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.

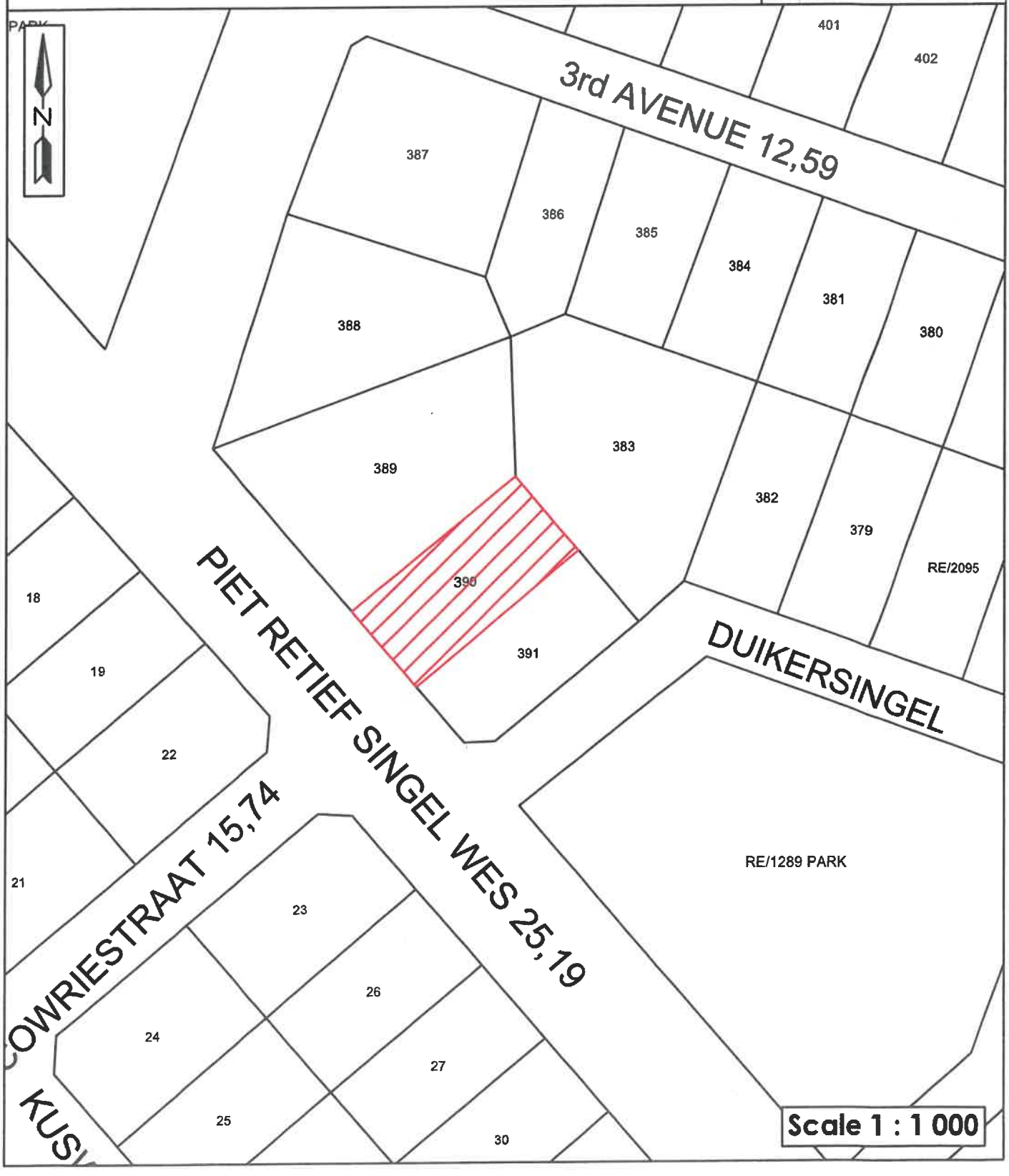
REASON FOR RESOLUTION

- The application has followed due procedure.
- The additions and proposal conform to the character of the surrounding area.
- The additions are of a normal residential nature.
- There will be no impact on services.
- The proposal will have minimal impact on the surrounding property owners due to its distance from the structures located on the adjacent properties.
- None of the internal departments have objected to the proposed application.
- None of the neighbours have objected to the proposed application.
- The administrative penalty levied (being 5%) is due to the deviation from the approved Site Development Plan.

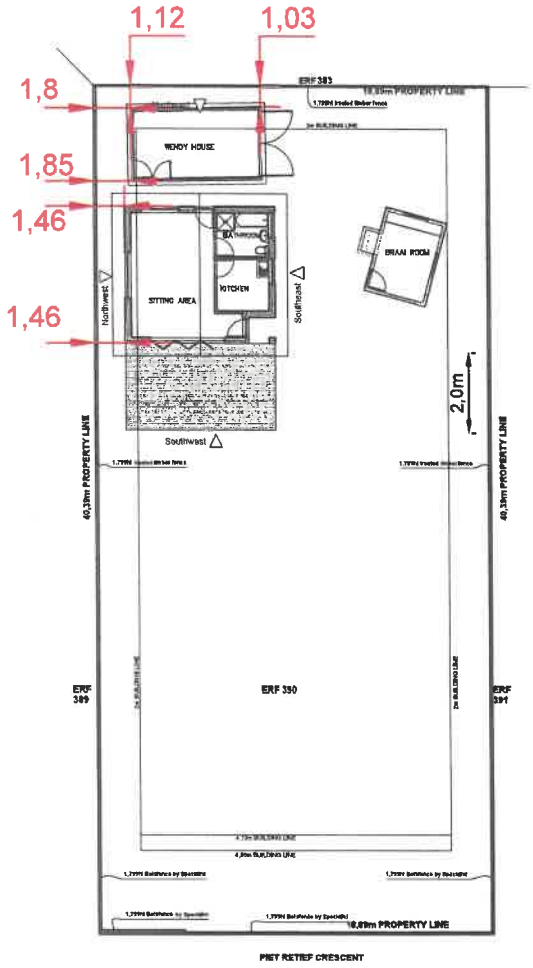
1. Locality Plan
Erf 390 - Sandbaai

Subject property

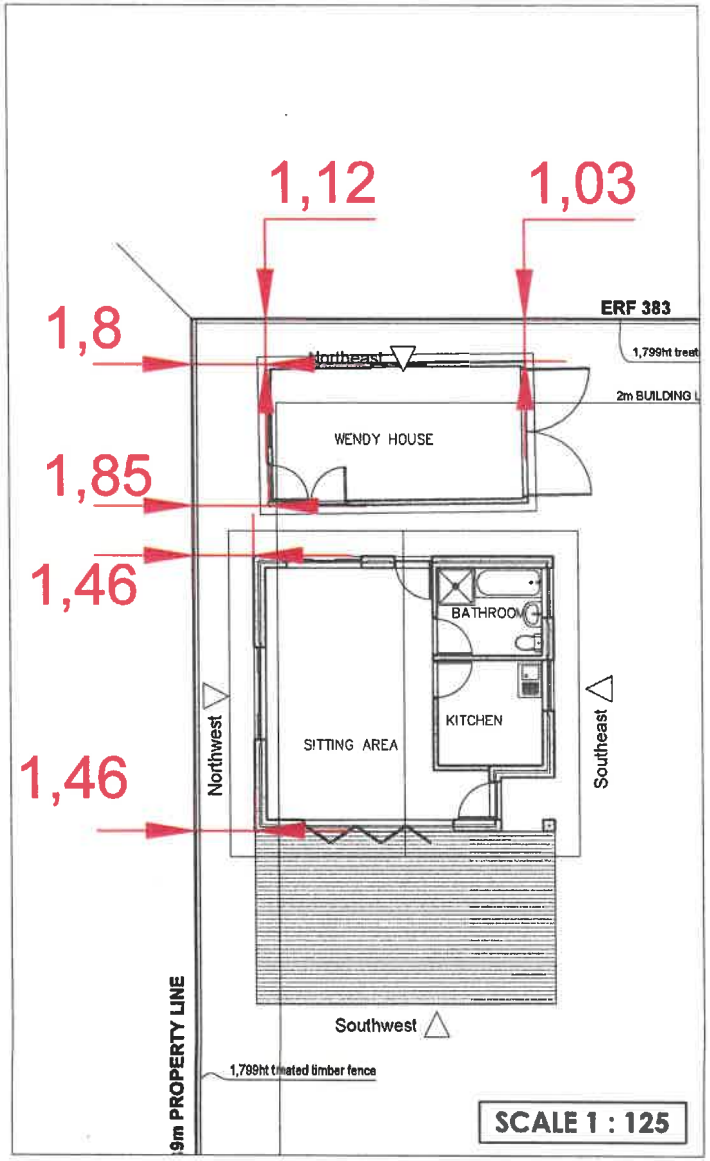
Plan prepared by: Veronica Jansen
Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200
WRAP Project Office
Town Planning & Project Management







SCALE 1 : 250



SCALE 1 : 125

4. Site Plan
Erf 390 Sandbaai

Existing structures = ± 83.13m²

Existing Coverage = ± 10,75%

Plan prepared by: Veronica Jansen on 05/02/2025
Based on plans from Ockert Kotze

Plan Number - 25/11 (001)

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 PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 390, SANDBAAI (4910/2025)

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.

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST: DEVELOPMENT CONTROL

14/04/2025
DATE

28. ERF 2391, 1 MCFARLANE STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: ENGELBRECHT & SCORGIE ARCHITECTURAL OFFICE ON BEHALF OF SE JANSSENS & E FOURIE

2391 HON (4968/2025)
H Olivier **(028) 313 8900** **Hermanus Administration**
10 October 2025

EXECUTIVE SUMMARY

An application has been received on 23 April 2025 Engelbrecht & Scorgie Architectural Office on behalf of SE Janssens & E Fourie in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 2391, 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 relax the southwestern lateral building line from 2m to 0,435m to accommodate the existing external stairs and railing, and to relax the same building line from 2m to 0,736m to accommodate the changes to window placements.

- **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 abovementioned unauthorized building line encroachments on the property.

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 2391, Onrustrivier for a departure to relax the southwestern lateral building line from 2m to 0,435m to accommodate an existing staircase, and the relax the same building line 0,735m to accommodate the moving of windows in an existing building, **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 of building line and is not an approval in terms of any other legislation;

   (b) that the approval for the departure is only for the development over for the building lines as indicated on plan numbers J1333_MUN_02 (1-2) dated 19 February 2024 submitted with the application;

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

(d) that the approval of Heritage Western Cape be obtained for the alterations prior to building plan approval;

(e) that all the conditions imposed by Telkom be complied with;

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

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

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 2391, Onrustrivier for the unauthorized encroachments over the building line of the staircase and moving of window, was considered and that an administrative penalty **of R668,00 be imposed,** and it be paid within thirty (30) days from the final date of the decision of the application.

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.

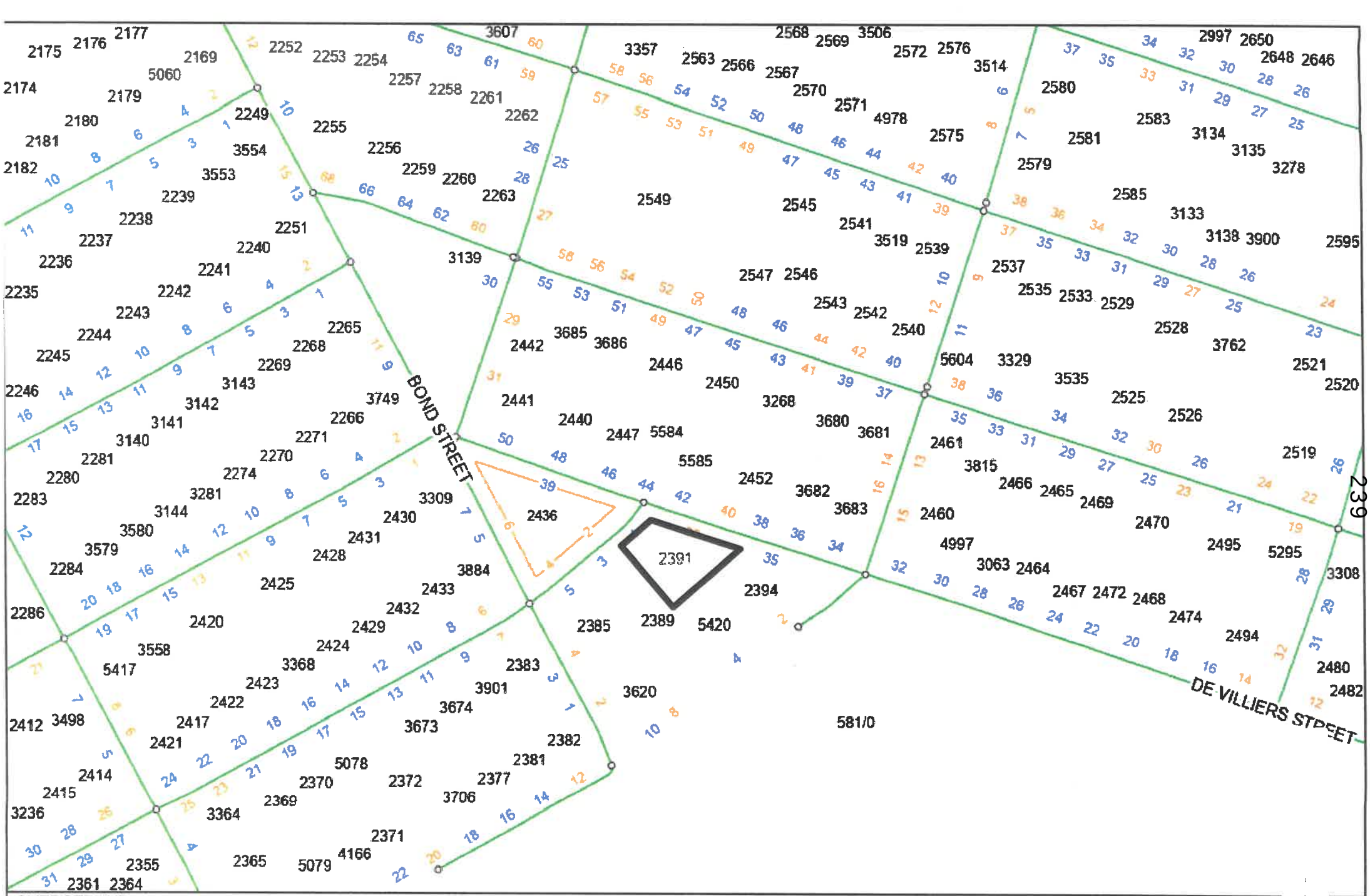
REASONS FOR RESOLUTION

POINT 1

- The application has followed due procedure.
- No new municipal services will be affected.
- The alterations are historic and constructed in 2007 and will have no additional impact on neighbours.
- The existing encroachment of the staircase and changes to the placement of the windows have no impact on neighbours or the character of the area.
- Only one neighbour could have been impacted by the encroachments, and the neighbour provided written consent for this application.
- All relevant Municipal/State Departments support the application.
- The application is desirable.

POINT 2

- The previous property owner did the illegal building work and therefore only a 5% administrative penalty is imposed.



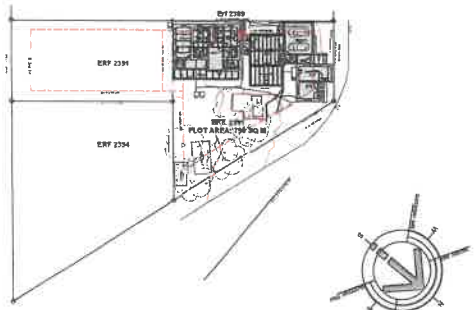
OVERSTRAND MUNICIPALITY

Locality Map

REMAINDER ERF 2391, 1 MCFARLANE STREET, ONRUSTRIVIER

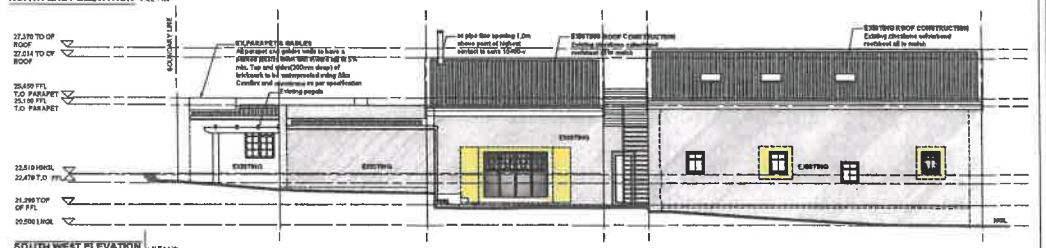
Date: 2025/07/23

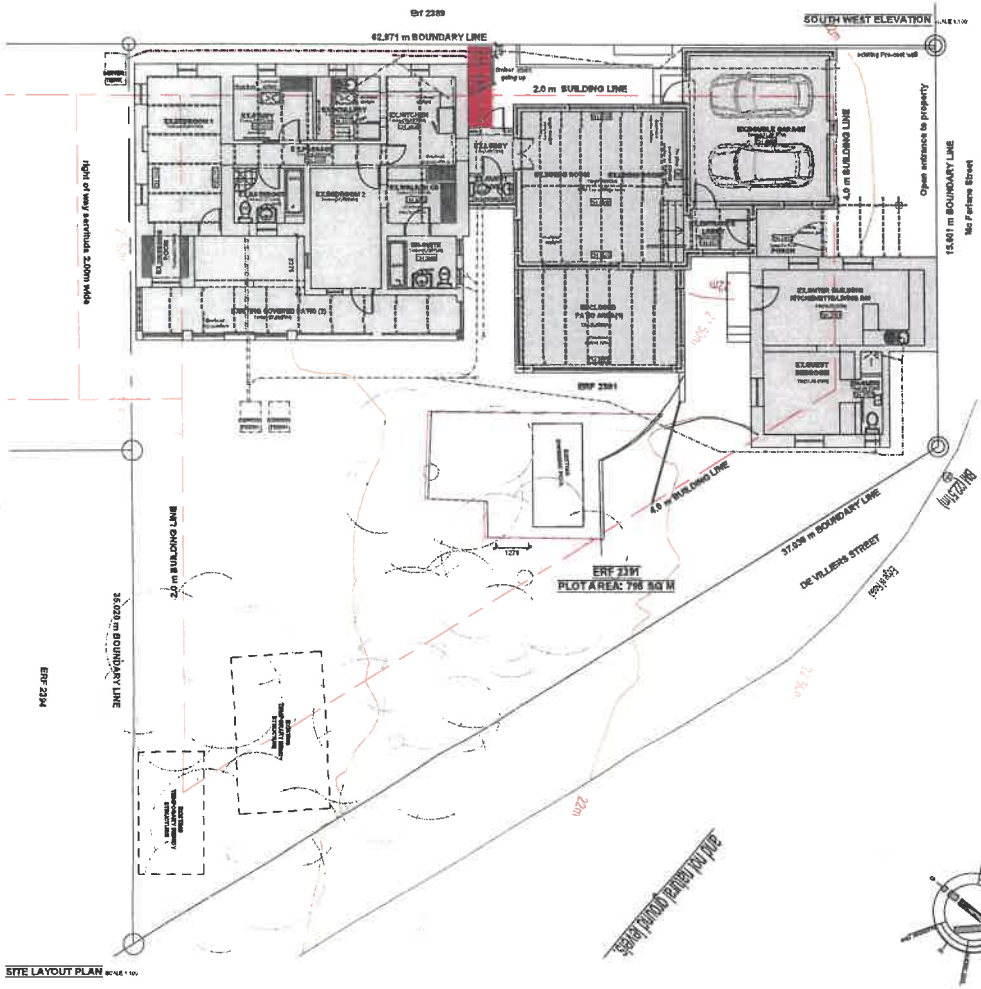
ANNEXURE - L



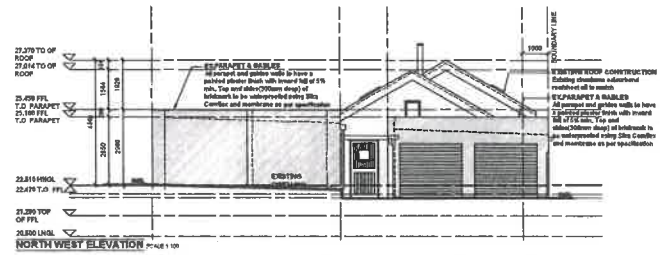
LOCALITY LAYOUT PLAN SCALE 1:1000

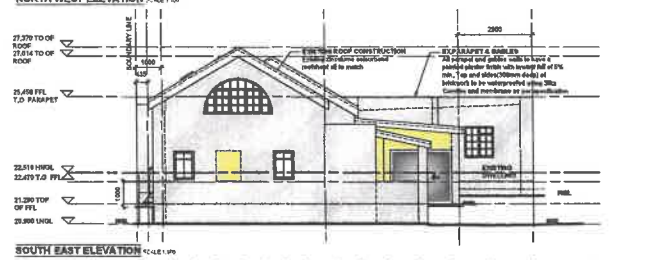


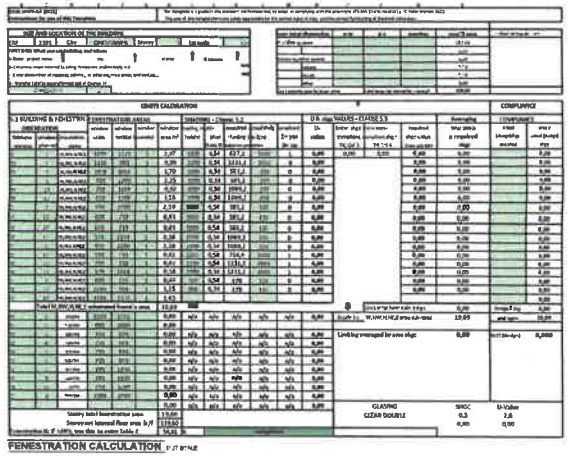




SITE LAYOUT PLAN SCALE 1:100







SANS 10400 XA - XA 1 COMPLYING WITH THE LATEST VERSION OF SANS 10400:

Part A: General Principles and Requirements
Part B: Structure Design
Part C: Dimensions
Part D: Public Safety
Part F: Site operations
Part G: Excavations
Part H: Foundations
Part J: Floors
Part K: Walls
Part L: Roofs
Part M: Stairways
Part N: Glazing
Part O: Lighting and Ventilation
Part P: Drainage
Part R: Stormwater Disposal
Part T: Fire Protection
Part V: Space Heating
Part W: Fire Installation
Part XA: Energy Efficiency

WHICH ARE APPLICABLE TO THE WORK SPECIFIED. Contractor shall be responsible for ensuring the "deemed to satisfy" requirements of SANS 10400 as described and listed, contractor must ensure that all these requirements are complied with as work proceeds.

AREA CALCULATIONS FOR MUNICIPAL APPROVAL

Main Dwelling	
Existing Dwelling:	187.72 m²
Existing enclosed Patio (1):	29.14 m²
Existing enclosed Patio (2):	22.30 m²
Existing Porch:	8.00 m²
TOTAL GROUND FLOOR AREA	343.16 m²
FIRST FLOOR	
Existing Loft storage:	96.00 m²
TOTAL AREA MAIN DWELLING	239.16 m²
SECOND DWELLING UNIT	
2nd Dwelling	47.76 m²
Stairs Not Approved:	3.16 m²
Landing Not Approved:	5.84 m²
Total Under Covered Area:	386.96 m²
ERF Area:	798.00 m²
Coverage Percentage:	39.79 %

OCCUPANCY CLASSIFICATION OF BUILDING:

MAIN DWELLING	
Occupancy	H4
Tot Nett Floor Area: GROUND	139.60 sqm
Design Occupancy Time	24hrs /day / 7 d/wk
Building Orientation	North West

I, Alison Gwynne-Evans the owner of ERF 2389, 3 Mc Fortune Street, Cloverglen acknowledge that I have seen the proposed plans for erf 2391, Drawings J1333 pages 1-2 illustrate the unauthorised staircase structure and changes from the municipal approved drawings.

I here by consent for the deviations to the approved drawings as reflected.

Alison Gwynne-Evans
Name & Surname of Owner

Signature of Owner

19 June 2025
Date

ENGELBRECHT & ACORBIE
ARCHITECTURAL OFFICE

This drawing and design is subject to copyright and must not be reproduced in part or in whole without prior written consent. Contractors must verify all dimensions on site before commencing work or preparing shop drawings.

DRAWN BY:	M.Tobias
CHECKED BY:	Brandon Scargle ST 1939
PROJECT DESCRIPTION:	AS-BUILT DRAWINGS
PAGE CONTENT:	Ground Floor, Roof Layout & Section
CLIENT	S JANSSENS N.O. + LOUW POURIE
ADDRESS:	1 Mc Fortune Street
ERF:	Remainder ERF 2391
DRAWING No.:	J1333_WORK_02

PROJECT NUMBER J1333	SCALE 1:50 / 1:100	PAGE SIZE A1
DATE 19 FEBRUARY, 2026	PAGE No. 01	REV A

240

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

29. ERF 1093, 22 BIETOU STREET, VERMONT, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND DEPARTURE: IC@PLAN TOWN PLANNERS ON BEHALF OF THE TRUSTEES FROM TIME TO TIME OF THE VISSER FAMILY TRUST

1093 HVM (4859/2025)
H Olivier **(028) 313 8900** **Hermanus Administration**
8 October 2025

EXECUTIVE SUMMARY

An application has been received on 4 June 2025 from IC@Plan on behalf of the Trustees from time to time of the Visser Family Trust on Erf 1093, Vermont in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the following:

- **Removal of Restrictive Title Deed Conditions** in terms of Section 16.(2)(f) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the removal of restrictive title deed condition E.6.(b)(i) and (ii) as contained in Title Deed T91725/98 of the property in order to accommodate the proposed braai and pizza oven.

  The restrictive title conditions read as follows:

  "E. ONDERHEWIG VERDER aan die volgende voorwaardes soos opgelê deur die Administrateur kragtens die bepalings van Ordonnansie nr 33 van 1934 by goedkeuring van VERMONT DORP UITBREIDING NR 2, soos vervat in Transportakte No T24863/1977, naamlik:

  6. (a)...

  (b) Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe met die toestemming van die Administrateur nader as 5 meter van die straatlyn wat 'n grens van hierdie erf uitmaak, asook nie binne 3 meter van die agtergrens of 1,5 meter van die sygrens gemeen aan enige aangrensende erf opgerig word nie, met dien verstande dat met die toestemming van die Plaaslike Owerheid:

  (i) 'n Buitegebou wat uitsluitend vir die stalling van motorvoertuie gebruik word en hoogstens 3 meter hoog is, gemeet van die vloer van die buitegebou tot by die muurplaat daarvan, binne sodanige sy- en agterruimtes opgerig mag word, en enige ander buitegebou van dieselfde hoogte binne die agterruimte en syruimte opgerig mag word vir 'n afstand van 12 meter gemeet van die agtergrens van die erf, met dien verstande dat in die geval van 'n hoekerf van 12 meter gemeet moet word van die punt wat die verste is van die strate wat die erf begrens.

(ii) 'n Buitegebou ingevolge subparagraaf (i) slegs nader aan 'n sygrens of agtergrens van 'n perseel as die afstand hierbo voorgeskryf, opgerig mag word indien geen vensters of deure in enige muur, wat op sodanige grens front, aangebring word nie."

- **Departure** in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 to relax the rear building line from 2m to 0m to accommodate the proposed braai and pizza oven.

RESOLUTION

1. that the application in terms of Section 16.(2)(f) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 1093, Vermont for the removal of restrictive title deed conditions E.6.(b)(i) and E.6.(b)(ii) as contained in Title Deed T91725/98 of the property, in order to accommodate the proposed braai and pizza oven, **be approved**, in terms of the provisions of Section 61 of the By-Law;

2. that the application in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 1093, Vermont for a departure the relax the rear building line from 2m to 0m to accommodate the proposed braai and pizza oven on the property, **be approved**, in terms of the provisions of Section 61 of the By-Law;

3. that the approvals in Points 1-2 above be subject to the following conditions:

   (a) that this approval is only for the removal of restrictions and a building line departure and is not an approval in terms of any other legislation;

   (b) that the approval be limited to the building/structures over the building line as per Plan 506 Rev 1 dated 4 December 2024 submitted with this application;

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

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

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

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

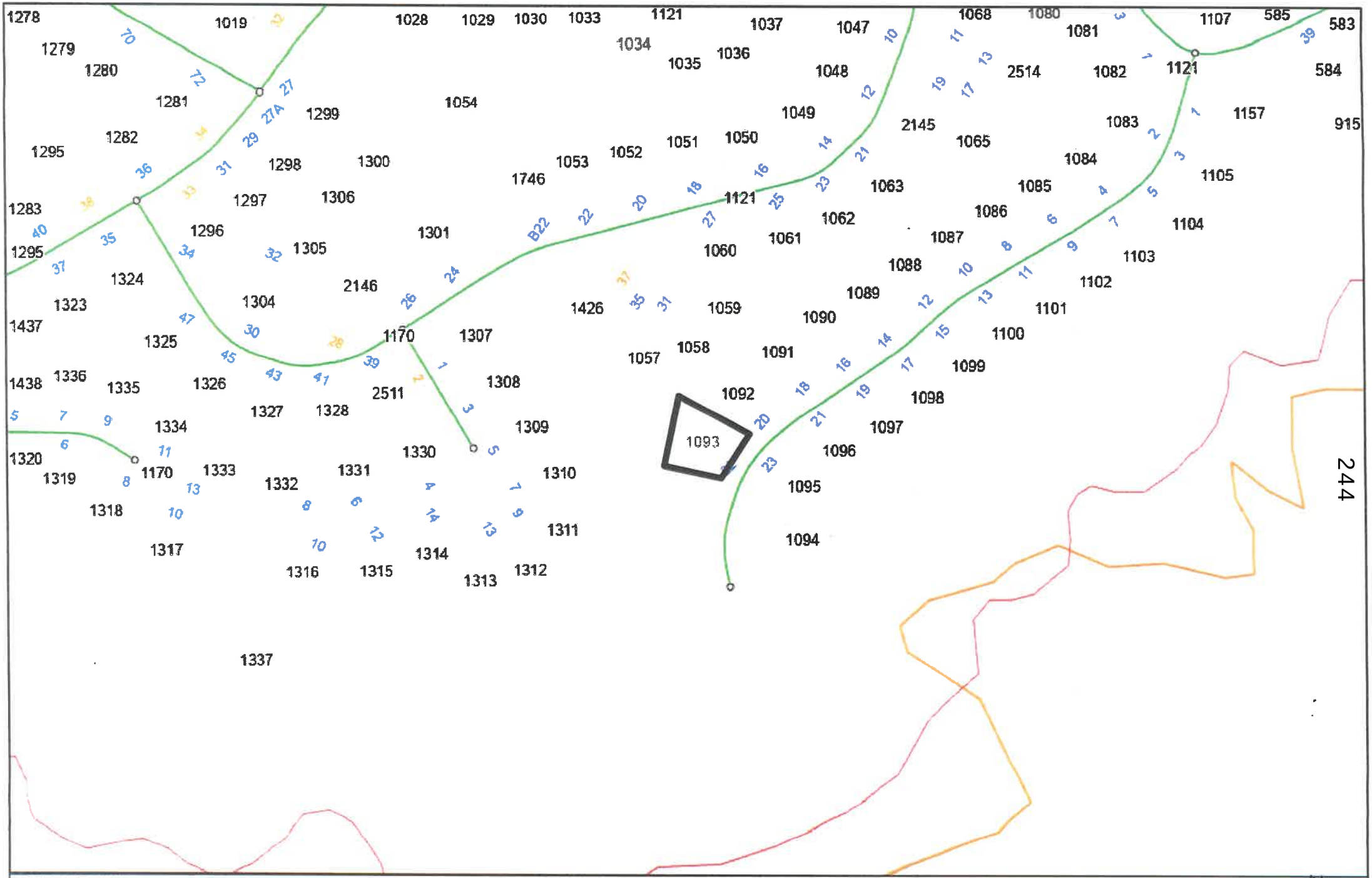
4. that the following comments be noted:

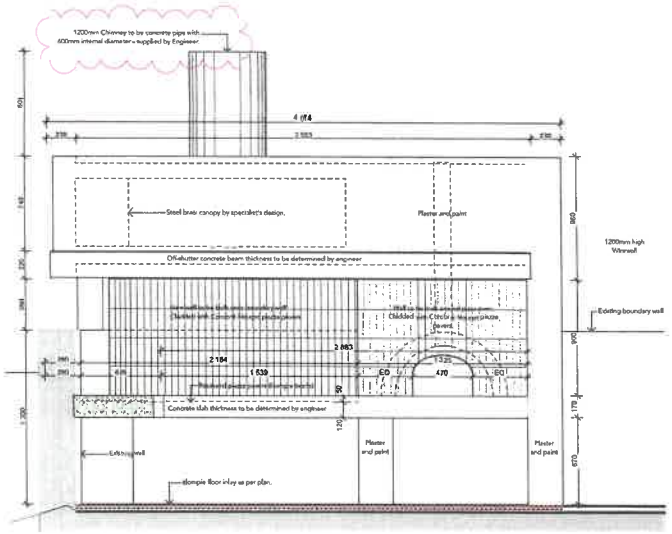
   - Municipal Environmental Branch and
   - Telkom.

5. 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.

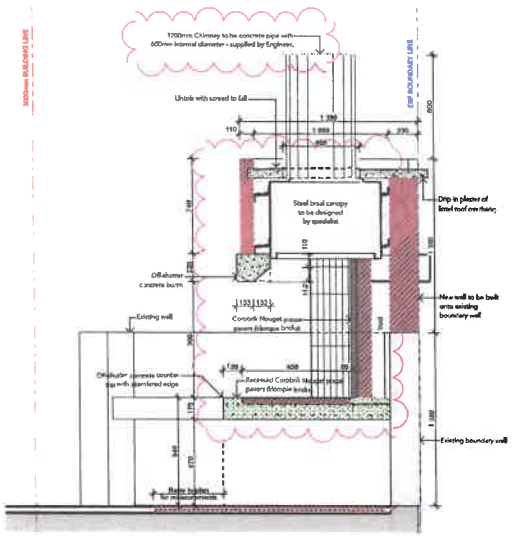
REASONS FOR RESOLUTION

- The proposed pizza oven and braai over the rear building line will not impact on surrounding neighbours, as the structures borders a public open space with thick vegetation and the property is situated lower than properties to the west and north.
- The property will still be used for single residential purposes and will not impact the character on the area.
- The removal of restrictions in the title deed to accommodate minor structures will not impact surrounding property owners' rights, and future development on the property can still sufficiently be controlled with the Land Use Planning Scheme regulations.
- The application is supported by all relevant Municipal Departments and State or other institutions.
- No objections were received against the application.
- No Municipal services are affected.
- The application is desirable.

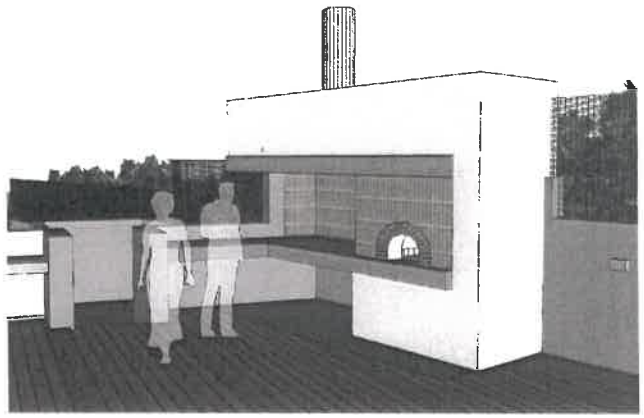

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OVERSTRAND
MUNICIPALITY
Locality Map
Erf 1093 Vermont
N
Date: 2024/11/05



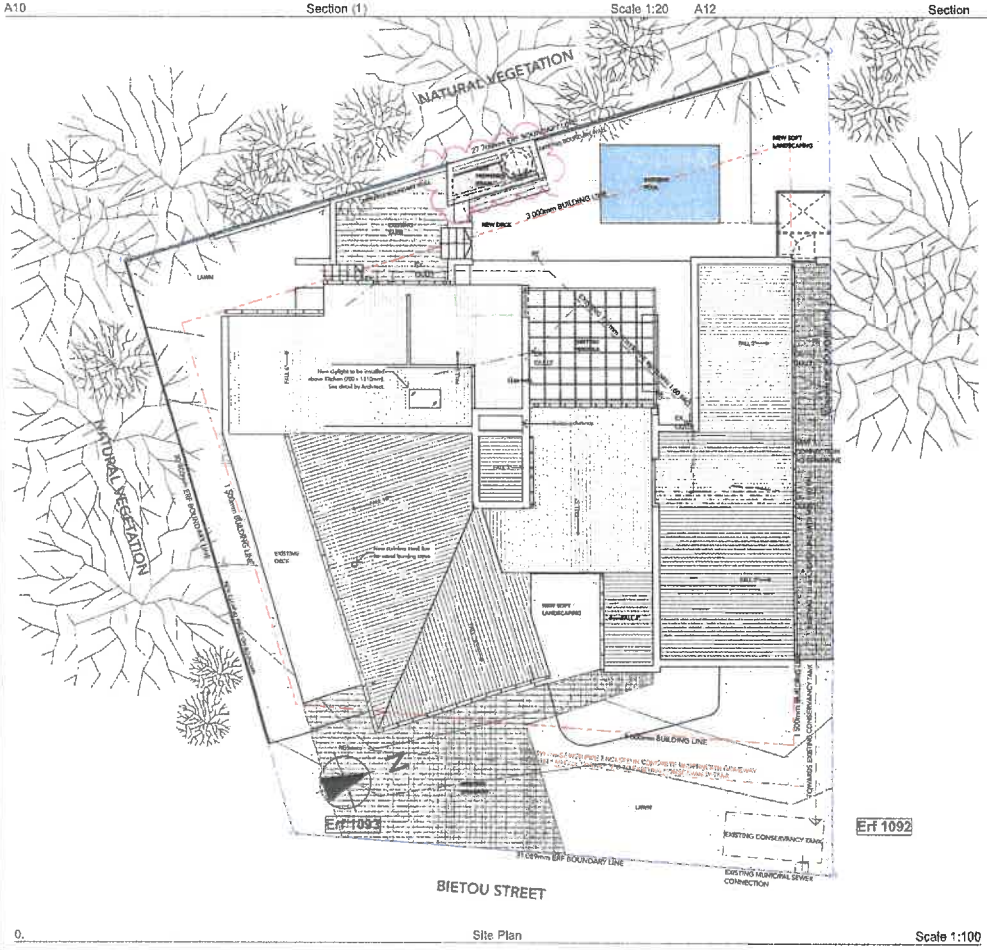
A10 Section (1) Scale 1:20



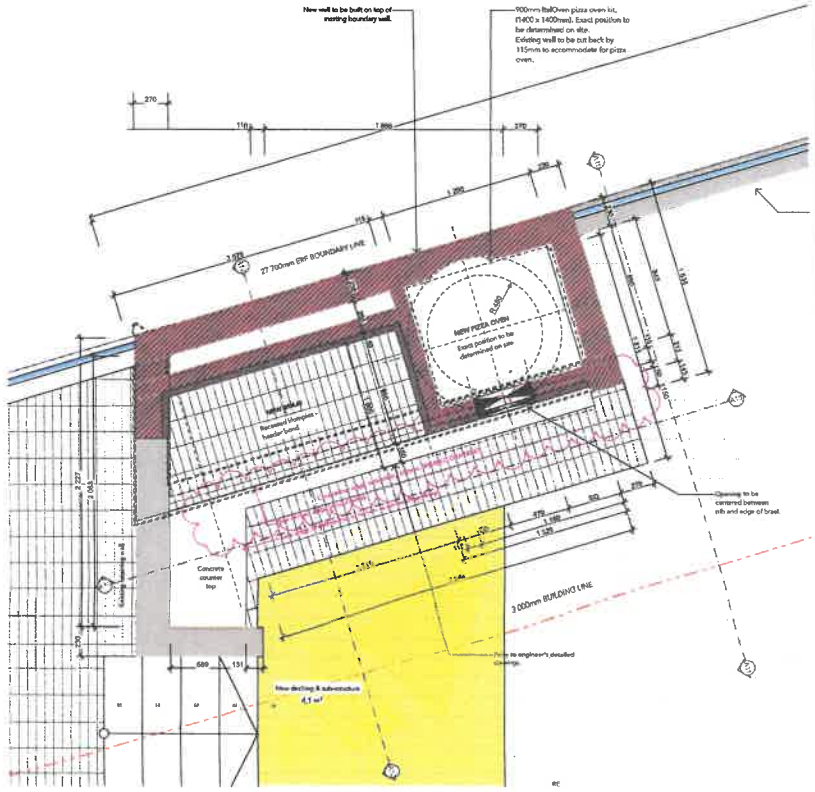
A12 Section Scale 1:20



NOTE: SUBJECT TO APPROVAL OF LUM APPLICATION



0. Site Plan Scale 1:100



0. Ground Storey (1) Scale 1:20

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 commencing work.
Figured dimensions have preference over scaled measurements and large scale details supersede small scale drawings.
The design on this drawing is the property of VKDB Architects, and is copyright.

REVISIONS / WYSIGINGS

REV.	DESCRIPTION	DATE
01	Braai roof overhang setback by 150mm	2024-12-04

NOTES / NOTAS

FOR CONSTRUCTION

VK DB
ARCHITECTURE
INTERIOR DESIGN

T. +27(0)21 880 2991
F. +27(0)21 880 2921
E. admin@vkdb.co.za
www.vkdb.co.za

21 Electron Street, Technopark, Stellenbosch, South Africa
Postnet Suite 497, Private Bag X3061, Stellenbosch, 7599, South Africa

PROJECT
HOUSE VISSER
ADDITIONS & ALTERATIONS

ERF 1093
22 BIETOU STREET, VERMONT, WESTERN CAPE

DRAWING DESCRIPTION: Braai Details
PROJECT NO.: 1723
DWG NO. / REV NO.: 506
RE-ISSUE NO. / REVISION NO.: REV 1
ISSUED FOR / DESCRIPTION: FOR CONSTRUCTION
SCALE @ A1/A3: 1:20, 1:100
DRAWN / APPROVED: LM CLOETE - PrArch 60206969
FIRST ISSUE DATE / DATUM: 2024/12/04

COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS & DEPARTURE: ERF 1093, VERMONT (4973/2025)

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

23/06/2025

DATE

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

30. ERF 3664, 43 MYRICA ROAD, BETTY'S BAY, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: SMART SOLUTION ARCHITECTURAL CONSULTANTS ON BEHALF OF CM2R FAMILY TRUST

3664 KBB (4860/2024)
H van der Stoep **(028) 313 8900** **Hermanus Administration**
18 September 2025

EXECUTIVE SUMMARY

An application has been received on 5 November 2024 from Smart Solution Architects on behalf of CM2R Family Trust on Erf 3664, Betty's Bay in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 for the following:

- **Departure** in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 to accommodate the existing fencing on all boundaries to exceed the maximum height of a boundary wall from 2,1m as follows:

  - Eastern boundary: Section of fence to a maximum height of 2,6m;
  - Western boundary: Sections of the fence to a maximum height of 2,94m, and
  - Northern boundary: Sections of fence to a maximum of 2,64m.

- **Determination of 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 land use to legalise the existing fencing and jacuzzi on the property.

RESOLUTION

1. that the objections 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 3664, Betty's Bay for a departure to accommodate the existing fencing on all boundaries to exceed the maximum height of a boundary wall from 2,1m and the jacuzzi as follows:

   - Eastern boundary: Section of fence to a maximum height of 2,6m;
   - Western boundary: Sections of fence to a maximum height of 2,94m, and
   - Northern boundary: Sections of fence to a maximum of 2,64m.

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

(a) that this approval is only for the development as indicated on the plan numbers 10378/A3/01-03 as submitted with the application;

(b) that no further departures of the building height be approved, except as stipulated by the Land Use Scheme;

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

(d) that the jacuzzi be relocated to comply with the title deed building line of 3m

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

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

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

REASONS FOR RESOLUTION

POINT 2

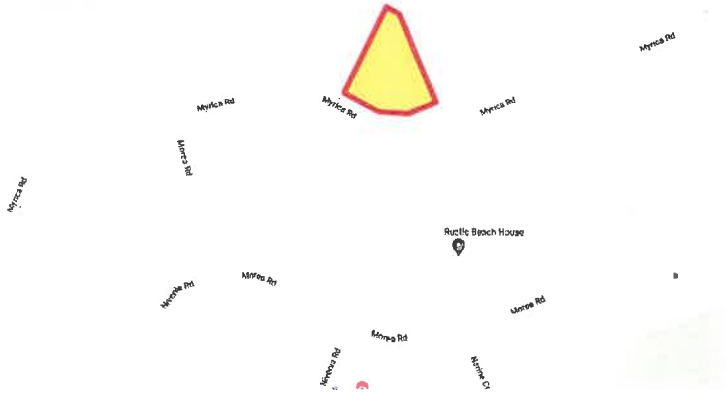
- The erf has approved building plans.
- All relevant municipal divisions support the application.
- The application will have little impact on the surrounding area.
- The fence is aesthetically pleasing vis a vie a built solid wall.
- The design and construction are to accommodate the extreme slope of the property.

POINT 3

- The existing landowner is responsible for the illegal building work on the property and therefore an administrative penalty fee is imposed on the subject property.



Google Maps Showing Locality of Erf 3664, Betty's Bay



Enlarge Google Maps Showing Locality of Erf 3664



Aerial View Showing Locality of Erf 3664, Betty's Bay



Enlarge Aerial View Showing Locality of Erf 3664

MUNICIPAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES MUST BE ADHERED TO. CONTRACTORS AND SUB-CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE COMMENCING WORK. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS. THE DESIGN ON THIS DRAWING IS THE PROPERTY OF SMART SOLUTION ARCHITECTURE AND COPYRIGHT THEREOF IS RESERVED BY THEM.

VARIATIONS:

REV NO.	DATE:	DESCRIPTION:
00	XX-XX-XXXX	XXXXXXXXXXXX

DRAWING STAGE:	
COUNCIL SUBMISSION	
DEPARTURE APPLICATION	■
SKETCH PROPOSAL	
TENDER DRAWING	
WORKING DRAWING	

SITE RESTRICTIONS:	
STREET BUILDING LINE	4.00 m
LATERAL BUILDING LINE	2.00 m
REAR BUILDING LINE	2.00 m
HEIGHT RESTRICTION	8.00 m
TITLE DEED BUILDING LINES (see drawings)	YES

ZONE APPLICABLE:	
SINGLE RESIDENTIAL (SR1)	■
TOWN HOUSING - ZONE 1 (GR1)	
TOWN HOUSING - ZONE 2 (GR2)	
FLATS - ZONE 3 (GR3 and DR4)	
LESS FORMAL DEVELOPMENT (LFD)	

SMART SOLUTION ARCHITECTURE

PROJECT NAME:

HOUSE FOR CM2R FAMILY TRUST
ERF 3664
43 MYRICA ROAD
BETTY'S BAY
7141

DWG TITLE:
LOCALITY PLAN

DATE:
30.10.2024

DRAWN BY:
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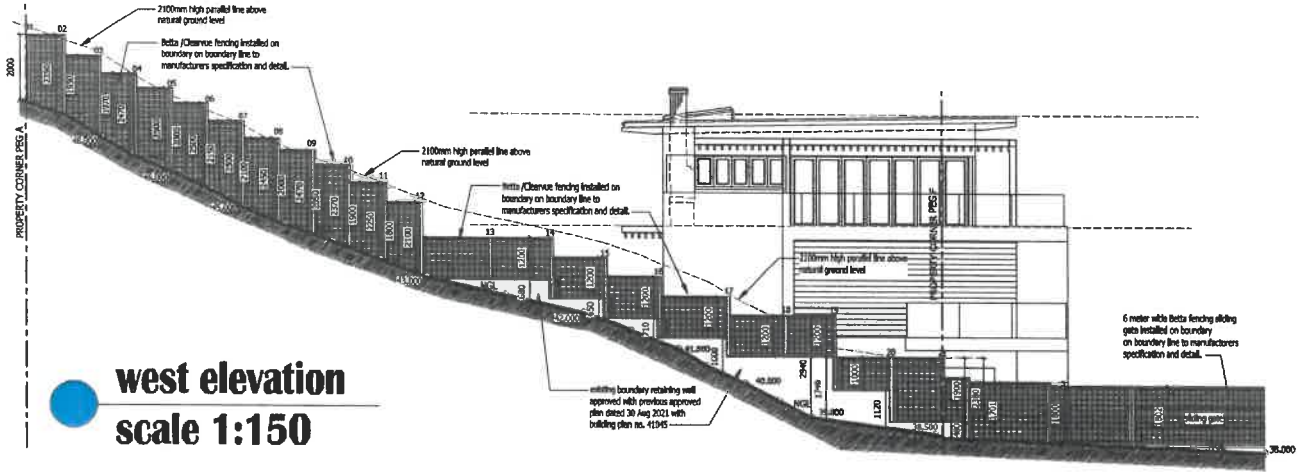
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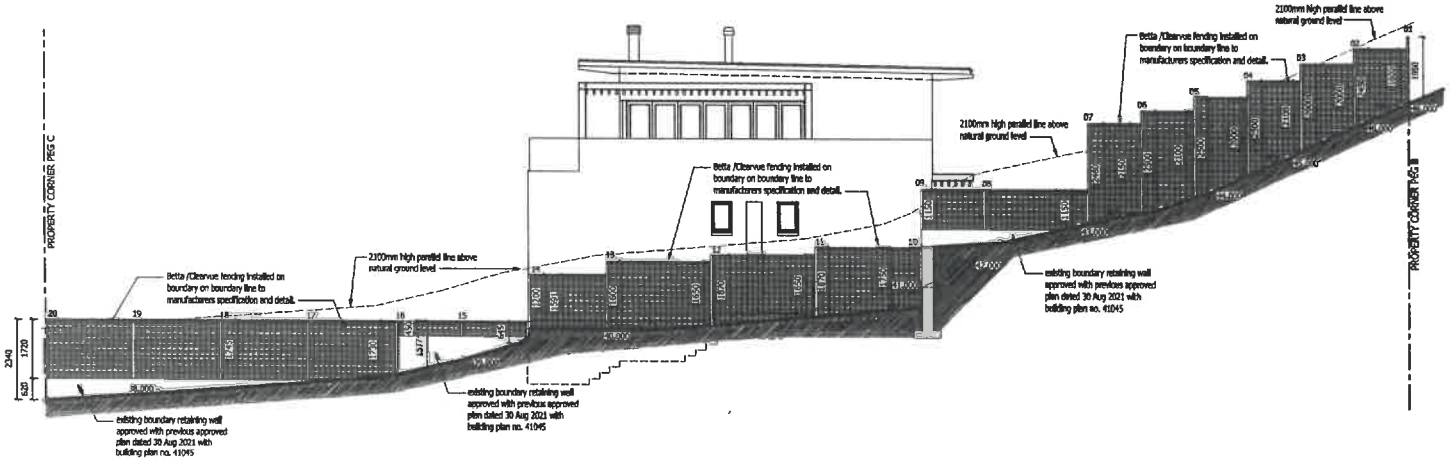
DRAWING SCALE
AS SHOWN

DRAWING NO.
I 0378/A3/01

REV NO.
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west elevation
scale 1:150



east elevation
scale 1:150

MUNICIPAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES MUST BE ADHERED TO. CONTRACTORS AND SUB-CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE COMMENCING WORK. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS. THE DESIGN ON THIS DRAWING IS THE PROPERTY OF SMART SOLUTION ARCHITECTURE AND COPYRIGHT THEREOF IS RESERVED BY THEM.

VARIATIONS:

REV NO.	DATE:	DESCRIPTION:
00	XX-XX-XXXX	XXXXXXXXXXXX

DRAWING STAGE:

COUNCIL SUBMISSION	
DEPARTURE APPLICATION	■
SKETCH PROPOSAL	
TENDER DRAWING	
WORKING DRAWING	

SITE RESTRICTIONS:

STREET BUILDING LINE	4.00 m
LATERAL BUILDING LINE	2.00 m
REAR BUILDING LINE	2.00 m
HEIGHT RESTRICTION	8.00 m
TITLE DEED BUILDING LINES (see drawings)	YES

ZONE APPLICABLE:

SINGLE RESIDENTIAL (SR1)	■
TOWN HOUSING - ZONE 1 (GR1)	
TOWN HOUSING - ZONE 2 (GR2)	
FLATS - ZONE 3 (GR3 and DR4)	
LESS FORMAL DEVELOPMENT (LFD)	

SMART SOLUTION ARCHITECTURE

PROJECT NAME:
HOUSE FOR CM2R FAMILY TRUST
ERF 3664
43 MYRICA ROAD
BETTY'S BAY
7141

DWG TITLE:
ELEVATIONS

DATE: 30.10.2024

DRAWN BY: I SMIT

CHECKED BY: I SMIT | SACAP REG. T 0147

DRAWING SCALE: AS SHOWN

DRAWING NO. I 0378/A3/02 | REV NO. 0

31. ERF 2914, 175 SEVENTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING (ITRP) ON BEHALF OF RJ SWARTS

2914 HVK (4714/2024)
P Roux **(028) 313 8900** **Hermanus Administration**
03 November 2025

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 01 October 2024 from Messrs Interactive Town and Regional planners on behalf of the owner of Erf 2914, Voëlklip, Hermanus for the following:

- **Departure** in terms of Section 16(2)(b) of the By-Law, to:
  - relax the western lateral building line from 2m to 1.3m, to accommodate a proposed garage and alterations to the existing dwelling; and
  - relax the eastern lateral building line from 2m to 1.26m, to accommodate alterations to the existing dwelling.

RESOLUTION

1. that the comment 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 2914, Hermanus, in order to:

   - relax the western lateral building line from 2m to 1.3m, to accommodate a proposed garage and alterations to the existing dwelling; and
   - relax the eastern lateral building line from 2m to 1.26m, to accommodate alterations to the existing dwelling,

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

3. that the recommendation under paragraph 2. above is subject to the following conditions:

   (a) that the approvals are for the development as indicated on Drawing No. *2321* dated *25 April 2024*;

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

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

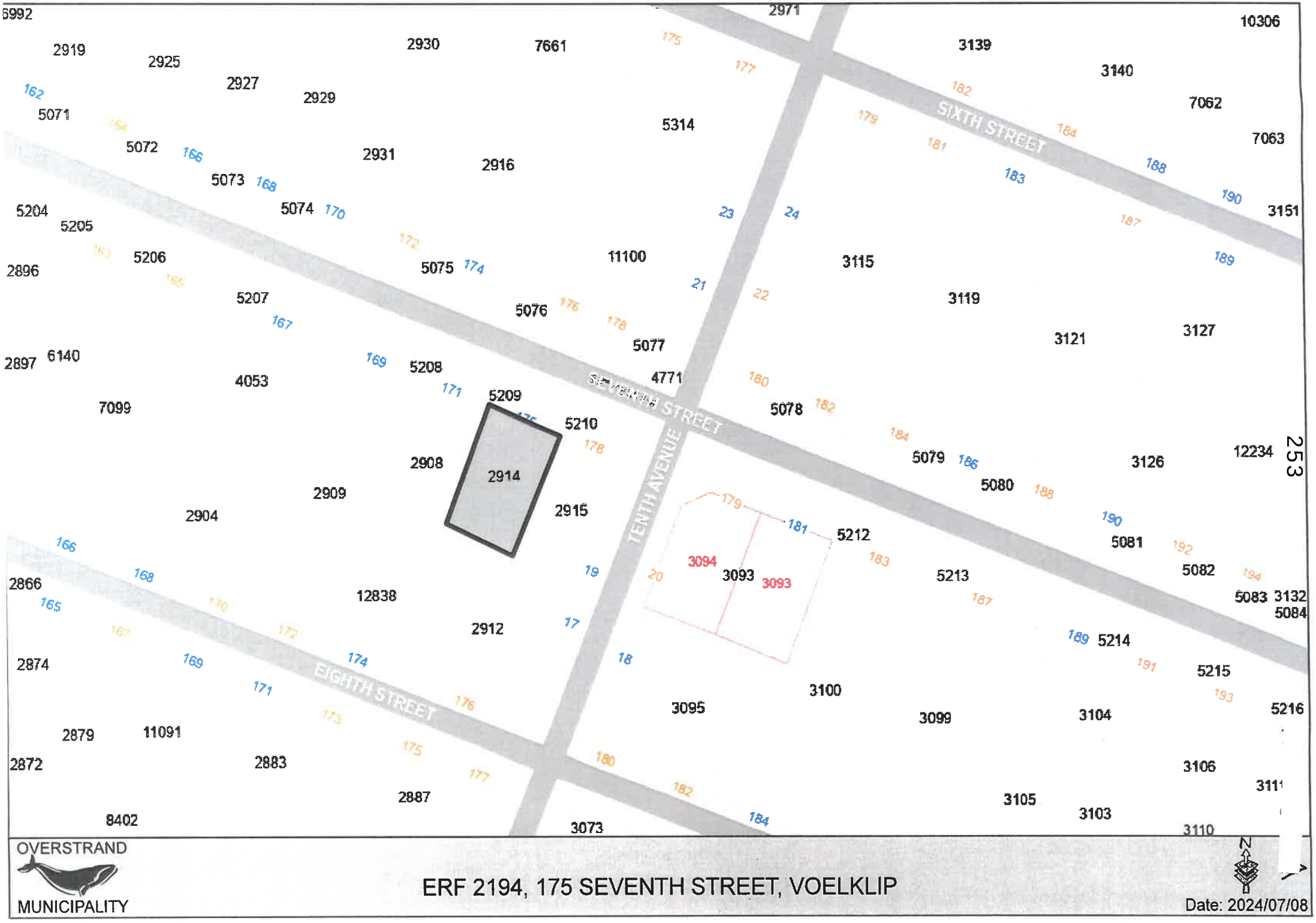
(d) that this approval does not absolve the landowners from compliance with any other relevant legislation, and

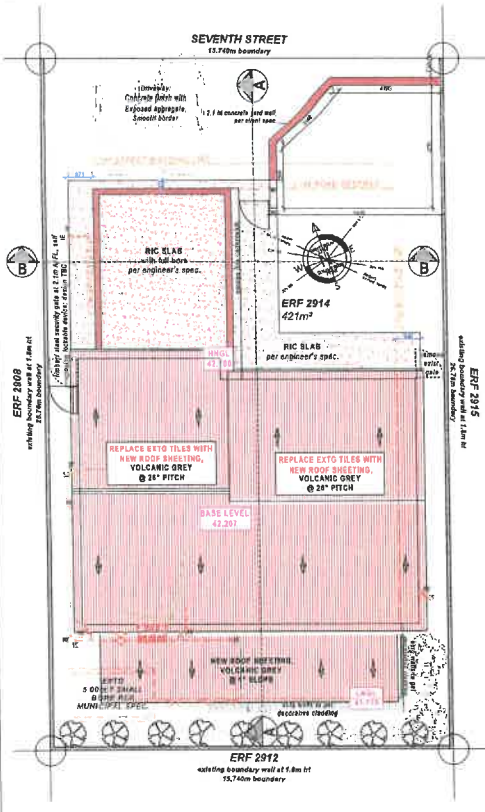
(e) that all other applicable development parameters as prescribed in the relevant Land Use Scheme be complied with

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

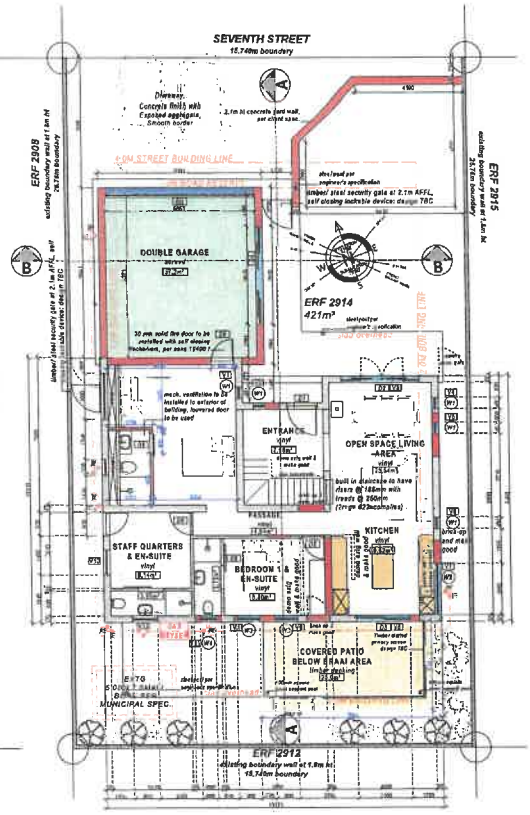
REASONS FOR RESOLUTION

- The proposed alterations will not have a negative impact on the character of the area or the streetscape.
- The changes in window schedule, replacing the existing roofing and the addition of a cantilever slab, all of which is considered to be in line with normal house maintenance.
- The garage is proposed in line with the existing dwelling and therefore it will be partially situated over the lateral building line. The garage complies with the parameters of the land use scheme.
- The coverage proposed is in line with the residential character.
- The application has followed due procedure.
- The proposal is in line with the relevant policy documents.
- No objection was received.

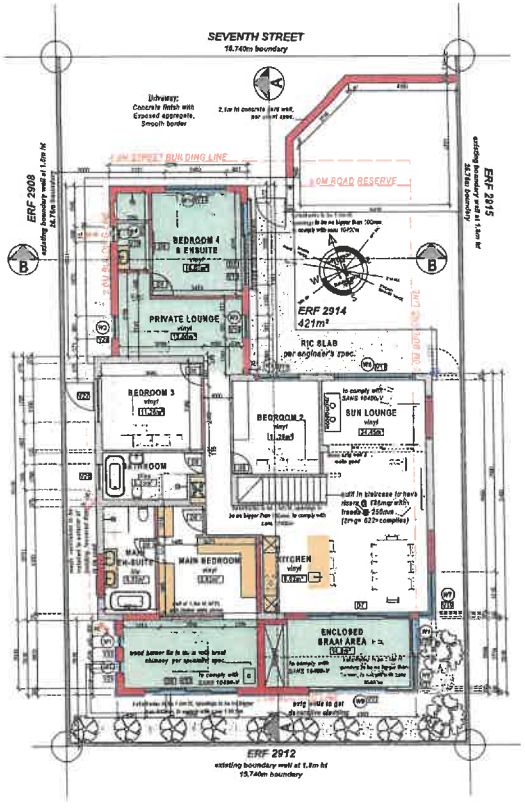

SIXTH STREET
SEVENTH STREET
EIGHTH STREET
TENTH AVENUE
2914
3094
3093
3093
253
OVERSTRAND
MUNICIPALITY
ERF 2194, 175 SEVENTH STREET, VOELKLIP
Date: 2024/07/08



SITE PLAN | scale 1:100

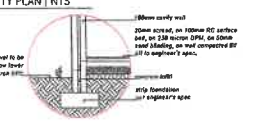


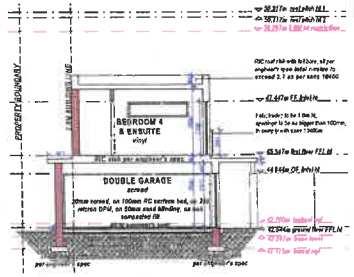
GROUND FLOOR PLAN | scale 1:100



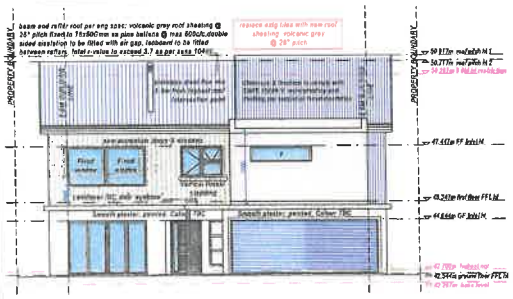
FIRST FLOOR PLAN | scale 1:100



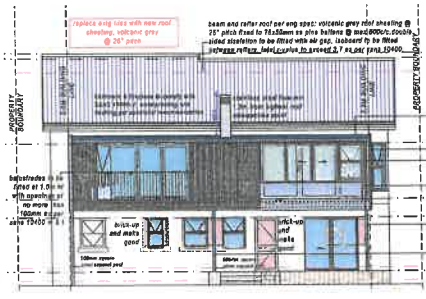




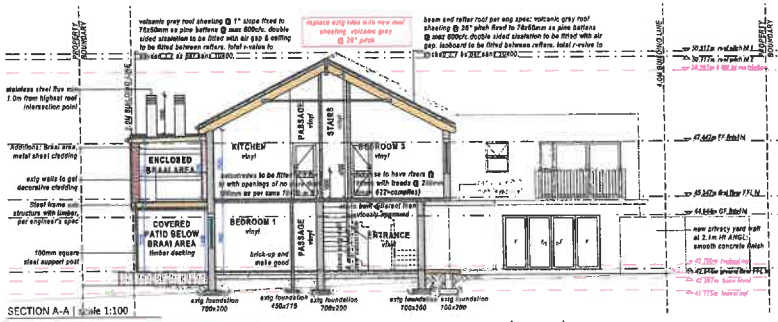
SECTION B-B | scale 1:100



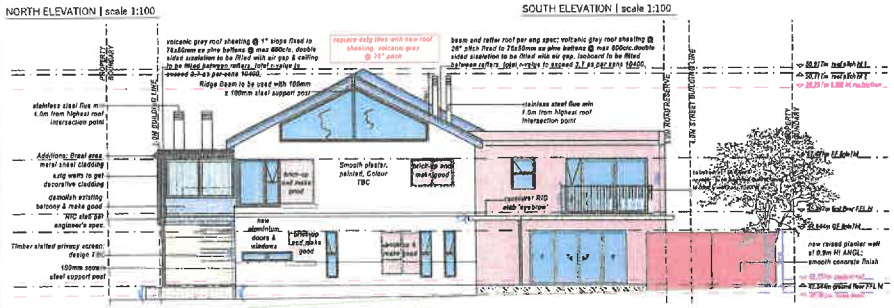
NORTH ELEVATION | scale 1:100



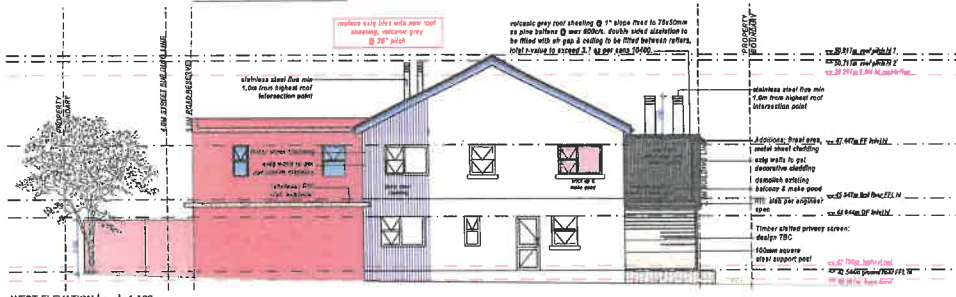
SOUTH ELEVATION | scale 1:100



SECTION A-A | scale 1:100



EAST ELEVATION | scale 1:100



WEST ELEVATION | scale 1:100

BUILDING NOTES:
All work is to comply with SANS 10400 and Building regulations. All work is to in accordance with local municipal authorities' regulations. Figured dimensions to be taken in preference to scaled dimensions. All levels and dimensions to be checked on site before building work commences. Contractors shall be deemed to have accepted them when site conditions prior to commencement of work.

LEVELS: Levels and dimensions; The building are to be laid out and erected in the position and to the levels as indicated on the plan & site layout plan.
The contractor, sub-contractors and suppliers must verify all dimensions and levels on-site before commencing any work.

Land surveyor to confirm all boundary pegs and to check all levels before construction commences.
Top soil shall be removed from the area to be built upon, all grading bonding to be done by contractor.

MATERIALS: Material used in the erection of a building shall be suitable for the purpose for which it is to be used.

TIMBER: All timber used in the erection of a building shall be treated against termite and wood borer attack and fungal decay in accordance with the requirements of SANS 10005 and shall bear the product certification mark of a body certified by the south african national accreditation system.

BUILDING ELEMENTS: The construction of any building element shall be such that building element as constructed does not comprise the design intent of any design solution that satisfies the design requirement of a functional regulation.

FINISH FLOOR LEVEL: Finished floor level of dwelling to be min. of 225mm above level of footway level at centre connection, it is recommended that garage floor level min of 150mm above level of footway level at driver entrance if any.

OTHER: Floors in any laundry, kitchen, shower room, bathroom or room containing a bidet are to be provided with a floor waterproofing membrane complying with sans 10400 A.
Any combustible material to be 200mm away from chimney flue.
The requirements of the national bylaws and any other applicable authority must be complied with. The builders must comply with the NHBRC bylaws.

All reinforced concrete slabs and strip are to be cast strictly to structural engineer's specifications and details.
All slabs are to be reinforced concrete with chairs not exceeding 600mm and treads not less than 175mm wide.

PAINT: All painted colours to external skin of dwelling must first be applied in trial with a 1sqm sample and be approved by client before applying to wall.

HOT WATER: Hot water heating requirement: at least 50% of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating TO BE A HEAT PUMP in accordance with SANS 10400: Part XA ED2

HOT WATER PIPING INSULATION: Provided and tested Acrosilux piping insulation on all hot water services pipes in accordance with SANS 10400: Part XA ED2, tested Acrosilux pipe insulation of 25mm thickness (or Nominal ID of 15mm with a R-Value of 1.32 (A min R-Value of 1.00 is required for internal dia < 90mm)

ROOF INSULATION: All roofs shall achieve a minimum R-Value of 3.7 in accordance with SANS 10400: Part XA ED2

SURFACE AREA

ERF SIZE	= 421.0m²
GARAGE	= 44.0m²
GROUND FLOOR	= 124.0m²
COVERED PATIO	= 18.5m²
FIRST FLOOR	= 129.0m²
FIRST FLOOR ADDITIONS	= 71.5m²
TOTAL SURFACE AREA	= 387.0m²

COVERAGE

ALLOWABLE 50 %	= 210.5m²
GARAGE	= 10.45%
GROUND FLOOR	= 29.45%
COVERED PATIO	= 4.40%
FIRST FLOOR (N/A)	= 30.54%
FIRST FLOOR ADDITIONS (N/A)	= 16.98%
TOTAL COVERAGE	= 64.30%

PROJECT : HOUSE RYNO
VOELKIP | ERF 2914
175 SEVENTH STREET
VOELKIP | 7709
ZONING: ER1
ADDITIONS/ ALTERATIONS
OWNER : RJ SWARTS

THIS DOCUMENT SHOULD NOT BE USED FOR ANY OTHER PURPOSE THAN THAT WHICH PREPARED FOR AND WHICH CHARGED FOR

DRAWING
Site Locality Plan, Site Plan, Ground Floor Plan, First Floor Plan, Elevations
scale: see labels .
do not scale when printing (A1)

DATE 25 April 2024
DWG NO 2321
REV 02
DRAWN mvg & co CHECKED jb
signed date

FOR MUNICIPAL APPROVAL PG 1

DESIGNATELJEE

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COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR:
APPLICATION FOR DEPARTURE: ERF 2914, VOELKLIP (4714/2024)

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

11/2/2024
DATE

32. REMAINDER OF THE FARM THE DRAAY NO 563, DIVISION CALEDON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF ITHEMBA PROPERTY AND AGRICULTURE PROPRIETARY LIMITED

RCAL Rem 563 (4491/2023)
H van der Stoep (028) 313 8900 Hermanus Administration
22 September 2025

EXECUTIVE SUMMARY

An application was received on 29 September 2023 from Plan Active Town & Regional Planners on behalf of Ithemba Property and Agriculture Proprietary Limited on Remainder of the Farm The Draay No 563 for a **consent use** in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 to accommodate five (5) additional dwelling units, an institution and intensive horticulture as proposed.

RESOLUTION

1. that the application in terms of Section 16.(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Remainder of the Farm The Draay No 563 for a consent use to accommodate five (5) additional dwelling units and intensive horticulture as proposed, **be approved**, in terms of Section 61 of the By-Law, subject to the following conditions:

   (a) that this approval is only for the development as indicated on the site plan number Farm 563 De Draay Rev2.dwg dated February 2025 (as per the Record of Decision dated 23 January 2025) – *excluding institution*;

   (b) that no further land uses be approved, except as stipulated by the Land Use Scheme

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

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

   (e) that all the conditions imposed by the Western Cape Government: Infrastructure - Road Planning be complied with;

   (f) that all the conditions imposed by the Western Cape Government: DEADP (Environmental)- Record of Decision be complied with;

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

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

2. That the following comments be duly noted and complied with:

- ❖ BOCMA
- ❖ Cape Nature and
- ❖ Eskom

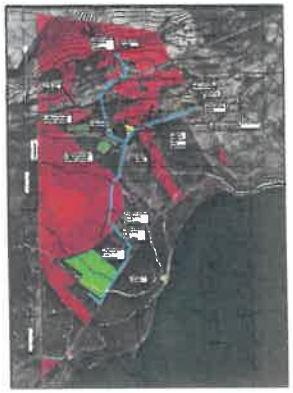
3. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2020 with regard to the above conditions of approval.

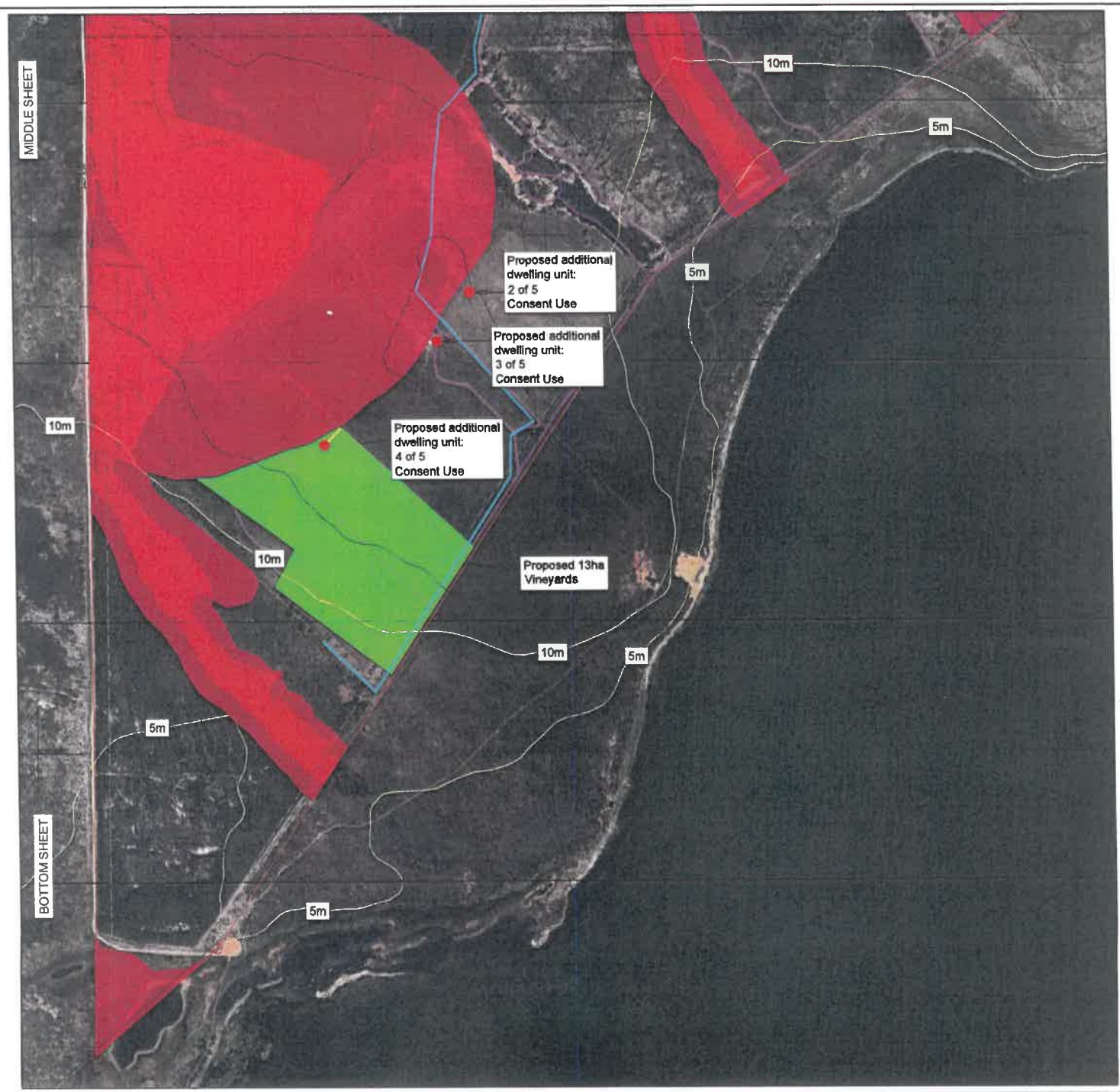
REASONS FOR RESOLUTION

- ❖ No objection was received.
- ❖ The proposal does not jeopardize character of area.
- ❖ Better utilization of the property.
- ❖ The application has followed due procedure.
- ❖ No additional services are required.
- ❖ The application is in line with the planning principles.
- ❖ The applicant withdrew the application for an institution due to comments from the Western Cape Government: Agriculture on farmland.



PlAn Active Stads- en Streeksbeplanners Town & Regional Planners	All distances approximate and subject to survey.	Property Description: THE FARM DE DRAAY 563	Plan Description: LOCALITY MAP	Scale: NTS	
	COPY RIGHT RESERVED			Drawing Nr: farm563l.drw	
				Date: 09/2023	





KEY:

- Farm Boundary
- 30m Building Line
- Existing Roads & Tracks
- Proposed Additional Dwellings
- Proposed Institution (Mission Center)
- Proposed Intensive Horticulture
- Proposed Vineyards
- Proposed the Cultivated Area
- Proposed Internal Road (3m)
- Proposed Pipeline from borehole

Environmental Key:
Environmental Sensitive Areas

Sizes:

Total Farm Size	±358ha
Proposed 5 additional dwelling <250m² each	±1250m²
Manor House <250m²	±250m²
Proposed Institution (Mission Center)	±8365m²
Proposed Intensive Horticulture	±4ha
Proposed Vineyards	±13ha
Proposed Cultivated Area	±1ha
Proposed Internal Roads (3m)	±2580m²

Plan Active Stads- en Streeksbeplanners Town & Regional Planners

All distances approximate and subject to survey.

COPYRIGHT RESERVED

Property Description:
THE FARM DE DRAAY NO.563

Plan Description:
PROPOSED SITE DEVELOPMENT PLAN NO.9

Scale: 1:6500

Drawing No: Farm 563 De Draay Rev2.dwg

Date: 02/2024

N

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR CONSENT USE: REMAINDER OF THE FARM THE DRAAY NO 563, DIVISION CALEDON (4491/2024)

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, Remainder of the Farm 563 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 Remainder of the Farm 563 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 Remainder of the Farm 563, 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.

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

27/01/2025
DATE

33. ERF 1441, 27 MEYER STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: HJ & H BLIGNAUT

1441 GFK (5008/2025)
SW van der Merwe (028) 313 8900 Hermanus Administration
19 November 2025

EXECUTIVE SUMMARY

An application, in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 (By-Law) has been received on 30 June 2025 from HJ & H Blignaut, the owners of Erf 1441, Franskraal for the following:

- **Departure** in terms of Section 16(2)(b) of the By-Law in order to:
  - relax the rear building line from 2m to 0m to accommodate an existing braai room, and

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

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 on Erf 1441, Franskraal to encroach the rear building line from 2m to 0m to accommodate the braai room, **be partially approved** as a garage or storage room in terms of the provisions of Section 61 of the By-Law, and

2. that the application for 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 1441, Franskraal to accommodate the unauthorised building work, **be imposed**, and that an administrative penalty fee of **R3 864,24** be payable within sixty (60) days of this decision;

3. that the approvals in points 1. and 2. above, be subject to the following conditions:

   (a) that the existing structure be converted into a storage room or garage within 180 days from the effective date of the application;

(b) that building plans be submitted within 60 days from the effective date of the decision for the conversion of the braai room into a garage or storage room and that all conditions of the Building and the Fire Department, be complied with at that stage;

(c) that the existing chimney stack be demolished and the braai be removed or permanently closed off to the satisfaction of the municipality within 180 days from the effective date of the application;

(d) that all the conditions from Engineering Services be complied with;

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

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

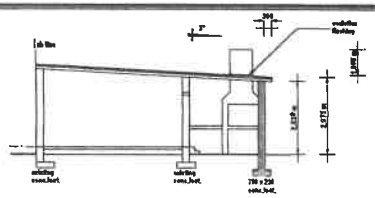
4. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2020 with regard to the above conditions of approval.

REASONS FOR RESOLUTION

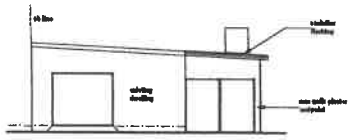
- The braai room is not supported on the property boundary as the type of use has a negative impact on the amenity of the surrounding property owners and leads to a precedent where property boundaries are over developed which is not in line with the low-density character of the suburb.
- The braai room on the property boundary is not in keeping with the area character.


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UNKNOWN STREET
ROSSOUW STREET
MEYER STREET
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OVERSTRAND
MUNICIPALITY
Locality Map
ERF 1441 FRANSKRAAL
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Date: 2025/06/24

264



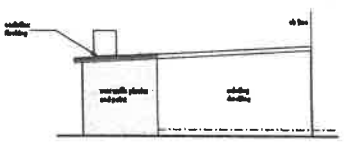
SECTION A-A 1:100



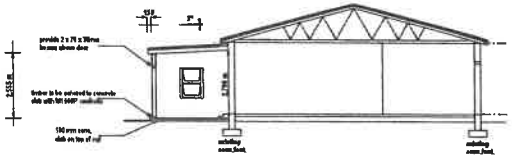
SOUTH EAST ELEVATION 1:100



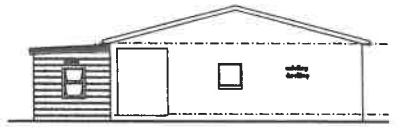
NORTH EAST ELEVATION 1:100



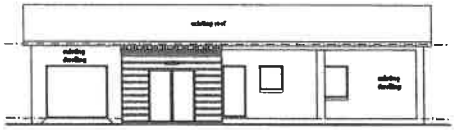
NORTH WEST ELEVATION 1:100



SECTION B-B 1:100



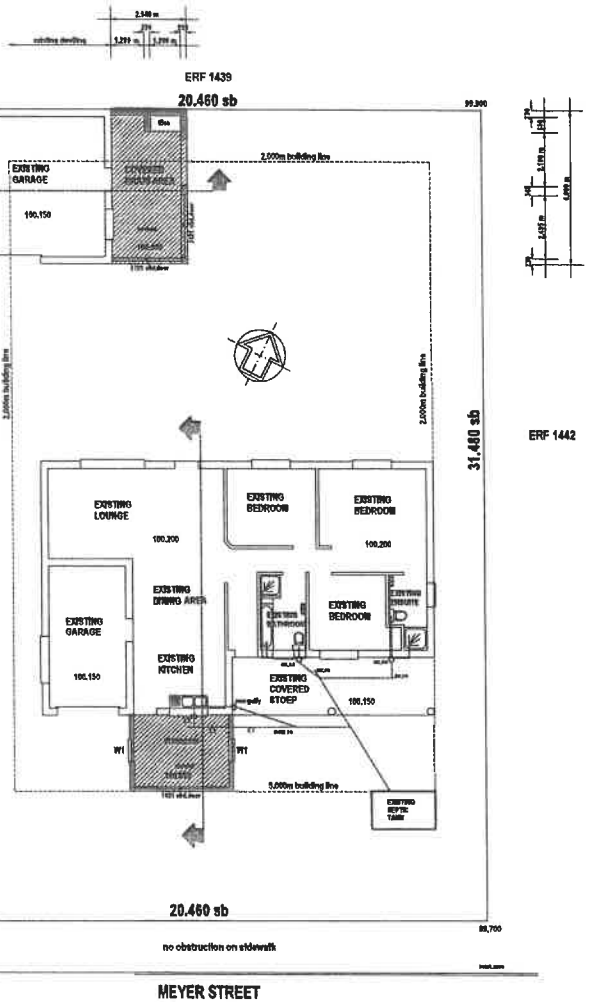
NORTH EAST ELEVATION 1:100
(MAIN DWELLING)



SOUTH EAST ELEVATION 1:100
(MAIN DWELLING)



SOUTH WEST ELEVATION 1:100
(MAIN DWELLING)



SITEPLAN 1:100

ERF 1442

NO BUILDING WORK MAY ENCROACH SITE BOUNDARY LINE (SB LINE)

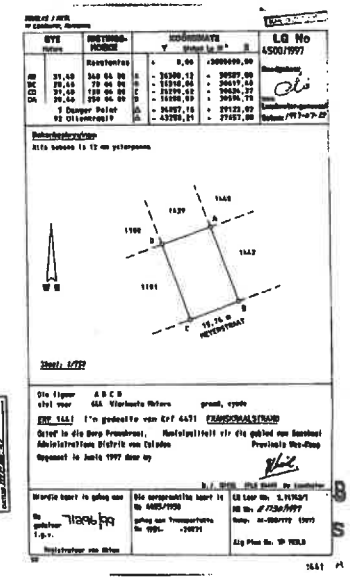
COMBUSTABLE MATERIAL (ROOF RAFTERS) SHALL NOT BE BUILT WITHIN 200mm OF THE INSIDE OF CHIMNEY IN TERMS OF PART V (4.3) OF SANS 10400

Walls of Timber Structure

walls to constructed with 100 x 12mm T&G wood planks nailed against 76 x 38 SA Pine uprights at 600cc
walls to be R-Value: 5.8
timber frame to comply with SANS 10082
internal cladding of external walls to comply with SANS10400-T:2011 table 14 (30min fire resistance)
timber to be treated in treatment that satifies the standards & requirements pf SANS10400, SANS1082 & SANS10005
all timber used in timber-framed wall shall be preservative treated according SANS 10005

Construction info

C1 - close up existing gully, existing rodding eye and part of sewerpipe adn divert new sink waste to ne gully as indicated on plan



SG DIAGRAM

Specifications

Roofconstruction

Section A-A

nutec fibre cement bigpix roofsheets onto 76 x 50 purlins at 1,140m cc onto 152 x 50 SA Pine rafters beams at 1,000cc onto 114 x 38 wallplate fixed to wall with galv.hoop iron bolt into wall at least 5 courses.
pvc rw goods as describe below. nutec fibre cement fascia

ALL TIMER TO BE ACCORDING PART L, TABLE 5, SANS 10400

ALL TIMBER TO BE GRADE 5 OR HIGHER

Roofconstruction of Timber structure

Section B-B

nutec fibre cement bigpix roofsheets onto 152 x 50 purlins / rafters fixed on one sides to 100 x 100 timber studs with galv.hoop iron and other side fixed to wall with galv.brackets fixed to wall with M1060P rawbolts. pvc rainwater goods as describe under specifications. nutec fibre cement fascia

Floorconstruction for Timber Structure

100mm concrete slab 25Mpa mixture
100 x 22 T&G planks nailed on 152 x 50mm SA Pine rafters at 600cc

Rainwater goods

125mm D-shape gutter, 75 diameter centre nozzle, 75 diameter downpipe 75 diameter rainshoe , pvc holderbats and pvc bracket screwed to against wall to hold downpipe

Floorconstruction

25 mm screed onto 100 conc slab onto 250 micron dpc onto well compacted earth filling

Coverage Calculations

Erf extent	:	644 sq.m
Existing Dwellings	:	187 sq.m
New Dwelling	: Covered Braai	18 sq.m
New dwelling	: Sunroom	12 sq.m
Total sq.m	:	217 sq.m
Percentage	:	34%

Lintols

precast lintols over all door & window opening and any other openings exceeding 1.000m in height

Brickforce

above lintols and below window cills and in plinth walls every 3rd to 4th layer

Damp Proof Course (DPC)

dpc is required below floor and below window cills as well as around external door and windows

Walls

230 - 280 walls - 700 x 230 conc.foot
115 walls - 600 x 230 conc.foot.
cavity walls to be tie with butterfly wire type - 5 ties for every 2sq.m

Glazing (Glass)

All glass to be Shatterproof safety glass and must be according Part N of the NBR

Window schedule

W1	900 x 900	PT99

General info.

1. recheck all levels on site prior to build or tender commence.
2. written measurements to be taken preference above to that of scaling.
3. no work what so ever commence prior to approval of plans by local municipality.

H & H BLIGNAUT

PROPOSED NEW ADDITION TO EXISTING DWELLING ON ERF 1441, MEYER STREET, FRANSKRAAL

LINDSAY RENDSE
1 Rooi Els Avenue
New Orleans
Pearl
Tel: 071 577 0099
Email: ownerplans@gmail.com
Prof.Arch.Draught (PAD)
Reg: SACAP
Reg. no: D1402

scale : 1:100	date drawn : 14 APRIL 2025
owner signature :	plan no : JBL1441/2025/101

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR APPLICATION FOR DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 1441, FRANSKRAAL (5008/2025)

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 1441 shall be used to service Erf 1441;

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

23/07/2025
DATE

34. ERF 140, 55 SEAVIEW DRIVE, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR RELAXATION OF A RESTRICTIVE TITLE DEED CONDITION, DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS BOLANDPLAN TOWN AND REGIONAL PLANNERS ON BEHALF OF GF EYRE

140 GFK (4862/2024)
SW van der Merwe **(028) 313 8900** **Hermanus Administration**
12 November 2025

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 12 June 2025 from BolandPlan Town- and Regional Planners on behalf of GF Eyre, owner of Erf 140, Franskraal for the following:

- **Departure** in terms of Section 16(2)(b) of the By-Law in order to:
  - encroach the western lateral building from 2m to 1,492m, 1,8m, 1,53m and 1,56m respectively to accommodate additions to the existing dwelling;
  - encroach the western lateral building line from 2m to 0,889m to accommodate a proposed bathroom window, and
  - encroach the eastern lateral building line encroachment from 2m to 1,512m and 1,200m.
- **Determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law to accommodate the existing structures.

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 140, Franskraal in order to:

   - encroach the western lateral building from 2m to 1,492m, 1,8m, 1,53m and 1,56m respectively to accommodate additions to the existing dwelling;
   - encroach the western lateral building line from 2m to 0,889m to accommodate a proposed bathroom window, and
   - encroach the eastern lateral building line encroachment from 2m to 1,512m and 1,200m,

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

2. that the application for **relaxation of a restrictive title deed condition** C.20(d) as contained in Title Deed T24676 in order to:

   - encroach the street building and western lateral title deed building line from 4,72m and 1,57m to 4,342m and 1,53m to accommodate a use change from garage to bedroom 5;
   - encroach the western lateral title deed building line from 1,57m to 1,492m and 1,53m to accommodate additions following the alignment of the original dwelling;
   - encroach the western lateral title deed building line from 1,57m to 0,889m to accommodate a proposed bathroom window, and
   - encroach the eastern lateral title deed budling line from 1,57m to 1,512m and 1,2m to accommodate additions following the alignment of the original dwelling,

   be approved in terms of the provisions of the title deed;

3. that the **determination of an administrative penalty** in terms of Section 90.(4) of the By-Law applicable to Erf 140, Franskraal to accommodate the existing as built structures and land uses on the property, **be exempt** from the payment of an administrative penalty.

4. that the approvals in points 1. and 2. above, be subject to the following conditions:

   (a) that this approval is only for the development as indicated on the site plan numbered *W24-107-S5* dated 2025/11/10 as submitted with the application;

   (b) that building plans be submitted to the Building Department for approval within 30 days, and that all conditions of the Building and the Fire Department, be complied with at that stage;

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

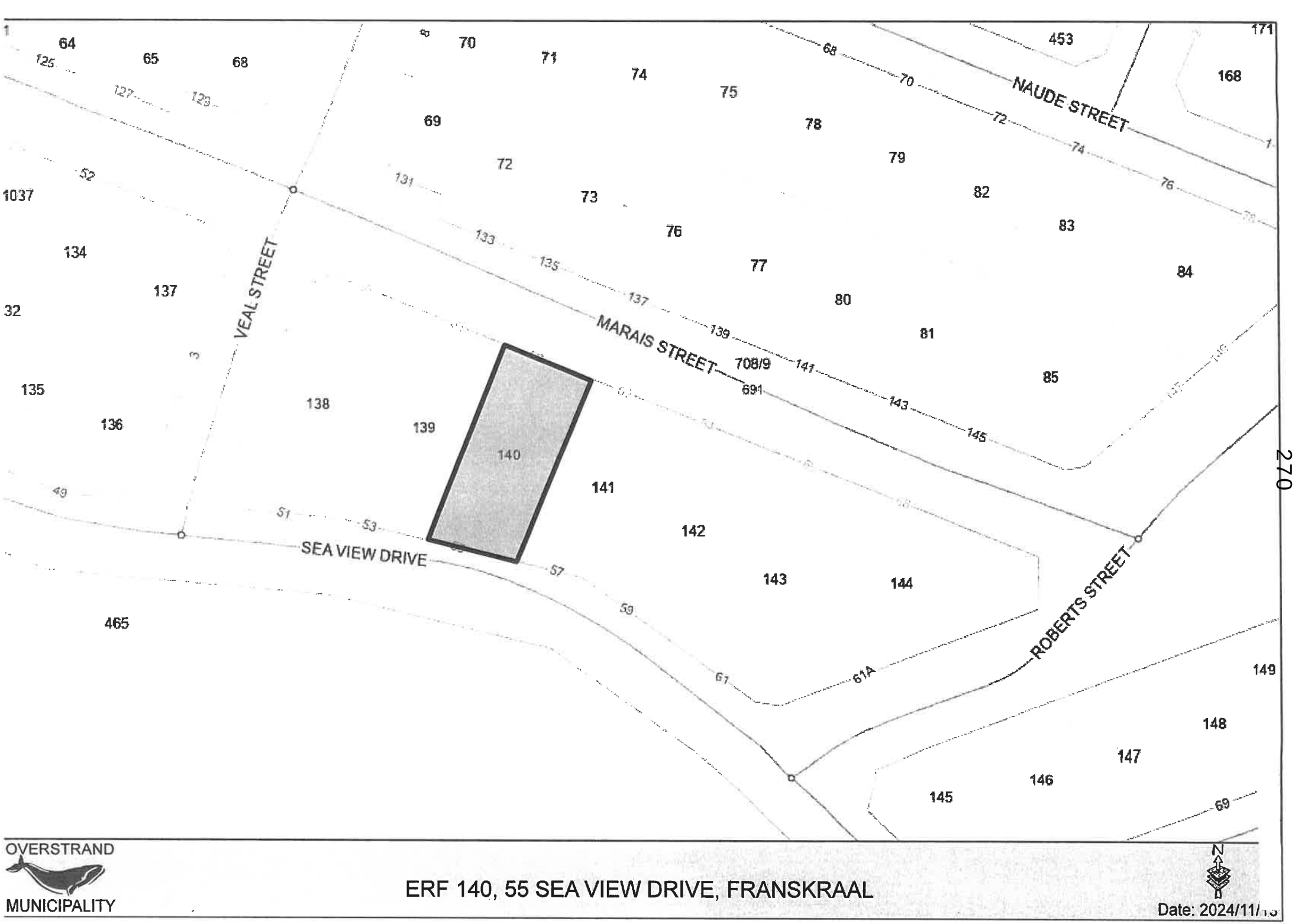
   (d) that all other development parameters as prescribed in the relevant Land Use Scheme be complied with;

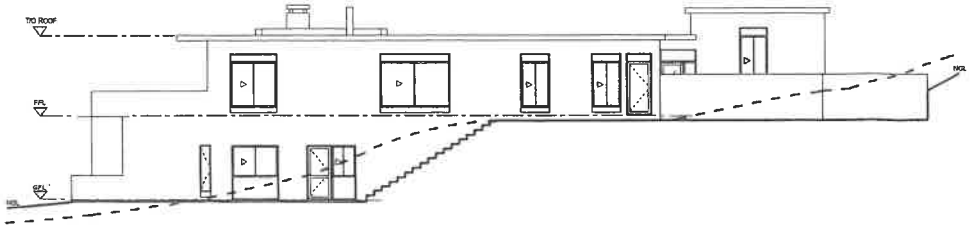
   (e) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.

5. that the applicant be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 with regard to the above conditions of approval.

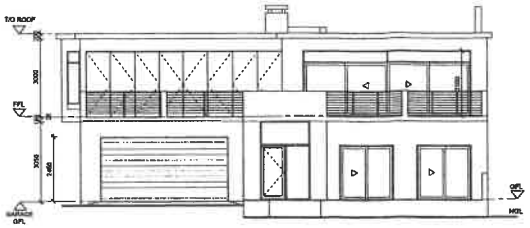
REASONS FOR RESOLUTION

- The application has followed due procedure.
- The development is consistent with the applicable strategic policy documents.
- The development is consistent with the planning principles.
- The development does not detract from the character of the surrounding area.
- The development does not unacceptably detract from the vested rights of adjoining property owners.

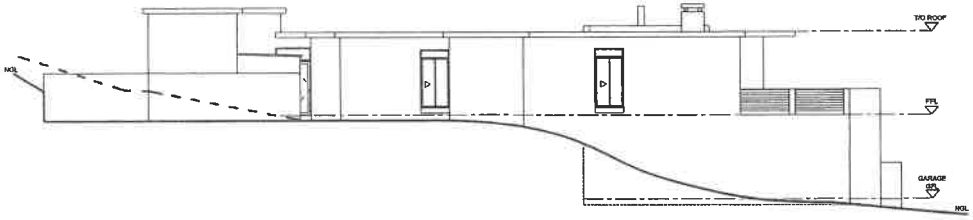

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MARAIS STREET
SEA VIEW DRIVE
ROBERTS STREET
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MUNICIPALITY
ERF 140, 55 SEA VIEW DRIVE, FRANSKRAAL
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Date: 2024/11/13



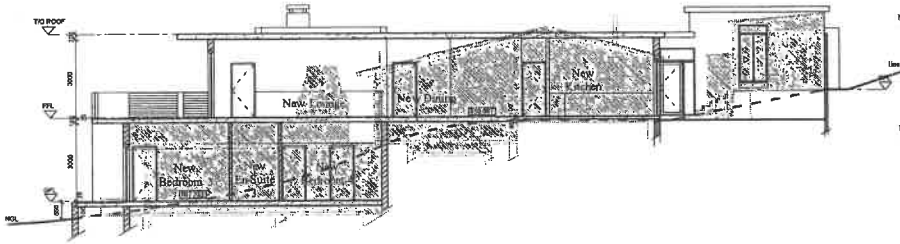
PROPOSED EAST ELEVATION
SCALE 1 : 100



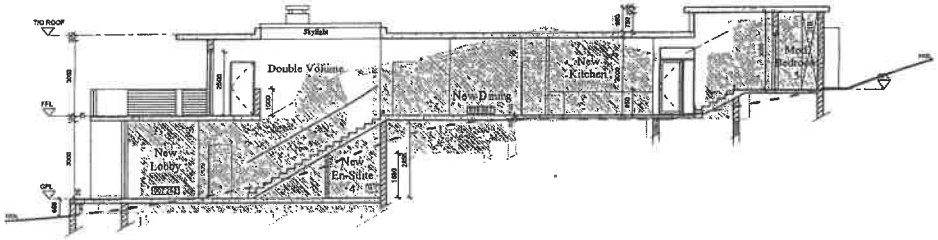
PROPOSED SOUTH ELEVATION
SCALE 1 : 100



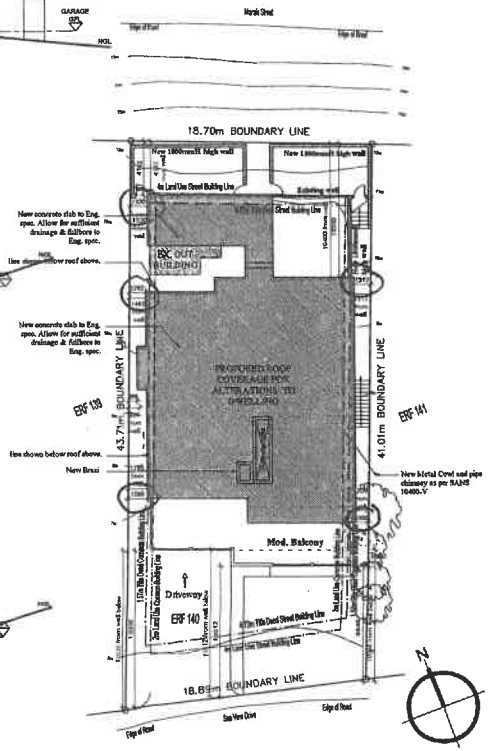
PROPOSED WEST ELEVATION
SCALE 1 : 100



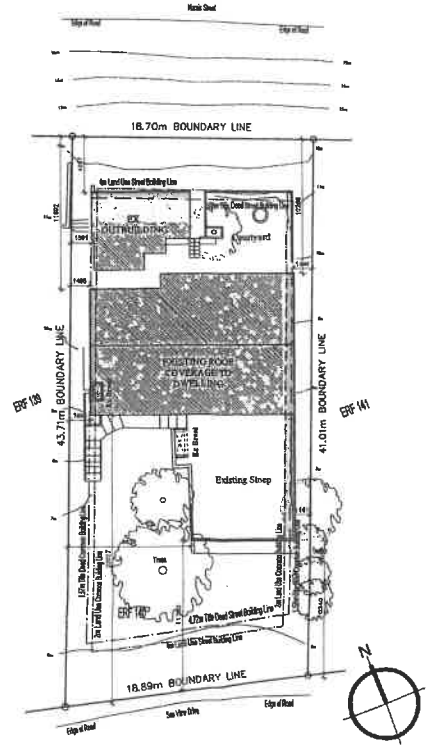
PROPOSED SECTION BB
SCALE 1 : 100



PROPOSED SECTION CC
SCALE 1 : 100



PROPOSED SITE & ROOF PLAN
SCALE 1 : 200



EXISTING SITE & ROOF PLAN
SCALE 1 : 200

GENERAL NOTES:
SCALED DIMENSIONS ARE INVALID. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK COMMENCES. GROUND LEVEL, FOUNDATION DEPTHS AND SITE WORKS ARE PRELIMINARY AND MUST BE CHECKED ON SITE.
COPYRIGHT RESERVED.

REVISIONS

Number	Description	Date

BUILDING CLASSIFICATION:
OCUPANCY H4 - DWELLING HOUSE

ERF AREA:	791m²
PROPOSED ALTERATIONS COVERAGE:	387m²
EXISTING COVERAGE:	10m²
TOTAL COVERAGE:	397m²
TOTAL COVERAGE (INCL. EXISTING):	50%

RECEIVED
11 NOV 2025

Wall line shown beneath existing roof above.

Existing dwelling and outbuilding.

Proposed Alterations.

Existing Building Line Encroachment 22m²

Proposed Building Line Encroachment 39,5m²

i2architects
143 kilbeach street
thepcester
193
8630
tel: +27 (0)23 343 0443
fax: +27 (0)23 343 7990
e-mail: reception@i2architects.co.za

Client:

HOUSE EYRE

PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING DWELLING ON ERF 140, FRANSKRAAL.

Project number	W24-107-S5
Date drawn	2025/11/10
Drawn by	DK/RJV
Checked by	SN
Issued	2025/11/10

SKETCH DRAWINGS ELEVATIONS & SECTIONS

Scale	1:100 @ A1

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR APPLICATION FOR RELAXATION OF THE TITLE DEED, DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 140, FRANSKRAAL (4862/2024)

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 140 shall be used to service Erf 140;

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

16/05/2025

DATE

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

35. ERF 782, 84 END STREET, SANDBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: AW DESIGN ON BEHALF OF JFB JANSE VAN RENSBURG

782 HSB (4536/2023)
B Minnaar **(028) 313 8900** **Hermanus Administration**
14 November 2025

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 December 2023 from AW Design on behalf of JFB Janse van Rensburg applicable to Erf 782, Sandbaai for the following:

- **Departure** in terms of Section 16(2)(b) of the By-Law to:
  - relax the southeastern lateral building line from 2m to 0m to accommodate three (3) carports (shade ports);
  - relax the southwestern rear building line from 2m to 0.5m to accommodate a portion of the existing wendy house;
  - relax the northwestern lateral building line from 2m to 0,5m to accommodate a portion of the existing dwelling house, and
  - relax the northwestern lateral building line from 2m to 0m to accommodate a geyser.

- **Determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law to for the existing building and land use contravention.

The Locality Plan of the property concerned is attached as Annexure A. The Motivation Report from the applicant in support of the application is attached as Annexure B and the Site Development Plan is attached as Annexure C.

RESOLUTION

1. that the objection as well as the withdrawal of 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) for the **departure** of the following:

   (i) to relax the south-eastern lateral building line from 2m to 0m to accommodate three (3) carports, **be approved** in terms of Section 61 of the By-Law;

(ii) to relax the south-western rear building line from 2m to 0.5m to accommodate a portion of the existing wendy house, **not be approved** in terms of Section 61 of the By-Law;

(iii) to relax the north-western lateral building line from 2m to 0,5m to accommodate a portion of the existing dwelling house, **not be approved** in terms of Section 61 of the By-Law, and

(iv) to relax the north-western lateral building line from 2m to 0m to accommodate a geyser and the geyser enclosure, **be partially approved** in terms of Section 61 of the By-Law.

3. that the determination of an administrative penalty in terms of Section 90(4) of the By-Law for the unauthorised building work over building lines applicable on the subject property, **not be exempt** from the payment of an administrative penalty;

4. that the decisions in paragraphs 2. and 3. above be subject to the following conditions:

(a) that the wendy house be moved to comply with the 2m north-western lateral and 2m south-eastern rear building lines;

(b) that the geyser enclosure must not extend more than 1m over the 2m north-western lateral building line;

(c) that the above changes be indicated on the building plans and that the conversion must be completed within six (6) months from the date of this approval;

(d) that the placement of private motor vehicles on the property shall not exceed more than five (5), as per the Section 16.8.2.(b) of the Overstrand Municipality Land Use Scheme, 2020;

(e) that the garage and wendy house not to be used as habitable space and that the gate in front of the carports to be removed;

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

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

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

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

(j) that an administrative penalty of **R688.32** be payable within thirty (30) days of the decision.

5. that the applicant and person who objected 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

General reasons for the decision

- The application has followed due procedure.
- None of the relevant departments have any objection.
- The objections have been adequately responded to as well as being withdrawn.
- The proposal is considered in line with the Municipality's SDF.
- The proposal is consistent with the planning principles in terms of LUPA and SPLUMA.

Reasons for point 2.(i) approval

- The proposal for carports (shadeports) is a normal residential structure associated with a dwelling house.
- The structure will not negatively impact on the surrounding character of the area.

Reasons for decision point 2.(ii) and 2(iii) refusal

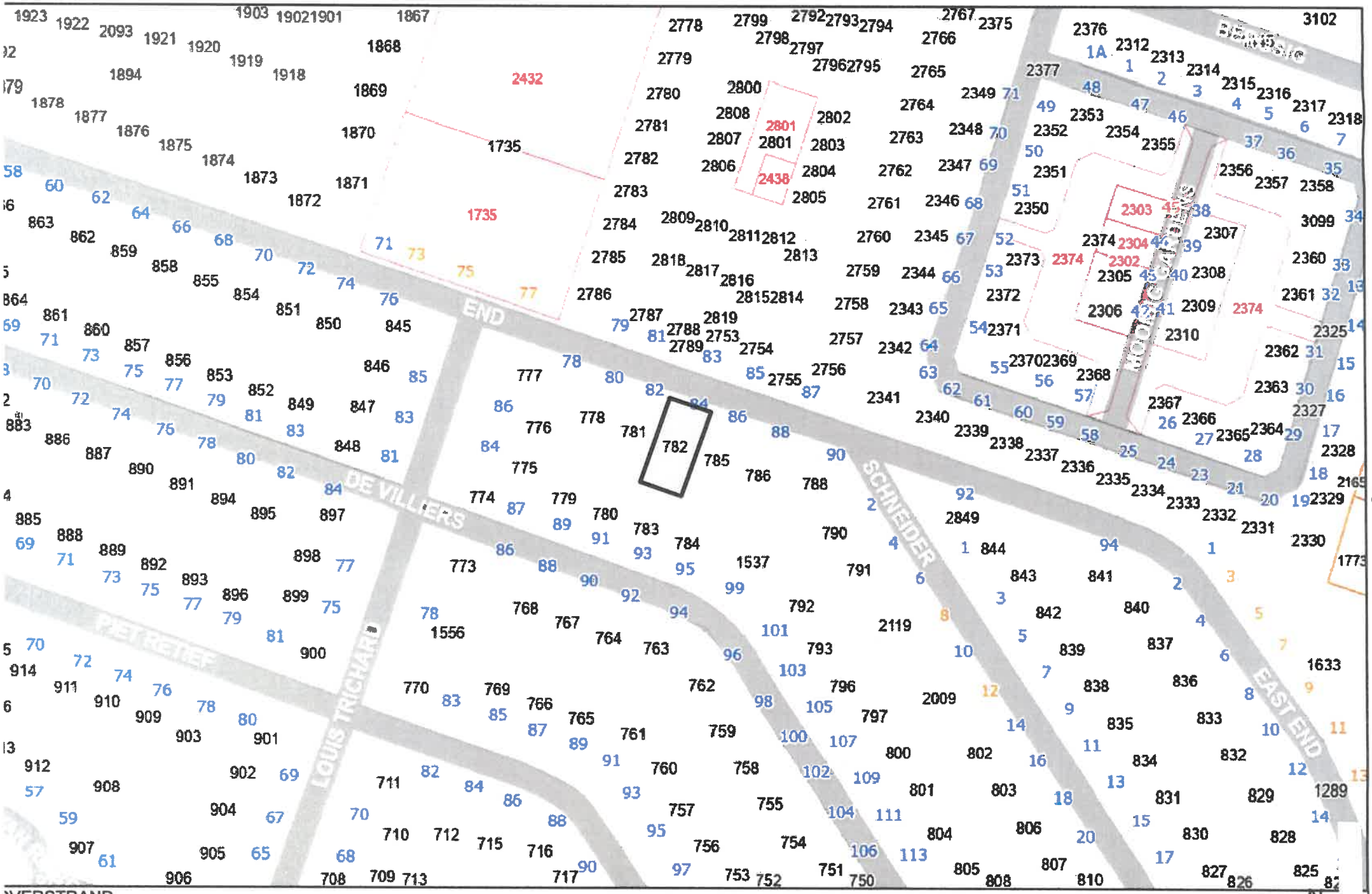
- There is sufficient space for the wendy house to be positioned within both 2m rear and 2m lateral building lines.
- The wendy house is not a fixed structure and can be moved to be compliant with the 2m building line parameters.

Reasons for decision point 2.(iv) partial approval

- By developing both sides of the property up to the erf boundary, will increase the fire safety hazard of the property. Therefore, the geyser enclosure must at least be 1m from the erf boundary in the event that a fire occurs in order for emergency services to access the entire property to minimise possible damage to the property or vehicles.

Reasons for decision point 3

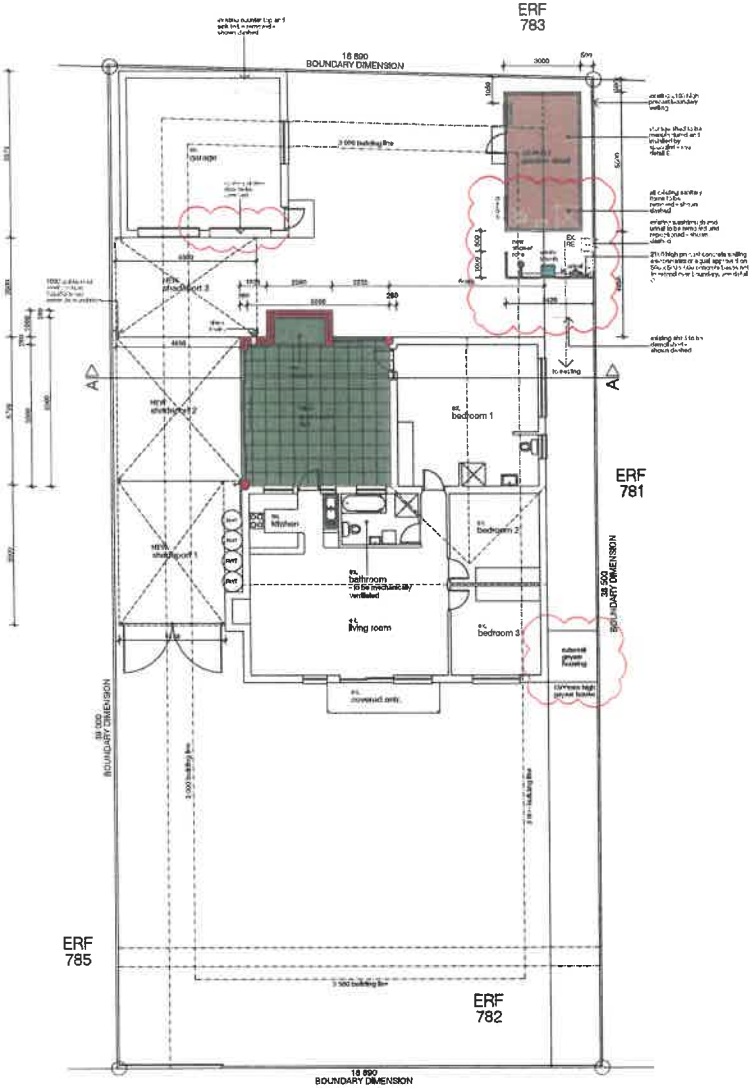
- The penalty imposed was due to the property owner building structures without the necessary municipal approval.
- A 5% penalty is imposed since the property owner did not receive a notice of non-compliance.


END
DE VILLIERS
SCHNEIDER
LOUIS TRICHARDT
EAST END
782
1735
2432
2438
2801
2303
2304
2302
2374
1773
1289
1633
2119
1537
1556
2009
2849
3102
3099
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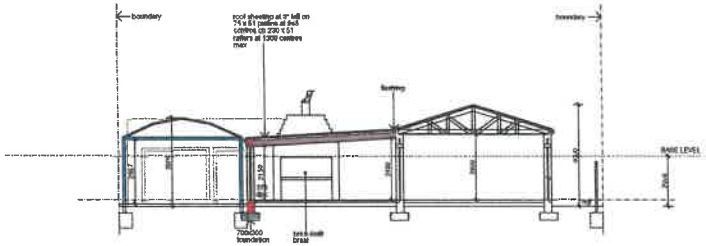
30/07/2024 Stephan Davids

30/07/2024 Nolene Davids

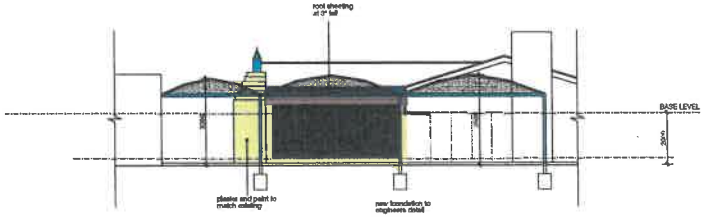
Udo Wilkinson



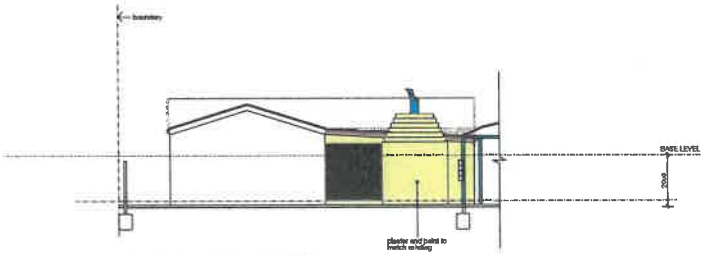
FLOOR PLAN / SITE PLAN
1:200



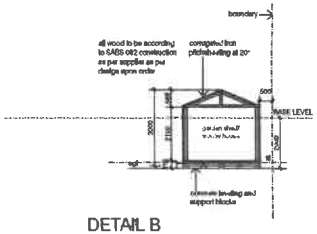
SECTION AA
1:200



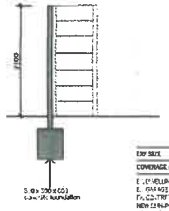
SOUTH EAST ELEVATION
1:200



SOUTH WEST ELEVATION
1:200



DETAIL B
1:200



DETAIL B
1:100

ROOF CONSTRUCTION
TO SUN-ROOM:
IBR ROOF SHEETING AT 3° PITCH LAID AND WATERPROOFED IN ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS ON 75 x 51 PURLINS AT 1020 CENTRES ON 230 x 51 RAFTERS AT 1300 EMBEDDED IN WALL.

ALL TIMBER TO BE GRADE FIVE. ENDS OF TIMBER BUILT INTO WALLS TO BE WRAPPED IN DPC OR EQUAL APPROVED

SHADEPORTS TO SPECIALISTS DETAIL. TO BE INSTALLED BY MANUFACTURER.

RAIN WATER GOODS
PVC GUTTERS AND 80Ø PVC DOWNPIPES. TO CONNECT TO EXISTING SUMP SYSTEM WHERE POSSIBLE. PAVED AREAS TO FALL AWAY FROM THE DWELLING AND TO BE GRADED TO THE ON SITE STORM WATER SYSTEM.

CEILINGS
UNLESS SHOWN OTHERWISE ON SECTIONS, SKIMMED RHINOBOARD CEILINGS ON 38 x 38 BRANDERING. INSULATION AS REQUIRED BY SANS 204 & 10400-XA. PROVIDE 180MM ECO-INSULATION (CELLULOSE FIBRE INSULATION) OR EQUAL APPROVED ABOVE CEILINGS WITH 75MM COVED CORNICE.

VENTILATION
SUPPLY MINIMUM 10% LIGHT AREA TO EACH RESPECTIVE ROOM FLOOR AREA OF WHICH 5% TO BE OPENABLE. ALL EXTERNAL WINDOWS & DOORS TO BE POWDER COATED ALUMINIUM AS PER GLASSMEN OR EQUAL APPROVED. ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10400 - H : 2010 & SABS 0137. ACCESS DOORS & SIDELIGHTS, GLAZING IN EXCESS OF 1M², WINDOWS LOWER THAN 500MM FROM FINISHED FLOOR LEVEL TO BE SAFETY GLAZED.

FLOOR CONSTRUCTION
FLOOR FINISH AS PER PLAN ON 25mm SCREED ON CONCRETE SURFACE BED ON 250 MICRON DPM TO ENGINEER'S DETAIL

FOUNDATIONS
110 THICK INTERNAL WALLS TO BE FOUNDED ON 600 x 200 THICKENING IN SLAB. 280 THICK WALLS TO BE FOUNDED ON 700 x 300 FOUNDATIONS. ELSEWHERE FOUNDATIONS TO PROJECT 200 PAST BRICKWORK AND TO BE 300 DEEP.

NOTE
FOUNDATION WALLS TO COMPLY WITH TABLE 4 OF SECTION K OF SANS 10400 , 1990.
SUPPLY PRESTRESSED CONCRETE LINTOLS ABOVE ALL INTERNAL AND EXTERNAL OPENINGS TO BE LAID TO MANUFACTURERS SPECIFICATION.
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING SET OUT FROM MUNICIPAL APPROVED PLANS ONLY.
ALL RELEVANT LEVELS, DIMENSIONS AND DETAILS TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK.
ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECTURAL PROFESSIONAL BEFORE COMMENCEMENT OF WORK.
D.P.C TO BE MIN 150MM ABOVE NATURAL GROUND LEVEL.
THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECTURAL PROFESSIONAL. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWINGS.

RE MASONRY
HOUSE AND GARAGE TO BE CONSTRUCTED FROM CLAY MAXI BRICK

RE MECHANICAL VENTILATION
MECHANICAL VENTILATION TO BEDROOM 3 INDICATED ON DRAWINGS -
MECHANICALLY VENTILATED FAN AT UNDERSIDE OF CEILING, CONNECTED TO LIGHT SWITCH, TO EXTRACT TO OUTSIDE - AIR EXTRACTED FROM AT THE RATE OF AT LEAST 25l/s

RE STORMWATER DISPOSAL
THE ROOF STORMWATER RUN-OFF IS TO BE TAKEN TO THE ROAD OR CONNECTED TO A COMMUNAL STORMWATER SYSTEM. METHOD OF STORMWATER DISPOSAL TO BE DETERMINED ON SITE (BY BUILDER) ACCORDING TO ACTUAL SITE CONDITIONS AND MAY BE BY MEANS OF UNDERGROUND PIPES, SURFACE WATER CHANNELS, SHAPED PAVED AREAS, WALL MOUNTED DRAINAGE PIPES AND/OR STORMWATER OUTLETS FITTED THROUGH THE GARAGE. THE SITE IS TO BE SHAPED TO AVOID PONDING WHERE POSSIBLE.

SANS 204 & 10400 - XA PROVISIONS
CEILING / ROOF INSULATION
(REQUIRES COMBINED R VALUE = 3.7)

REV:	DESCRIPTION:	BY:	DATE:
A	TOWN PLANNING AMENDMENTS	AW	28.11.2023
B	PAGE SIZE AMENDED A3	AW	30.01.2023
C	TOWNPLANNING AMENDMENTS	AW	01.06.2024
D	TOWNPLANNING AMENDMENTS	AW	01.08.2024

CLIENT:

ARCH:

REG NO: PAD53512729

AW DESIGN
architectural services
57 Gables Crescent, Tanglewood Estate, Langeberg Glen, 7570
www.alewiesedesign.co.za
info@alewiesedesign.co.za 082 053 58

CLIENT: MR. JANSE VAN RENSBURG

TITLE: PROPOSED AS-BUILT PLANS

SITE: ERF 782, 84 END ST, SAND BAY
SANDBAAI, 7200

SCALE:	DATE:	DRAWN:	REV:
1:200	16/10/2023	AW	D

DRAWING NO: 2023-AWD0205_OJ PAGE: 01/01

279

COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR: APPLICATION FOR DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 782, SANDBAAI (4536/2024)

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

02/12/2024
DATE

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

36. FARM LANGVERWACHT NO. 896, DIVISION CALEDON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION, CONSENT USE, DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS WRAP ON BEHALF OF TANNINSTREAM (PTY) LTD)

Farm 896 (4631/2024)
SW van der Merwe **(028) 313 8900** **Hermanus Administration**
22 October 2025

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 08 April 2024 from Messrs WRAP Project Office on Farm Langverwacht No. 896, Division Caledon for the following:

- **Subdivision** in terms of Section 16(2)(d) of the By-law for the subdivision of the property into two portions, namely a Remainder (±499,8341ha) and Portion A (±7ha);

- **Consent use** in terms of Section 16(2)(o) of the By-law to accommodate a place of instruction (school) on Portion A;

- **Departure** in terms of Section 16(2)(b) of the By-law to relax the northern common building line from 10m to 7,4m to accommodate the existing labourers accommodation, and

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

RESOLUTION

1. that the application 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 Langverwacht No. 896, Division Caledon for **consent use**, to accommodate a place of instruction, **be approved**, in terms of the provisions of Section 61 of the By-Law;

2. that the application in terms of Section 16(2)(d) of the By-Law for the **subdivision** of Farm Langverwacht No. 896, Division Caledon into two portions, namely a Remainder (±499,8341ha) and Portion A (±7ha) in extent, **be refused**;

3. that the application for **departure** in terms of Section 16(2)(b) of the By-law to relax the northern common building line from 10m to 7,4m to accommodate the existing labourer's accommodation, **be refused**, and

4. that the applicant **be exempted** from the payment of an administrative penalty in terms of Section 90(4) of the By-Law;

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

   (a) that this approval is only for the consent use as applied for;

   (b) that the approval be limited to the building/structures indicated on the Site Development Plan, *22/151 (001) and (002)* dated *2025/06/19* submitted with the application;

   (c) that building plans be submitted to the Building Control Department for approval within 60 days from the decision date , and that all conditions of the Building Control and the Fire Department be complied with at that stage;

   (d) should any alterations to the existing buildings be required, building work to be completed within 90 days from the date of building plan approval;

   (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 by Eskom and Breede-Olifants Catchment Management Agency be adhered 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;

6. 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

Approval

- The application has followed due procedure.
- No objections were received against the consent use application.
- The proposal is supported by government departments.
- The school is consistent with the planning principles and complies with the requirements of the rural guidelines due to its remote location and making use of existing buildings.

Non-approval

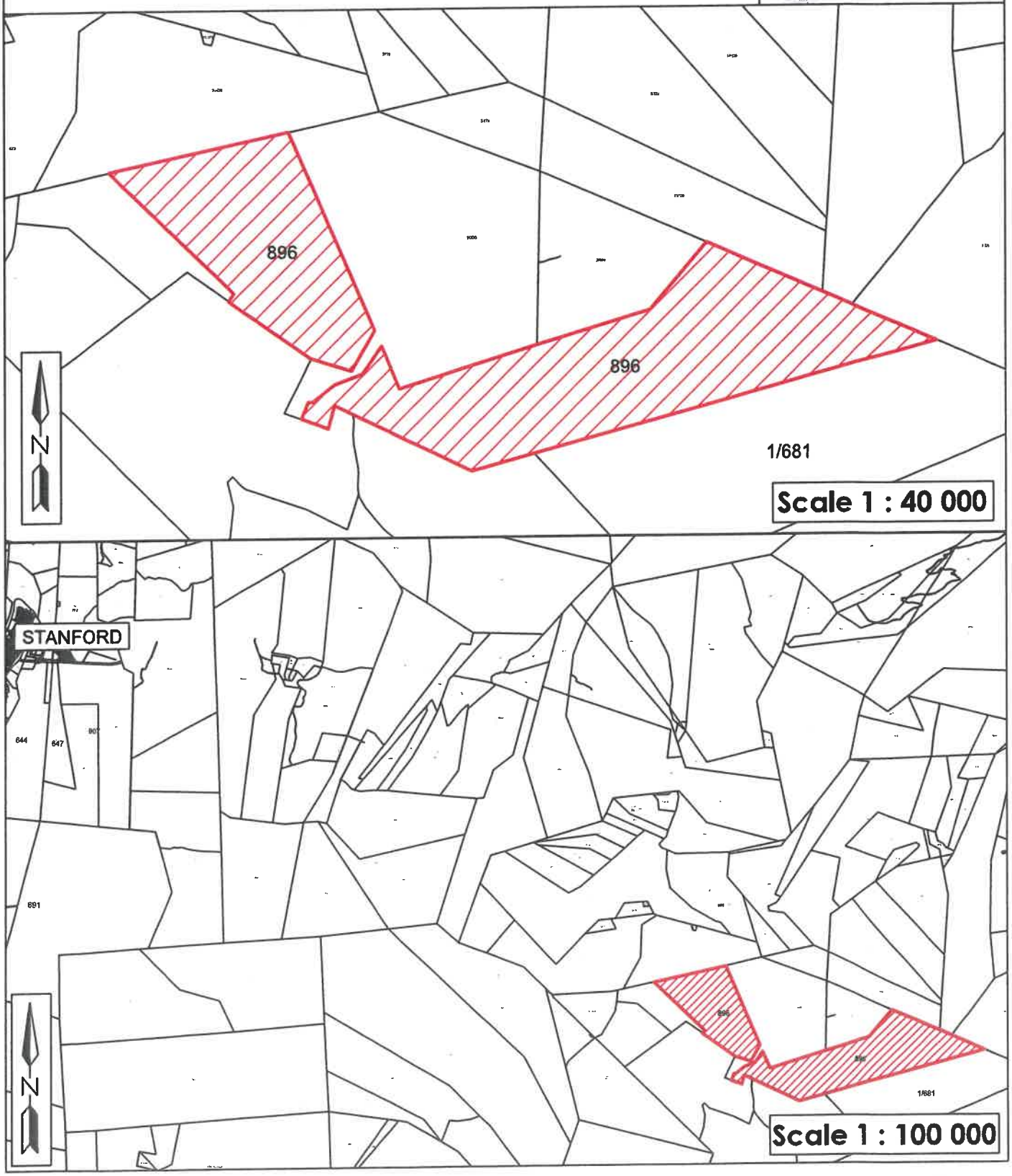
- Subdivision is not supported by the Provincial Department of Agriculture Western Cape and the Department of Environmental Affairs and Development Planning.
- Subdivision would result in fragmentation of agricultural land which is not consistent with the SDF.
- Subdivision will create a new farm portion that is not economically viable, should the school cease to exist.
- The future of the school could be secured by a long-term lease without the need for cadastral subdivision.

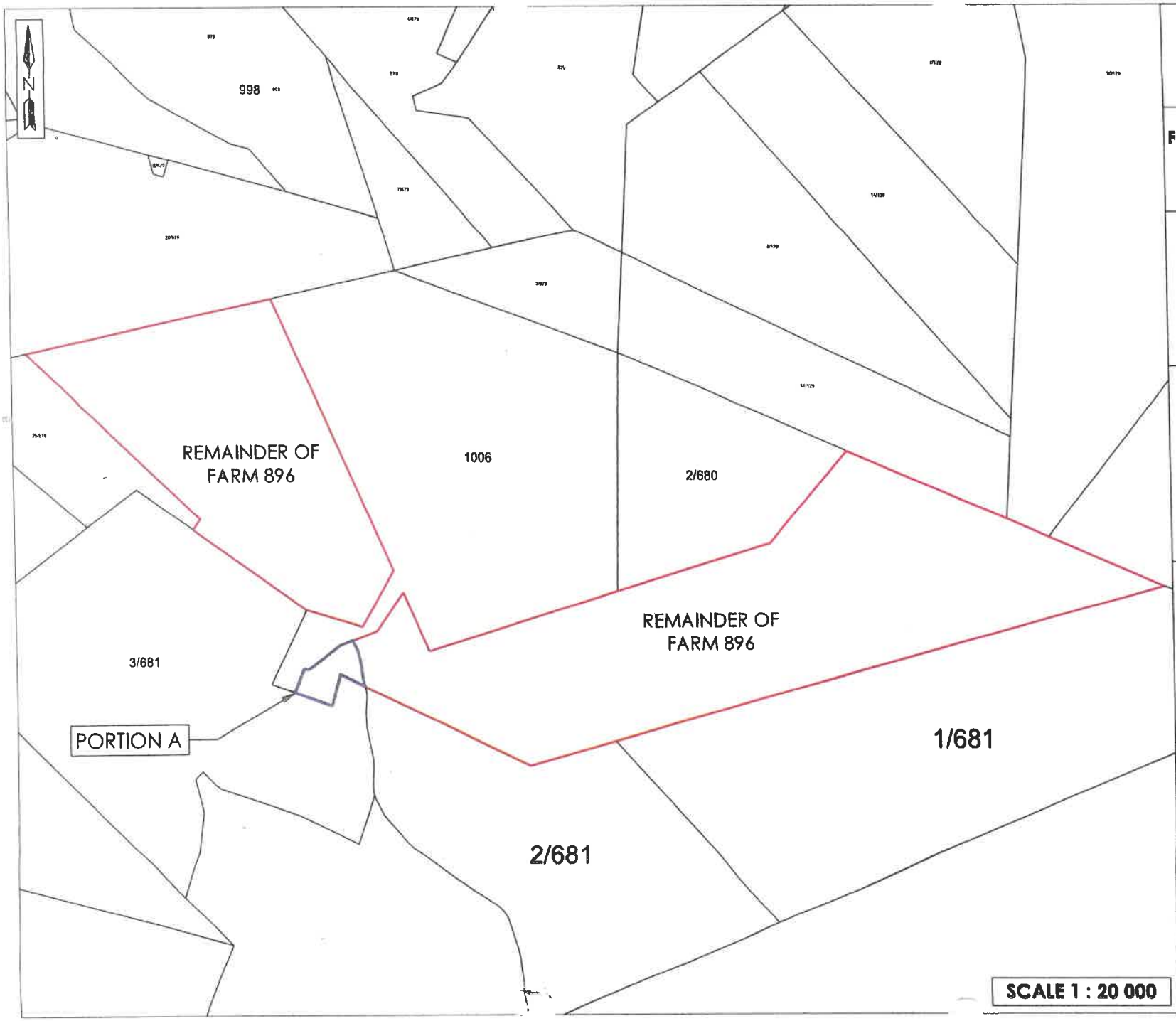
1. Locality Plan
Farm Langverwacht 896, Caledon

Subject property

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





3.1 Proposed Subdivision

Farm Langverwacht 896, Caledon

Farm Langverwacht 896, Caledon

Extent - 506,8341 ha

Remainder of the Farm Langverwacht 896, Caledon

Extent - ±499,8341 ha

Portion A

(a Portion of Farm Langverwacht 896, Caledon)

Extent - ±7 ha

Plan prepared by: Thian Jansen on 2023/04/05

Plan Number - 22/151 (001)

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 SUBDIVISION, CONSENT USE, DEPARTURE & DETERMINATION OF ADMINISTRATIVE PENALTY: FARM LANGVERWACHT NO. 896, CALEDON DIVISION

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 and sewer services from Overstrand Municipality is available and the developer will be responsible to obtain the necessary approval, licence and permits from the applicable authorities (Water and Sanitation, Health, Bocma etc.) for the use of any other water resources and the extraction thereof;

3. that the developer is responsible to provide potable water to the development that complies with SANS0241 standards and that relevant proof be submitted to the Manager: Water Infrastructure & Quality (Tel: 028 313 5046), Overstrand Municipality;

4. that waste water disposal be done in a safe and healthy manner and that plans thereof be submitted to the Municipality and DWA for approval;

5. that the developer complies to all the conditions set by Department Of Water Affairs & Bocma;

6. that, as there is currently no municipal sewer network in the vicinity, of Farm 896 must be provided with adequate sewer conservancy tanks, which must comply with the standards of the Department: Operational Services (Gansbaai), and to which the sewer services on the development must connect to;

7. that sewerage will be removed from the sewer conservancy tanks as per municipality arrangement;

8. that the sewer conservancy tanks must be accessible to the municipality sewer tankers from one of the adjacent public roads, with parking areas for sewer tankers provided with permanent surfaces and to the layout and specification of the Department: Operational Services;

9. that alternatively, sewer treatment facilities that are approved by the Department of Water Affairs may be provided for disposal of sewer from the developments. Written proof of such approval is to be submitted to the Municipality;

10. 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;

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 be provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services.

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

25/06/2024
DATE

37. ERF 1313, 329 MAIN ROAD, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF M. VENTER

1313 HEC (4850/2024)
P Roux **(028) 313 8900** **Hermanus Administration**
10 November 2025

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 10 December 2024 from Messrs Plan Active Town- and Regional Planners on behalf of the property owner on Erf 1313, Hermanus for the following:

- **Departure** in terms of Section 16(2)(b) of the By-Law to relax the permissible height restriction applicable to Residential Zone 1: Single Residential (SR1) properties from 8m to 8.90m to accommodate the as-built roof pitch, and

- **Determination of an administrative penalty** in terms of Section 16(2)(q) 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 1313, Hermanus to relax the permissible height restriction from 8m to 8.9m to accommodate the existing roof, **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 1313, Hermanus to accommodate the existing as built structures on the property, **not be exempt** from the payment of an administrative penalty;

3. that the recommendation under paragraphs above is subject to the following conditions:

   (a) that the approvals are for the accommodation of the as built structure as per the height certificate provided by the Geomatics Africa Land Surveyors dated *04 September 2024*;

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

(c) that an administrative penalty of **R43 300,96** be payable within sixty (60) days of the decision;

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

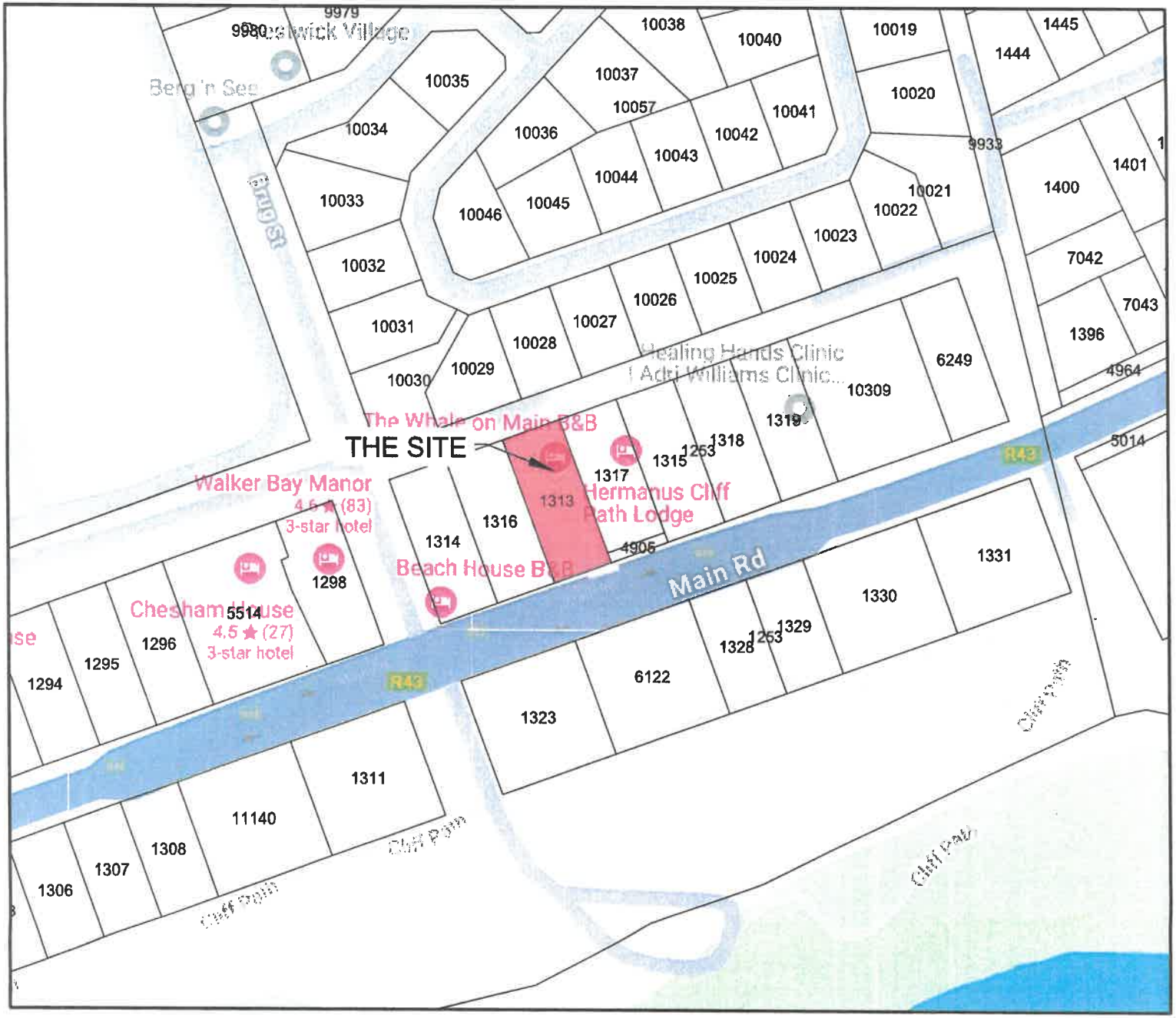
(e) that this approval does not absolve the landowners from compliance with any other relevant legislation, and

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

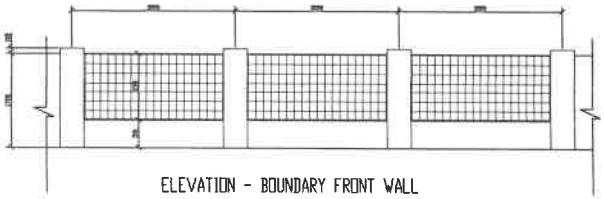
4. that the applicant notified of its appeal right in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 regarding the above decisions.

REASONS FOR RESOLUTION

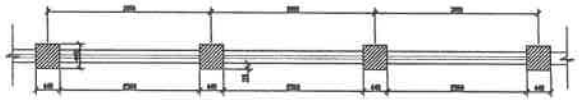
- The building typology and design is in line with the character of the area.
- The extent of the encroachment small and will not have a negatively impact on the surrounding property owners.
- The building is located towards the rear of the property and therefore will not be an imposing structure on the main road.
- No objection was raised against the proposal.
- The application has followed due procedure.
- The proposal is in line with the relevant policy documents.



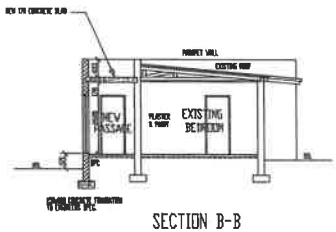
Plan Active Stads- en Streeksbeplanners Town & Regional Planners	All distances approximate and subject to survey. COPY RIGHT RESERVED	Property Description: ERF 1313 HERMANUS	Plan Description: LOCALITY MAP	Scale: NTS Drawing Nr: 1313 HERMANUS.dwg Date: 18 Oct 2024	



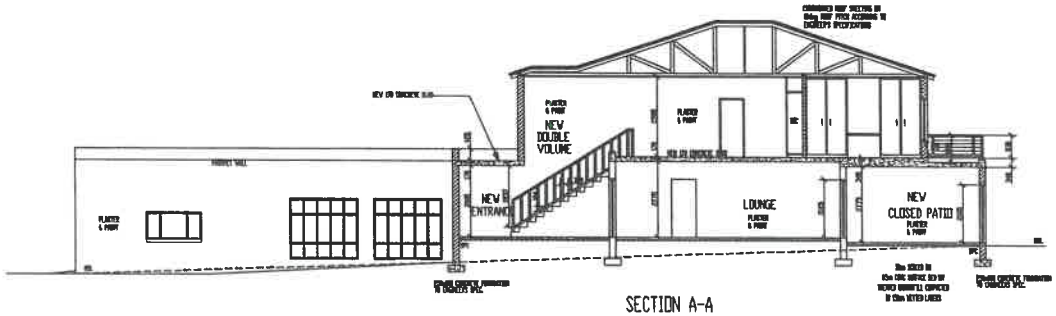
ELEVATION - BOUNDARY FRONT WALL
scale 1:50



BOUNDARY FRONT WALL
scale 1:50



SECTION B-B
scale 1:100



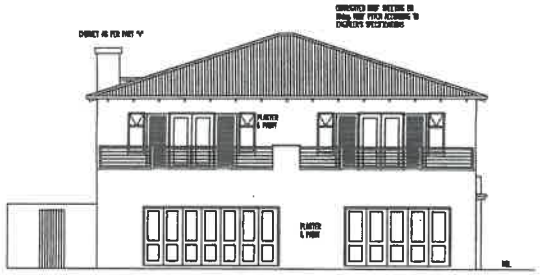
SECTION A-A
scale 1:100



NORTH EAST ELEVATION
scale 1:100



SOUTH EAST ELEVATION
scale 1:100



NORTH WEST ELEVATION
scale 1:100



SOUTH WEST ELEVATION
scale 1:100

ALL WORK TO BE EXECUTED ACCORDING TO THE NATIONAL BUILDING REGULATIONS AND LOCAL BYE-LAWS.
ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE OFF THE DRAWINGS.
COPYRIGHT IS RESERVED BY THE ARCHITECT.

AREA SCHEDULE:

STAND AREA 892 SQM
EXISTING HOUSE 384 SQM

NEW GROUND FLOOR ADDITION 68 SQM
NEW GROUND FLOOR TOTAL 372 SQM
NEW FIRST FLOOR ADDITION 185 SQM
NEW TOTAL HOUSE AREA 557 SQM

COVERAGE 42 %

291

PROJECT DESCRIPTION:

NEW ADDITION FOR MR. & MRS. VENTER
ON ERF 1313
HERMANUS

A Enslin Archi Desi

DRAWING DESCRIPTION:

SECTIONS
ELEVATIONS

designed by:	documented by:
A. ENSLIN	A. ENSLIN

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 1313, EASTCLIFF (4850/2024)

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

14/04/2025
DATE

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

38. ERF 379, 69 CILLIERS STREET, FRANSKRAAL: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITION, DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS SMIT KRUGER INCORPORATED ON BEHALF OF SCHRICK VAN RONDOM FAMILIETRUST

379 GFK (4880/2024)
SW van der Merwe **(028) 313 8900** **Hermanus Administration**
18 November 2025

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 21 November 2024 from Messrs Smit Kruger Incorporated on behalf of Schrick van Rondom Familiestrust, owners of Erf 379, Franskraal for the following:

- **Removal of restrictive title deed conditions** in terms of Section 16(2)(f) of the By-Law for the removal of restrictive title deed condition C.21.(b) and (d) as contained in Title Deed T10217/2012 to accommodate a second dwelling on the property;

- **Departure** in terms of Section 16(2)(b) of the By-Law to relax the lateral building line from 2m to 1.34m, to accommodate a usage change from outbuilding into a second dwelling;

- **Determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law to legalize unauthorized building work on the property.

RESOLUTION

1. that in terms of Section 16(2)(f) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) the application for the **removal of restrictive title conditions** as contained in Title Deed T10217/2012 applicable to Erf 379, Franskraal, namely Conditions C.21.(b) and (d), **be approved** in terms of the provisions of Section 61 of the By-Law;

2. that the application for **departure** in terms of Section 16(2)(b) of By-Law for the relaxation of the lateral building line from 2m to 1.34m, to accommodate a usage change from outbuilding into a second dwelling; **be approved** in terms of the provisions of Section 61 of the By-Law;

3. that the **determination of an administrative penalty** in terms of Section 90(4) of the By-Law for the unauthorised building work over building lines on the property, **not be exempt** from the payment of an administrative penalty;

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

   (a) that the approval is only for the second dwelling as indicated on Plan no. *005/17* dated *15/04/2025*, as submitted with the application;

   (b) that building plans be submitted to the Building Department for approval within 60 days from the decision date, and that all conditions of the Building and the Fire Department, be complied with at that stage;

   (c) that building plan submission in (b) above demonstrates compliance with SANS-A:2016, 10400-T:2020;

   (d) that the applicant within 60 days demolish the canopy to comply with the 2m lateral building applicable in accordance with approved plans as per paragraph (b) above, or apply to rectify the lateral building line encroachment of the existing canopy;

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

   (f) that an administrative penalty of R23 367,79 be payable within sixty (60) days of the decision;

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

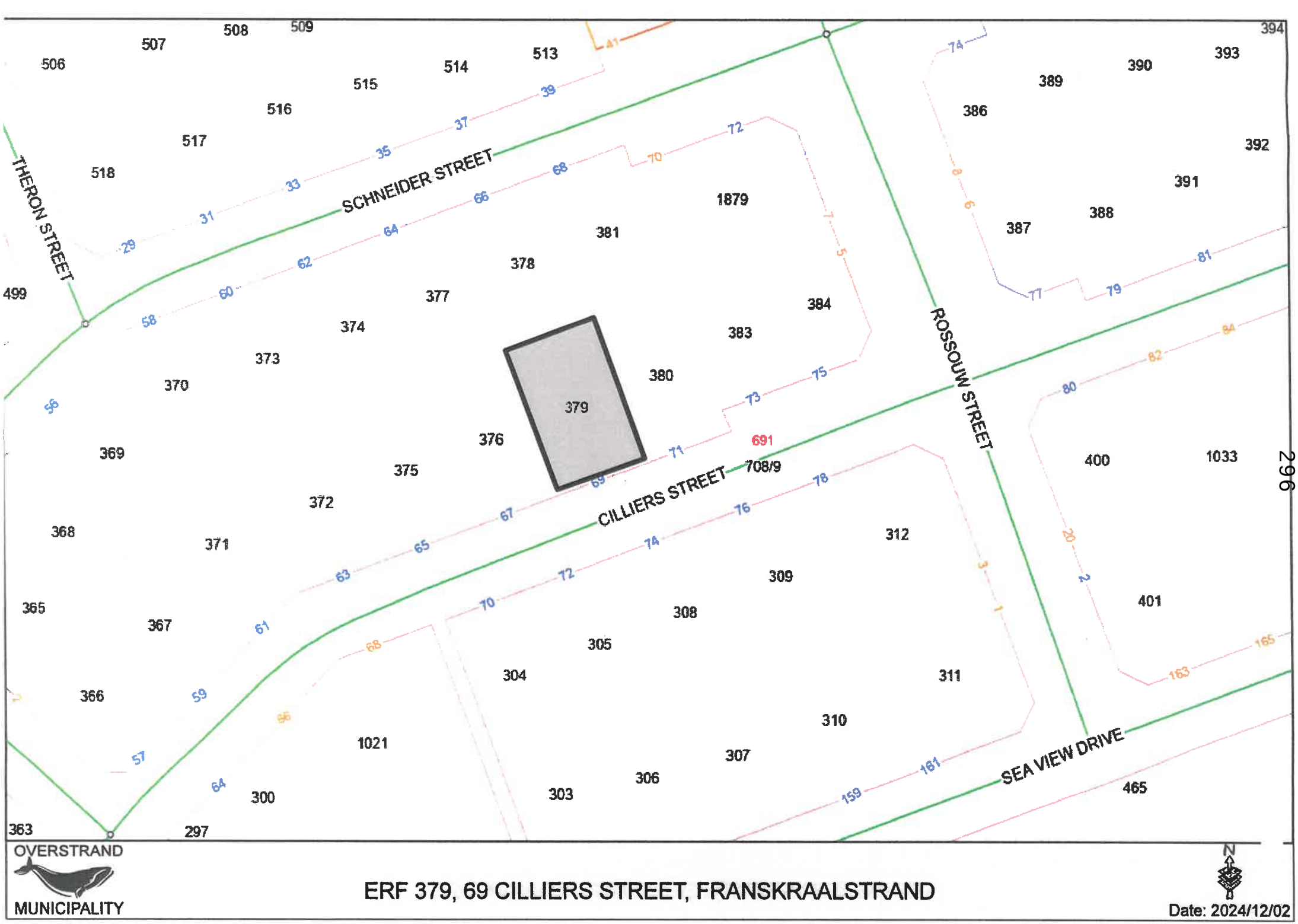
   (h) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.

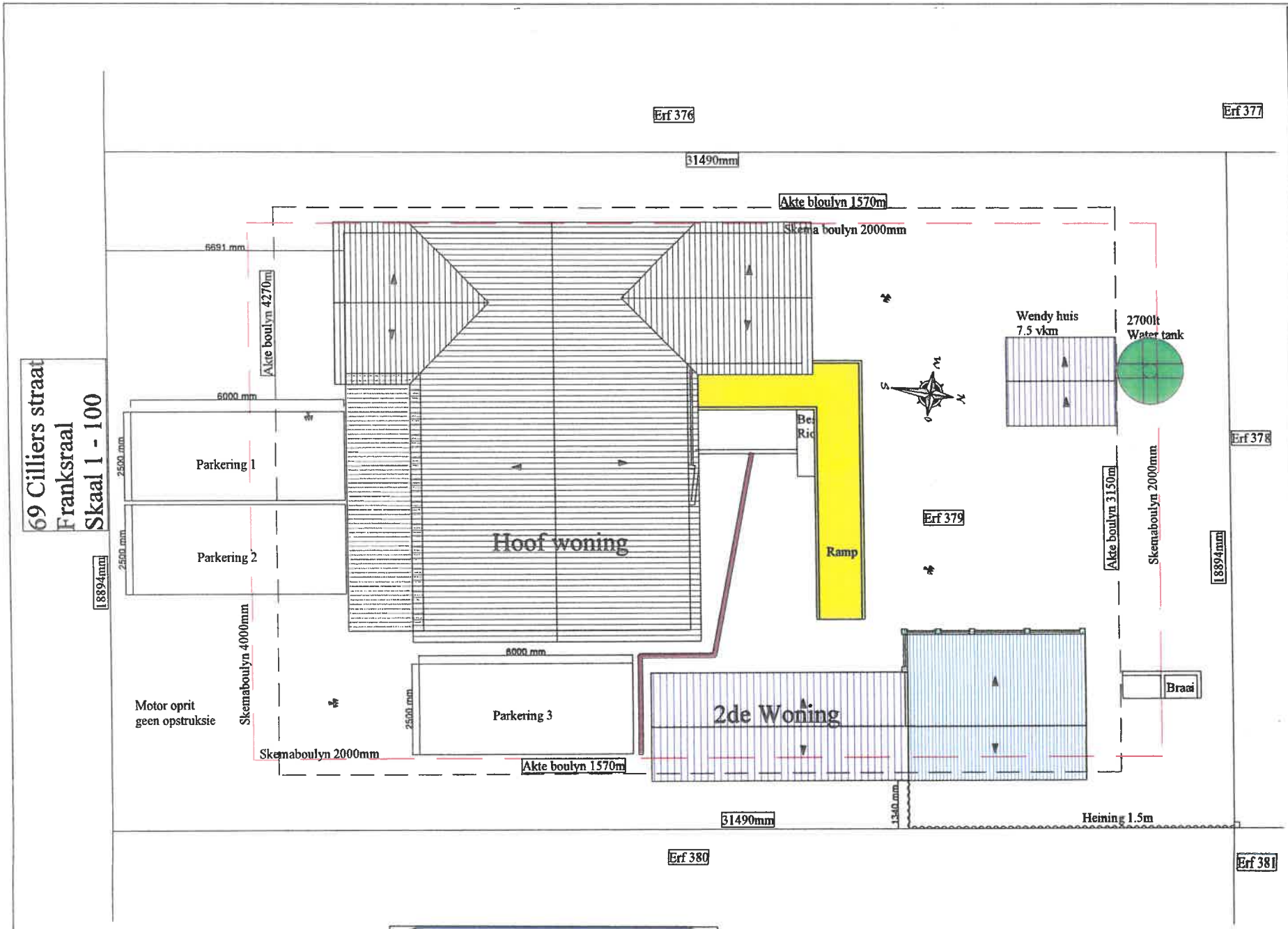
5. that the applicant be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 with regard to the above conditions of approval.

REASONS FOR RESOLUTION

- The application has followed due procedure.
- None of the relevant departments have any objection.
- The Overstrand Land Use Scheme Regulations have sufficient control measures when it comes to land use, coverage and building line controls.

- The proposal will not negatively impact on existing/vested rights of adjoining property owners or the character of the area.
- No objections were received from the affected property owners.
- The proposal is considered in line with the Municipality's SDF.
- The proposal is consistent with the planning principles in terms of LUPA and SPLUMA.


SCHNEIDER STREET
THERON STREET
ROSSOUW STREET
CILLIERS STREET
SEA VIEW DRIVE
379
691
708/9
1879
OVERSTRAND MUNICIPALITY
ERF 379, 69 CILLIERS STREET, FRANSKRAALSTRAND
N
Date: 2024/12/02



PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON
JACOBUS ADRIAAN VAN STADEN

NOTA:
Alle vereistes van plaaslike owerhede moet nagekom word
Kontrakteur is verantwoordelik om alle munisipale bou regulasie na tekom en te verstaan.
Maates geniet voorkeur en moet gekontroleer word voor bouwerk begin.
Alle bouwerk tussen bou grense.
Alle afwykings moet met tekenaar gekommunickeer word.
Alle boerwerk streng volgens NHBRC en SANS voorskrifte.
Ingeneurs spesifikasies geniet voorkeur.
Terynplan ten alle tye op teryn.
Teryn moet skoon gehou word gedurende bouwerk.
Water en elektriesaansluiting moet gedoen word voor bouwerk mag begin.

Skaal;
Vloerplan skaal 1-100
Aansigte skaal 1-100
Snit Skaal 1 - 50
Erfplan 1 - 100

Stormwater rigting

Oppervlakte
Bestaande wooning = 103.21 vkm
Bestaande buitegebou =21.60 vkm
Aanbouing afdak =20.24 vkm
Wendy huis =7.50 vkm

Totale wooning = 152.55 vkm

Dekking:
Erf 595 vkm
Wooning 152.55 vkm

Dekking 25.63%

Okkupasie SANS 10400 H4

Tekening nr: 005/17
Tekening: Tereinplan
Skaal: soos gesien (A3)
Blad: 1 van 5
Datum: 15/04/2025

Beskrywing:
Woorgestelde Aanbouing vir
Schrik van Rondom Familietrust
Erf 379
Ciliers straat
Franskraal
Overstrand Gansbaai Munisipal

Plan geteken deur:
J A van Staden
3 Sneeugans
Perlemoenbaai
Gansbaai
Reg nr. D1661

297

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITION, DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 379, FRANSKRAAL (4880/2024)

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 379 shall be used to service Erf 379;

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

26/09/2025
DATE

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

39. ERF 1168, 245 MAIN ROAD, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR TEMPORARY DEPARTURE AND AMENDMENT OF AN EXISTING CONDITION OF APPROVAL: MESSRS WRAP PROJECT OFFICE ON BEHALF OF 243 MAIN ROAD TRUST

1168 HEC (4885/2024)
P Roux **(028) 313 8900** **Hermanus Administration**
10 November 2025

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 14 January 2025 from Messrs WRAP Project Office on behalf of the property owner on Erf 1168, Eastcliff, Hermanus for the following:

- **Temporary departure** in terms of Section 16.2(c) of the By-Law for ten (10) years in order to allow the manager of the guesthouse not to reside on the property, and

- **Amendment of an existing condition of approval** in terms of Section 16(2)(h) of the By-Law.

RESOLUTION

1. that the application in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), applicable to Erf 1168, Eastcliff, Hermanus for the following:

   - **temporary departure** in terms of Section 16.2(c) of the By-Law for ten (10) years in order to allow the manager of the guesthouse not to reside on the property, and
   - **amendment of an existing condition** of approval in terms of Section 16(2)(h) of the By-Law,

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

   (a) that the approval is only for the utilisation of the second dwelling for self-catering usage;

   (b) that condition 1 (b) of the decision dated 12 August 2020 be amended to read as follows:

(b) "that the existing second dwelling unit be utilised as a self-catering unit for 10 years or for as long as the manager of the guesthouse resides on Erf 1148, the most restrictive will be applicable;"

(c) that the guest rooms within the dwelling remain compliant with the remaining conditions as listed in the decision dated 12 August 2020;

(d) that should any changes be required to the building, building plans be submitted to the Building Control Department and that all conditions of the Building and Fire Department be complied with at that stage;

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

(f) that all the conditions from District Health be complied with;

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

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

2. that the applicant 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.6

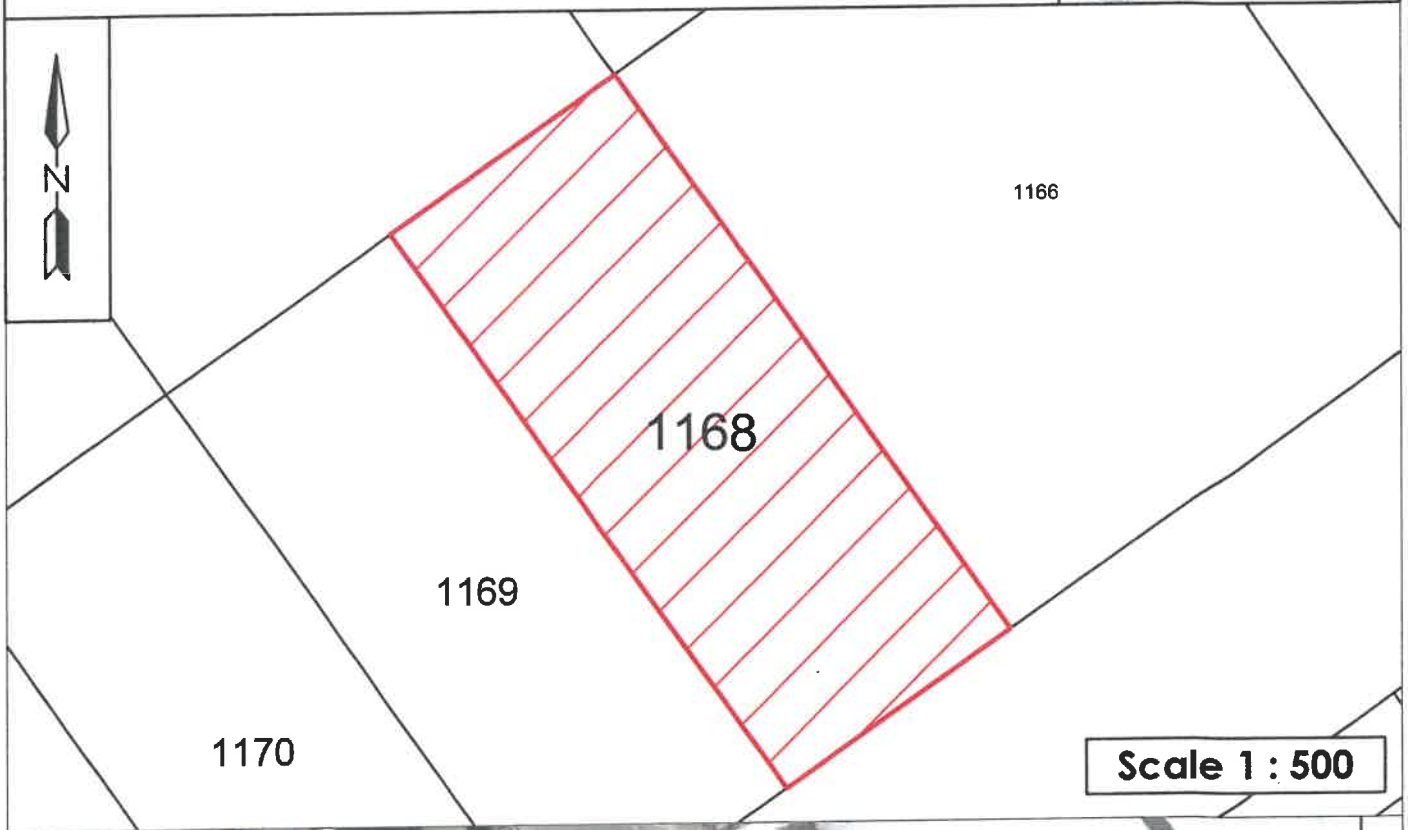
REASONS FOR RESOLUTION

- The building typology and design is in line with the character of the area.
- The manager/property owner resides on the premises next door and actively manages the subject property to ensure that the residential character is maintained.
- The use of the property will remain for short-term letting.
- The location of the subject property is situated between Erf 1169 (own by the applicant), Erf 1148 (own by the applicant) and a commercial property, the location of the subject lends itself to a unique approach in terms of management without negatively impacting on other property owners.
- No objection was raised against the proposal
- The application has followed due procedure.
- The proposal is in line with the relevant policy documents.

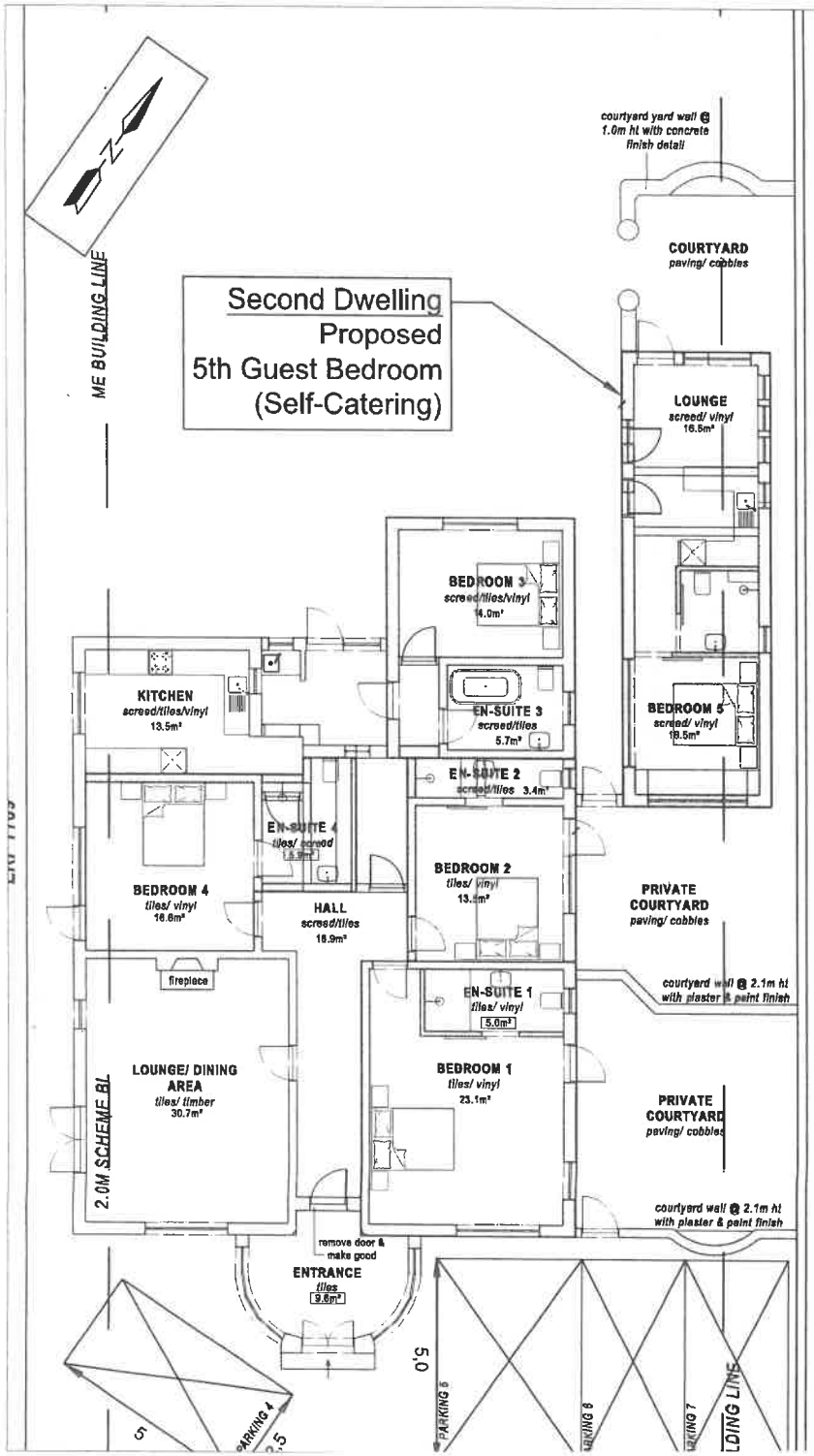
1. Locality Plan
Erf 1168 - Hermanus

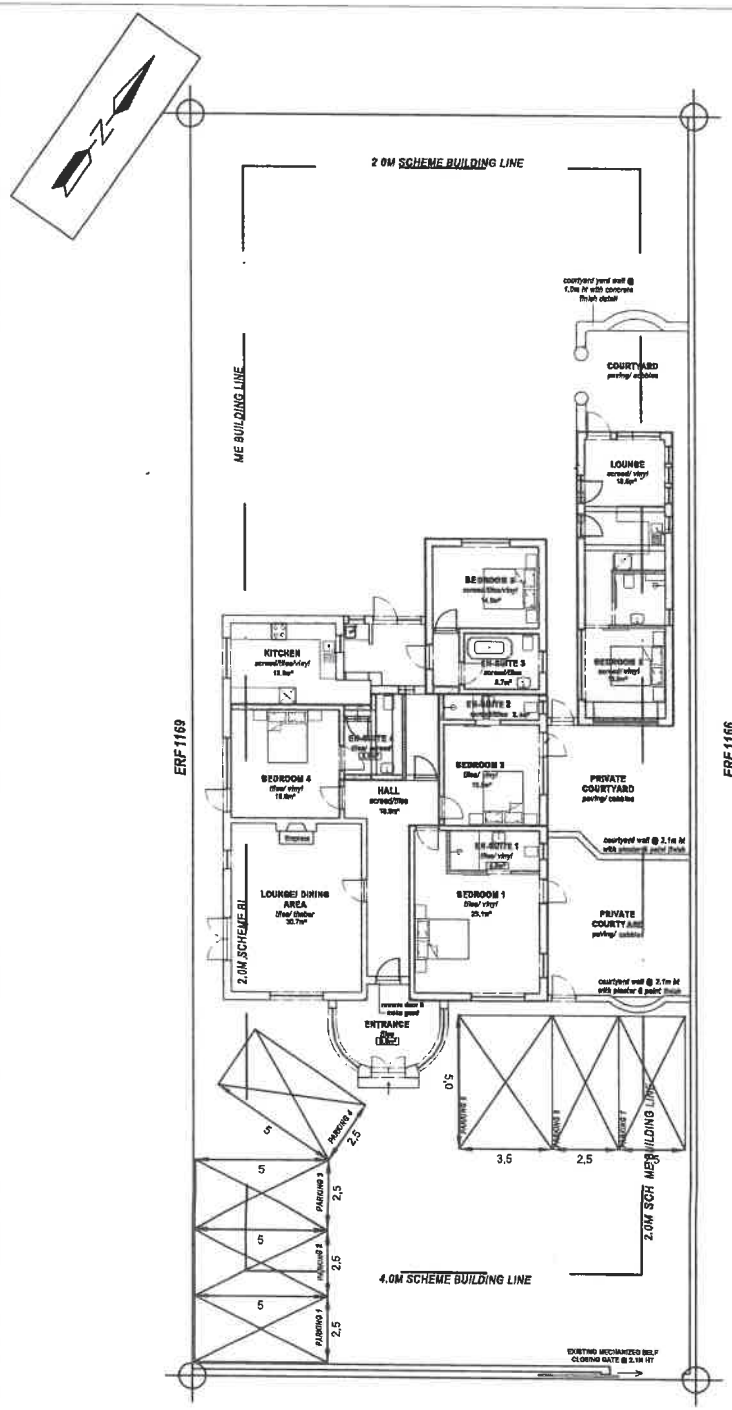
Plan prepared by: Thian Jansen
Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200

WRAP Project Office
Town Planning & Project Management









Scale 1 : 200

3. Site Plan
Erf 1168 - Hermanus

Existing Structures

Property Extent - 889m²

Coverage - 26,93%

4 Guest Bedrooms

Guest Bedroom (Self-Catering)

Plan date: 26/11/2024
Plan Number: 24.182{001}

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 Street Hermanus, 7200

WRAP Project Office
Town Planning & Project Management

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR TEMPORARY DEPARTURE & AMENDMENT OF HISTORIC CONDITION OF APPROVAL: ERF 1168, EASTCLIFF (4885/2024)

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 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 Principal Technologist: Hermanus

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

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

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

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

8. that a maximum width of 6,0 m will be allowed for the driveway entrance. That is in order to limit development over existing services and / or over maintenance servitudes on the sidewalks, as well as to limit any negative impact on pedestrian traffic and safety on sidewalks;

9. that only the existing road/street accesses shall be available to the development, and that the developer will arrange with Provincial Administration to obtain approval for any new access from Main Road (Provincial Road);

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 owners cost, if required.

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

20/03/2025
DATE

40. ERF 6820, 32 MCFARLANE STREET, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS WRAP PROJECT OFFICE ON BEHALF OF CM PELSER

6820 HEC (4920/2025)
P Roux **(028) 313 8900** **Hermanus Administration**
13 November 2025

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 19 February 2025 from Messrs WRAP Project Office on behalf of the owner of Erf 6820, Eastcliff, Hermanus for the following:

- **Departure** in terms of Section 16(2)(b) of the By-Law to:
  - relax the south-eastern rear building line from 2m to 0.69m to accommodate the existing laundry, and
  - relax the south-western lateral building line from 2m to 0m to accommodate the existing outside bathroom.

- **Determination of an administrative penalty** in terms of Section 90(q) 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 6820, Eastcliff, Hermanus in order to:

   - relax the south-eastern rear building line from 2m to 0.69m to accommodate the existing laundry, and
   - relax the south-western lateral building line from 2m to 0m to accommodate the existing outside bathroom,

   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 No *24/190* dated *18/02/25*;

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

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

(d) that an administrative penalty of **R19 857.90** be payable within sixty (60) days of the decision;

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

(f) that all other applicable development parameters as prescribed in the relevant Land Use Scheme 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

- The bathroom is occasionally by the gardener or other personnel on the property. The bathroom is situated next to an outbuilding on Erf 1059 and will therefore not have a negative impact on the neighbouring property owner.
- The planting and boundary wall provides privacy to the adjoining property owners and obscures the laundry from view on Erf 1061 The use of the laundry area will also be occasionally. The laundry is situated approximately 8m from the nearest building on Erf 1061.
- The property owner wilfully made changes to the dwelling without approved building plans.
- The application has followed due procedure.
- The proposal is in line with the relevant policy documents.
- No objection was received.

1. Locality Plan
Erf 6820 - Hermanus

Subject property

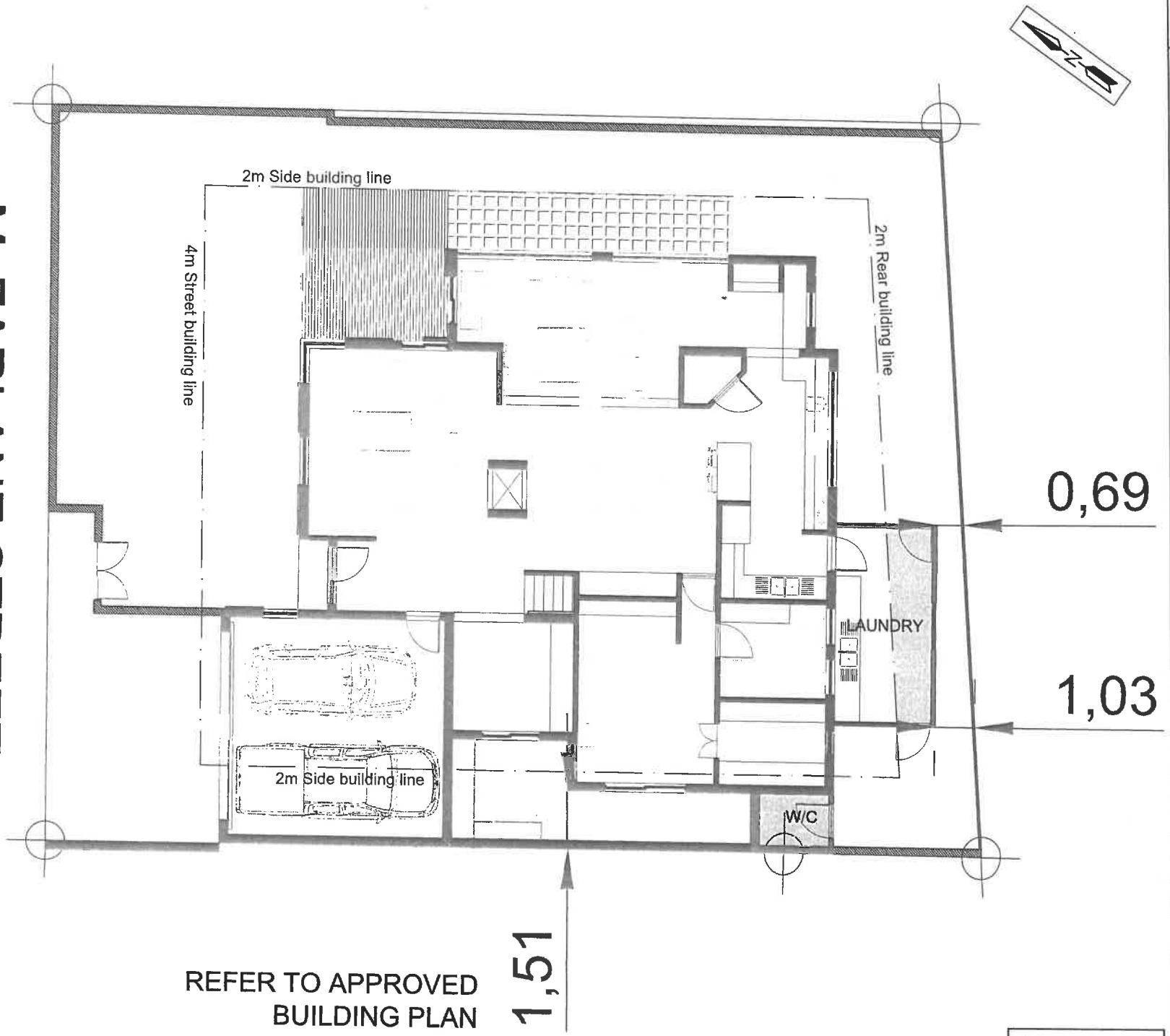
Plan prepared by: Veronica Jansen
Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200
WRAP Project Office
Town Planning & Project Management



4. Departure Plan
Erf 6820 Hermanus

1. Permanent departure from the **2m** south-eastern rear building line to **0,69m** to allow the existing laundry; and

2. Permanent departure from the **2m** south-western side building line to **0m** to allow the existing outside bathroom.



SCALE 1 : 125

308

Plan prepared by: Veronica Jansen on 18/02/2025
Based on plans from Design Ateljee
Plan Number - 24/190 (001)

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 Offi
Town Planning & Project Manag

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 6820, EASTCLIFF (4920/2024)

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.

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

14/04/2025
DATE

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

41. ERF 6720, 251 FIFTH STREET, VOËLKLIP, HERMANUS: APPLICATION FOR DEPARTURE: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF FM POWER

6720 HVK (5047/2025)
P Roux **(028) 313 8900** **Hermanus Administration**
10 November 2025

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 22 July 2025 from Messrs Plan Active on behalf of the property owner on Erf 6720, Hermanus to relax the eastern lateral building line from 2m to 1.47m to accommodate the proposed balcony and balustrade for the main bedroom on the first floor.

RESOLUTION

1. the comment be noted;

2. that the application for **departur**e 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 6720, Hermanus to relax the eastern lateral building line from 2m to 1.47m to accommodate the proposed balcony and balustrade for the main bedroom on the 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 for the development of a balcony as depicted on drawing no *0513/A1/01* and *02* provided by Smart Solution Architecture dated *July 2025*;

   (b) that building plans in line with this recommendation be submitted to the Building Control Department and that all conditions of the Building- and Fire Department be complied with at that stage;

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

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

   (e) that all other applicable development parameters as prescribed in the relevant Land Use Scheme 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

- The building typology and design is in line with the character of the area.
- The extent of the encroachment small and mainly faces to the east and no objection was received from the eastern facing property owner.
- The objection regarding the proposal is noted. However, the proposed balcony is located approximately 4m from the southern boundary. The grievance of the existing building is noted however the existing building was constructed in line with the land use scheme parameters.
- The application has followed due procedure.
- The proposal is in line with the relevant policy documents.


ATLANTIC OCEAN
4TH STREET 12,59
5TH STREET 12,59
6TH STREET 12,59
7TH STREET 12,59
8TH STREET 12,59
9TH STREET 12,59
10TH STREET 12,59
11TH STREET 12,59
12TH STREET 12,59
10TH AVENUE 12,59
11TH AVENUE 12,59
12TH AVENUE 12,59
13TH AVENUE 12,59
PLAN Active
Stads- en Streekbeplanners
Town & Regional Planners
All distances approximate and subject to survey.
COPY RIGHT RESERVED
Property Description:
ERF 6720
HERMANUS
Plan Description:
LOCALITY MAP
Scale: NTS
Drawing Nr: herm6720l.dwg
Date: JULY 2025

BOUNDARY WALLS & STRUCTURES: NOTE: NO WALL, FOUNDATION OR BUILDING WORK WILL PROTRUDE OVER ERF BOUNDARY LINE!

ALL WATERPROOFING TO BE OVERSEEN BY A REGISTERED AND APPROVED WATERPROOFING SPECIALIST/CONTRACTOR, ALL TO BE DONE ACCORDING TO MANUFACTURERS SPECIFICATIONS AND DETAILS, DEPENDING ON WATERPROOFING METHOD/PRODUCT USED.

INSULATION NOTE: CONTRACTOR TO INSTALL INSULATION IN CEILING WITH AN R-VALUE OF 3.7(MIN). CONTRACTOR TO PROVIDE ARCHITECT WITH CERTIFICATE OF COMPLIANCE AFTER INSTALLATION.

HEALTH & SAFETY: PRINCIPAL CONTRACTOR TO MAKE ADEQUATE PROVISION FOR HEALTH AND SAFETY MEASURES FOR THE DURATION OF THE CONSTRUCTION PROCESS. PRINCIPAL CONTRACTOR TO COMPLY WITH THE HEALTH AND SAFETY ACT (ACT 85 OF 1993) AND CONSTRUCTION REGULATIONS G.N.R. 1010 OF FEB 2014. PRINCIPAL CONTRACTOR TO PROVIDE CLIENT WITH HEALTH AND SAFETY PLAN BEFORE CONSTRUCTION WORK BEGINS.

BOUNDARY AND YARD WALLS TO COMPLY WITH PART K OF SANS 10400.

MINIMUM HEIGHT FROM GROUND TO FLOOR LEVEL MUST COMPLY WITH PART K OF SANS 10400.

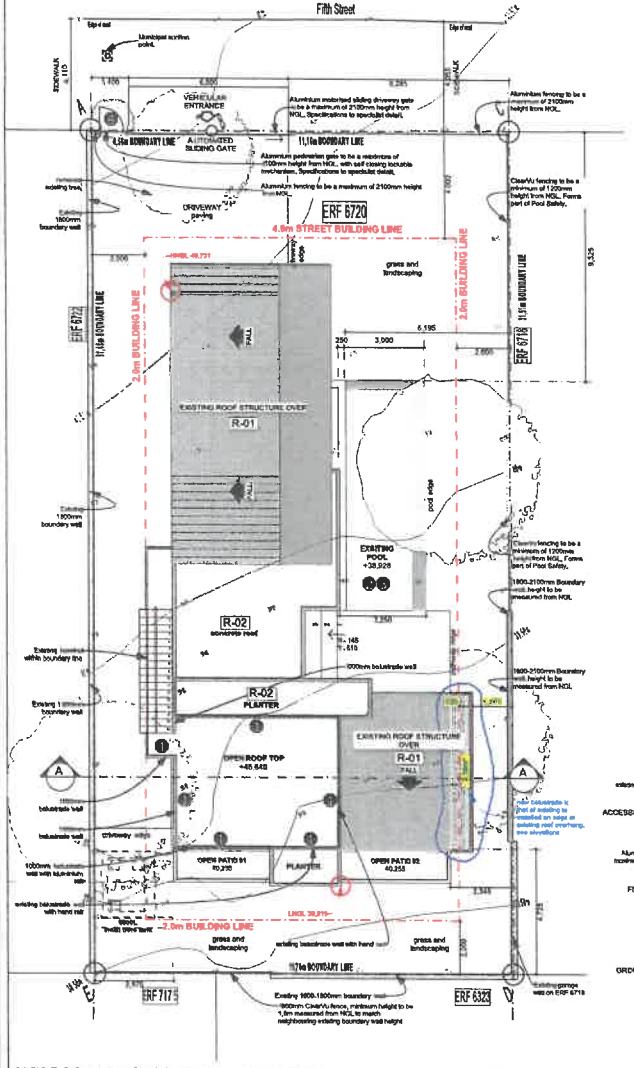
ALL DRAWINGS TO BE READ IN CONJUCTION WITH 'ENERGY USAGE ASSESSMENT REPORT'

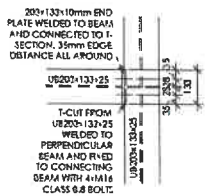
NOTE: ALL LEVELS SHOWN ON THIS DRAWING MAY VARY ACCORDING TO SITE CONDITIONS.

NOTE: ALL DRAWINGS MUST BE READ IN CONJUNCTION WITH EACH OTHER.

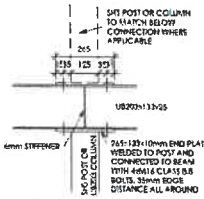
Fifth Street

SITE ROOF AND SECOND STOREY LAYOUT 1:100

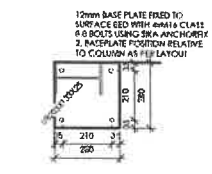




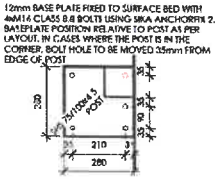
BEAM TO BEAM T-PIECE DETAIL



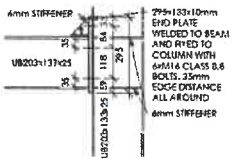
CANTILEVER/CONTINUOUS BEAM CONNECTION



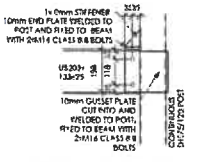
UB203x133x25 BASE PLATE DETAIL



SHS POST BASE PLATE DETAIL

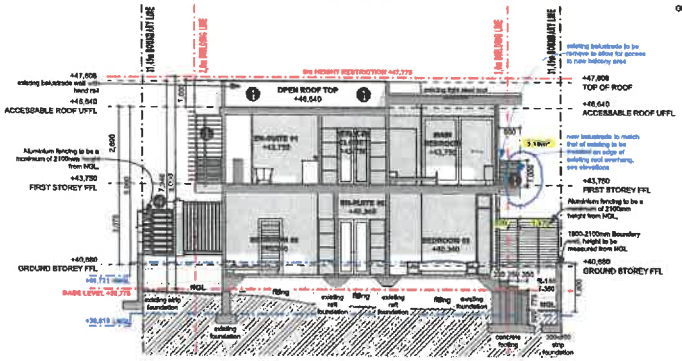


STEEL BEAM TO COLUMN SIDE FIX

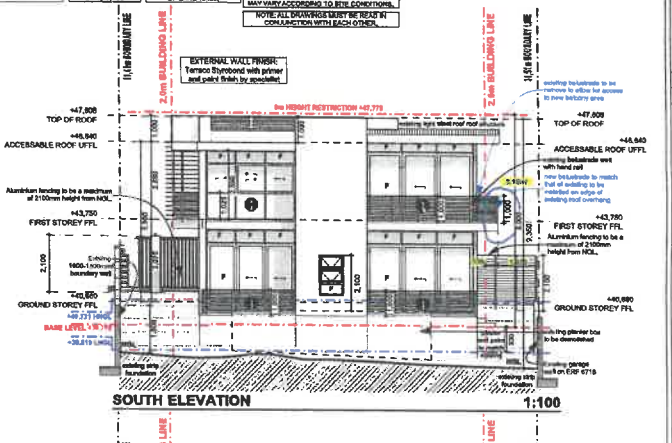


STEEL BEAM TO CONT. POST SIDE FIX

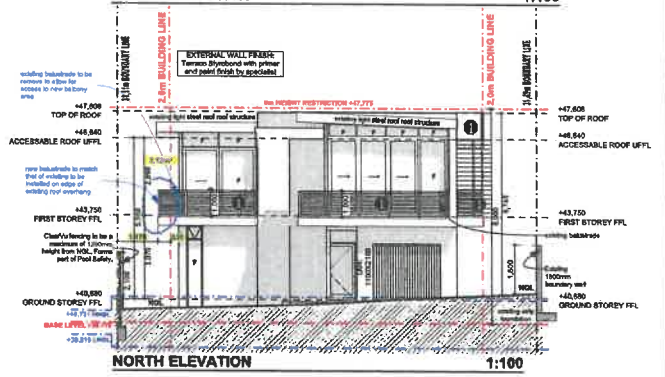
ENGINEER LIGHTWEIGHT STEEL DETAILS



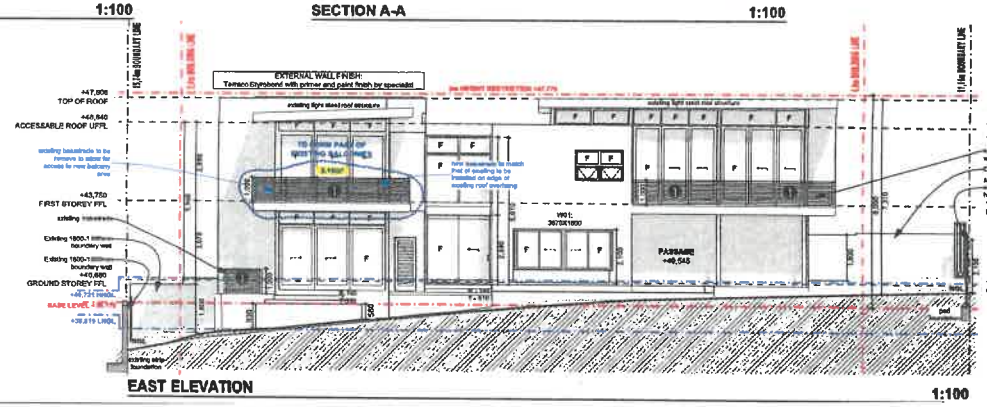
SECTION A-A 1:100



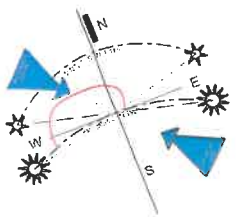
SOUTH ELEVATION 1:100



NORTH ELEVATION 1:100



EAST ELEVATION 1:100



LIGHT WEIGHT STEEL STRUCTURE AS PER FUTURECON SPECIFICATION



1. Paint: 1 layer of primer and 2 layers of chosen acrylic emulsion
2. Skim: 2mm layer of Cretevstone 'Rhinolite/Rhinolite
3. Internal board: 15mm Firestop Gypsum Board.
4. Insulation: 100mm Cavity Batt fitted inside steel frame cavities.
5. Light Steel Framer 0550 Galvanized C channel structural steel + all panel.
6. 9/12mm Fibre Cement Board: Staggered in a running bond and screwed into light weight steel frame. Entire surface to be coated in Terraco Tensaseal A and all board joints receive Terraco Hamdyseal Flex with embedded Terraco Terramesh system to waterproof and fill the facade board joints.
7. Terraco Styrobond DP First layer: Styrobond DP is applied on top of the external façade board with a notched trowel. All PVC terminations/corner beadings need to be installed below this layer.
8. Terraco Terramesh: Terraco Terramesh is immediately embedded into the first layer of Styrobond DP when wet to reinforce the system.
9. Terraco Styrobond DP Finishing layer: Styrobond DP is applied over the embedded reinforcing mesh and toolled to a semi smooth finish.
10. Terraco Pigmented P Primer: An acrylic based, pigmented primer applied to the substrate prior to applying the final textures coating.
11. Terraco Terramat: Terraco Terracoat textured coating applied with trowel or sprayed

MUNICIPAL APPROVAL STAMP

MUNICIPAL REQUIREMENTS AND TRADE OF OTHER AUTHORITIES MUST BE ADHERED TO. CONTRACTORS AND SUB-CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE COMMENCING WORK. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS IN PREFERENCE SMALL SCALE DRAWINGS. THE DESIGN ON THIS DRAWING IS THE PROPERTY OF SMART SOLUTION ARCHITECTURE AND ARCHITECTURAL CONSULTANTS AND COPYRIGHT THEREOF IS RESERVED BY THEM.

VARIATIONS:

REV NO.	DATE:	DESCRIPTION:
00	12.01.2024	SITE INVESTIGATION
01	26.01.2024	AS-BUILT DRAWINGS
02	06.03.2024	COUNCIL SUBMISSION
03	07.07.2025	DEPARTURE APPL.

1. Stairs / balustrades: min. 1000mm high balustrade & handrail, all openings to be less than 100mm in dia. All to comply with SANS 10400 - Part M:2011
2. pool overflow to be connected to sewer system
3. pool backwash to be connected to sewer system
4. 900x2100mm boundary pedestrian gate with vertical slats, no opening to exceed 10mm, fitted with self-closing mechanism. Gate to open outwards as indicated on floor plan layouts as to comply with SANS 10134:2018 and SANS 10400: Part D

BASE LEVEL CALCULATIONS	
LOWEST LEVEL	38,819
HIGHEST LEVEL	40,731
BASE LEVEL	39,775
9.0m HEIGHT RESTRICTION	47,775

DRAWING STAGE:	
COUNCIL SUBMISSION	
DEPARTURE APPLICATION	
SKETCH PROPOSAL	
AS-BUILT DRAWING	
WORKING DRAWING	

SITE RESTRICTIONS:	
STREET BUILDING LINE	4.000m
LATERAL BUILDING LINE	2.000m
REAR BUILDING LINE	2.000m
HEIGHT RESTRICTION	9.000m
TITLE DEED BUILDING LINES / see drawings	N/A

ZONE APPLICABLE:	
SINGLE RESIDENTIAL (SR1)	
TOWN HOUSING - ZONE 1 (GR1)	
TOWN HOUSING - ZONE 2 (GR2)	
FLATS - ZONE 3 (GR3 and GR4)	
LESS FORMAL DEVELOPMENT (LFD)	

SMART SOLUTION ARCHITECTURE
and Architectural consultants
Members of SACAP / CIDA and SAIAT
Office: (012) 325 0019
Cell: (082) 579 6249
Direct: (012) 808 1778
Mail: Osberton 104, Hermes & Aandblom Estate, Hermanus, 7200

PROJECT NAME:
ALTERATION AND ADDITION FOR FRANCINA MARIA POWER

ERF 6720
5TH STREET VOELKLIP
HERMANUS
7200

DWG TITLE:
SITE AND ROOF PLAN LAYOUT WITH ELEVATIONS AND SECTION AND DETAILS

DATE:
07.07.2025

DRAWN BY:
D SWART

CHECKED BY:
D SWART

SACAP
PSAT/24

DRAWING SCALE
AS SHOWN

PRINT, LANDS

DRAWING NO.
1.0513/24/102

REV NO.
03

13

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR DEPARTURE: ERF 6720, VOELKLIP (5047/2025)

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.

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

15/09/2025

DATE

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

42. ERF 7537, 2 MUSSEL COVE, ERF 7538, 1 MUSSEL COVE, ERF 7539, 8 MUSSEL COVE, ERF 7540, 7 MUSSEL COVE AND ERF 7543, 362 MAIN ROAD, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION, CONSOLIDATION AND EXEMPTION OF SUBDIVISION: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF REGION TRAILS INVESTMENTS 34 (PTY) LTD, AHERNE FAMILY TRUST, MUSSEL COVE HOME OWNERS ASSOCIATION, D.M AND S.D SONNENBERG AND C.P. VAN ZYL

7534, 7537-7540 and 7543 HEC (4983)
P Roux **(028) 313 8900** **Hermanus Administration**
14 November 2025

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 19 May 2025 from Messrs PlanActive Town- and Regional Planners on behalf of the homeowners of Mossel River Estate and the respective property owners of Erven 7537-7540 and Erf 7543, Eastcliff, Hermanus (the properties) for the following:

- **Subdivision** in terms of Section 16(2)(d) of the By-Law for the subdivision of Erf 7538, Hermanus into 3 portions, namely Portion A (±71m²), Portion B (±63m²) and the Remainder (±2383m²).

- **Subdivision** in terms of Section 16(2)(d) of the By-Law for the subdivision of Erf 7539, Hermanus into 2 portions, namely Portion C (±104m²) and the Remainder (±765m²).

- **Consolidation** in terms of Section 16(2)(e) of the By-Law in order to:
  - Consolidate Portion A (a portion of Erf 7538/unregistered Erf 11175, Hermanus) with Erf 7537, Hermanus to create unregistered Erf 12214, Hermanus ±804m² in extent;
  - Consolidate Portion B (a portion of Erf 7538/unregistered Erf 11176, Hermanus) with Erf 7539, Hermanus to create unregistered Erf 11179, Hermanus ±828m² in extent, and
  - Consolidate Portion C (a portion of Erf 7539/unregistered Erf 12215, Hermanus) and Erf 7543 with Erf 7540 to create unregistered Erf 12216 ±855m² in extent.

- **Exemption of subdivision** in terms of Section 26 of the By-Law for the registration of a right of way servitude ±125m2 over Erf 7540, Hermanus in favour of Mussel Cove Homeowners Association.

RESOLUTION

1. that the application for **subdivision** in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) of Erf 7538, Hermanus into 3 portions, namely Portion A (±71m²), Portion B (±63m²) and the Remainder (±2383m²), **be approved** in terms of the provisions of Section 61;

2. that the application for **subdivision** in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) of Erf 7538, Hermanus into 2 portions, namely Portion C (±104m²) and the Remainder (±765m²), **be approved** in terms of the provisions of Section 61; and

3. that the application for **consolidation** in terms of Section 16 (2)(e) of the By-Law in order to:

   - consolidate Portion A (a portion of Erf 7538/unregistered Erf 11175, Hermanus) with Erf 7537, Hermanus to create unregistered Erf 12214, Hermanus ±804m² in extent;
   - consolidate Portion B (a portion of Erf 7538/unregistered Erf 11176, Hermanus) with Erf 7539, Hermanus to create unregistered Erf 11179, Hermanus ±828m² in extent;
   - consolidate Portion C (a portion of Erf 7539/unregistered Erf 12215, Hermanus) and Erf 7543 with Erf 7540 to create unregistered Erf 12216 ±855m² in extent,

   be approved in terms of the provisions of Section 61;

4. that the approvals in paragraphs 1. 2. and 3. Be subject to the following conditions:

   (a) that the approval is only for the subdivisions and consolidations as proposed on subdivision and consolidation plan herm7538c.drw and herm7538s.drw;

   (b) that the conditions compiled in the Services Report be complied with,

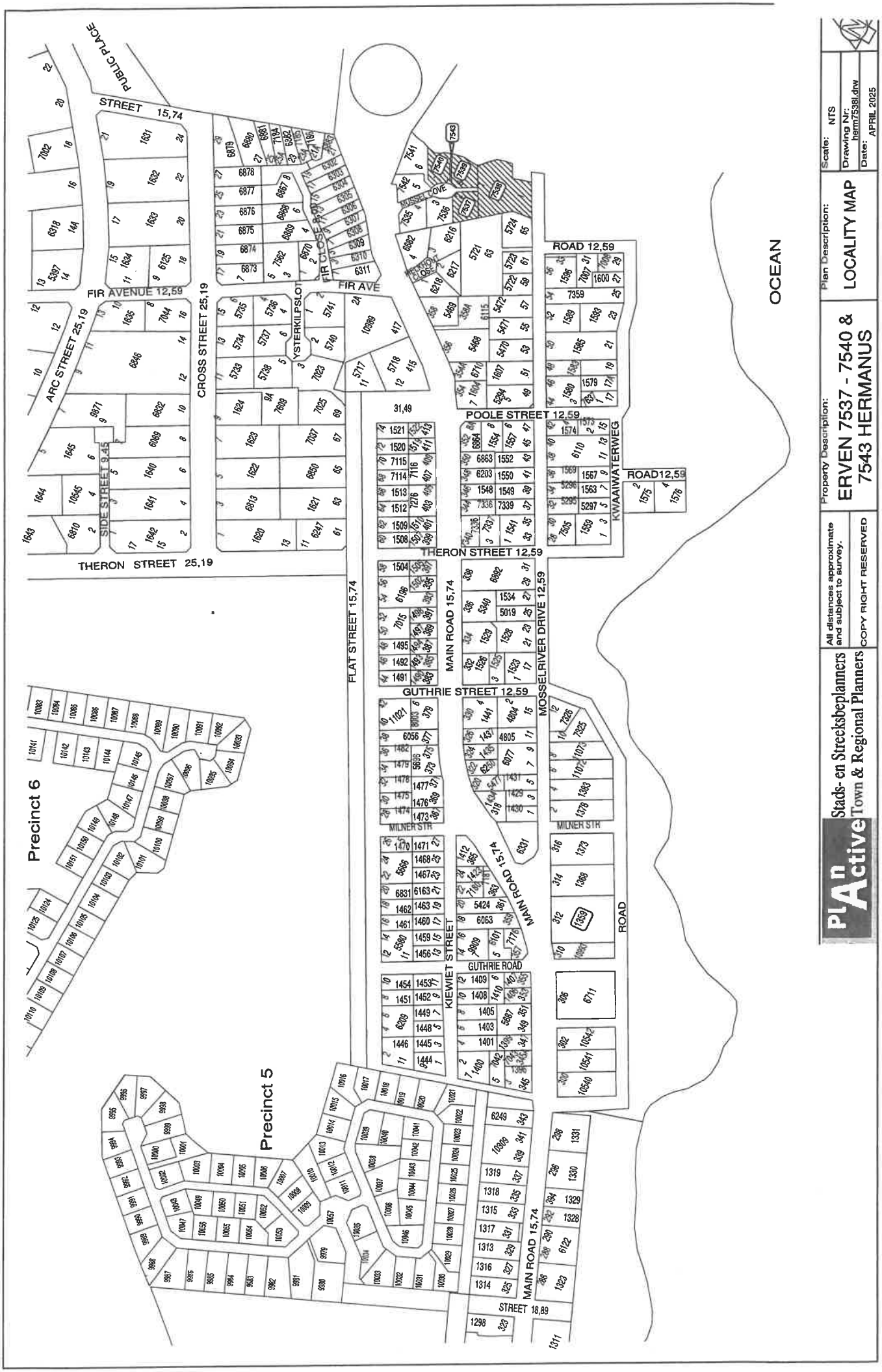
   (c) that this approval does not absolve the landowners from compliance with any other relevant legislation, and

(d) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation,

5. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2016 with regard to the above conditions of approval

REASONS FOR RESOLUTION

- The proposed applications only relate to the internal boundaries of the Mussel Cove Estate and therefore the impact of the application is very limited.
- The application is the same as was approved in 2017 and is considered an extension of those rights obtained.
- None of the internal departments have any objection.
- No objection received
- The character of the surrounding area will be maintained.



PLAN Active Stads- en Streeksbeplanners Town & Regional Planners

All distances approximate and subject to survey.

COPY RIGHT RESERVED

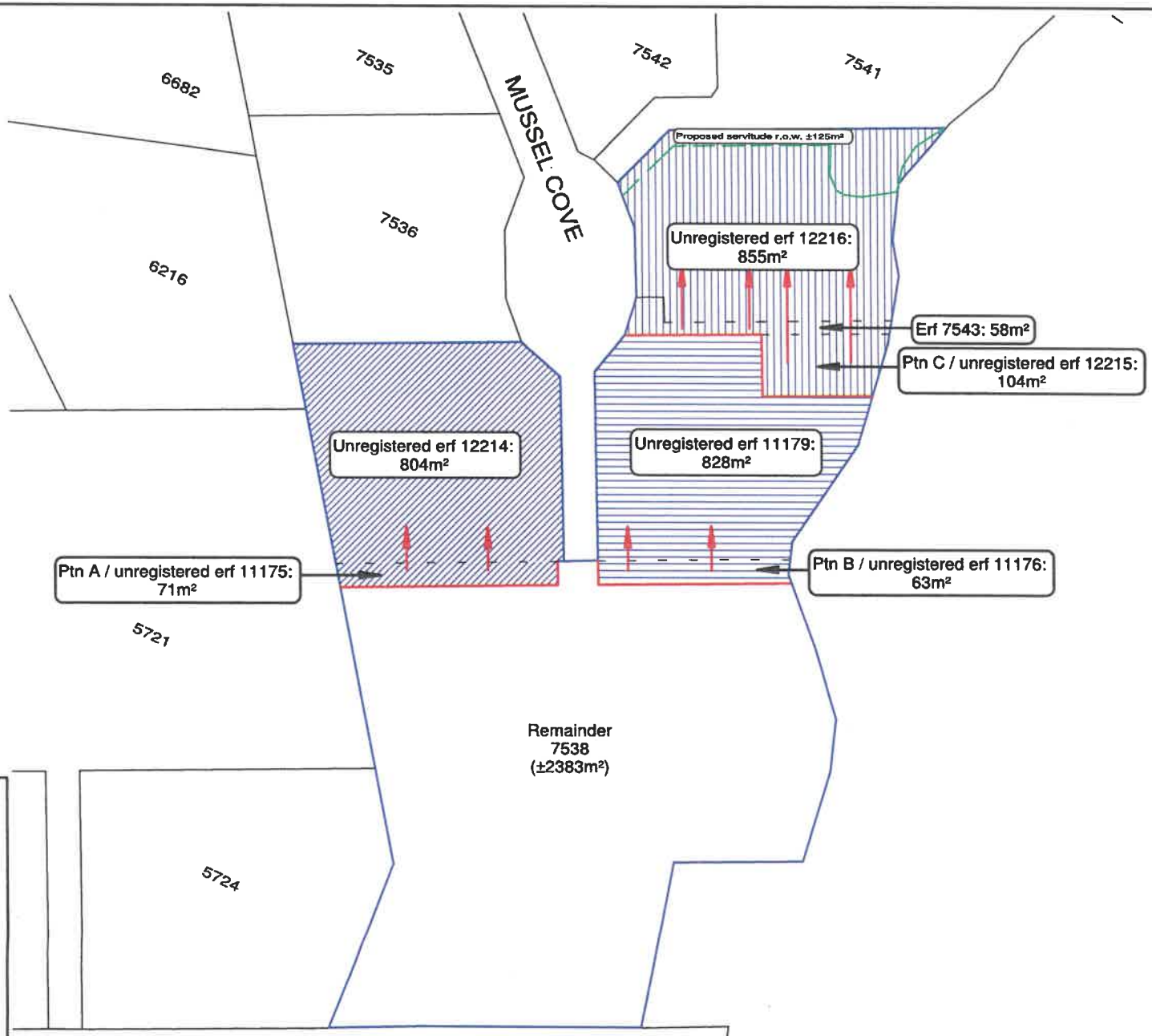
Property Description: ERVEN 7537 - 7540 & 7543 HERMANUS

Plan Description: LOCALITY MAP

Scale: NTS

Drawing Nr: herm7538l.dtw

Date: APRIL 2025



NOTES:

- Erf boundaries
- Subdivision lines
- Proposed servitude r.o.w. ±125m²

Zoning: SR1

Proposed consolidations:

1. Portion A (portion of erf 7538 / unregistered erf 11175 of 71m² in extent with consolidated with erf 7537 of 733m² in extent to create unregistered erf 12214 of 804m² in extent.

2. Portion B (portion of erf 7538) / unregistered erf 11176) of 63m² to be consolidated with erf 7539 of 765m² in extent to create unregistered erf 11179 Hermanus of 828m² in extent.

3. Portion C (portion of 7539) / unregistered erf 12215) of 104m² & erf 7543 Hermanus of 58m² to be consolidated with erf 7540 Hermanus of 693m² in extent to create unregistered erf 12216 Hermanus of 855m² in extent.

PLAN Active Stads- en Streeksbeplanners Town & Regional Planners

All distances approximate and subject to survey.

COPY RIGHT RESERVED

Property Description: ERVEN 7537-7540 & 7543 HERMANUS

Plan Description: SUBDIVISION & CONSOLIDATION PLAN

Scale: 1:500

Drawing Nr: herm7538c.drw

Date: April 2025

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR SUBDIVISION, CONSOLIDATION & EXEMPTION OF SUBDIVISION: ERF 7537, ERF 7538, ERF 7539, ERF 7540 & ERF 7543, EASTCLIFF (4983/2025)

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.

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST: DEVELOPMENT CONTROL

08/09/2025

DATE

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

43. ERF 4154, 87 4th AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: SCHOONRAAD ARCHITECTS ON BEHALF OF MARUKIE NO 1 CC

4154 KKM (5061/2025)
H van der Stoep (028) 313 8900 Hermanus Administration
19 November 2025

EXECUTIVE SUMMARY

An application has been received on 14 August 2025 from Schoonraad Architects on behalf of Marukie No 1 CC on Erf 4154, Kleinmond in terms of Section 16.(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 for a departure to relax the eastern lateral building line from 2m to 1m to accommodate a proposed new en-suite bathroom.

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 4154, Kleinmond for a departure to relax the eastern lateral building line from 2m to 1m to accommodate a proposed new en-suite bathroom, **be approved**, in terms of Section 61 of the By-Law, subject to the following conditions

   (a) that this approval is only for the development as indicated on plan number AR100.03 2022-256 Rev 3 dated 5 June 2024 as submitted with the application;

   (b) that no further departures over the building lines be approved, except as stipulated by the Land Use Scheme;

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

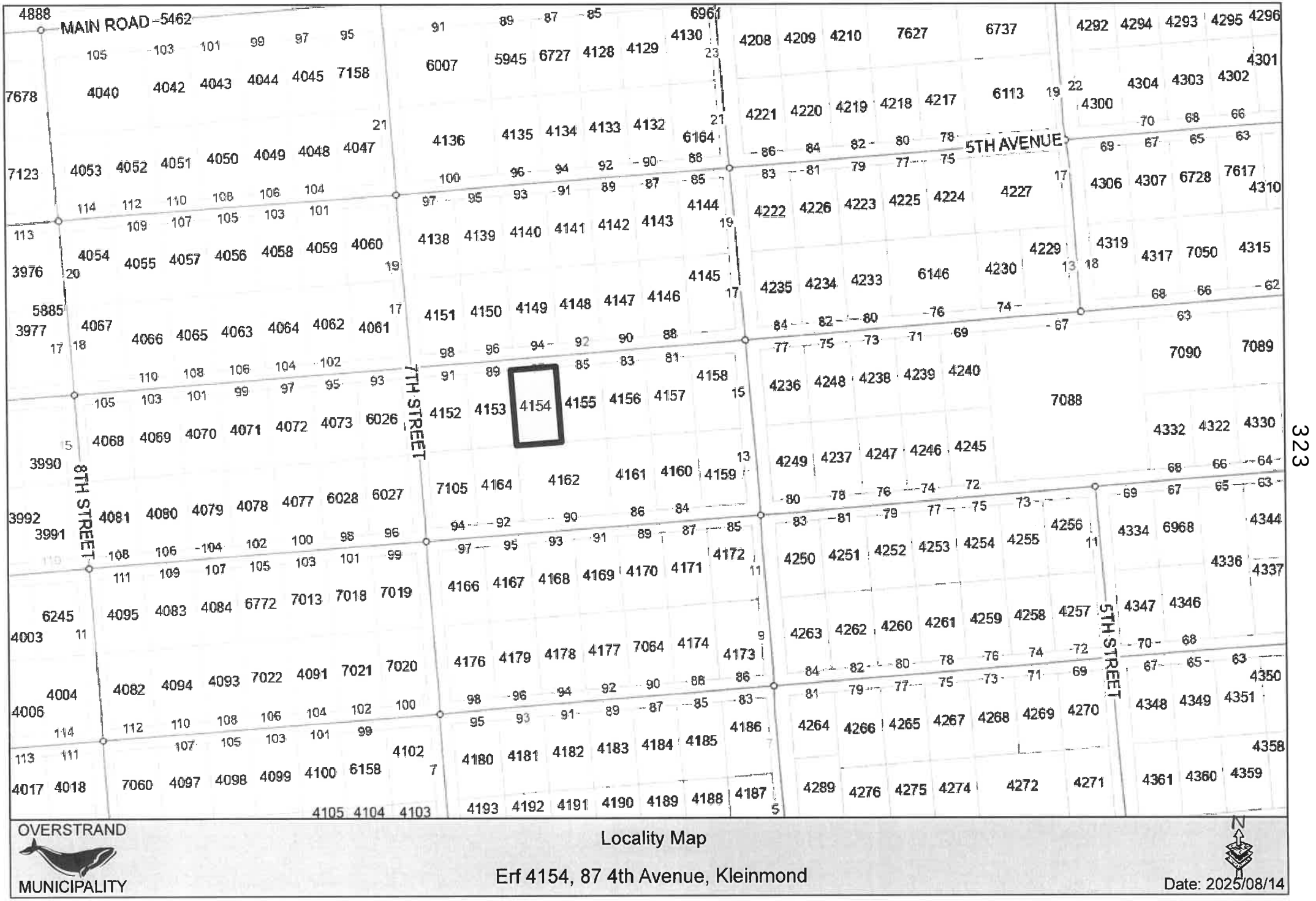
   (d) that this approval does not absolve the applicant from compliance with any other relevant legislation, and

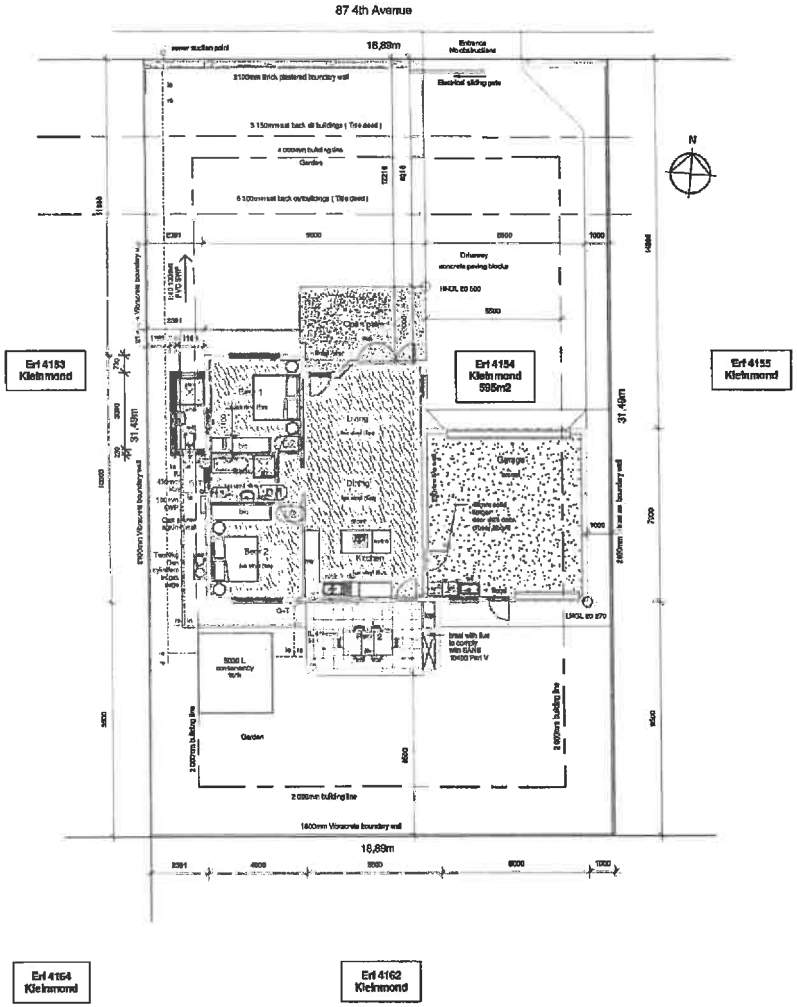
   (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.

2. that the applicant be notified of 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

- No objection from surrounding owners.
- The proposed development will be in harmony with the aesthetics of the existing dwelling.
- No change in character of the locality and property.
- Better utilization of the property.
- Will be beneficial for the property owners.
- Does not negatively impact any surrounding property owners.
- The elderly couple needs to adjust the bathroom with grab railings and seat, similarly to a disabled facility. Thus, more space is required to accommodate the facilities.


MAIN ROAD
8TH STREET
7TH STREET
5TH AVENUE
5TH STREET
4154
OVERSTRAND
MUNICIPALITY
Locality Map
Erf 4154, 87 4th Avenue, Kleinmond
N
Date: 2025/08/14



1 Site plan / Floor plan

1 : 100

SCHEDULE OF AREAS

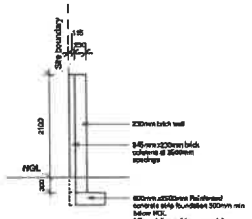
Erf 4154 Kleinmond
Area of Erf 595m2

Schedule of areas

Ground floor	92m2
Garage	47m2
Open Patio 1	16m2
Covered Patio 2	17m2

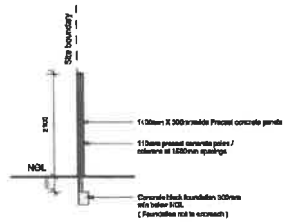
Grand Total area 172m2

Coverage
156m2 / 595m2 = 26.2%



2 Boundary wall brick

1 : 50



3 Boundary wall panels

1 : 50

GENERAL NOTES:

PLUMBING AND DRAINAGE

WIND PRESSURE

ENGINEER HOME OWNERS ASS

CLIENT ARCHITECT

FOR CONSTRUCTION

G. SCHOONRAAD Pr.Arch SACAP 5848

REVISIONS

No.	Date	Initials	Description
0	08-05-2024	GJS	Update sewer, move building

SCHOONRAAD ARCHITECTS

CLIENT NAME
Mr. F. van Biljon Maruki No1 CC

PROJECT TITLE
As-built of house on Erf 4154 Kleinmond - Pergola omitted

DRAWING TITLE
Site plan floor plan

08-08-2024	GJS	As indicated	08-08-2024

Drawing No.	Rev.	Scale @ A3
2022-256 MS	AR100.03	0

324

C:\Work\2022-256 van Biljon\Revit\2022-256 van Biljon_R23_central_GJS.rvt

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

44. ERF 3585, 11 DELPORT STREET, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: G VAN NIEKERK

3585 KKM (5052/2024)
H van der Stoep (028) 313 8900 Hermanus Administration
19 November 2025

EXECUTIVE SUMMARY

An application has been received on 28 July 2025 from Ms. G van Niekerk on Erf 3585, Kleinmond in terms of Section 16.(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 for a departure to relax the lateral building line from 2,0m to 0m to accommodate a proposed new storage room.

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 3585, Kleinmond for a departure in order to relax 2m lateral building lines to 0m and built structures longer than 9m over the building line respectively to accommodate a proposed garden shed/storage room, **be approved**, in terms of Section 61 of the By-Law, subject to the following conditions

   (a) that this approval is only for the development as indicated on plan numbers 2025-1679-01 and 2025-1679-02 dated 29 July 2025, as submitted with the application;

   (b) that no further departures over the building lines be approved, except as stipulated by the Land Use Scheme;

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

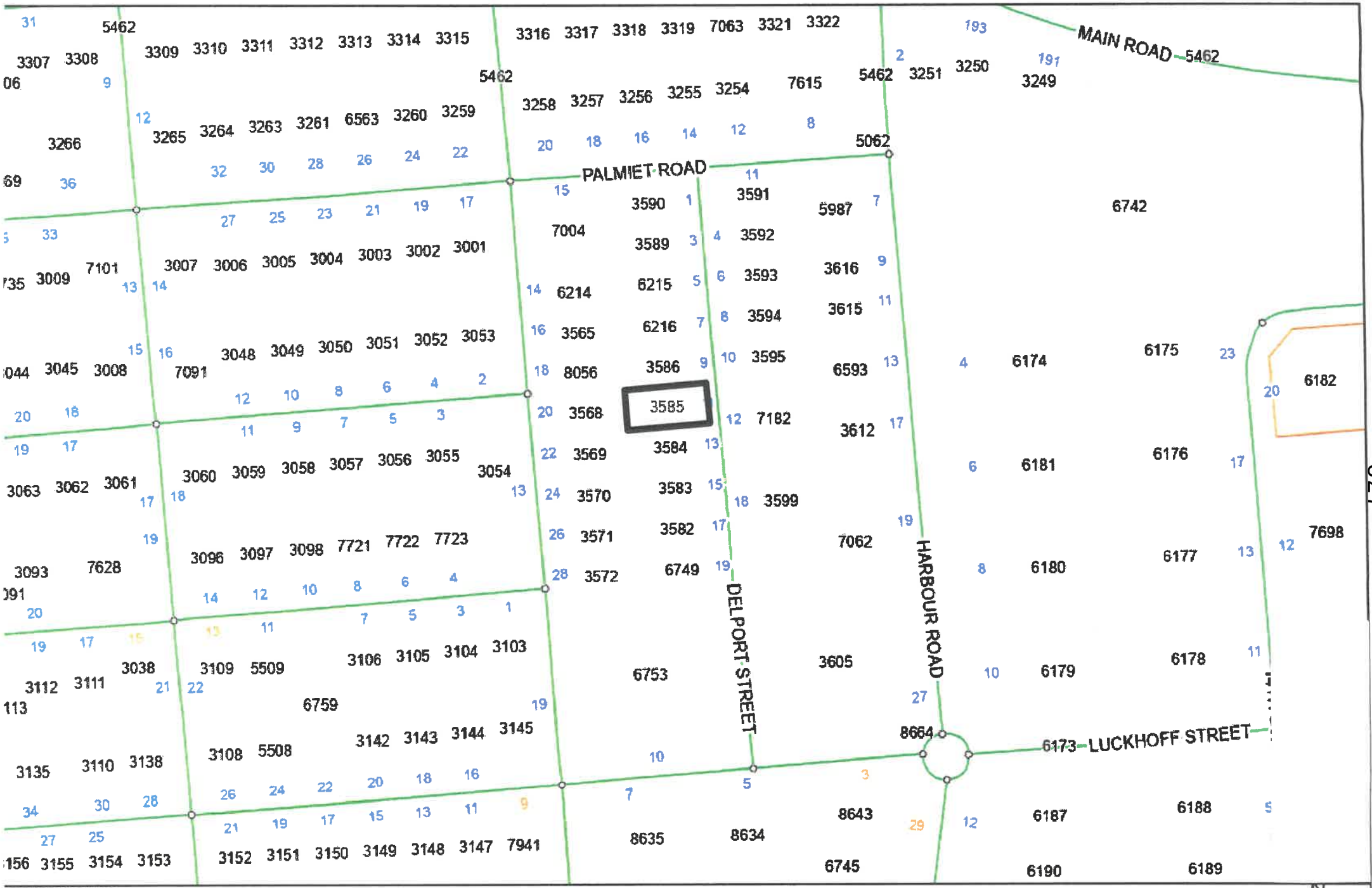
   (d) that this approval does not absolve the applicant from compliance with any other relevant legislation;

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

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

- No objection from surrounding owners.
- The proposed development will be in harmony with the aesthetics of the existing dwelling.
- No change in character of the locality and property.
- Better utilization of the property.



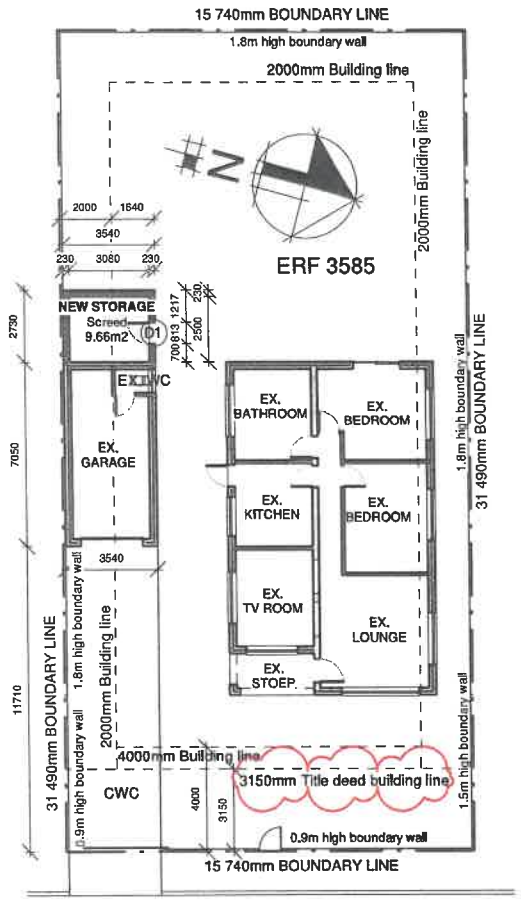
OVERSTRAND MUNICIPALITY

Locality Map

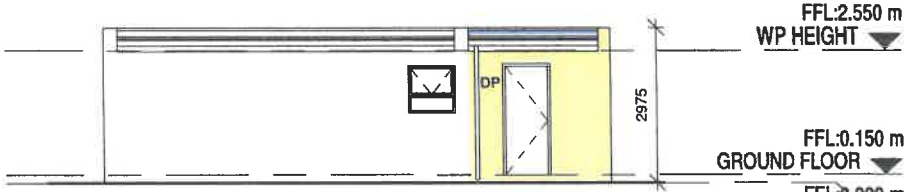
ERF 3585, 11 DELPORT STREET, KLEINMOND

N

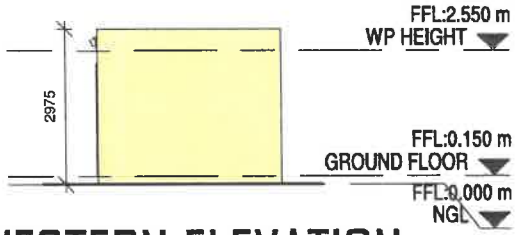
Date: 2025/08/04



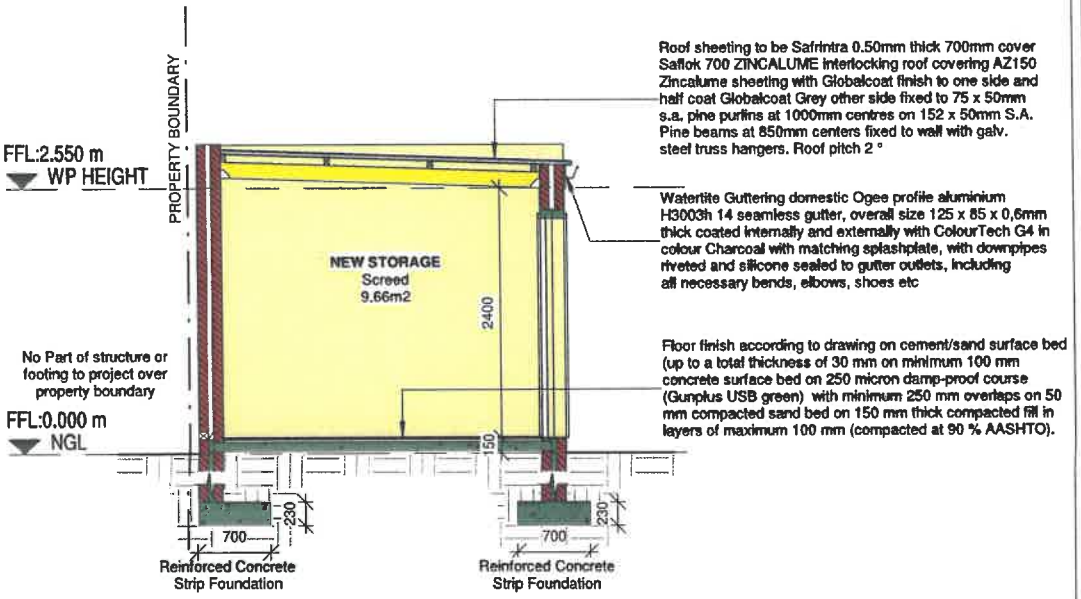
SITE / GROUND STOREY PLAN
1 : 200



NORTHERN ELEVATION
1 : 100



WESTERN ELEVATION
1 : 100



SECTION A-A
1 : 50

NO	REVISIONS	DATE
	ISSUED TO CLIENT	
1	MUNICIPAL	29-07-2025

Legal Note:
- Please note that the legal liability of this plan expires after 5 years from date on plan.
- All products specified have to be installed as specified. Any other method of installation or deviation from specs will release Van Heerden Architecture (Pty) Ltd of any legal liability.
-All products carry a manufacturers guarantee, and can't be guaranteed by Van Heerden Architecture (pty) Ltd. Any deviation from plans has to be reported to Van Heerden Architecture (Pty) Ltd before such deviation is applied, and a new altered plan has to be acquired before any deviation may be made. Making any changes contradicting this plan is a offence.
-All building work has to comply with SANS10400 and NHBRC regulations.

PROJECT DETAILS:
NEW ADDITION FOR Ms G van Niekerk

PROPERTY DETAILS:
ERF 3585 _ 11 DELPORT STREET, KLEINMOND

OWNER'S SIGNATURES

ARCHITECTURAL TECHNOLOGIST P.W VAN HEERDEN
SACAP Reg No: T1894

VAN HEERDEN ARCHITECTURE
8 Taalbos close, Protea Heights, Brackenfell
REG. NO. 2018/834496/07
Pieter van Heerden — SACAP T1894
072 396 5979 — SAIAT 32642
pieter@vhvm.co.za

DRAWING STATUS CODES:
A: Design - B: Marketing - C: Municipal - D: Tender - E: Construction - F: As Built

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATION AND MUNICIPAL BY-LAWS) MUST BE ADHERE TO. - CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFPRE WPRK COMMENCES.- FIGURES DIMENSIONS AND LARGE SCALE DETAILS TAKES PREFERENCE OVER SCALED DIMENSIONS.- REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECTURAL TECHNOLOGIST AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THIS DRAWING IS THE PROPERTY OF VAN HEERDEN ARCHITECTURE(Pty) Ltd. AND COPY RIGHT IS RESERVED.

DESIGNED	PW van HEERDEN
DRAWN	BN.COX
CHECKED	PW van HEERDEN
SCALE	As indicated
DATE	2025/07/29 09:57:49

SCALE / SHEET SIZE: as per drawing / A3

DRAWINGS No: **2025-1679-01**

REVISION **1**

MUNICIPAL APPROVAL

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

45. ERF 1175, 15 GULL CLOSE, VERMONT, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: INTERACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF M CICHON

1175 HVM (5033/2025)
H Olivier **(028) 313 8900** **Hermanus Administration**
10 November 2025

EXECUTIVE SUMMARY

An application has been received on 11 July 2025 from Interactive Town and Regional Planners on behalf of M Cichorn on Erf 1175, Vermont in terms of Section 16.(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for a departure to relax the following building lines:

- eastern street building line from 4m to 2,1m to accommodate the change of use of the existing single garage into a garden store, tool store and toilet, and to relax the same street building line from 4m to 1,45m to accommodate a proposed new pergola.
- northern street building line from 3m to 1,37m to accommodate a proposed new pergola.
- south-eastern lateral building line from 2m to 0m to accommodate the change of use of the existing single garage into a garden store, tool store and toilet.

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 1175, Vermont, for a departure to relax the following building lines:

   - eastern street building line from 4m to 2,1m to accommodate the change of use of the existing single garage into a garden store, tool store and toilet, and to relax the same street building line from 4m to 1,45m to accommodate a proposed new pergola;
   - northern street building line from 3m to 1,37m to accommodate a proposed new pergola;
   - south-eastern lateral building line from 2m to 0m to accommodate the change of use of the existing single garage into a garden store, tool store and toilet;

   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 of the building line and is not an approval in terms of any other legislation;

(b) that the approval for the departure is only for the development over for the building lines as indicated on plan no 101 dated 30 June 2025 submitted with the application;

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

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

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

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

(g) that all the conditions imposed by Telkom 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 conditions of approval.

REASONS FOR RESOLUTION

- The application has followed due procedure.
- The application is supported by all relevant Municipal and State departments/branches.
- No new municipal services will be required.
- The use change of the garage to storage and an outside toilet will not impact the neighbour negatively as there is a high wall between the properties and some vegetation, and all doors from the outbuilding will face away from the adjacent neighbour's property.
- The proposed pergola will be much lower than the Vermont Avenue road height and not impact the streetscape, and the pergola will provide much needed privacy in the properties backyard as motorists and pedestrians have a direct view into the property's backyard.
- The application will not have a negative impact on the character of the area or the surrounding neighbours and is desirable.



PROJECT

Erf 1175 Vermont

TITLE

Locality Plan
Local Context

Application Area

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

DRAWN BY	CHECKED BY	DATE
Author	Checker	2023/09/04
SCALE (@ A4)	PROJECT NUMBER	
As Indicated	0001	

DRAWING NUMBER
A101

InterActive Town & Regional Planning

Andre Wiehahn Pr Pln A/52271/99
B Art et Sc (Town and Regional Planning)
Telephone 028 312 1666
Cell phone: 082 466 9469
E-Mail: wiehahn.a@gmail.com

CONSTRUCTION NOTES:
Only applicable where deemed necessary to the material and construction detail. All discrepancies to be listed and indicated, in writing, to the architect/ designer prior to commencement of site.

AUTHORITIES:
Main Contractor and Sub Contractor to ensure that all work is done in strict accordance with the latest regulations and requirements of related authorities including:
a)National Building Regulations (NBR)
b)South African National Standards (SANS)
c)Local Municipal Authority (By-laws)
d)CIDB - "In terms of Goal 5 to Good Construction"
e)Small Enterprise Building Regulations Council (SEBRC)
f) State Architectural Guidelines & Regulations (Housing only)
g)All other relevant Authorities GENERAL

DRAWING STATUS
The Contractor to ensure that the latest drawings are used on site prior to the commencement of work.
Only the latest construction drawings issued by the Architect/ Designer as "construction drawings" with a date must be used for construction of the works. All superseded drawings must be removed from the site. One set of the latest Authority Approved Plan / Drawings to be kept on site at all times.
One set of the latest construction drawings to be kept on site at all times, and is liable for the Architect/ Designer/ Consultant, and other Authorities.

GENERAL
Quality of materials and workmanship to comply with the latest relevant Codes & Specifications of SABS and the minimum standards of Standard Preliminaries (SBDC) and the Model Preambles for trades (SASAS 2008) and where applicable Project Specifications and/or Bill of Quantities. This drawing to be read in conjunction with other Project Drawings, Construction Documents and building contract agreement documents. Contract as must view the site and work to allow for everything necessary to complete the work.

Contractor(s) to check the details on the drawing for compliance with provisions of good building practices with particular reference to the Code's "Acts, Bills", and the all any discrepancies in writing to the Architect/ Designer.

No setting out is to commence before the site boundary pegs position are verified and pointed out by the Land Surveyor. The Contractor to ensure that the correct setting out, finished floor levels, building lines, boundary and building lines & floors prior to commencement of ANY work. The contractor is to verify all services in current, utility services providers and existing work(s) which is the responsibility of the contractor. The contractor to verify all levels, heights and dimensions on site and check the same against drawings before any work commences.

Any errors, discrepancies or omissions on drawings are to be immediately reported to the Architect / Designer for clarification before any work is taken in hand.

DRAINAGE
Drains system to conform to national building regulations, first inspection eye (I/C) to be min. 450mm below ground level with access.
Pre-cast 110mm diameter pipes 1:60 and 1 min. fall of 1:40, (SANS 1083/9)
Inverting eyes (I/C) in main drain in direction of flow at maximum angle 45 degrees and to be continued up to ground level & adequately, marked & protected.

EARTH, SAND & UNDERMINING WORKS
Approved SABS Synthetic fill, where to be used in clayey soil. Where the cavity is less than 38mm, but less than 100mm, or the height of the walls are less than 1m, approved SABS galvanised strip will be, to minimum specifications: to be used. Reference on brickwork and garden walls or boundaries walls, to be used at least every third brick course.

ELECTRICITY
All electrical notes and wires in wall, floor, concrete soffits and ceilings shall run in SANS approved conduits and / or trunking and / or cable trays.

ENERGY DEMAND
Allowance 3kVA/m2

ENERGY CONSUMPTION
Allowance 15kWh/m2 p.a. or 5kWh/m2 /per/month

ENGINEERING & STRUCTURAL
All structural work to be designed by a structural engineer, appointed by the Client. The engineer is liable for all foundations, footings, retaining walls, masonry walls, columns, piers, concrete slabs, beams, all structural steel work.

All foundations specified on drawings to be verified by engineer, provision to be made for reinforcement where the soil conditions require suitability. All should at there in to be inspected by, and have passed inspection by, the engineer, prior to casting up of the work.

EXTERNAL
Hardwood frames to all external doors as supplied by Swartland or equally approved, internal doors to be timber as selected by client.

FILLING / MATERIAL
Filling material(s) under floor slabs to consist of suitable inorganic material to be compacted in 150mm layers, to a density of at least 90% mod AASHTO (SANS 10400 :2010 4.4.5-7)

FOUNDATIONS
Foundations to be in accordance with appointed Engineer's details & specifications. Where Engineer is not appointed: Continuous strip foundation to be minimum 350mm thick, united to 1 on "solid rock, and minimum 750mm wide to load bearing or less standing walls and 400mm wide for non-load bearing masonry walls (SANS 10400 H). Foundations to boundary walls, not to exceed property / erf boundary

GENERAL
- If underfloor heating is installed, the floor slab must be insulated with suitable material with a minimum value of 1.00
- Hot water supply requirements: Geysers are to be wrapped in insulation blanket with an value to satisfy part XA of SANS 10400.
- A minimum of 50 of the annual average heating requirement for hot water must be provided by means other than electric resistive heating or fossil fuels.
- Check with municipal by-laws, subject to...
SANS 1307, SANS 10106, SANS 4211-1, SANS 4211-2, SANS 10254, SANS 10252-1

- Where applicable, solar & heat pump installation, are to be by a qualified...
- All exposed hot water pipes ≥ 40mm in diameter must be insulated with an insulant that has a minimum R-value of 1.00

GEYSER
365 litre approved solar geyser to be supplied, geyser cylinder to be wrapped in 80mm thick suitable insulation blanket. All specifications to be in accordance with SANS 10252-1 & SANS 10106.

GEYSER DRIP TRAY
Drip tray to comply with SANS 1184B drip tray specification. Drip tray(s) to be supplied with anchorage for connecting the waste pipe to the tray.

GLAZING
All glazing to comply to SANS 10400-N.
Glass panels lower than 800 mm from the FFL or greater than 1m2 to be minimum 6.38mm thick safety glass.
All safety glazing materials (inclu. Just panes) shall be
Permanently marked. Such marking to be visible after the install and remain visible with SABS 1263.
Thickness of glazing related to wind load supportation - to be in accordance with SABS 0137.
All glazed aluminium windows, sliding doors, shop fronts, entrances screens, windows and curtain walling, skylights and shop fronts classes as set out in the minimum recommended performance requirements as set out by AAMSA in their general specification for Architectural Aluminium and Glass Products.
All glazed architectural aluminium products shall be certified on the basis relevant AAMA/IGA Performance test certificate for the product have been provided.
Frosted / obscure glass to windows in bathrooms & toilets.

HEALTH & SAFETY
The Client is to ensure that the Contractor, in terms of the Occupational Health and Safety Act, Act 85 of 1993, with specific reference to the Construction Regulations, complies with the minimum requirements.

HOT WATER DEMAND, STORAGE & HEATER POWER ACCORDING TO SANS 10252-1
As per attached XA of the Act.

HOT WATER REQUIREMENTS
The hot water cylinder is to be wrapped with a 80mm thick suitable insulation blanket and an Eskom approved ash geyser must be fitted. (min 300l or equal & approved).
Hot water demand as per SANS 10252-1.
All electrical wiring & installations will be done in accordance with SANS 10106. 50% hot water from alternate source.

LIGHTING
Energy saving CFL to be used.
Lighting to be max 8w per sq/m as per SANS 204.

NATURAL VENTILATION & LIGHTING
Provide minimum of 10% of floor area or 2m2 area of opening for natural lighting to all habitable rooms inclusive of frames & glazing bars.
Provide minimum of 5% of floor area or 2m2 (whichever is greater) for artificial lighting to all habitable rooms. (SANS 10400-O)
Buildings with up to 1 500 sq.m. maximum area of total floor area, per storey, to comply with the minimum energy performance requirements.
Buildings exceeding 1 500 sq.m per storey shall comply with requirement, for fenestrations, as per SANS 204. All leakage should comply with SANS 613.

PLASTER
Cement plaster, consisting of 3:1 sand & lime and 10% cement.
Smooth wood trowelled finish internally, smooth plastered finish externally where indicated.
Stipple textured plaster to walls, where applicable and indicated on elevations.

PREPARATION
Allow all will be in instructed in compliance with the National Building Regulations,
SANS10400 and the Energy Efficiency Act, SANS 204, and all Local Authority by Laws.

PRECAST LINTELS
Lintels must all openings exceeding 1.5m with DPC (125 x 190/200) stepped over.
Drawings surrounding future walls to complete the design.

RAINWATER GOODS
150x150mm fibre cement fascias fixed with brass screws to rafter ends.
125mm PVC gutters to 75mm diameter downpipes to catchpits. 110mm diameter underground PVC piping according to stormwater layout.

ROOF
The minimum slope / pitch to be confirmed by architectural professional, in accordance with the manufacturers recommendations, 38 x 38mm SA pine battens at 450mm c/c on 0.420 fire resistant aluminium foil insulation or similar suitable as per SANS 10400 XA grade 5 (pine rafters) and of SABS mills available. Roof covering materials, secured on 38x38mm SA pine battens available, continuous with 2x2 mm galvanised hook iron bolt a minimum of 600mm into brick-work.

All in accordance with the manufacturers recommendations.

SANS 10400 XA REQUIREMENTS
Roof overhang to maximum of max. 300mm.

No doors & windows openings are to be altered in any way without prior approval.

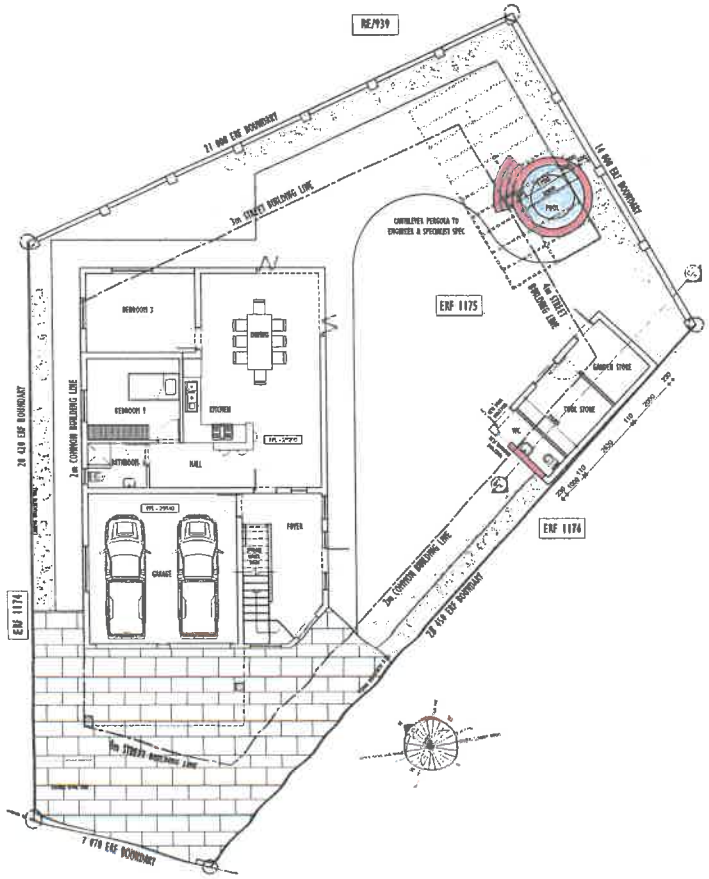
All insulation to roof, pipework etc. to be strictly adhered to.

SURFACE BED
Surface beds to be in accordance with appointed engineer's details & specifications.
Where engineer is not appointed, selected fill / finish material on 30mm cement sand screed on 80mm thick concrete surface bed in accordance with SANS 10249-1:2012 cement mortar in compaction, vibrations and consistency criteria for common cement, stone aggregate to conform to SANS 1083:2004.
Mesh ref no F92, to all surface beds where depth of fill exceeds 1000mm.
DPC 250um (or equally approved) damp proof membrane under concrete surface beds conforming to SANS 952-1:2011, laid with minimum 250mm overlaps, to be turned up around perimeter of and at least for full thickness of surface bed and abutting piers, walls to comply with SANS 10400 H.
DPC 375um (or equally approved) damp proof course in solid walls conforming to SANS 952-1:2011, laid with minimum 250mm overlaps.

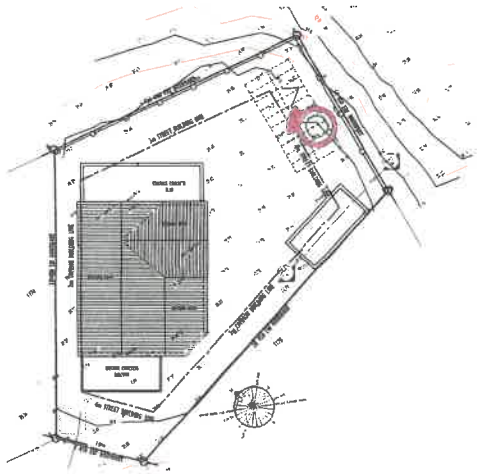
WALLS
All defects / concrete with SABS 227. All external walls to be 230mm cavity walls with clay bricks. All internal walls to be 90mm clay bricks. Walls to comply with SANS 10400 H.
DPC 375um (or equally approved) damp proof course below all sills and above all plinths, openings and other bridges, to cavity walls and vertical DPC to jambs of all openings. Weep holes @ 600mm intervals. DPC on 2nr cavity walls must be 150m above finished ground level and cavity beneath DPC must be filled with concrete supported fillet.

WINDOWS & DOORS
All windows and sliding doors to be aluminium framed.
All frames to be fixed to walls with galvanised hoop iron built into walls at 600mm c/c in 3:1 cement mix.

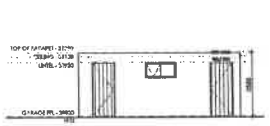
WINDOW CILLS
Internal - Plastered window cills except in bathrooms. Granite cills fitted bathrooms.
External - Window cills are plastered & painted brick on edge with DPC under.



GROUND STOREY PLAN
SCALE 1:100



SITE PLAN
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



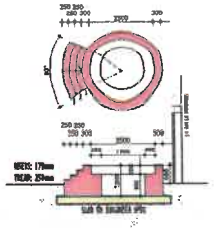
PERGOLA FRONT ELEVATION
SCALE 1:100



PERGOLA SIDE ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100



POOL DETAIL
SCALE 1:100

SUBMISSION CALCULATIONS

MUNICIPAL BY - LAW	SITE AREA	527
	ZONING	SR1
	PERMITTED FLOOR FACTOR	N/A
	PERMITTED COVERAGE	50%
	MAXIMUM HEIGHT	8
	STREET BUILDING LINE	4
	COMMON BUILDING LINE	2
	REAR BUILDING LINE	2
	PARKING RATIO	N/A
	LOADING BAY REQUIREMENTS	N/A
	PARAPLEGIC REQUIREMENTS	N/A

EXISTING	BUILDING FOOTPRINT	178.9
	COVERAGE	33.95%
	GROUND FLOOR	160.1
	FIRST FLOOR	108.7
	TOTAL FLOOR AREA	268.8
	PROPOSED FLOOR FACTOR	0.51

NO CHANGES TO EXISTING FLOOR AREAS & COVERAGE

GENERAL NOTES:
ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING ANY WORKS

FIGURED DIMENSIONS ARE TO TAKE PREFERENCE TO SCALING. ALL DISCREPANCIES ON DRAWINGS OR INTENDED VARIATIONS FROM DRAWINGS ARE TO BE CLEARED WITH THE PROJECT MANAGER BEFORE COMMENCING

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH REGULATIONS AS LAID DOWN IN THE NATIONAL BUILDING REGULATIONS.

ALL EXISTING MATERIAL REMAINS THE PROPERTY OF THE OWNER UNLESS OTHERWISE STATED.

REVISION RECORD

REV No.	DATE DRAWN	DESCRIPTION

ENGINEER CERTIFICATION:

ISSUED FOR MUNICIPAL SUBMISSION

grow architecture
ARCHITECTURE
PROJECT MANAGEMENT
INFO@GROWARCHITECTURE.COM
WWW.GROWARCHITECTURE.COM
UNIT 15, CRANE EDGE 4, TYGER WATERFRONT, BELLVILLE
087 702 7099 | 082 691 4954

PROJECT:
HOUSE MARIUSZ CICHON - ALTERATIONS & LANDSCAPING ADDITIONS

LOCATION:
VERMONT, HERMANUS

ERF: 1175

DRAWING:
PLANS, ELEVATIONS, SECTIONS & DETAILS

DATE: 2025.06.30	DRAWN: SV
SCALE: AS INDICATED	DWG. No. DRAWING NO. 101
OWNER'S SIGNATURE:	ARCH. SIGNATURE:

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR:
APPLICATION FOR DEPARTURE: ERF 1175, VERMONT (5033/2025)

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

24/07/2025

DATE

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

46. ERF 7172, 277 NINTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF C KRAFFT

Erf 7172 HVK
P Roux **(028) 313 8900** **Hermanus Administration**
24 November 2025

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 18 August 2025 from Messrs PlanActive Town- and Regional Planners on behalf of the property owners for the **subdivision** of Erf 7172, Hermanus into two portions namely, Portion A approximately 869m² in extent and the Remainder approximately 484m² in extent.

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 (By-Law) for the **subdivision** of Erf 7172, Hermanus into two portions namely, Portion A approximately 869m² in extent and the Remainder approximately 484m² in extent, **be approved** in terms of the provisions of Section 61, subject to the following conditions:

   (a) that the approval is only for the subdivision as indicated on *Subdivision Plan dated herm7172s.drw*, 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 comment be complied with at that stage;

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

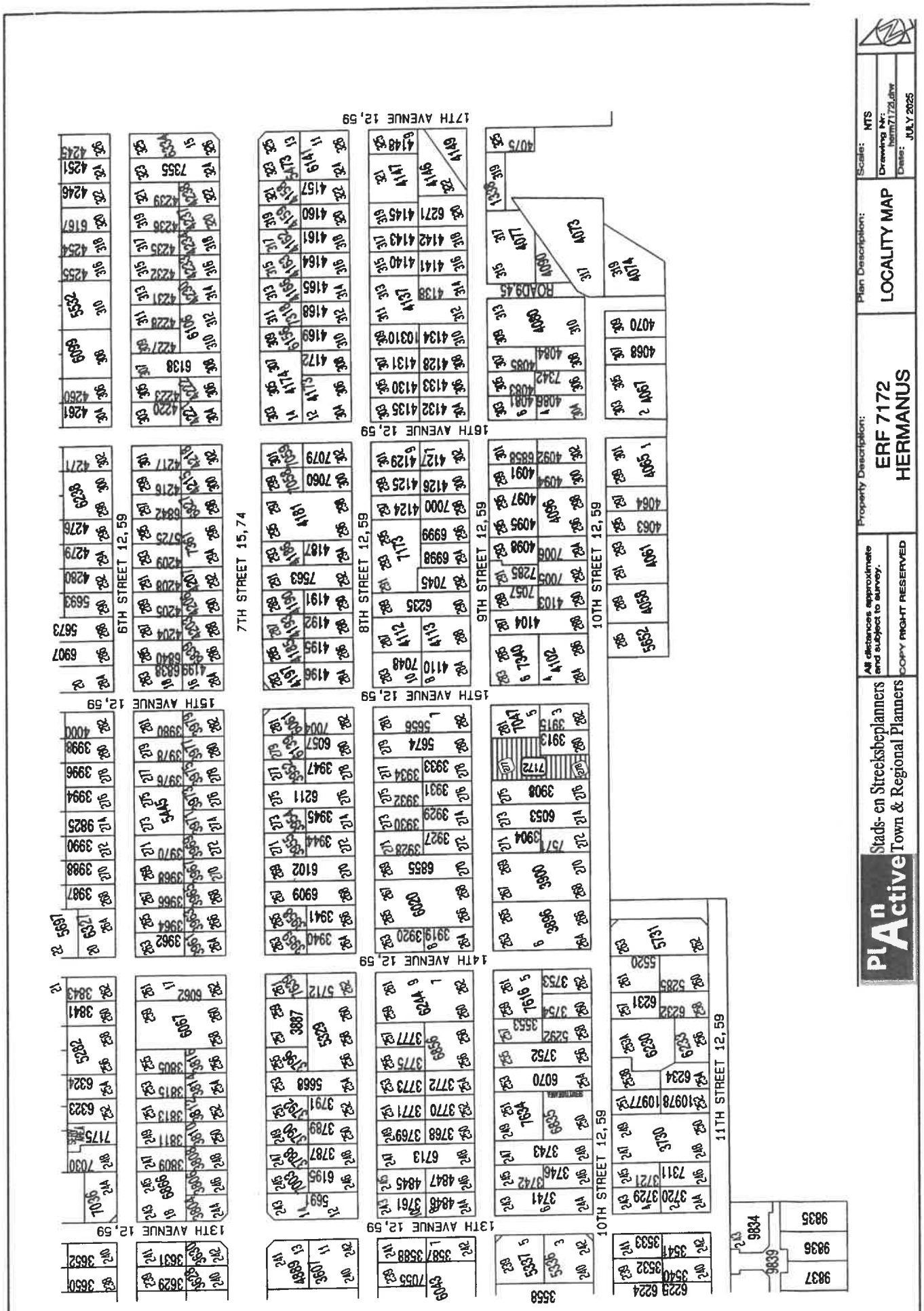
   (d) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and

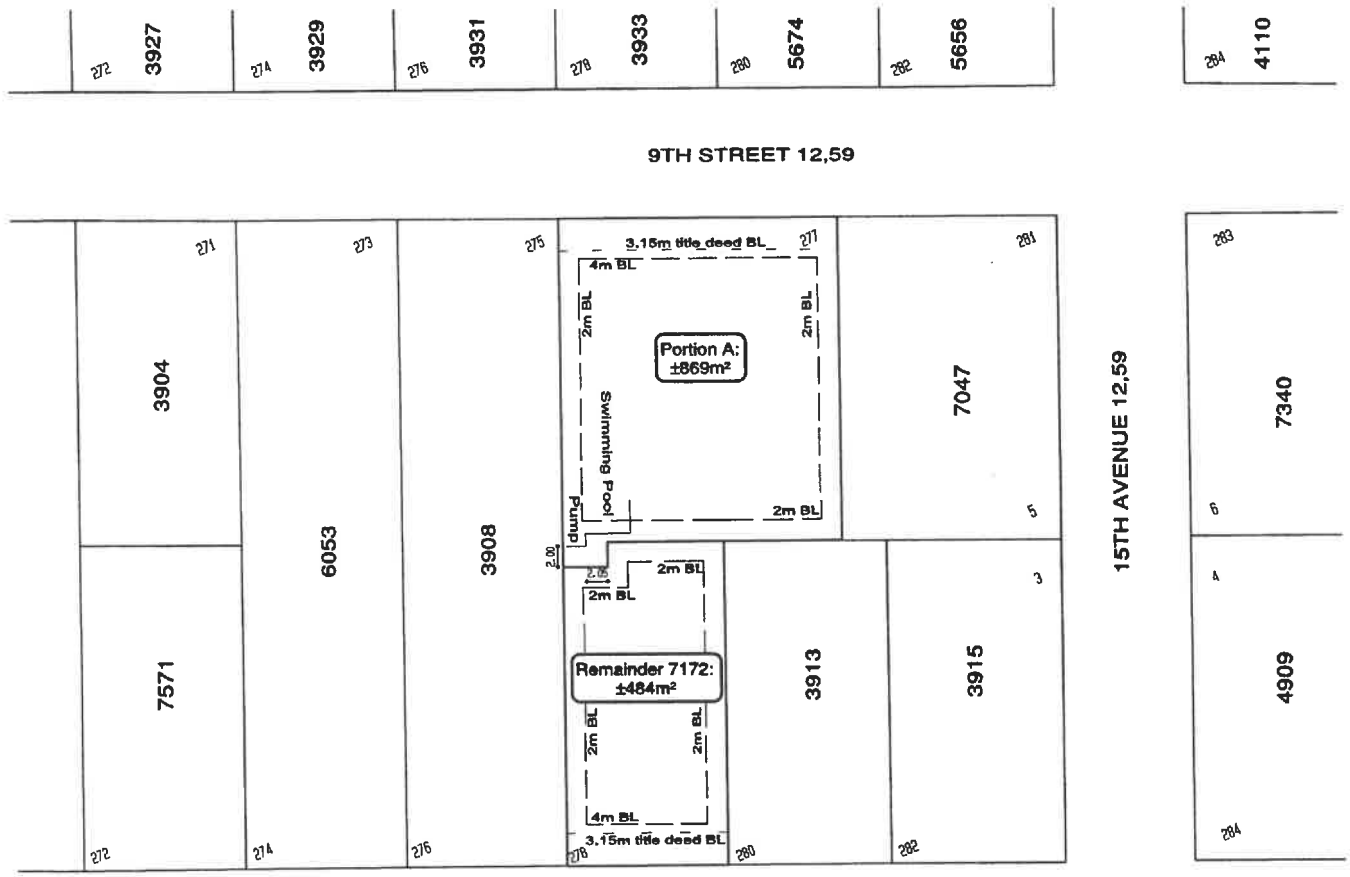
   (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.

2. that the applicant 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 conditions of approval.

REASONS FOR RESOLUTION

- The application has followed due procedure.
- None of the departments have any objection.
- The proposed subdivision in line with the applicable municipal and provincial planning policy and will make more efficient use of brownfield land within the urban edge.
- The proposal will not negatively impact on existing/vested rights of adjoining property owners.
- The property was previously consolidated to form one large property and by subdivision will create one property in line with the existing erven developed on 10th Street.
- The proposed application fits in with the character of the surrounding area and is desirable.


17TH AVENUE 12,59
16TH AVENUE 12,59
15TH AVENUE 12,59
14TH AVENUE 12,59
13TH AVENUE 12,59
6TH STREET 12,59
7TH STREET 15,74
8TH STREET 12,59
9TH STREET 12,59
10TH STREET 12,59
11TH STREET 12,59
ROAD 945
Property Description:
ERF 7172
HERMANUS
Plan Description:
LOCALITY MAP
Scale: NTS
Drawing Nr: herm7172.drw
Date: JULY 2025
PLAN Active
Stads- en Streeksbeplanners
Town & Regional Planners
All distances approximate and subject to survey.
COPY RIGHT RESERVED



NOTES:

- Erf boundaries
- As Built swimming pool & pump
- Subdivision line
- Land use scheme building lines
- Title deed street building lines

It is proposed to subdivide erf 7172 Hermanus as follows:
- Portion A: ±869m²
- Remainder: ±484m²

Coverage after subdivision:
- Portion A: ±39% (341,5m² - refer to approved site plan)
- Remainder: 0% (vacant)

PlAn Active Stads- en Streeksbeplanners Town & Regional Planners

All distances approximate and subject to survey.

COPY RIGHT RESERVED

Property Description:
ERF 7172
HERMANUS

Plan Description:
SUBDIVISION PLAN

Scale: 1:500
Drawing Nr: herm7172s.drw
Date: AUGUST 2025

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR SUBDIVISION: ERF 7172, VOELKLIP (5066/2024)

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

Conditions:

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

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

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

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

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

The contribution according to the current policy (**2025/2026**) is as follows:

Freehold erven:

Water	R 27 598.00 x 1	=	R 27 598.00
Sewerage	R 19 725.00 x 1	=	R 19 725.00
Roads	R 8 845.00 x 1	=	R 8 845.00
Stormwater	R 10 205.00 x 1	=	R 10 205.00
Solid Waste	R 1 769.00 x 1	=	R 1 769.00
Electricity	R 41 600.00 x 1	=	R 41 600.00
TOTAL (inclusive of VAT)		=	**R109 742.00**

Please note that the above figures:
a) are estimates
b) do not include investigation and connection fees
c) are subject to annual tariff adjustments

2. that the existing water connection to Erf 7172 shall be used to service the proposed Portion A or the Remainder of Erf 7172;

3. that any part of the existing water and sewer services on Erf 7172 that crosses the common boundary of Portion A and the Remainder of Erf 7172 shall be disconnected and sealed off;

4. that both the Remainder and Portion A of must be serviced with individual and separate water connections which must comply with the standards of the Division: Civil Engineering Services;

5. that the proposed Portion A and Remainder of Erf 7172 must each be serviced with individual and separate sewer conservancy tanks, which must comply with the standards of the Division: Civil Engineering Services, and to which the sewer services of the individual erven must connect to;

6. that only a standard 60 Amp single phase electricity connection will be available per erf;

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

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

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

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

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

12. 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

26/08/2025

DATE

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

47. ERF 275, 38 DANEEL STREET, STANFORD: APPLICATION FOR REZONING: A ROUX TOWN PLANNING ON BEHALF OF PROVINCIAL DEPARTMENT OF WESTERN CAPE

275 Stanford (4992/2025)
P Roux **(028) 313 8900** **Hermanus Administration**
25 November 2025

EXECUTIVE SUMMARY

An application, in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) was received on 23 June 2025 from Messrs A Roux on behalf of the property owner of Erf 275, Stanford for the following:

- **Rezoning** of the property in terms of Section 16(2)(a) of the By-Law from Community Zone 1 to Business Zone 3: Local Business to accommodate office use.

RESOLUTION

1. 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 275, Stanford from Community Zone 1 to Business Zone 3: Local Business to accommodate office use, **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 use of the building as per Site Plan no *21001-a002-001* as submitted with the application:

   (b) that the use of the property be limited to office use only;

   (c) that building plans be submitted to the Building Control Office, and all comments from the Fire Department be complied with at that stage, and may include the provision of facilities for people with disabilities such as parking, toilet, hard surfaces access and ramp;

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

   (e) 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;

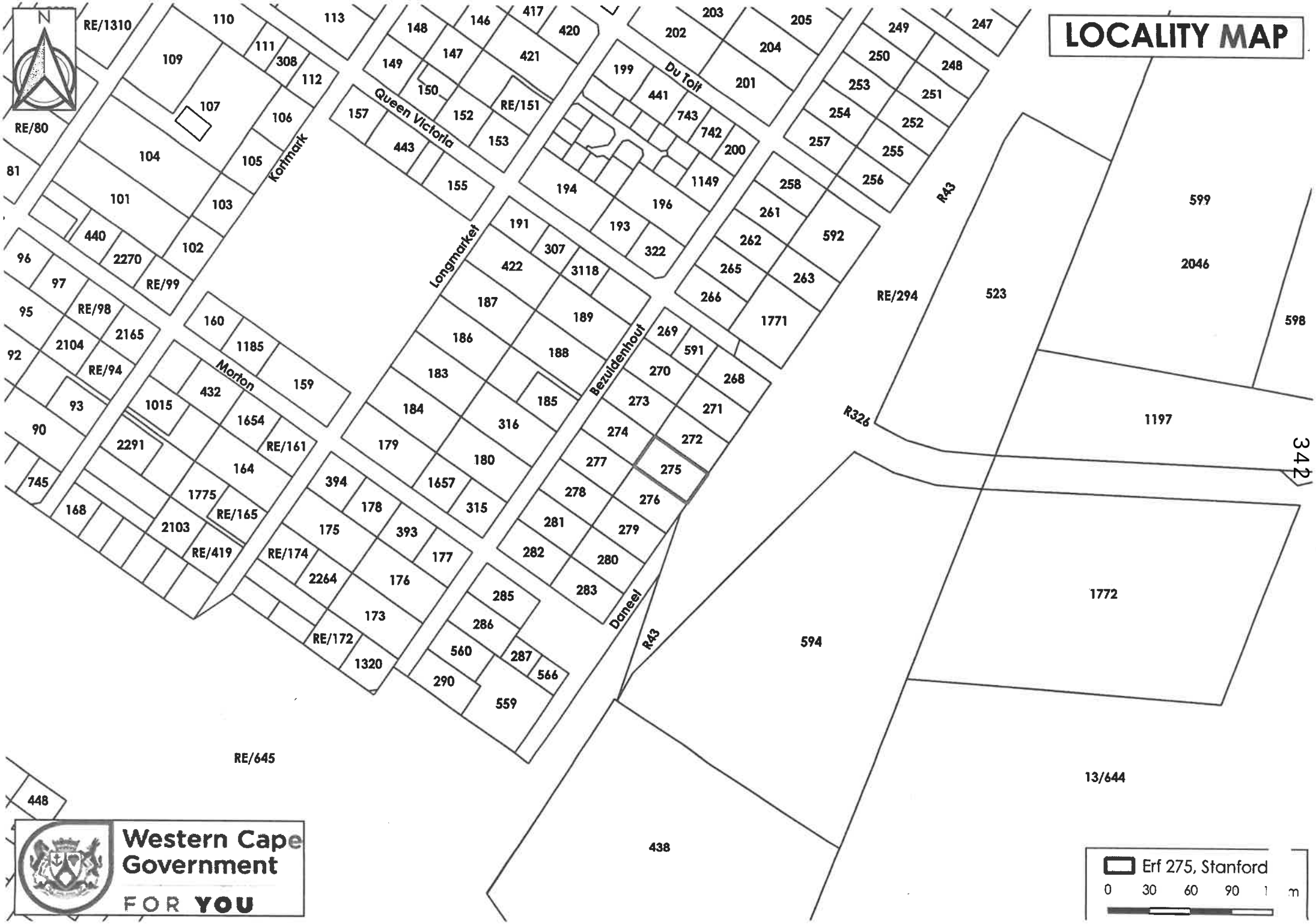
(f) that this approval does not absolve the landowners from compliance with any other relevant legislation, and

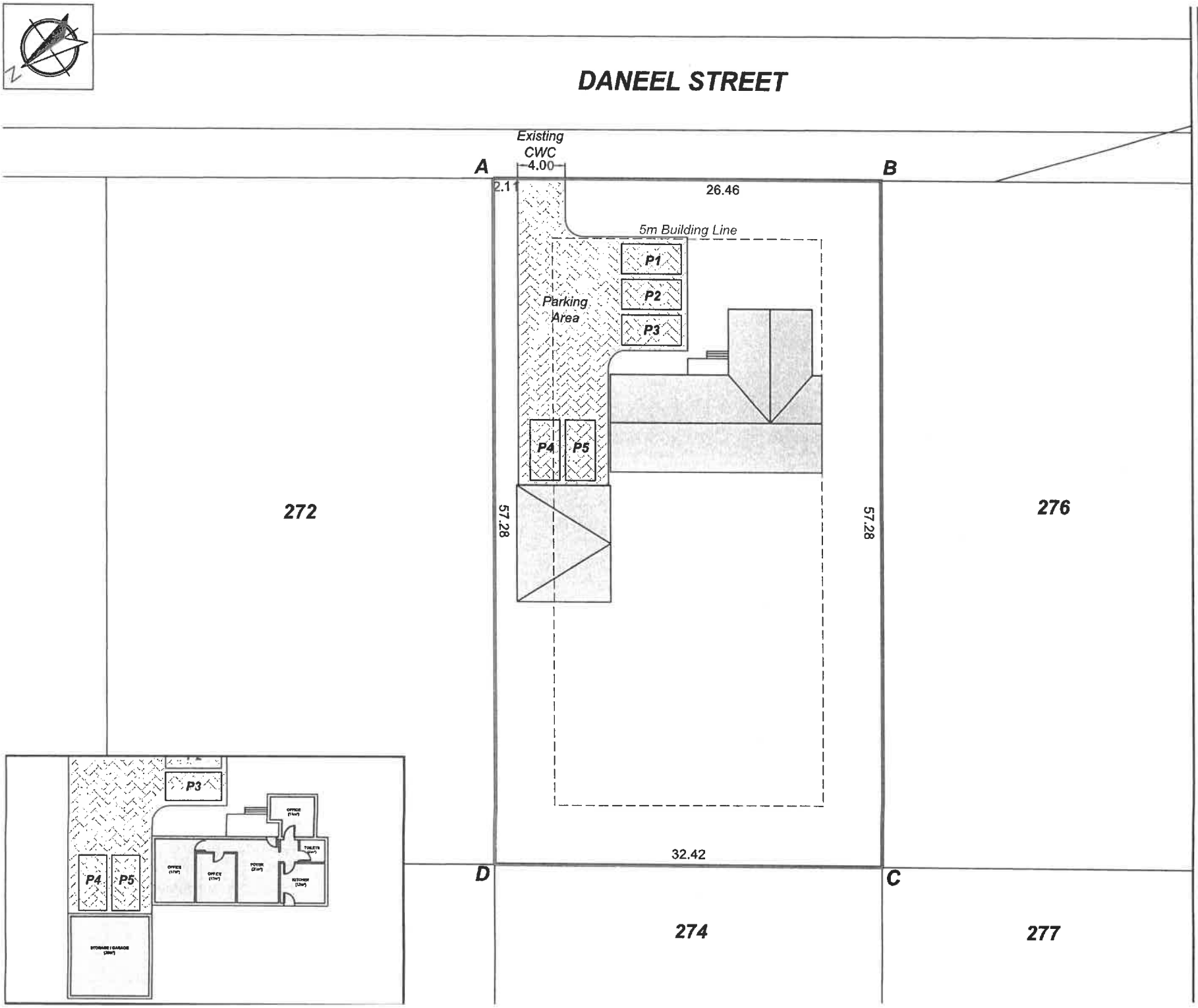
(g) that all other applicable development parameters as prescribed in the relevant Land Use Scheme be complied with.

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

- The use will be limited to the scale of the existing building. The activity proposed will be intermittent and will not lead to large customer groups to frequent the property.
- The proposed parking is street facing and orientated away from the adjacent residential erven.
- The proposal will not have a negative impact on the adjacent property owners.
- The proposed use will allow for service delivery to the local community and allow for efficient use of the property.
- All relevant municipal departments and external departments/institutions support the application.
- No objections were received.


LOCALITY MAP
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RE/1310
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RE/80
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Korlmark
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RE/99
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RE/98
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2165
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RE/94
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745
168
160
1185
159
Morton
432
1015
1654
RE/161
2291
164
1775
RE/165
2103
RE/419
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RE/174
2264
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RE/172
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Queen Victoria
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Longmarket
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Bezuldenhout
Daneel
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R43
RE/294
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2046
598
R326
1197
342
594
1772
RE/645
13/644
448
438
Western Cape Government
FOR YOU
Erf 275, Stanford
0 30 60 90 1 m



REVISION HISTORY:

Rev A: Proposed site and floor layout plan of Erf 275, Stanford.

NOTES:

- All distances and areas are provision and are be verified by cadastral survey.
- Figure ABCD represents Erf 275, Standford, with a size of 1 264m².
- Existing GLA - ±111m²
- Existing Floor Space - ±130m²
- Existing Coverage - ±10,3%
- Parking provision - 4 bays / 100m² GLA
- All parking bays are 5,0m x 2,5m

343

TITLE:

PROPOSED SITE & FLOOR LAYOUT PLAN

SCALE: 1:300 (A3)

0 3 6 9 12 15m

PROPERTY DESCRIPTION:

ERF 275, STANFORD

PROJECT DETAILS:

Project Name:	Stanford Dept of Agriculture Office
Project No:	21001-a002
Client:	WCG: Department of Agriculture
Municipality:	Overstrand Municipality

PLAN DETAILS:

Plan No:	21001-a002-001
Revision:	A
Date:	2025-04-15
Drawn by:	RC
Checked by:	AR

Western C e
Governmer
FOR YOU

COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR: APPLICATION FOR REZONING: ERF 275, STANFORD (4992/2025)

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

17/10/2025

DATE

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

48. ERF 4390, 290 THIRD STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS ENGELBRECHT & SCORGIE ARCHITECTURAL OFFICE ON BEHALF OF ZJH & A VAN TONDER

4390 (4866/2024)
P Roux **(028) 313 8900** **Hermanus Administration**
24 November 2025

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 14 November 2024 from Messrs Engelbrecht & Scorgie Architectural Office on behalf of the owner of Erf 4390, Hermanus for the following:

Departure in terms of Section 16(2)(b) of the Bylaw in order to:

- to relax the western lateral building line from 2.0m to 1.2m, to accommodate an extension of the existing living area on the first floor of the dwelling, by enclosing the first floor balcony.

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) on Erf 4390, Hermanus to relax the western lateral building line from 2.0m to 1.2m, to accommodate an extension of the existing living area on the first floor of the dwelling, by enclosing the first floor balcony, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

   (a) that recommendations are only for the departures as indicated on the site plan no *J1306 01-07*;

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

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

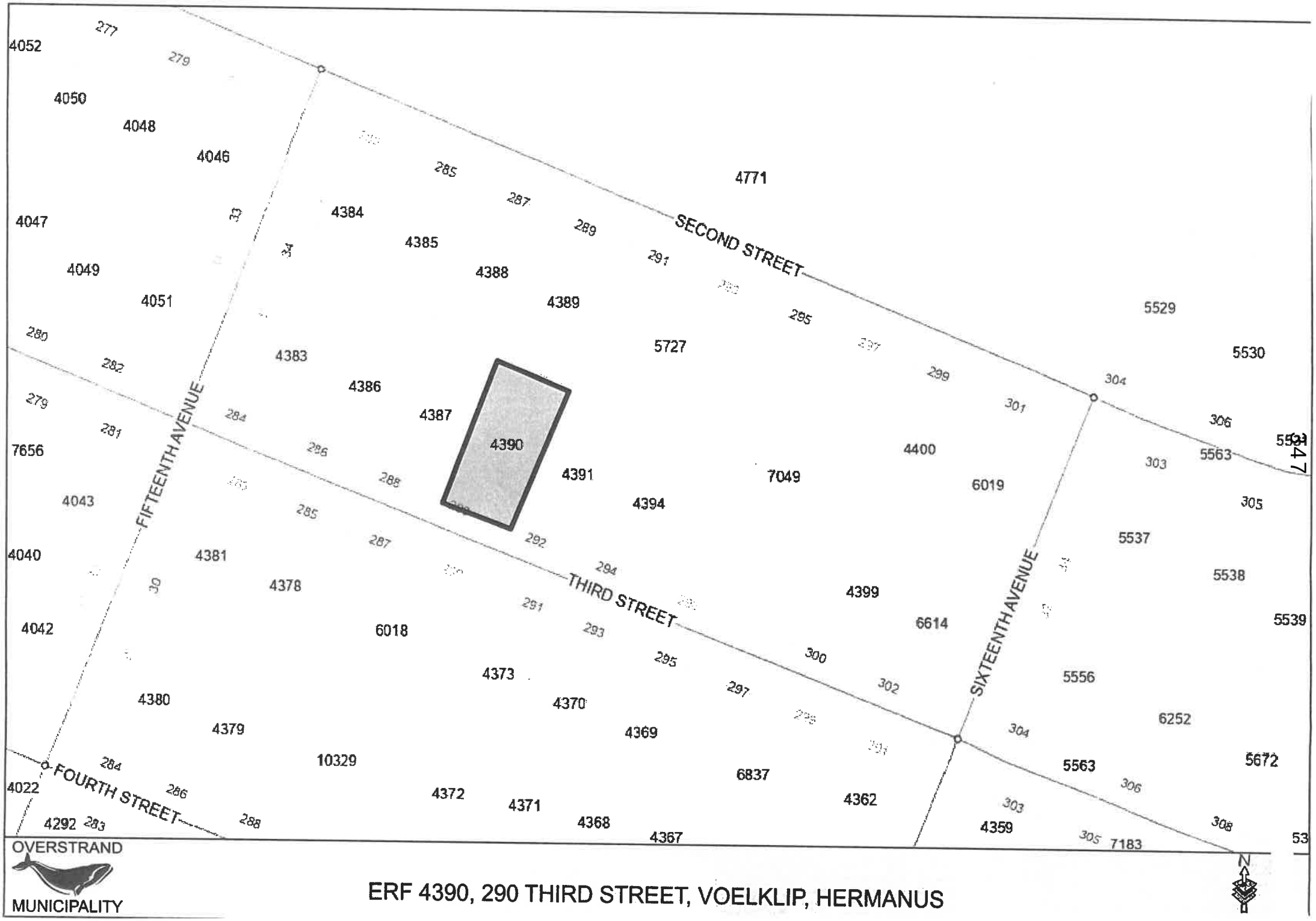
   (d) that this approval does not absolve the landowners from compliance with any other relevant legislation, and

(e) that all other applicable development parameters as prescribed in the relevant Land Use Scheme 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 Municipal Land Use Planning, 2020 with regard to the above conditions of approval.

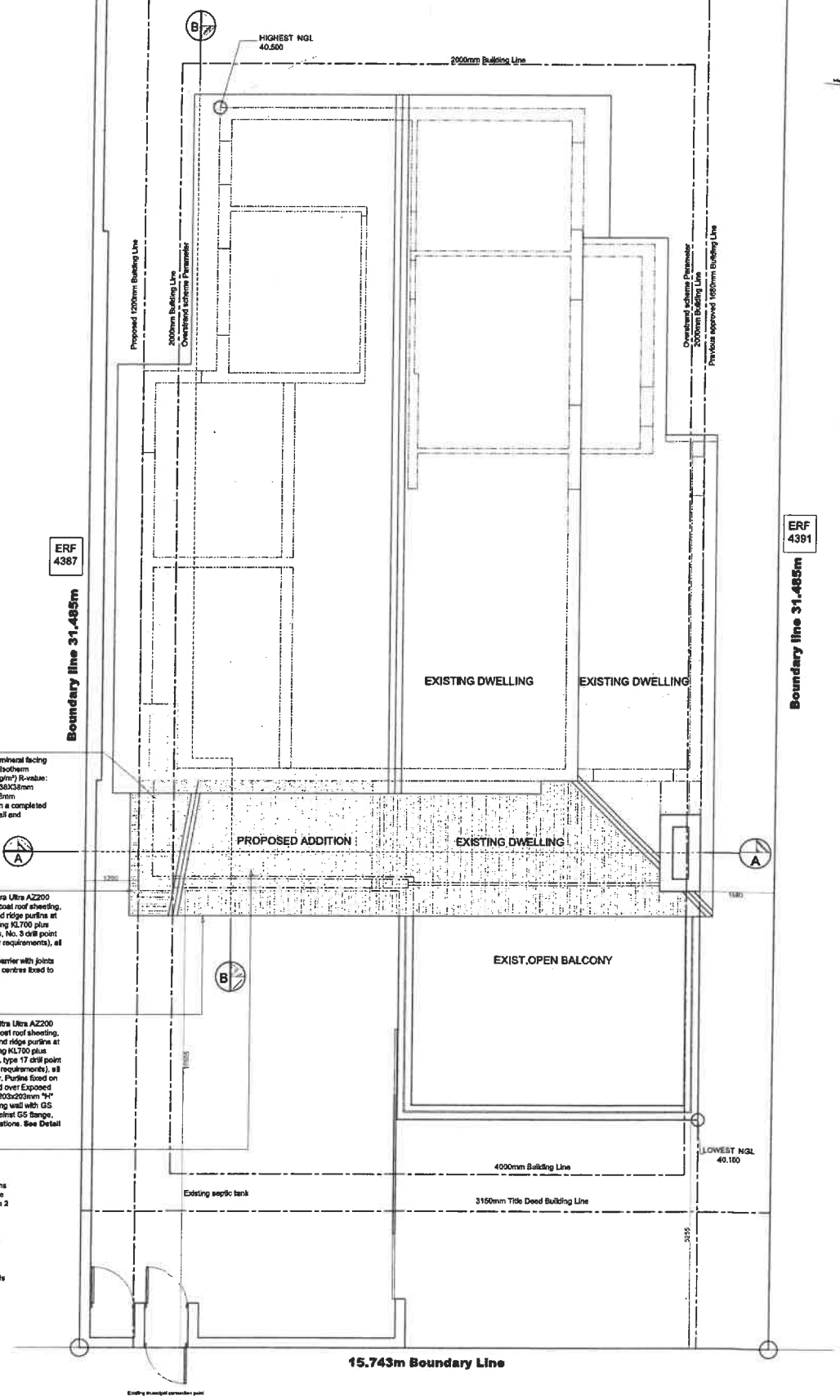
REASONS FOR RESOLUTION

- The adjacent western property has the potential to develop with the slope of the ground and be developed higher than the building on Erf 4390 in order to maximise its views. It is also noted that the proposed roof of the balcony on Erf 4390 will be built much lower than the main roof and be angled away from the dwelling which will also have lessor impact on the views of the adjacent property. The main view of the adjacent property is north to south and not over the subject property.
- The current balcony allows for unrestricted views of the adjacent property however by enclosing the balcony with a wall with not windows the privacy of the adjacent property will be promoted.
- The application has followed due procedure.
- The proposal is in line with the relevant policy documents.
- The structures proposed are further considered to be in line with the character of the area.


SECOND STREET
THIRD STREET
FOURTH STREET
FIFTEENTH AVENUE
SIXTEENTH AVENUE
4390
4052
4050
4048
4046
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4049
4051
4384
4385
4388
4389
4771
5529
5530
4383
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4387
5727
4391
4394
7049
4400
6019
5563
7656
4043
4040
4381
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5538
5539
4042
4373
4370
4369
5556
6252
4380
4379
10329
6837
4362
5563
5672
4022
4292
4372
4371
4368
4367
4359
7183
OVERSTRAND
MUNICIPALITY
ERF 4390, 290 THIRD STREET, VOELKLIP, HERMANUS
N

348 ERF 4389

Boundary line 15.743m



Ceiling construction 1:
40mm Lamdaboard® closed cell Polyisocyanurate insulation with White mineral facing to one side R-value: 1.67m².K/W, fixed between 76x50mm steel purlins, Isotherm 40mm thick thermally bonded polyester thermal insulation (Density: 10 kg/m³) R-value: 0.82m².K/W, complying with SANS1381-1:2013 to be laid between SAP 38X38mm brandering over RhinoBoard®, RhinoBoard® 6.4mm fixed to SAP 38X38mm brandering spaced at 400mm centers fixed to underside of steel purlins in a completed roof and ceiling system. Install in accordance with the manufacturers detail and specification.

Roof construction 1:
0.53mm thick 700mm cover Klip-Lok 700™ profile Clean Colorbond® Ultra Ultra AZ200 spelter G550 finish topcoat to match existing and Shadow Grey backing coat roof sheeting, fixed to timber intermediate purlins at MAX 1200mm centers and eaves and ridge purlins at MAX 1220mm centres (final spacing to be calculated by an Engineer) using KL700 plus clips fixed with 10No.16 x 16mm long self-drilling wafer head PH2 screws, No. 3 drill point fasteners (fastener lengths may vary depending on the insulation used or requirements), all following the manufacturer's specifications by an approved contractor.
GS Steel Purlins 75x50mm fixed on double-sided aluminium foil radiant barrier with joints tapped 150mm, fixed over SAP (S5) 38x38 brandering spaced at 400mm centres fixed to underside of steel purlins. **See detail 1. See Roof spesification 1**

Roof construction 2
G0.53mm thick 700mm cover Klip-Lok 700™ profile Clean Colorbond® Ultra Ultra AZ200 spelter G550 finish topcoat to match existing and Shadow Grey backing coat roof sheeting, fixed to timber intermediate purlins at MAX 1200mm centers and eaves and ridge purlins at MAX 1200mm centers (final spacing to be calculated by an Engineer) using KL700 plus clips fixed with 10No.11 x 45mm long self-drilling wafer head PH2 screws, type 17 drill point fasteners (fastener lengths may vary depending on the insulation used or requirements), all following the manufacturer's specifications by a GRS approved contractor. Purlins fixed on double-sided aluminium foil radiant barrier with joints tapped 150mm, fixed over Exposed SAP (S5) 50x152mm timber Rafters. SAP timber rafters secured against 203x203mm "H" with GS flange, flange to be welded to "H" Beam and bolted against existing wall with GS brackets. Planted on Eaves: SAP (S5) 50x225mm rafter to be secured against GS flange, flance to be welded to "H" beam. Roof Design to Engineer design spesifications. **See Detail 2. See Roof Specification 2**

Ceiling construction 2
6.4mm Rhinoboard flush screw fixed @ 150mm c/c to at 38x38mm SAP timber brandering at 400mm C/C max.
Isotherm 100mm thick thermally bonded polyester thermal insulation (Density: 10 kg/m³), complying with SANS1381-1:2013, laid between purlins in ceiling void in a completed roof and ceiling system. Install in accordance with the manufacturers detail and specification. **See Ceiling Specification 2**

NEW RAINWATER GOODS:
Fascia Boards: New addition to receive Nutec Cement facia boards, medium density (250 x 12mm) and fixed to rafter ends. Facia joiners to be used between facia lengths and at corners. All fascias to be fitted neatly and straight
Gutters: 110 x 75mm Aluminium seamless (Ogee profile) gutters fixed to fascia at rafter ends. Rectangular profile aluminium downpipes fixed to walls as per manufacturer. Refer to plan for positions of downpipes. Rainwater goods colour to match building colour unless specified otherwise.
Eaves: New planted on eave sprockets to be bolted to GS flange.
Overhang to be closed with new 6mm Nutec board; **See detail 2**

NEW EXTERIOR BRICKWORK:
New brickwork to be plastered smooth and painted to match existing in all respects.

TAKE NOTE:
Materials removed are to be neatly packed aside and reused where possible and applicable. Any damaged materials are to be replaced where necessary.

40.000m

290 3rd Street

SITE PLAN
Scale 1:50

AREA CALCULATIONS:	
GROUND FLOOR AREA:	
Existing double garage	53,40m²
Existing covered entrance porch	26,80m²
Existing ground floor dwelling area	110,03m²
Total ground floor area	190,27m²
FIRST FLOOR AREA:	
Existing first floor dwelling area	174,49m²
Existing covered patio	19,01m²
Existing open balcony	36,54m²
New Livingroom extension	13,53m²
Total first floor area	243,07m²
Total Area:	443,34m²
ERF -	905,70m²
Coverage area -	345,84m²
Coverage -	49,43%
Coverage allowed -	50,00%

OVERSTRAND MUNICIPALITY
Building Plan No. _____ is recommended for approval in terms of the National Building Regulations and Building Standards Act No. 103 of 1977 and all other applicable law by the Building Control Officer.
_____ Date: _____
Approved in terms of the National Building Regulations and Building Standards Act No. 103 of 1977 and all other applicable law by the Manager: Building Control
_____ Date: _____

ENGELBRECHT & BOORGIE
ARCHITECTURAL OFFICE
44 Main Road, Onrus River • PO Box 181 • Onrus River
Tel 028 316 3264 • Fax 028 316 2200 • architects@ mweb.co.za
Members: G Engelbrecht & B Boorgie
CK2004/048967/21

DRAWN BY:	Petro Pretorius
CHECKED BY:	Gerhard Engelbrecht ST 1938 Brandon Boorgie ST 1939
PROJECT DESCRIPTION:	Proposed addition and alteration to residential dwelling
PAGE CONTENT:	Site Plan and Roof Layout

This drawing and design is subject to copyright and must not be reproduced in part or in whole without prior written consent. Contractors must verify all dimensions on site before commencing work or preparing shop drawings.

CLIENT	ZJH van Tonder and A van Tonder
ADDRESS:	290 3rd Street, Voelklip, Hermanus 7200
ERF:	Erf 4389, Hermanus
DRAWING No.:	J1380; A101
DATE	04 Sept. 2024
SCALE	1:50
PAGE SIZE	A1
PROJECT NUMBER & PAGE No.	J1380 - 01
REV	5

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR:
APPLICATION FOR DEPARTURE: ERF 4390, VOELKLIP (4866/2024)

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.

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

24/03/2025

DATE

49. ERF 12296, 56 MITCHELL STREET, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS WRAP PROJECT OFFICE ON BEHALF OF LA GRADUS-SAMSON

12296 (4843/2024)
P Roux **(028) 313 8900** **Hermanus Administration**
21 November 2025

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 17 October 2024 from Messrs WRAP Project Office on behalf of the owner of Erf 12296, Hermanus for the following:

- **Departure** in terms of Section 16(2)(b) of the Bylaw in order to:
  - relax the street building line from 4m to 0m to accommodate the proposed pergola;
  - relax the street building line from 4m to ±2.96m to accommodate the existing covered patio;
  - relax the side building line from 2m to 0m to accommodate the existing covered gazebo's;
  - relax the side building line from 2m to 0m to accommodate the existing pizza oven;
  - relax the side building line from 2m to 0.37m to accommodate the existing pool pump house;
  - relax the rear building line from 2m to 0m to accommodate the existing rainwater tanks;
  - relax the side building line from 2m to 0.23m to accommodate the existing tool shed, and
  - relax the side building line from 2m to 0m to allow the proposed change of use of an approved storage area.

- **Determination of an administrative** penalty in terms of Section 90(q) of the By-Law.

RESOLUTION

1. that the objections 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 12296, Hermanus in order to:

   - relax the street building line from 4m to 0m to accommodate the proposed pergola;
   - relax the street building line from 4m to ±2.96m to accommodate the existing covered patio;
   - relax the side building line from 2m to 0m to accommodate the existing covered gazebo's;
   - relax the side building line from 2m to 0m to accommodate the existing pizza oven;
   - relax the side building line from 2m to 0.37m to accommodate the existing pool pump house;
   - relax the rear building line from 2m to 0m to accommodate the existing rainwater tanks; and
   - relax the side building line from 2m to 0.23m to accommodate the existing tool shed,

   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 applicable to Erf 12296, Hermanus in order to relax the side building line from 2m to 0m to allow the proposed change of use of an approved storage area, **not be approved** in terms of the provisions of Section 61 of the By-Law;

4. 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 12296, Eastcliff, Hermanus to accommodate the existing as built structures and land uses on the property, **not be exempt** from the payment of an administrative penalty;

5. that the recommendation under paragraphs 2 and 3 is subject to the following conditions:

   (a) that recommendations are only for the departures as indicated on the site plan no *24.96*;

   (b) that building plans be submitted to the Building Control Office within sixty (60) days of the decision, and all comments from the Fire Department be complied with at that stage;

   (c) that the pergola over the street building line not be covered with shade netting or any other roofing material;

(d) that an administrative penalty of **R31 557.96** be payable within sixty (60) days of the decision;

(e) that all the conditions in the Services Report (attached as Annexure F), be complied with;

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

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

6. 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 Municipal Land Use Planning, 2020 with regard to the above conditions of approval.

REASONS FOR RESOLUTION

Reason for support as indicated under paragraph 2.

- The position and scale of the structures have minimal impact on surrounding property owners and from a pedestrian level due to the existing plant growth and boundary walls.
- The structures have a small footprint and most of the structures are use on an occasional basis as the weather conditions permit.
- Inspection was done at the property and the storeroom above the garage is still being used as a storeroom.
- The retention of the structures will not have a negative impact on the privacy of the adjacent property owners.
- The application has followed due procedure.
- The proposal is in line with the relevant policy documents.
- The structures proposed are further considered to be in line with the character of the area.

Reason for non-support as indicated under paragraph 3.

- The practicable use of the third parking proposed is questioned as the manoeuvrability of a vehicle is not practicable in the narrow space.

Reason for support as indicated under paragraph 4.

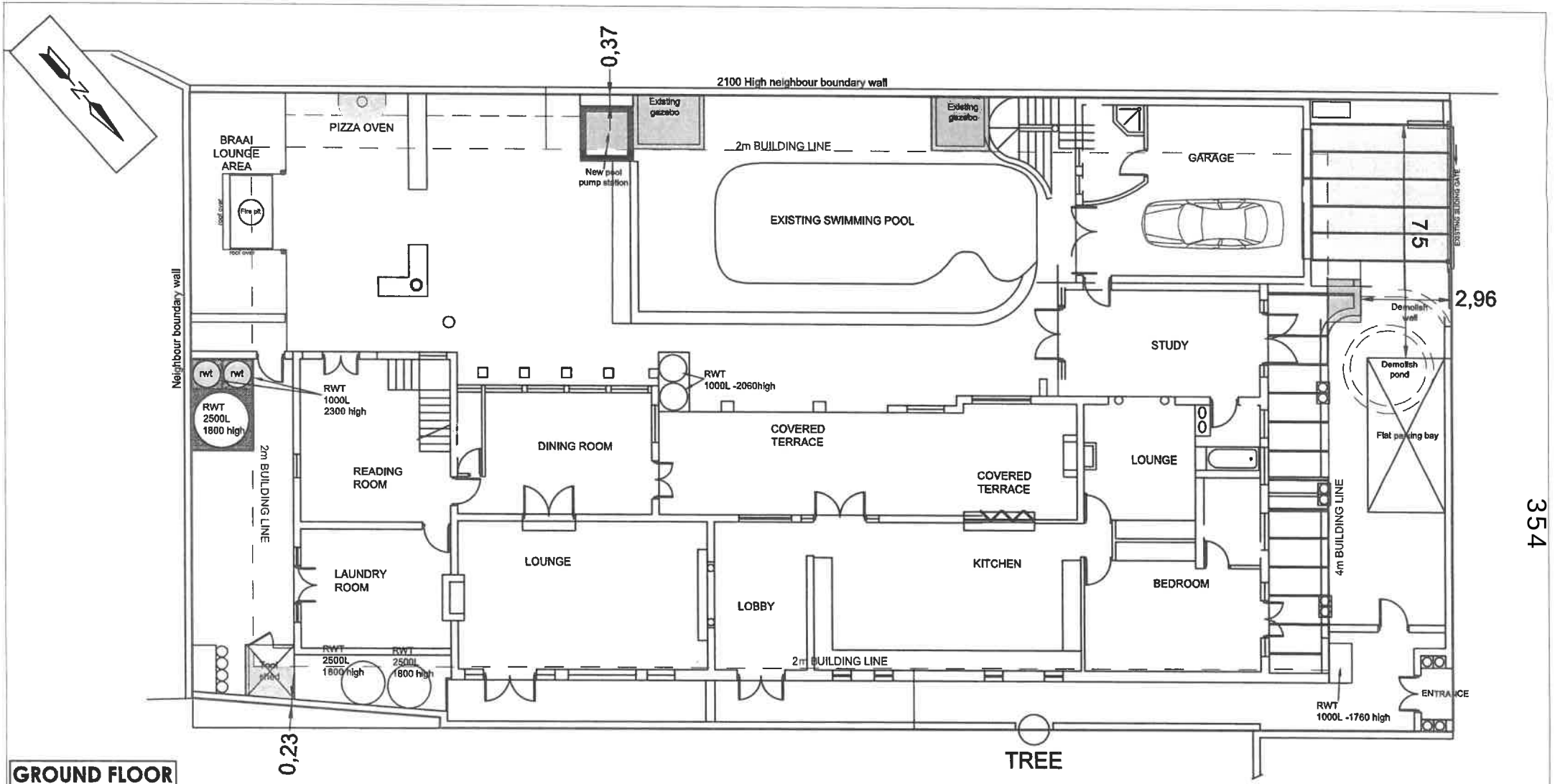
- The property owner has submitted various building plans, and as on occasion used the same architect. Considering this the parties involved with the development of the property are knowledgeable with regards to the land use scheme and that permission is required prior to construction.

1. Locality Plan
Erf 12296 Hermanus

Plan prepared by: Veronica 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





GROUND FLOOR
SCALE 1 : 125

4.1 Site Plan
Erf 12296 Hermanus

Erf Extent = 843m²

Coverage

Existing Coverage = 41,67%

Plan Number: 24.96 (001)
Plan prepared by: Thian Jansen on 08/10/202
Based on plans by LA Designs
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 Dirki Street Hermanus, 7200
WRAP Project Office
Town Planning & Project Management

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 12296, EASTCLIFF (4843/2024)

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.

R Cadle

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

28/01/2025

DATE

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

50. ERF 1427, 1 MALGAS STREET, VERMONT, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: C HAMMAN ON BEHALF OF M & J DE WET

1427 HVM (4938/2025)
H Olivier **(028) 313 8900** **Hermanus Administration**
2 October 2025

EXECUTIVE SUMMARY

An application has been received on 19 March 2025 from C Hamman on behalf of M and J De Wet on Erf 1427, Vermont in terms of Section 16.(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for a departure to relax the street building line from 4m to 0,5m and 0,65m respectively to accommodate a proposed new garage.

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 1427, Vermont for a departure to relax the street building line from 4m to 0,5 and 0,65m to accommodate a new garage, **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 of the building line and is not an approval in terms of any other legislation;

   (b) that the approval for the departure is only for the development over for the building lines as indicated on plan dated 20 February 2025, submitted with the application;

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

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

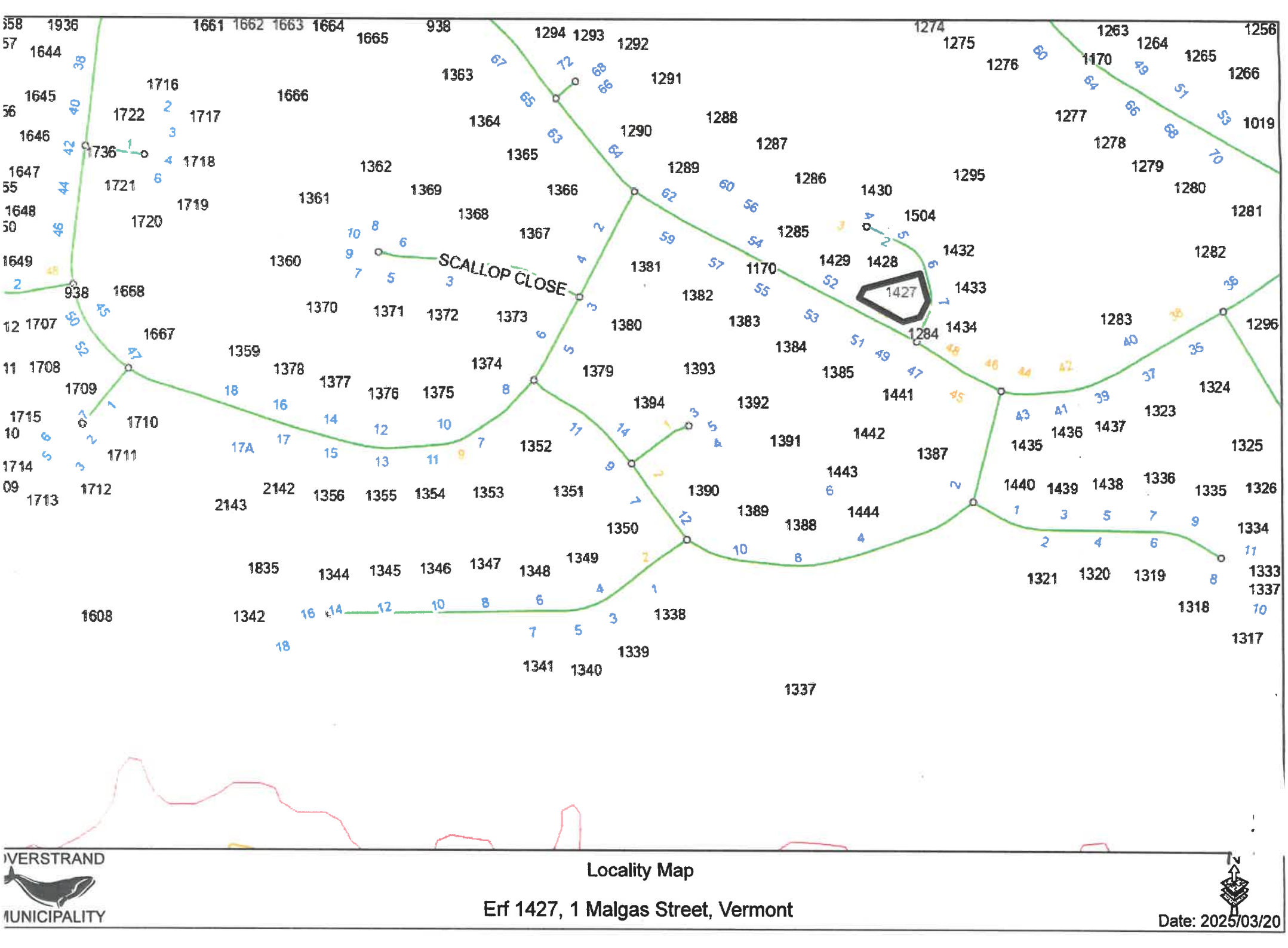
   (e) that this approval does not absolve the applicant from compliance with any other relevant legislation, and

   (f) that all the conditions in the Services Report 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 conditions of approval.

REASONS FOR RESOLUTION

- The proposal is for a new garage over the street building line, with a low impact on neighbours or the character of the area.
- The application has followed due procedure.
- The application is supported by all relevant Municipal and State departments/branches.
- No objections were received from neighbours.
- No new municipal services will be needed.



OVERSTRAND MUNICIPALITY

Locality Map

Erf 1427, 1 Malgas Street, Vermont

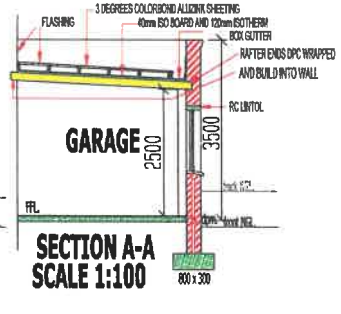
Date: 2025/03/20

EAST ELEVATION
SCALE 1:100

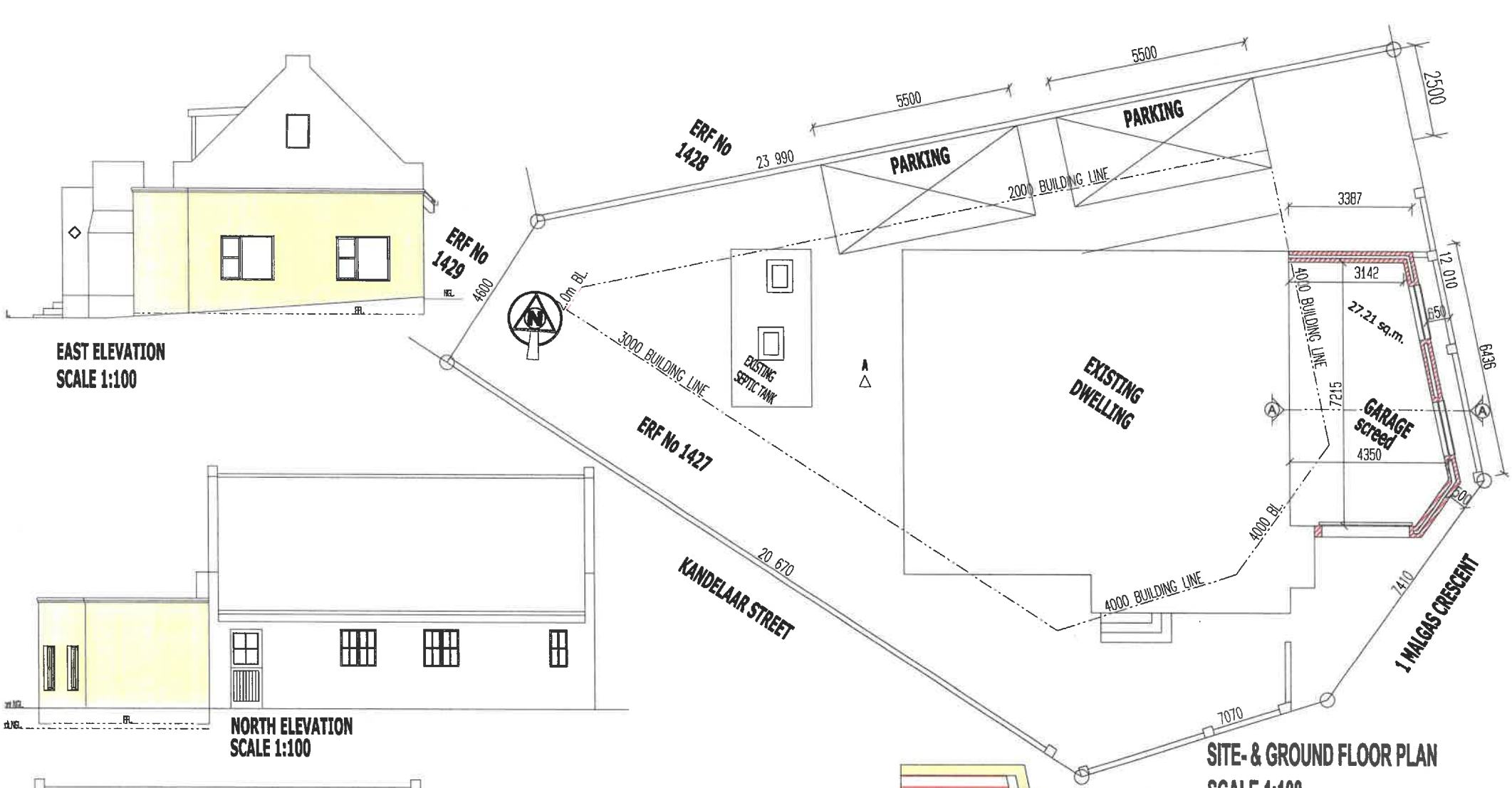
NORTH ELEVATION
SCALE 1:100



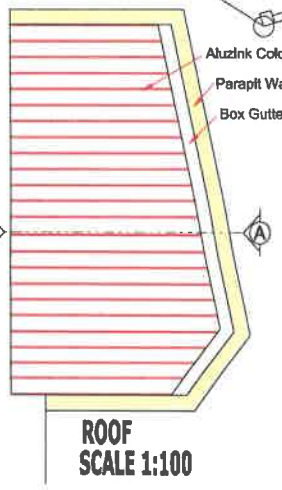
SOUTH ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100



SITE- & GROUND FLOOR PLAN
SCALE 1:100



ROOF
SCALE 1:100

DRAFTED BY CLAUDIUS HAMMAN
SACAP REG. NO: T1283

ALTERATIONS ON
ERF 1427 MALGAS CRESCENT
VERMONT
HERMANUS

OWNER
MARIUS & JEANNE DE WET

20/02/2025

Drawing sheet 1 of 1

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR:
APPLICATION FOR DEPARTURE: ERF 1427, VERMONT (4938/2025)

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

04/08/2025
DATE

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

51. ERF 12, 138 KUSWEG, SANDBAAI, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS WRAP PROJECT OFFICE ON BEHALF OF THE KAMBRO TRUST

12 HSB (4711/2024)
B Minnaar **(028) 313 8900** **Hermanus Administration**
11 November 2025

EXECUTIVE SUMMARY

An application has been received on 28 June 2024 from Messrs WRAP Project Office on behalf of The Kambro Trust in terms of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) applicable to Erf 12, Sandbaai for the following:

- **Removal of restrictive title deed conditions** in terms of Section 16(2)(f) of the By-Law for the removal of the of restrictive title deed conditions C.2.(a) and C.2.(c) as contained in the Title Deed T.66008/1998 to accommodate a guest house and a second dwelling unit.

  The restrictive conditions contained in Title Deed T.66008/1998 to be removed, reads as follow:

  Clause C.2.(a)
  "Dat die hierbobeskrewe grond gebruik sal word slegs vir woningsdoeleindes."

  Clause C.2.(c)
  "Dat nie meer dan een woonhuis met die nodige buitegeboue en benodighede opgerig sal word op enigeen van die bogemelde erwe nie en dat nie meer dan helfte van elke erf bebou sal word nie."

- **Consent use** in terms of Section 16(2)(o) of the By-Law to accommodate a five (5) bedroom guest house from the property.

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

RESOLUTION

1. that the application 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 conditions C.2.(a) and C.2.(c) as contained in the title deed T.66008/1998 applicable to Erf 12, Sandbaai to accommodate a guest house and a second dwelling unit, **be approved**;

2. that the application in terms of Section 16(2)(f) of the By-Law for consent use to conduct a five-bedroom guesthouse from the property, **be approved** in terms of the provisions 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 this approval is for the site plan as indicated on Plan No *4. Site Plan Erf 12-Sandbaai* dated 12 August 2024 that was submitted with the application;

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

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

   (d) that the rates of the property be amended accordingly in terms of the latest rates policy;

   (e) that all other development parameters as prescribed in the relevant Zoning Scheme; and

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

4. that 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 669, Sandbaai to accommodate the unauthorised land use, **be imposed**, and that an administrative penalty fee of **R62 012-60** be payable within ninety (90) days of this decision; and

5. that the applicant and the commenters be notified of their respective appeal rights in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 regarding the above approvals.

REASONS FOR RESOLUTION

Reason for resolution of points 1-3:

- The application has followed due procedure.
- The objections received during the public participation process were adequately resolved.
- The proposal is not out of character of the area and that the proposal visually appears to resemble a normal residential dwelling.
- The proposal is in line with the strategic planning policy documentation.
- Adequate parking has been provided.
- The removal of the restrictive title deed conditions will bring the property development rights and land use parameters in line with that of the Overstrand Municipality Land Use Scheme, 2020.
- It is supported by the Engineering Department.

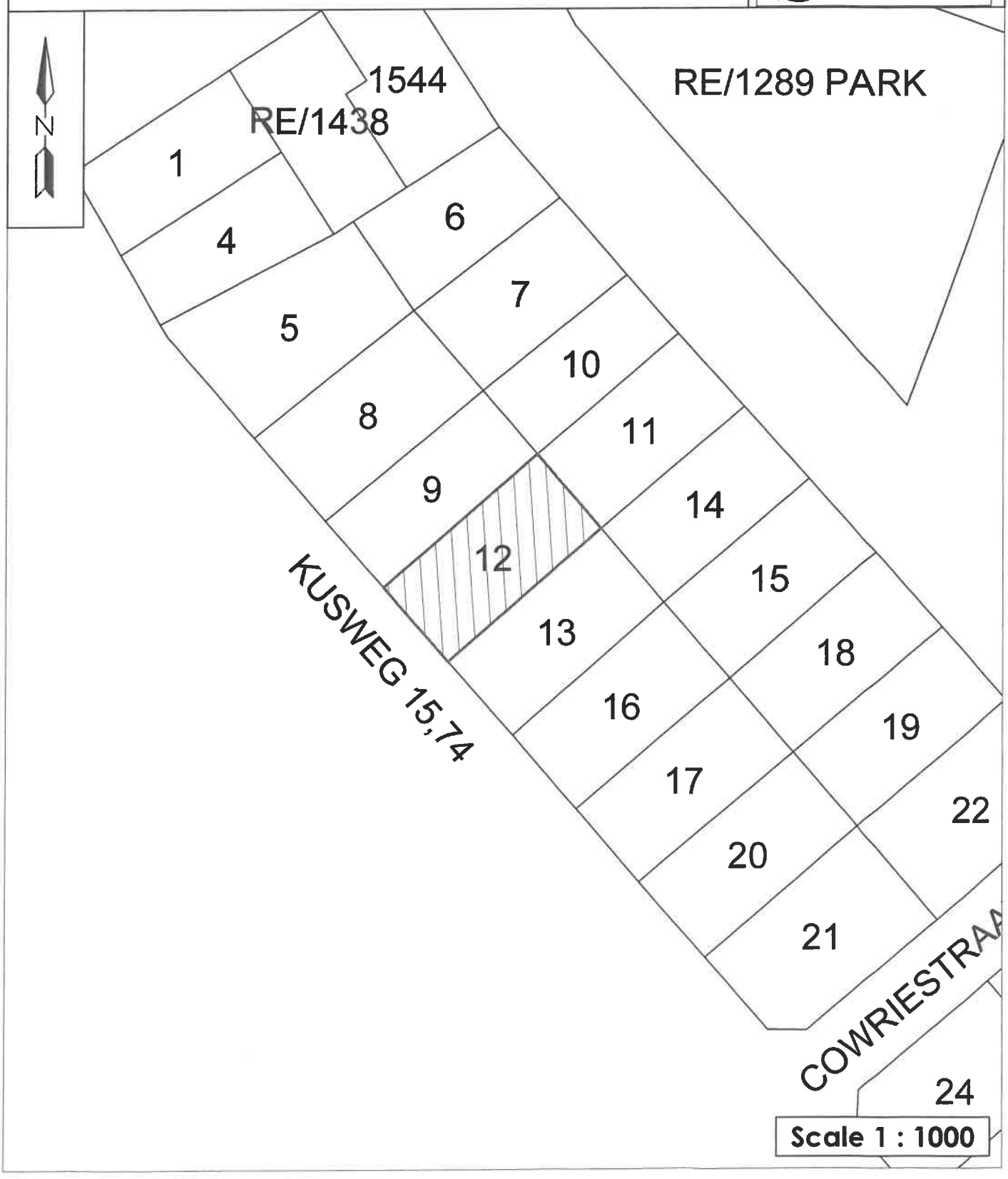
Reason for resolution of point 4:

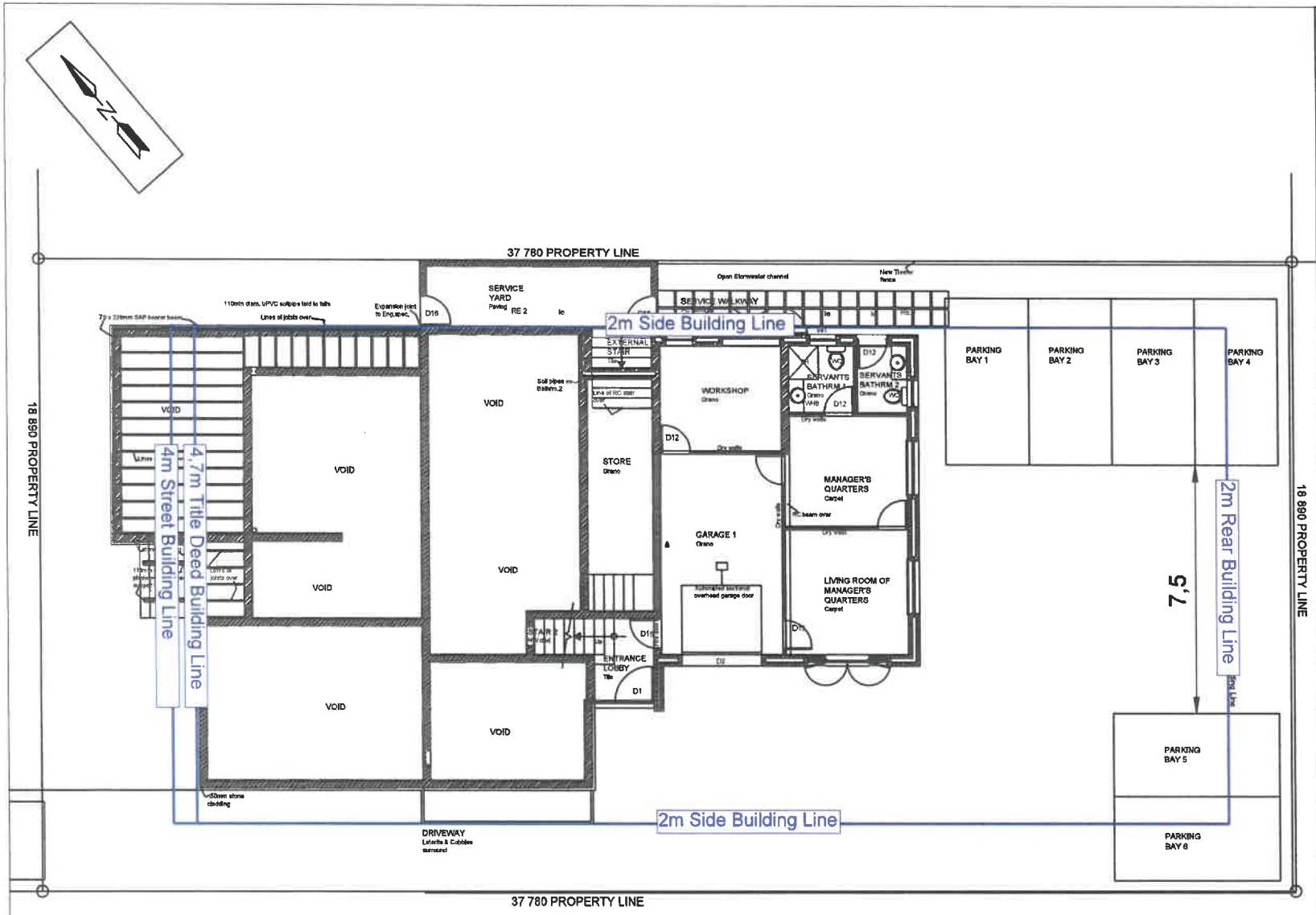
- All structures already exist on the property and no further building work is proposed.
- The guest house has been in existence for approximately 17 years.
- No complaints have been received for the subject property regarding the guest house nor has the property owner received a notice of non-compliance for the guest house.
- Although the Overstrand Municipal Manager gave the property owners permission to continue operating the guest house during the application process- the administrative penalty remains applicable since it was operational prior to this agreement with the Municipal Manager.
- The onus is on the property owner to ensure that all structures on their property have approved building plans, comply with the Overstrand Municipality Land Use Scheme, 2020 as well as all relevant legislation. Therefore, an administrative penalty of 5% is imposed.

1. Locality Plan
Erf 12 - 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

WRAP Project Office
Town Planning & Project Management





4. Site Plan
Erf 12 - Sandbaai

Extent - 713m²

Coverage - 442,77m² / 38.2%

Proposed Parking

5 Guest Rooms = 5 Parking Bays
Managers = 2 Parking Bays

Total Parking Bays required = 7

Total Parking Bays provided = 7

LOWER GROUND FLOOR

Scale 1 : 125

Plan prepared by: Thian Jansen on 22/07/2024
Based on plans by Andrew Greeff Architects

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 REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 12, SANDBAAI (4611/2024)

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.

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST: DEVELOPMENT CONTROL

30/10/2024

DATE

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

52. ERF 71, 87 RIVERSIDE DRIVE, FISHERHAVEN, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: D STANKE

71 HFH (4942/2025)
H Olivier **(028) 313 8900** **Hermanus Administration**
24 November 2025

EXECUTIVE SUMMARY

An application has been received on 26 March 2025 from D Stanke on Erf 71, Fisherhaven in terms of Section 16.2(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for a departure from Section 16.8.2(b) to exceed the permissible amount of garaging for privately owned motor vehicles on a residential property.

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 71, Fisherhaven for a departure from Section 16.8.2(b) to exceed the permissible amount of garaging for privately owned motor vehicles on a residential property, **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 from Section 16.8.2(a) and is not an approval in terms of any other legislation;

   (b) that the approval for the departure is only for the garaging as indicated on plan number 601-25 C04 dated 7 March 2025 submitted with the application;

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

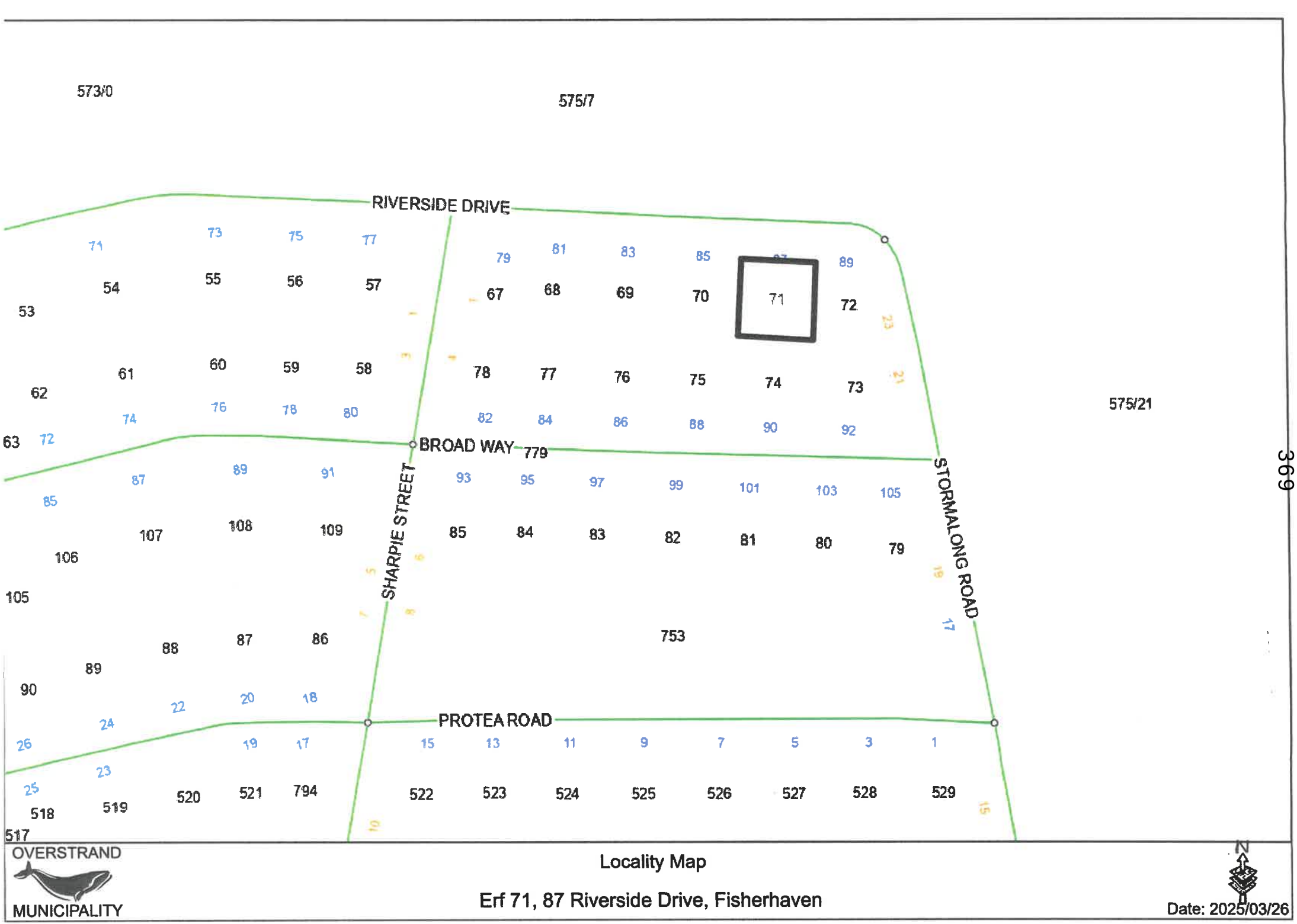
   (d) that this approval does not absolve the applicant from compliance with any other relevant legislation, and

   (e) that all other development parameters as prescribed in the relevant Land Use Scheme be complied with.

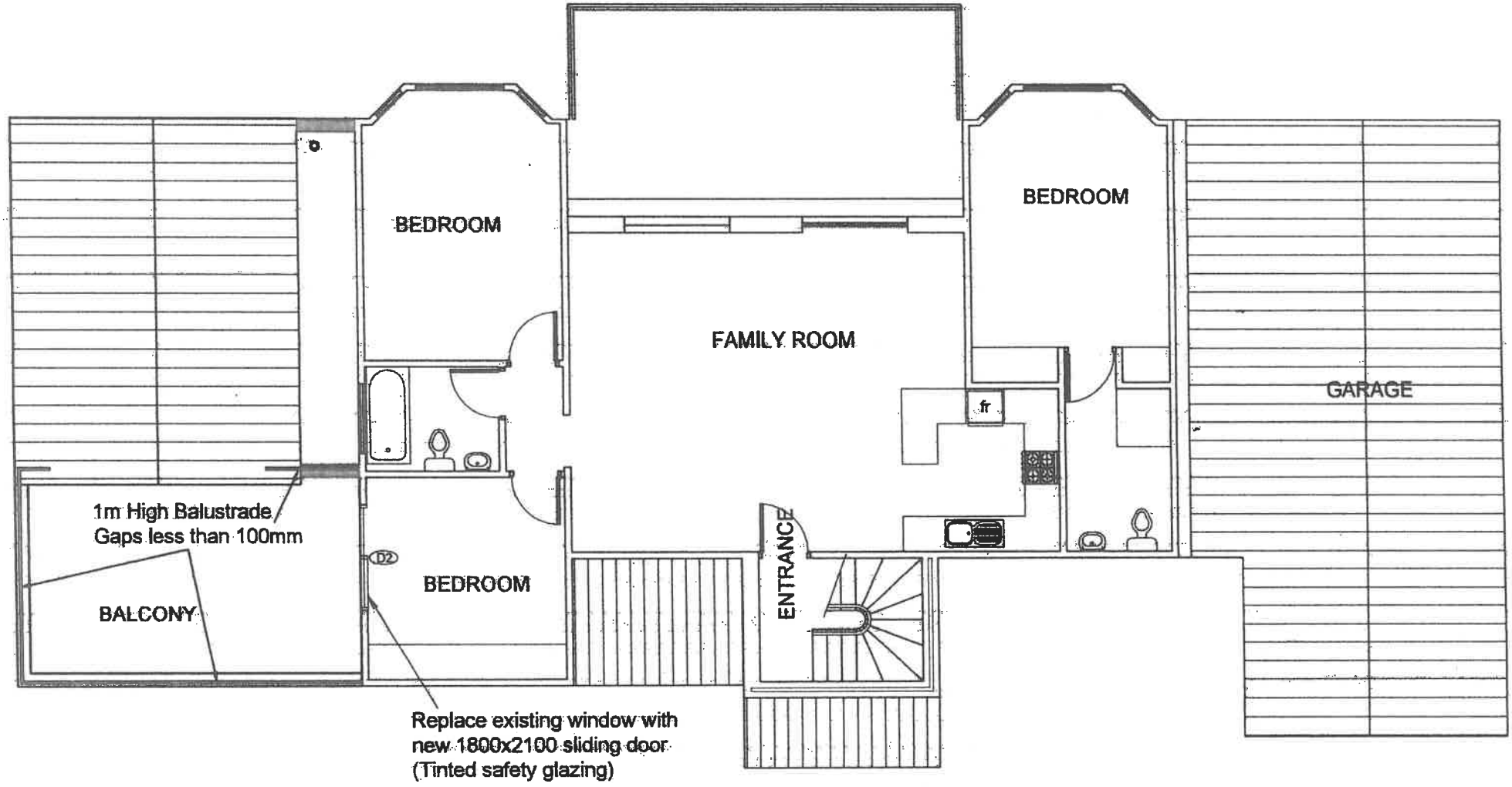
2. that the applicant be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2020 regarding the above conditions of approval.

REASONS FOR RESOLUTION

- The application has followed due procedure.
- No new municipal services will be affected.
- No objections were received from surrounding neighbours or municipal Departments/Divisions.
- The additional garage will fit in with the existing garages and dwelling and will not impact the streetscape negatively.
- The new extensions will not negatively impact the character of this area.
- The application is in line with the General Principles of SPLUMA as it will in a financial efficient way ensure the property owner will have proper garaging for his vintage cars.
- The application is desirable.


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575/7
RIVERSIDE DRIVE
BROAD WAY
SHARPIE STREET
STORMALONG ROAD
PROTEA ROAD
575/21
369
71
779
753
794
OVERSTRAND
MUNICIPALITY
Locality Map
Erf 71, 87 Riverside Drive, Fisherhaven
N
Date: 2025/03/26

2nd Floor.



FIRST STORY PLAN

SCALE 1 : 100

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

53. ERF 3775, 11 NERINE CRESCENT, BETTY'S BAY, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND RELAXATION OF TITLE DEED: J DOUGLAS ON BEHALF OF MB & S BRINK

3775 KBB (4794/2024)
H van der Stoep (028) 313 8900 Hermanus Administration
27 November 2025

EXECUTIVE SUMMARY

An application has been received on 20 August 2024 from Jeane Douglas on behalf of MB & S Brink on Erf 3775, Bettys Bay in terms of Section 16.(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 for a departure in order to relax the street building line from 4m to 2m and for the relaxation of Clause B.7 of Title Deed No. T42704/2019 to relax the street building line from 5m to 2m to accommodate a proposed new garage.

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 3775, Bettys Bay in terms of Section 16.(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 for a departure in order to relax the street building line from 4m to 2m and for the relaxation of Clause B.7 of Title Deed No. T42704/2019 to relax the street building line from 5m to 2m to accommodate a proposed new garage, **be approved**, in terms of Section 61 of the By-Law, subject to the following conditions:

   (a) that this departure approval is only for the development as indicated on the *Site Plan 1A dated 20 August 2024*, as submitted with the application;

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

   (c) that building plan submission in (b) above demonstrates compliance with SANS-A:2016, 10400-T:2020;

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

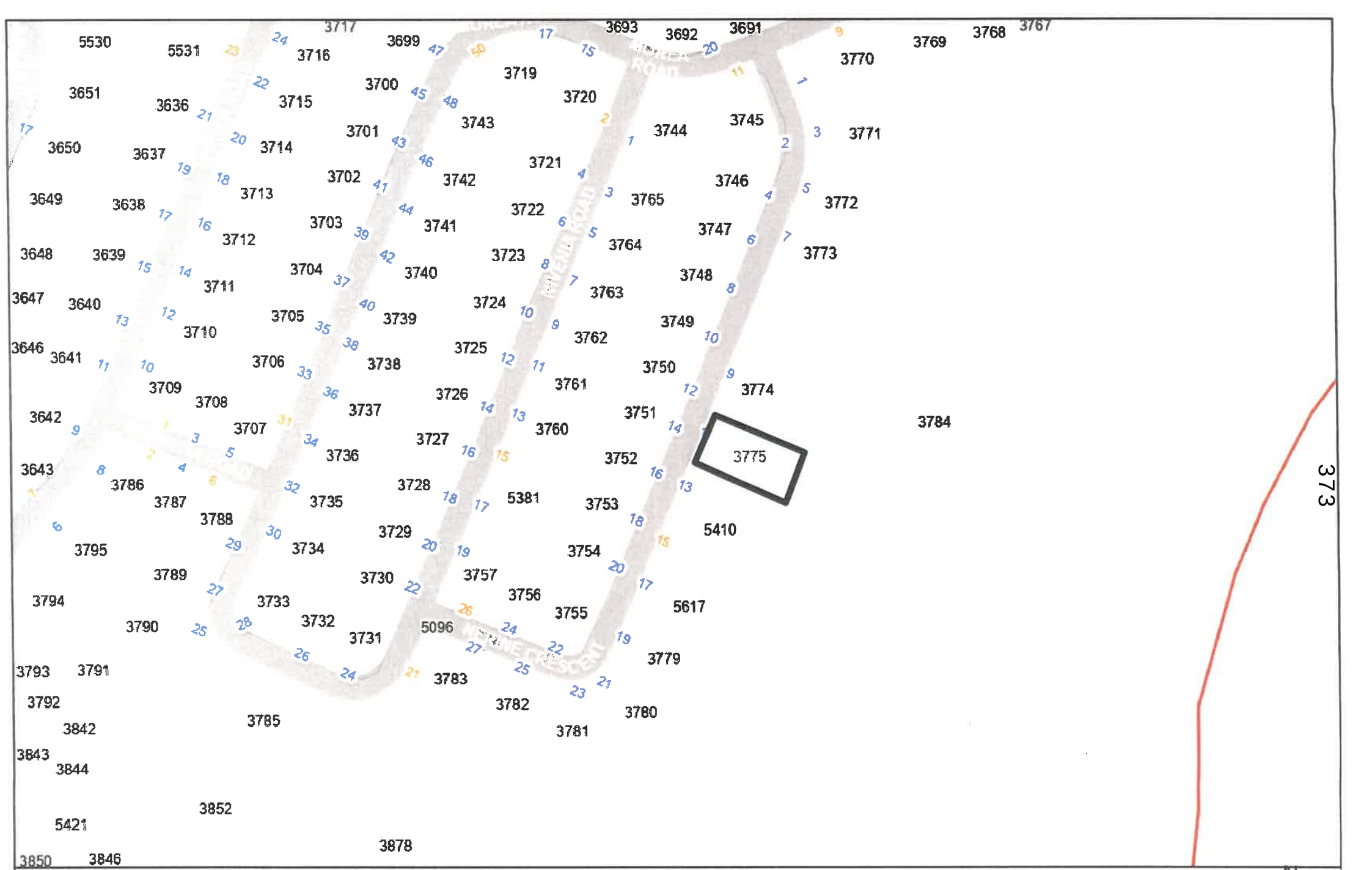
   (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with; and

(f) that the garage be fitted with a roll-up door or overhead mechanism to ensure that traffic is not impeded.

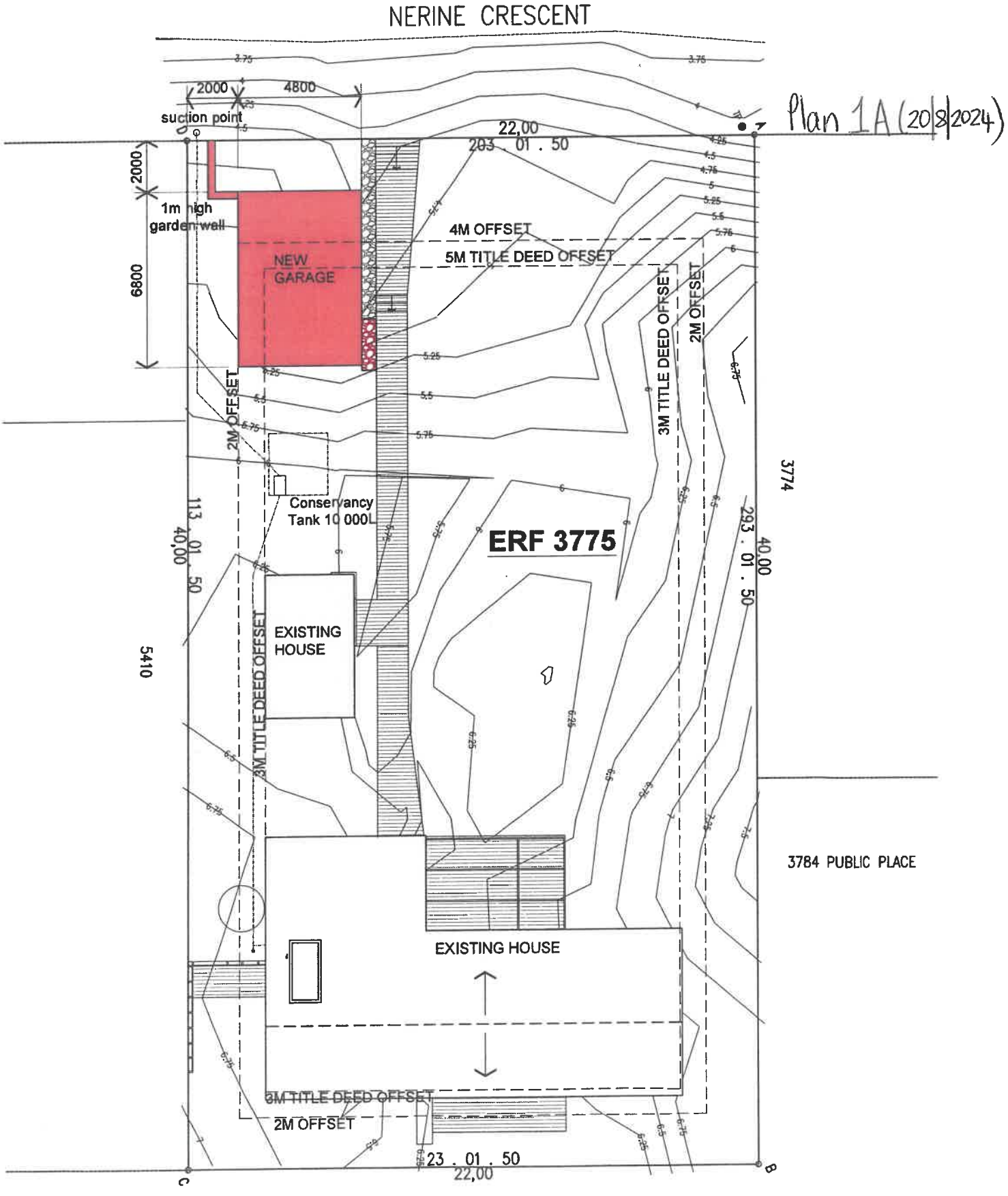
4. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2020 with regard to the above conditions of approval.

REASONS FOR RESOLUTION

- Consent letters and signed plans received from affected neighbours.
- Will not jeopardize the character of area.
- Better utilization of the property.
- The application has followed due procedure.
- The proposed development mitigates the impact on the environmental restrictions (dune system) of the property.
- No additional services are required.


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3846
OVERSTRAND
MUNICIPALITY
Locality Map
Erf 3775 Betty's Bay
N
Date: 2024/08/20

EX GFL AREA:	374	117m²
NEW GARAGE:		**32,6m²**
EX COVERED DECK:		34m²
EX BOARDWALK:		53m²
TOTAL FOOTPRINT:		183,6m²
new COVERAGE:		20%



54. ERF 1846, 3 SEEMEEU CLOSE, GANSBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: JEANÉ DOUGLAS ON BEHALF OF C VELDSMAN

1846 GIP (4690/2024)
Schalk van der Merwe (028) 313 8900 Hermanus Administration
27 November 2025

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 11 June 2024 from Jeane Douglas on behalf of the owners of Erf 1846, Gansbaai for the following:

- **Consent use** in terms of Section 16(2)(o) of the By-Law, to accommodate a scrap yard and recycling on the property.

- **Determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law, to accommodate the unauthorised land use as a scrap yard.

RESOLUTION

1. that the application for consent use in terms of Section 16 (2)(o) of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020 applicable to Erf 1846, Gansbaai, to accommodate a scrap yard and recycling facility, **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 By-Law to accommodate the existing place of instruction on the property, **not be exempt** from the payment of an administrative penalty;

3. that the approval is subject to the following conditions:

   (a) that the approvals are for the development as indicated on Site Development Plan, Drawing No. *2412* dated *16 September 2024* as submitted with the application;

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

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

(d) that an administrative penalty of **R 9077,05** be payable within sixty (60) days of the decision

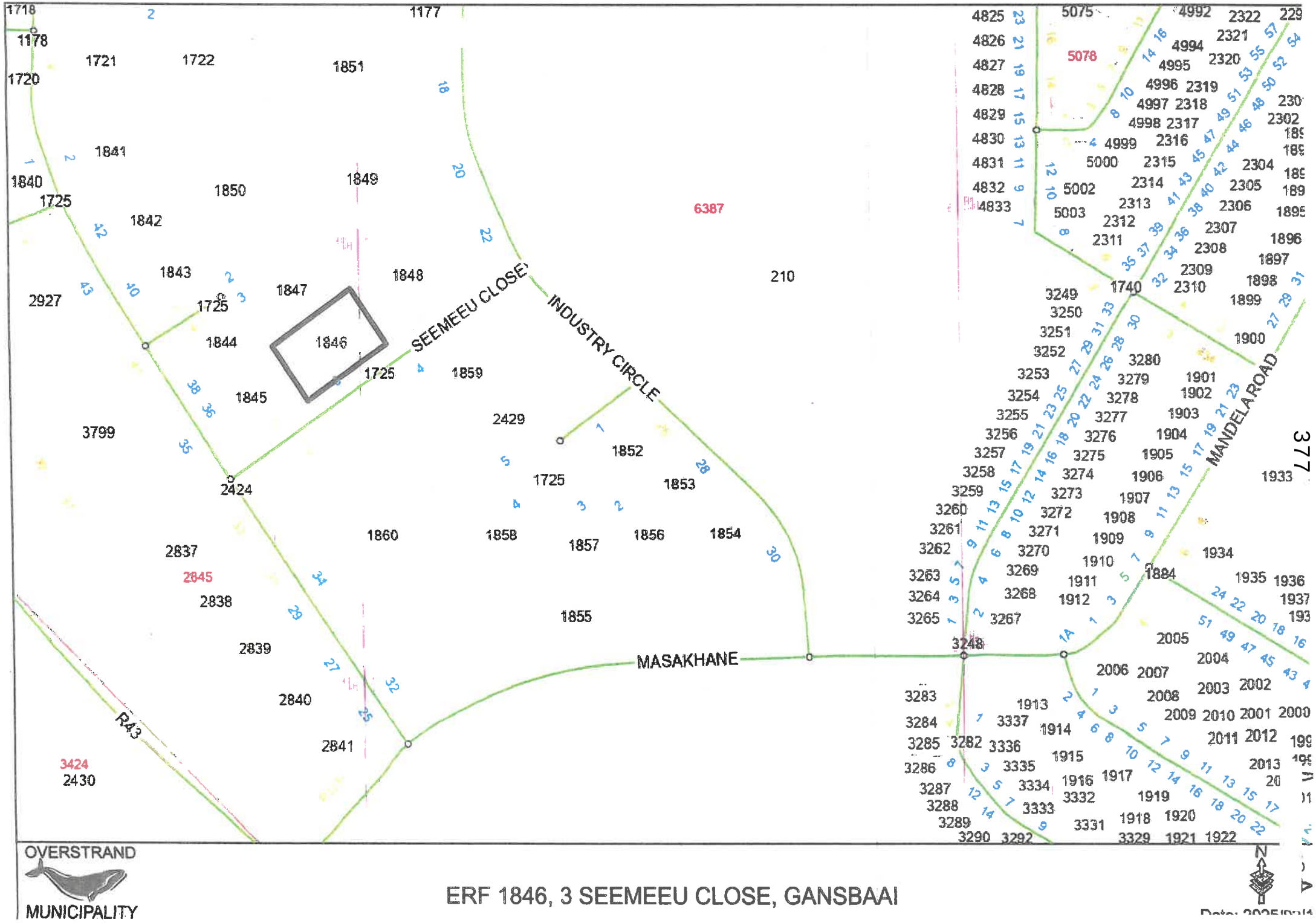
(e) that this approval does not absolve the landowners from compliance with any other relevant legislation, and

(f) that all other applicable development parameters as prescribed in the relevant Land Use Scheme be complied with.

4. 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 application has followed due procedure.
- None of the relevant departments have any objection.
- The proposal will not negatively impact on existing/vested rights of adjoining property owners or the character of the area.
- No objections were received from the affected property owners.
- The proposal is considered in line with the Municipality's SDF.
- The proposal is consistent with the planning principles in terms of LUPA and SPLUMA.



ERF 1846, 3 SEEMEEU CLOSE, GANSBAAI

ALL WOOD ACCORDING TO SANS 10082 & SANS 0163

ERF 1847

38 750 600 BOUNDARY LINE

0 000 BUILDING LINE T.D

P1 P2 P3 P4

6000

2500

LOADING ZONE 6000x11590

11590

6000

container 6m x2.4m

container 6m x2.4m

container 6m x2.4m

0 000 BUILDING LINE T.D

ERF 1845

26 600 BOUNDARY LINE

0 000 BUILDING LINE T.D

ERF 1848

26 590 BOUNDARY LINE

STORMWATER:

STORM WATER EMANATING FROM ROOF TO GUTTERS AND DOWN PIPES AND THEN DRAIN ONTO GRASS, EXCESS MANUPILATE TO STREET NO PAVEMENT OR STORMWATER DRAINS IN THIS STREET

110mm PVC SOILPIPE TO 1:40 - 1:80 max. CONNECTING POINT r.e EVERY 12m

DRAINAGE TO COMPLY BY SANS 10400:P & Q 50mm PIPE NOT TO RUN IN NATURAL GROUND

STORM WATER FLOW (see details)

PROPOSED STORE

OFFICE

26640

ERF 1846

5 000 BUILDING LINE T.P

NEW CONCERVANCY TANK 6000litre

STORM WATER FLOW (see details)

5000

EXIT

ENTRANCE

VEHICLE ENTRANCE/EXIT NO OBSTRUCTION

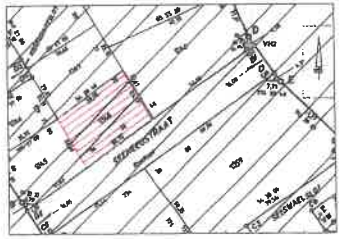
SUCTION POINT

SITE PLAN

SCALE 1:200

38 750 600 BOUNDARY LINE

3 SEEMEEU STREET



SITE LOCATION

N.T.S

WATERPROOFING BY SPECIALIST:

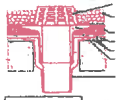
D.P.C. SHALL CONSIST OF BRICKGRIP DPC 3 LAYER 250® beanng SABS 952 - 1 TYPE B WELL LAPPED AT JOINTS AND INTERSECTIONS AND BEDDED AND JOINT IN SEMENT MORTAR

AREAS:

NEW STORE:	94sqm
NEW OFFICE:	9sqm
NEW WC:	17sqm
TOTAL NEW:	120sqm
ERF:	1028sqm
FOOTPRINT:	120sqm
COVERAGE:	0,009%

HEALTH AND SAFETY:

HEREWITH ET HOME DESIGNS CONFIRMS THAT WE ARE NOT APPOINTED AS AGENT, AS STATED IN REGULATION 4.5 OF THE CONSTRUCTION BY-LAW, STATED IN TERMS OF HEALTH AND SAFETY LAW 85 OF 1993. A QAULIFIED HEALTH AND SAFETY OFFICER SHOULD BE APPOINTED.

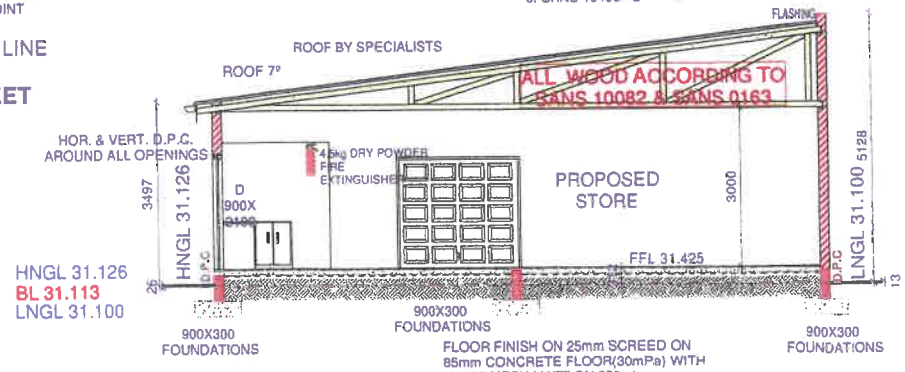


GRAVEL GUARD
GRAVEL BALLAST
COLLAR
MEMBRANE
ISOBOARD R INSULATION
LOWER DRAINAGE OUTLET

GULLY DETAIL

N.T.S

ROOFS BY SPECIALIST:
1. ROOF PITCH IS 7 DEGREES
2. 'ZINCOLUMN' ROOF SHEETS ON ALUBUBBLE MEMBRANE BETWEEN SHEETING AND PURLINS
3. 76X38 PURLINS @600mm C/C MAX. SPAX SCREWED TO
3. 114x38 ROOFTRUSSERS @900mm C/C max. FIX TO WALL WITH
4. 38mm GALV. HOOP IRON STRIPS. MIN. 600mm DOWN INTO BRICKWORK AT TRUSS CENTRES.NAIL TO WALLPLATE, TURN OVER RAFTER,NAILTO AND AGAIN NAIL TO WALL PLATE.
5. 225 x10mm NU TEK FASCIA
6. FLASHING/WATERPROOFING WHERE NEEDED
7. uPVC GUTTERS AND DOWNPIPES.
8. SANS 10400 - L



FLOOR FINISH ON 25mm SCREED ON 85mm CONCRETE FLOOR(30mPa) WITH ref 193 MESH MATT ON 250mic. DAMP PROOF MEMBRANE(SANS 925-1985) TYPE C-LAID WITH MINIMUM 150mmm OVERLAPS, SEELED WITH GUNPLAS TAPE. ALL INSTALLED ON 25mm ISOBOARD INSULATION ON 50mm CLEAN SAND BLINDING ON WELL COMPACTED HARDCORE FILLING(150mm) FINISHED FL MINIMUM 150mm ABOVE NGL SANS 10400 PART J. ALL ORGANIC MATERIAL TO BE RE-MOVED FROM GROUND/FILLING BEFORE COMPACTING IS STARTED. SANS10400- PART

SECTION A - B

SCALE 1:100

DRAWN BY EVELINE TALJAARD

NOTE:
GENERAL:
1. ALL DIMENSIONS AND HEIGHTS TO BE CHECKED ON SITE BEFORE WORK MAY START OR MATERIAL ORDERED.
2. DIMENSIONS SHOWN TAKE PREFERANCE OVER SCALED DIMENSIONS.
3. ALL WORK ACCORDING TO S.A.N.S. AND MUNICIPAL BUILDING REGULATIONS.
4. THE DESIGNWORK SHOWN ON THIS DRAWING IS COPYRIGHT, AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

SUB-STRUCTURE:
1. 15Mpa CONCRETE STRIP FOUND., DIMENSIONS AS SHOWN.
2. FOUNDATIONS NOT LESS THAN 300mm UNDER GROUND LEVEL.
3. FLOOR FINISH ON 25mm SCREED ON 100mm CONCRETE SLAB ON S.A.N.S. APPR. D.P.M. ON 30mm SAND ON WELL COMPACTED HARDCORE.
4. S.A.N.S. APPROVED D.P.C. UNDER ALL WALLS.

MAIN STRUCTURE:
1. 190 BLOCKS ACCORDING TO OWNERS CHOICE.
2. WALLS BAGGED AND PAINTED INSIDE & OUT
3. 90mm WALLS PLASTERED & PAINTED.
4. HORIZONTAL AND VERTICAL D.P.C AROUND ALL OPENINGS
5. WALL TILES AS BY OWNER,FIXED TO PLASTER WITH APPROVED TILE CROUT.
6 PRESTRESSED LINTELS OVER ALL OPENINGS.

NEW ROOF CONSTRUCTION:
1. SEE SECTIONS FOR DETAILS

PLUMBING:
1. 110mm DIA. SEAMLESS ALUM GUTTERS & ORIAN PIPES TO FALL 1:40.
2. I.E. AT EVERY JUNCTION.
3. A VENT AT THE HIGHEST POINT OF THE SYSTEM.
4. R.E. AT THE BEGINING OF THE SYSTEM AND AT EVERY CHANGE OF DIRECTION.
5. MIN. DEPTH OF SYSTEM = 450mm.

PROPOSED NEW STORE FOR MR.BURGER ON ERF 1846 3 SEEMEEU STREET, GANSBAAI INDUSTRIE

GANSBAAI

SITE & LOCATION PLAN DETAILS & NOTES

DRAWING NUMBER 2414 - 1 of 4

SCALE AS SHOWN | DATE 16/08/2024

ET HOME DESIGNS
PROF. ARCH.DRAUGHT
SACAP REG.PAD24750139
0833753202
ital@gansbaai.za.org
ethomedesigns@gmail.com

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR APPLICATION FOR CONSENT USE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 1846, GANSBAAI (4690/2024)

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 1846 shall be used to service Erf 1846;

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

26/02/2025
DATE

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

MUNICIPAL PLANNING TRIBUNAL

1. ERF 542, 22 STORMVOËL CRESCENT, VERMONT, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITION AND SUBDIVISION: WRAP PROJECT OFFICE ON BEHALF OF IM GREYLING AND THE TRUSTEES OF WP SMIT FAMILY TRUST

542 HVM (4990/2025)
H Olivier **(028) 313 8900** **Hermanus Administration**
18 September 2025

EXECUTIVE SUMMARY

An application was received on 26 May 2025 from WRAP Project Office on behalf of The Trustees of WP Smit Family Trust in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 542, Vermont for the following:

- **Removal of Restrictive Title Deed Conditions** in terms of Section 16.(2)(f) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the removal of restrictive title deed condition E.(a) as contained in Title Deed T13358/10 applicable to Erf 542, Vermont to accommodate the proposed subdivision.

  The restrictive title deed condition read as follows:

  *"E. **ONDERHEWIG VERDER** aan die volgende voorwaardes ten gunste van die transportgewer Maatskappy and sy Opvolgers in Titel as Eienaar van die RESTANT van die eiendom gehou kragtens Transportakte Nr. T7023/1935 en vervat in Transportakte Nr. T9843/1948, welke voorwaardes soos volg lees:-*

  (a) Save with the consent of the Transferer Company in writing no buildings or structures or any portion thereof except boundary wall and fences shall be erected nearer than 3,15 metres to the street line which forms a boundary of the said property and no such buildings or structure shall be situate within 1,57 metres of the lateral boundary common to any adjoining lot, nor save with the consent aforesaid, may the said property or any lot if the property sold compromises more than one lot, be subdivided."

- **Subdivision** in terms of Section 16(2)(d) of the By-Law to subdivide Erf 542, Vermont into two (2) portions, namely: Portion A (±613m^2) and a Remainder (±613m^2).

RESOLUTION

1. that the objection be noted.

2. that the application in terms of Section 16.(2)(f) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 542, Vermont for the removal of restrictive title condition E.(a) as contained in Title Deed T13358/10 of the property, **be approved**, in terms of the provisions of Section 61 of the By-Law;

3. that the application in terms of Section 16.(2)(d) of the Overstrand Municipality Amendment By-Law on to subdivide Erf 542, Vermont into two (2) portions, namely: Portion A (±613m^2) and a Remainder (±613m^2), **be approved**, in terms of the provisions of Section 61 of the By-Law;

4. that the approvals in Points 2 - 3 above is in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

   (a) that this approval is only for the subdivision as indicated on Subdivision Plan number 24.166 (001) dated 24/07/2025, submitted with the application;

   (b) that the existing dwelling on the property be demolished prior to the registration/transfer of the new erf;

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

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

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

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

5. 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 regarding the above decision.

REASONS FOR RESOLUTION

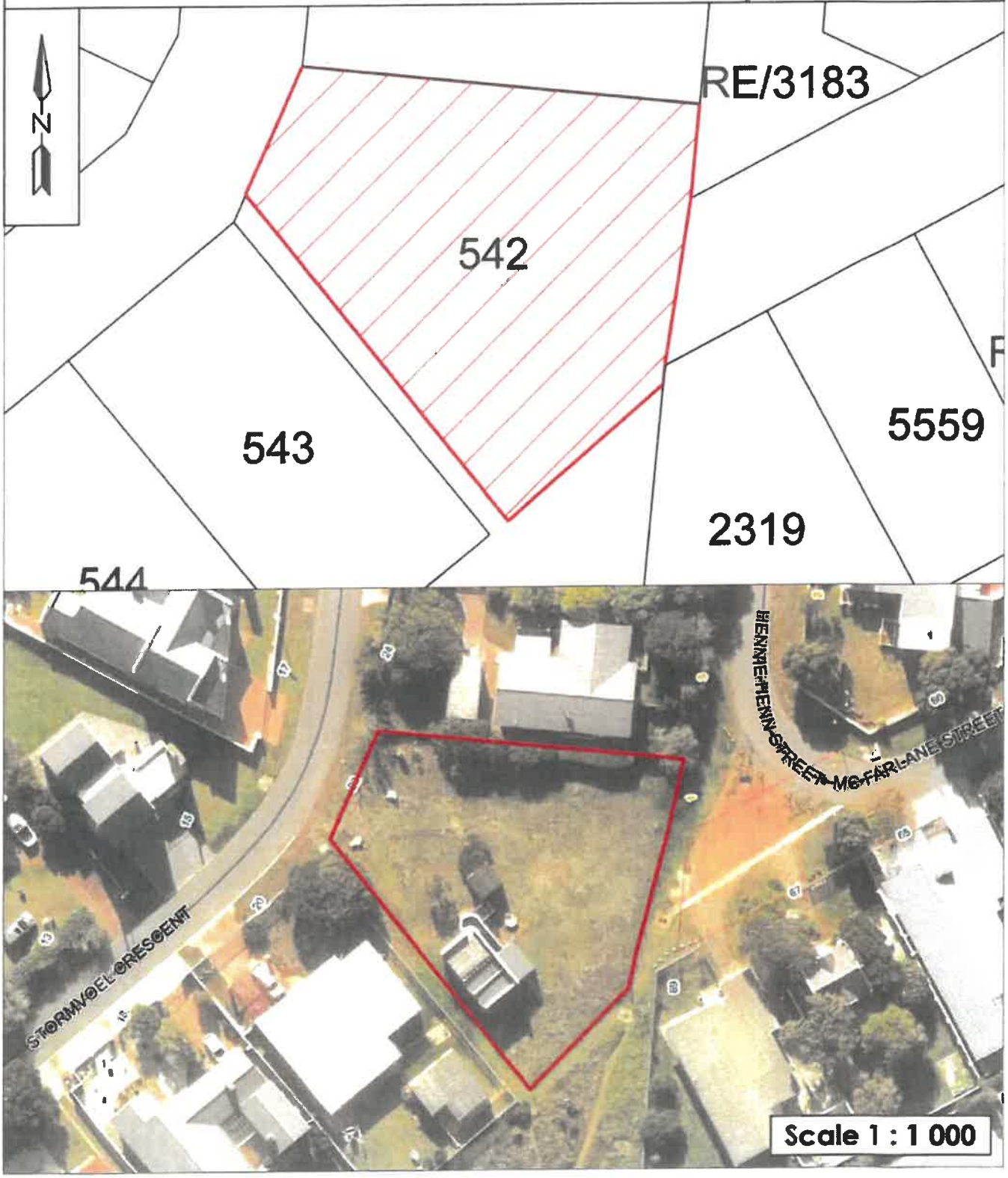
- The application has followed due procedure.
- The existing municipal services can accommodate the additional erf.

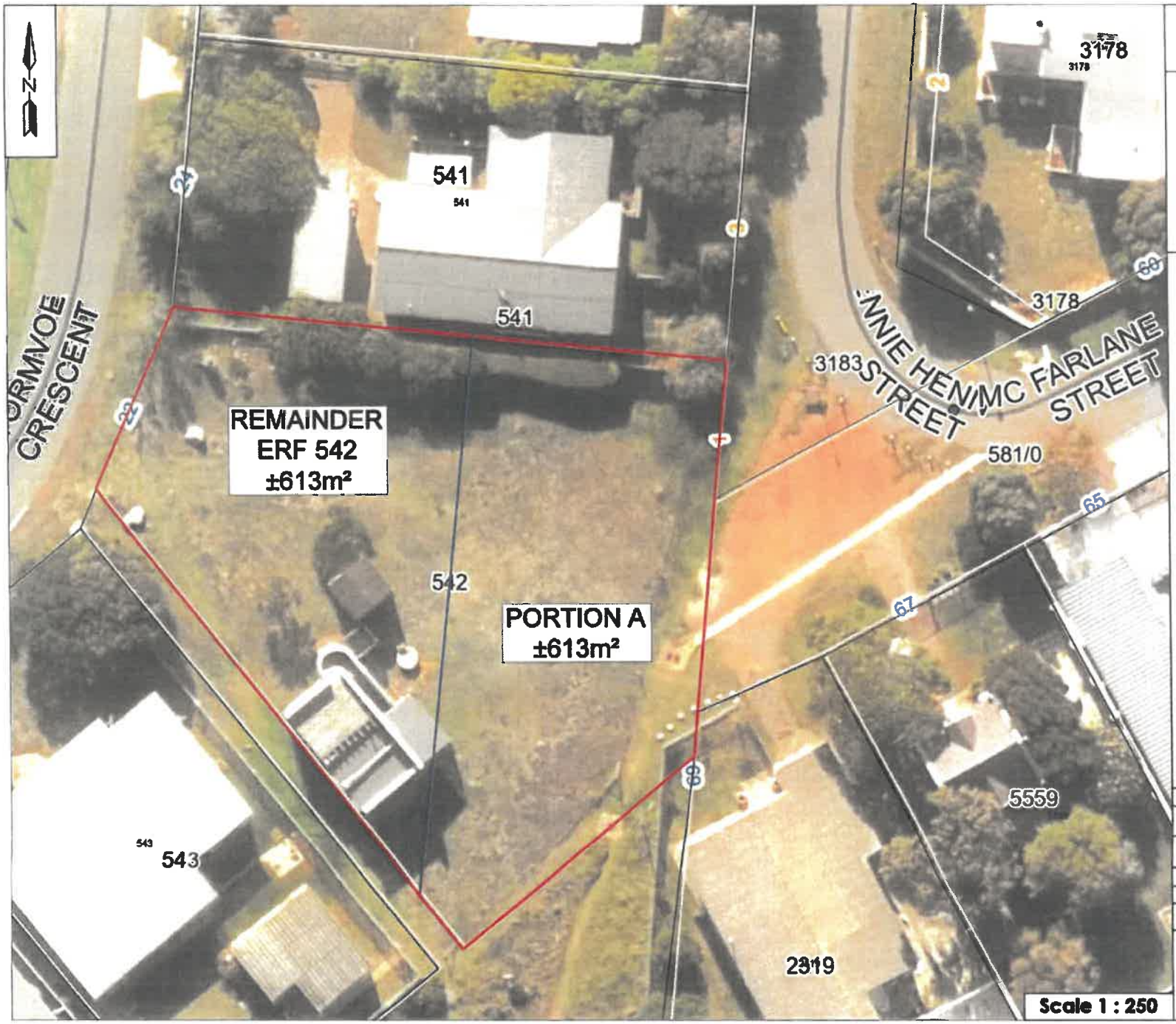
- The objection is noted, but the application to create one additional property access from Hennie Henn Street will have a very low increase in traffic and it is the opinion that the increase in traffic will not have a major impact on existing road surface area. The application is also supported by the Municipal Operational Department and the Engineering Services Departments, who is responsible for road infrastructure.
- The subdivision of the erf is in line with the Overstrand Growth Management Strategy, 2010 which earmark this area as *status quo*. Surrounding erven measure between approximately 500m^2 to 720m^2 in extend, and the two proposed erven will each measure 613m^2 in extend.
- The size of the new proposed erven will be in line with the sizes of surrounding properties, and it is not foreseen that the character of the area will be impacted on.
- The removal of the restrictive Title Deed condition would ensure the property can be subdivided and be developed to its full potential, and the restrictive building lines can be removed as it is not required anymore, as development can now be controlled by the Land Use Scheme.
- The application is in line with the General Principles of LUPA and SPLUMA, as the densification of areas within the urban edge will ensure valuable agricultural and environmentally sensitive land is not developed and create sustainable development. The development is also efficient as existing services will be utilized.
- The application is desirable.

1. Locality Plan
Erf 542 Vermont

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





3. Proposed Subdivision Plan
Erf 542 Vermont

Proposed Subdivision Plan
Erf 542 Vermont

Remainder of Erf 542 - Vermont
±613m²

Portion A
±613m²

Plan Number: 24.166 (001)

Plan prepared by: Thian Jansen on 24/07/2025

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 REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS & SUBDIVISION: ERF 542, VERMONT (4990/2025)

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 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 (**2024/2025**) is as follows:

Freehold erven:			
Water	R 27 598.00 x 1	=	R 27 598.00
Sewerage	R 19 725.00 x 1	=	R 19 725.00
Roads	R 8 845.00 x 1	=	R 8 845.00
Stormwater	R 10 205.00 x 1	=	R 10 205.00
Solid Waste	R 1 769.00 x 1	=	R 1 769.00
TOTAL (inclusive of VAT)		=	**R 68 142.00**

Please note that the above figures:
a) are estimates
b) do not include investigation and connection fees
c) are subject to annual tariff adjustments

2. that the existing water connection to Erf 542 shall be used to service the proposed Portion A or the Remainder of Erf 542;

3. that any part of the existing water and sewer services on Erf 542that crosses the common boundary of Portion A and the Remainder of Erf 542 shall be disconnected and sealed off;

4. that both the Remainder and Portion A of must be serviced with individual and separate water connections which must comply with the standards of the Division: Civil Engineering Services;

5. that the proposed Portion A and Remainder of Erf 542 must each be serviced with individual and separate sewer conservancy tanks, which must comply with the standards of the Division: Civil Engineering Services, and to which the sewer services of the individual erven must connect to;

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

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

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 owners cost, if required.

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

23/06/2025

DATE

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

2. ERF 2028, 85 MAIN ROAD, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REZONING AND SUBDIVISION: PJ LE ROUX TOWN AND REGIONAL PLANNERS ON BEHALF OF ERF 1755 CC

2028 HON (4840/2024)
H Olivier **(028) 313 8900** **Hermanus Administration**
8 October 2025

EXECUTIVE SUMMARY

An application has been received on 15 October 2024 from PJ Le Roux Town and Regional Planners on behalf of Erf 175 CC on Erf 2028, Onrustrivier in terms of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 for the following:

- **Rezoning** of the property in terms of Section 16(2)(a) of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 from Residential Zone I: Single Residential (SR1) to Subdivisional Area Zone (SA);

- **Subdivision** of the rezoned property in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 to create the following:

  - Twelve (12) General Residential Zone I: Town Housing (GR1) erven;
  - Four (4) Open Space Zone 3: Private Open Space (OS3) erven; and
  - One (1) Transport Zone 2: Private Road and Parking (TR2A) Portion.

- **Allocation of a street name** in terms of Section 96 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020, in order to allocate a street name (Sauvignon Street) to the new street in the development.

RESOLUTION

1. that the objections 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 on Erf 2028, Onrustrivier to **rezone** the said property from Residential Zone I: Single Residential (SR1) to Subdivisional Area Zone (SA), **be approved**, in terms of the provisions of Section 61 of the By-Law;

3. that the application in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 for the **subdivision** of the rezoned property to create the following:

- ❖ Twelve (12) General Residential Zone I: Town Housing (GR1) erven;
- ❖ Four (4) Open Space Zone 3: Private Open Space (OS3) erven; and
- ❖ One (1) Transport Zone 2: Private Road and Parking (TR2A) Portion;

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

4. that the approvals in Points 2 – 3 be subject to the following conditions:

   (a) that approval is for the Site development Plan 022-100 dated 11 November 2024, with the one amendment that the covered gate house only traverses the 3m building line with $5m^2$;

   (b) that a minimum of two (2) parking bays be provided on each erf, to municipal standards and satisfaction;

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

   (d) that the Architectural Design Guidelines in line with the Zoning Scheme parameters, be submitted for the development, satisfaction of the Senior Manager: Town and Spatial Planning and Manager Building Control Division;

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

   (f) that a Homeowners' Association be established with compulsory membership for all property owners within the development, and

   (g) that the Constitution of the Homeowners' Association be submitted for approval by the Municipality (which reserves the right to impose conditions in this regard), and that the following aspects inter alia be addressed in this document:

      - the approval of building plans by an "estate architect" prior to submission thereof to the Municipality, and
      - that the Constitution clarifies at what stage that the responsibility would be transferred from the developer to the Homeowners' Association to deal with approval of plans.

5. that the application in terms of Section 96 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 for the allocation of a street name (*Sauvignon Street*) to the new street in the development, **be approved** in terms of the provisions of Section 61 of the By-Law.

6. That the following comments be noted:
   - ❖ Cape Nature (Annexure G);
   - ❖ Western Cape Government: DEADP - Environmental (Annexure H), and
   - ❖ SANBI (Annexure I).

7. 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 with regard to the above decision.

REASONS FOR RESOLUTION

- ❖ The proposal for a group housing development is in line with the Overstrand Growth Management Strategy, 2010 which earmarks this area as *status quo* and the Overstrand Municipal Wide SDF, 2020 which identified this area for urban development.
- ❖ A previous similar development for 13 group housing units was previously approved on the property.
- ❖ All municipal departments and external state departments/institutions support the application.
- ❖ Objections raised about the traffic concerns and access to the site, and environmental concerns regarding plant species on the site, were addressed and does not prove the application to be undesirable.
- ❖ This proposed development will be in line with the character of surrounding area, which makes provision for single residential erven and group housing developments south of Onrustrivier Main Road.
- ❖ There are sufficient services capacity to accommodate the development.
- ❖ The application is in line with the planning principles of efficiency, spatial sustainability and spatial resilience, and is desirable.



P-J le Roux
Stads-en Streekbeplanners/
Town and Regional Planners

Hoofstraat 262 Main Road Paarl
(Ph) 021-8722499 (Cell) 076 031 7607
(email) pj@pjleroux.co.za

Project:

Application for Rezoning & Subdivision: Erf 2028 Onrusrivier

Description:

Aerial Photo

ERF 1755 CC

Skaal	N.T.S	Leernr.	H 10-197
Teken	PJLR	Datum	OCTOBER 2024
Keur	PJLR	Tekeningnr.	2



Portion no.	Extent	Zoning	Land Use
1-12	3 072 m²	General Resid. Zone 1	Town houses
13-16	390 m2	Open Space Zone 3	Private Open Space
17	503 m2	Transport Zone 2	Private road & parking

Portion number	-	AREA
ERF 1 - 12 (12 x 256m2)	=	3 072 m2
ERF 13-17	=	893 m2
(Road Reserve 499 m2 + 394m2 P.O R (394/3965=10%))		
TOTAL =		3 965 m2

SITE INFO
Street Building Line - 3.0m
Common Building Line - 3.0m

Parking
Off street park. per Unit - 2 (x12)
Total - 24 p/b
Visitors Parking = 2 p/b

Unit Area's - 149 m2 x 12 Units
Coverage - 45.3 %
(1788 m2 + 8 m2 / 3 965 m2)

AREA HOUSE:
HOUSE - 135 m2
COVERED ENTRY- 14 m2
TOTAL = 149 m2

PROJECT
Town House Development
on Erf 2028
Onrusrivier

SITE LAYOUT

DRAWN: GM HOUGAARD	SCALE: A3 - 1:200
PRINTED: 11 NOV 2024 -rev 01	Drawing No: 022- 100

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR SUBDIVISION & REZONING: ERF 2028, ONRUS RIVER (4840/2024)

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

Conditions:

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

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

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

The contribution according to the current policy **(2024/2025)** is as follows:

Water	R 27 598.00 x 8.6	=	R 237 342.80
Sewerage	R 19 725.00 x 8.6	=	R 169 635.00
Roads	R 8 845.00 x 11,00	=	R 97 295.00
Stormwater	R 10 205.00 x 6,168	=	R 62 944.44
Solid Waste	R 1 769.00 x 11,00	=	R 19 459.00
TOTAL (inclusive of VAT)		=	**R 586 676.24**

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 developer apply for a bulk water connection on the prescribed application form, at Overstrand Municipality's Finance Department and

17. that the installation of the bulk water meter, by the developer, be done under the supervision of the Principal Technologist: Hermanus;

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

19. 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.

20. that the Body Corporate or Homeowners Association be responsible for the operational costs and maintenance of private street lighting, electrical reticulation and metering and all internal engineering services;

21. That the Body Corporate or Homeowners' Association will be responsible for the management and maintenance of any open space, access gate, guard house and refuse area;

22. 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;

23. 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;

24. 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;

25. 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*;

26. 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;

27. that the refuse room be completed prior to occupation of the first unit, to the satisfaction of the Chief Engineer: Infrastructure Services;

28. 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;

29. 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;

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

31. that a minimum stacking space/distance of at least 6,0 m (in front of the gate or boom) be provided for the access point in the Radyn Street. No vehicular access will be allowed to or from Main Road;

32. 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;

33. 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;

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

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

20/12/2024

DATE

3. ERF 333, 9 ARCADIA STREET, PEARLY BEACH, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE CONDITIONS AND REZONING: MESSRS WRAP PROJECT OFFICE ON BEHALF OF AR WHITE

333 GPB (4904/2025)
SW van der Merwe **(028) 313 8900** **Hermanus Administration**
12 November 2025

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 19 February 2025 from Messrs WRAP Project Office on behalf of AR White, owner of Erf 333, Pearly Beach for the following:

- **Removal of restrictive title deed conditions** in terms of Section 16(2)(f) of the By-Law for removal of conditions C.4(b), C.4(c) and C.4(d) contained in Title Deed T55455/2024 to accommodate retail shops, and

- **Rezoning** in terms of Section 16(2)(a) of the By-Law from Business Zone 4: Services Station Zone (B4) to Business Zone 3: Local Business (B3) to accommodate retail shops.

RESOLUTION

1. that the objections / comments be noted;

2. that the application 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 conditions** C.4(b), C.4(c) and C.4(d) as contained in title deed T55455/2024 applicable to Erf 333, Pearly Beach, **be approved**;

3. that the application in terms of Section 16(2)(a) of the By-Law for **rezoning** of Erf 333, Pearly Beach from Business Zone 4 (B4): Service Station to Business Zone 3: Local Business (B3), **be approved** in terms of the provisions of Section 61 of the By-Law;

4. that the approvals in paragraphs 2. and 3. above be 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 Department be complied with at that stage;

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

(c) that all other development parameters as prescribed in the relevant Zoning Scheme, and

(d) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.

5. 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 Municipal Land Use Planning, 2020 with regard to the above conditions of approval.

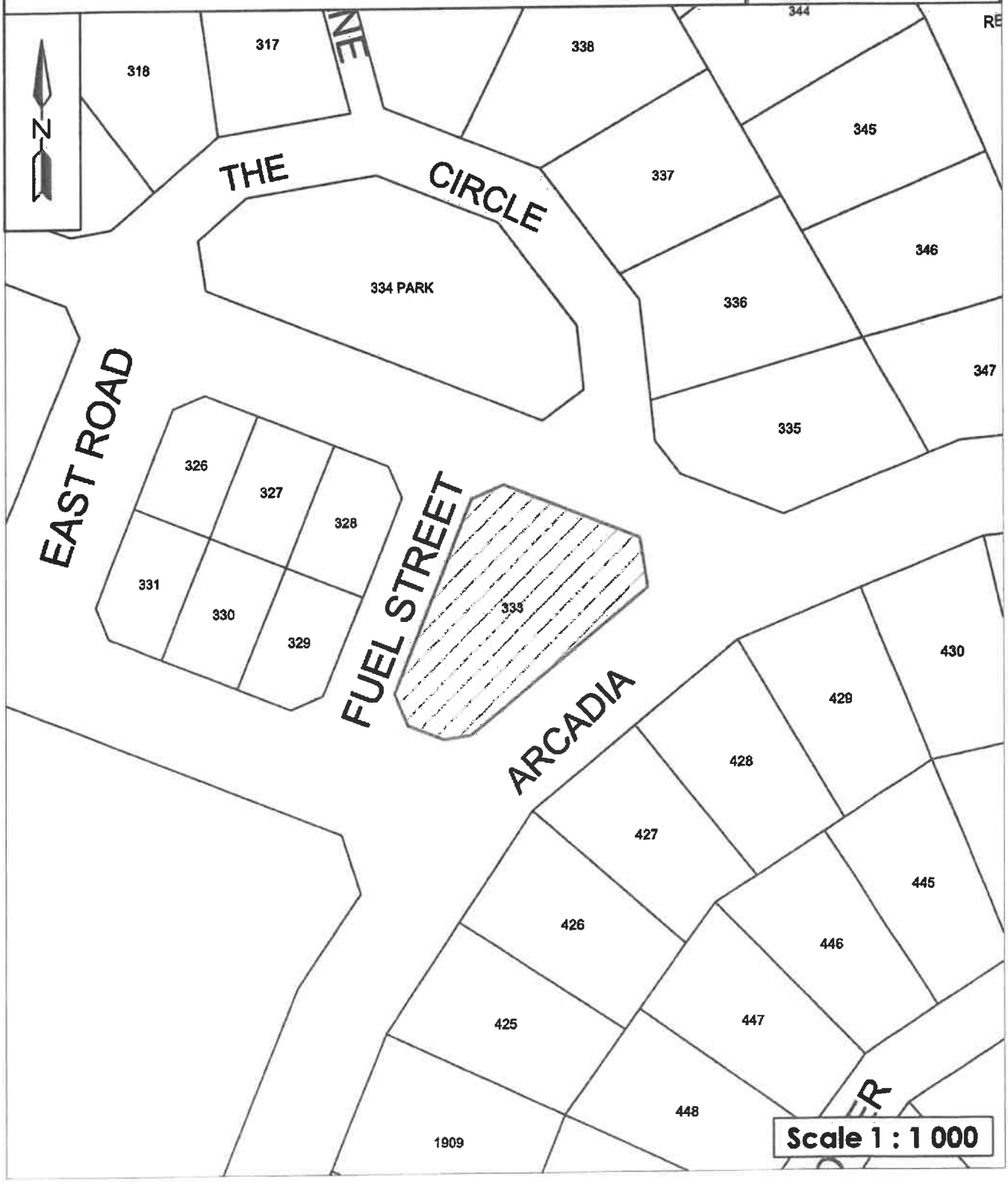
REASONS FOR RESOLUTION

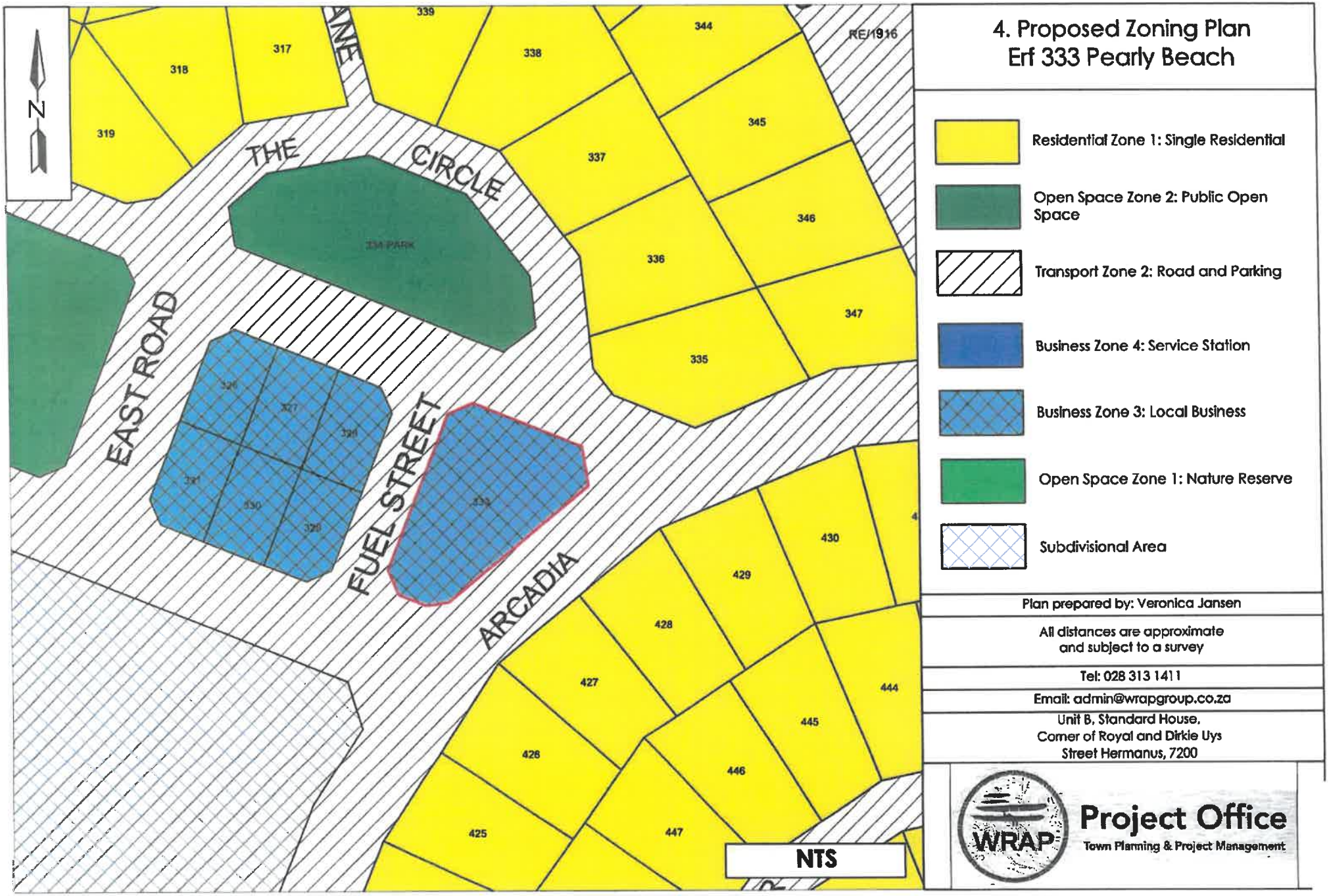
- The application has followed due procedure.
- The development is consistent with the applicable strategic policy documents.
- The development is consistent with the planning principles.
- The development does not detract from the character of the surrounding area.
- The development does not unacceptably detract from the vested rights of adjoining property owners.

1. Locality Plan
Erf 333 Pearly Beach

Plan prepared by: Veronica 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




N
THE CIRCLE
EAST ROAD
FUEL STREET
ARCADIA
PARK
RE/1916
339
344
318
317
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NTS
4. Proposed Zoning Plan
Erf 333 Pearly Beach
Residential Zone 1: Single Residential
Open Space Zone 2: Public Open Space
Transport Zone 2: Road and Parking
Business Zone 4: Service Station
Business Zone 3: Local Business
Open Space Zone 1: Nature Reserve
Subdivisional Area
Plan prepared by: Veronica 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 REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS & REZONING: ERF 333, PEARLY BEACH (4904/2025)

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 333 shall be used to service Erf 333;

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 the on-site parking facilities are provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;

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

6. that it should be noted that Fuel Street was constructed incorrectly on the property and needs to be reconstructed in the correct position;

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

17/04/2025

DATE

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

4. PORTION 59 (A PORTION OF PORTION 45) OF THE FARM HANGKLIP NO. 559, A DIVISION OF CALEDON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITION, CONSENT USES, AMENDMENT OF CONDITIONS IN RESPECT OF EXISTING APPROVAL AND AMENDMENT OF THE EXISTING APPROVED SITE DEVELOPMENT PLAN: INTERACTIVE TOWN AND REGIONAL PLANNING ON BEHALF OF GLEN CRAIG TRAINING CENTRE PTY LTD

KHANG 59/559 (4464/2023)
H van der Stoep (028) 313 8900 Hermanus Administration
10 November 2025

EXECUTIVE SUMMARY

An application has been received on 21 August 2023 from Inter Active Town and Regional Planners on behalf of Glen Craig Training Centre (Pty) Ltd on Portion 59 (a Portion of Portion 45) of the Farm Hangklip No. 559 in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the following:

- **Removal of Restrictive Title Deed Condition** in terms of Section 16(2)(f) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the removal of restrictive title deed condition E.(o) as contained in Title Deed T2048/2006 of the property to accommodate the proposed land uses.

  The restrictive title deed condition read as follows:

  *"**E. SUBJECT AND/OR ENTITLED** to the benefit of the following special conditions contained in the aforesaid Deed of Transfer T 18344/1959 and imposed by Hangklip Beach Estates Limited for the benefit of itself and its successors in Title as the Owner of the remaining extent of the said portion 45 of the Farm Hangklip measuring as such remainder 250,8309 hectares, and held under Certificate of Registered Title T5789/1957:-*

  (o) The said land may be used for the purpose of agriculture and breeding and keeping of domestic animals, poultry and/or bees provided that no goats or pigs may be kept, and/or for the purpose of carrying on the business or businesses of a boarding house, garage, filling station, restaurant, recreational club and/ or general dealer or any of them."

- **Consent uses** in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, to accommodate the following:
  - A place of instruction to allow for a training and educational centre,

- A place of entertainment to allow for weddings,
- A place of assembly to accommodate special events such as lectures, sermons, and weddings, and
- A utility service to accommodate a solar power plant.

❖ **Amendment of conditions in respect of existing approval** in terms of Section 16(2)(h) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, to exceed the permissible floor space from 2400m² to 3280m² to accommodate the proposed expansion of the existing development.

❖ **Amendment of the existing approved site development plan** in terms of Section 16(2)(l) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, to accommodate the proposed expansion of the existing development.

RESOLUTION

1. that the objections be noted.

2. that the application in terms of Section 16.(2)(f) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Portion 59 (a Portion of Portion 45) of the Farm Hangklip No. 559 for the **removal** of Restrictive Title Deed Condition E.(o) as contained in Title Deed T2048/2006 of the property to accommodate the proposed land uses, **not be approved**, in terms of the provisions of Section 61 of the By-Law;

   (a) that Restrictive Title Deed Condition E.(o) as contained in Title Deed T2048/2006 of the property to accommodate the proposed land uses, **be amended** to read as follows in terms of the provisions of Section 61 of the By-Law:

   (o) The said land may not be used for a garage, filling station, recreational club and/or general dealer.

3. that the application in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Portion 59 (a Portion of Portion 45) of the Farm Hangklip No. 559 for a consent use to accommodate a place of entertainment to allow for weddings, **not be approved**, in terms of the provisions of Section 61 of the By-Law;

4. that the application in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Portion 59 (a Portion of Portion 45) of the Farm Hangklip No. 559 for a consent use to accommodate the following:

- A place of instruction to allow for a training and educational centre,
- A place of assembly to accommodate special events such as lectures, sermons, and
- A utility service to accommodate a solar power plant.

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

5. that the application in terms of Section 16(2)(h) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the **amendment of conditions in respect of existing approval** on Portion 59 (a Portion of Portion 45) of the Farm Hangklip No. 559 to exceed the permissible floor space from 2400m² to 3280m² to accommodate the proposed expansion of the existing development, **be approved**, in terms of the provisions of Section 61 of the By-Law;

6. that the application in terms of Section 16(2)(l) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the **amendment of the existing approved site development plan** on Portion 59 (a Portion of Portion 45) of the Farm Hangklip No. 559 to accommodate the proposed expansion of the existing development, **be approved**, in terms of the provisions of Section 61 of the By-Law;

7. that the approvals in Point 2 - 6 above be subject to the following conditions:

   (a) that the approval for a Place of Assembly be restricted to the activities and residential component uses related to the missionary activities;

   (b) that all structures and uses be restricted to Site Development plan, dated July 2023, as submitted with the application;

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

   (d) that building plans be submitted to the Building Department for approval, and that any conditions by the Fire and Building 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 the EMP be submitted to the Division: Environmental Management Services for approval. Due cognisance be taken to incorporate comments received from Cape Nature and Western Cape Government: DEADP (Environmental);

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

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

(i) that the owner is responsible for all sewerage generated on the property, and disposal therefore at a licensed municipal sewerage treatment facility;

(j) that the owner is responsible for all waste generated on the property, and disposal therefore at a licensed municipal waste facility;

(k) that the amended title deed be submitted for record purposes to the Municipality;

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

(m) that all conditions imposed by Western Cape Government: EADP (Environmental) and Cape Nature be complied with.

8. that the applicant and objectors be notified of his/her right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 with regard to the above decisions.

REASONS FOR RESOLUTION

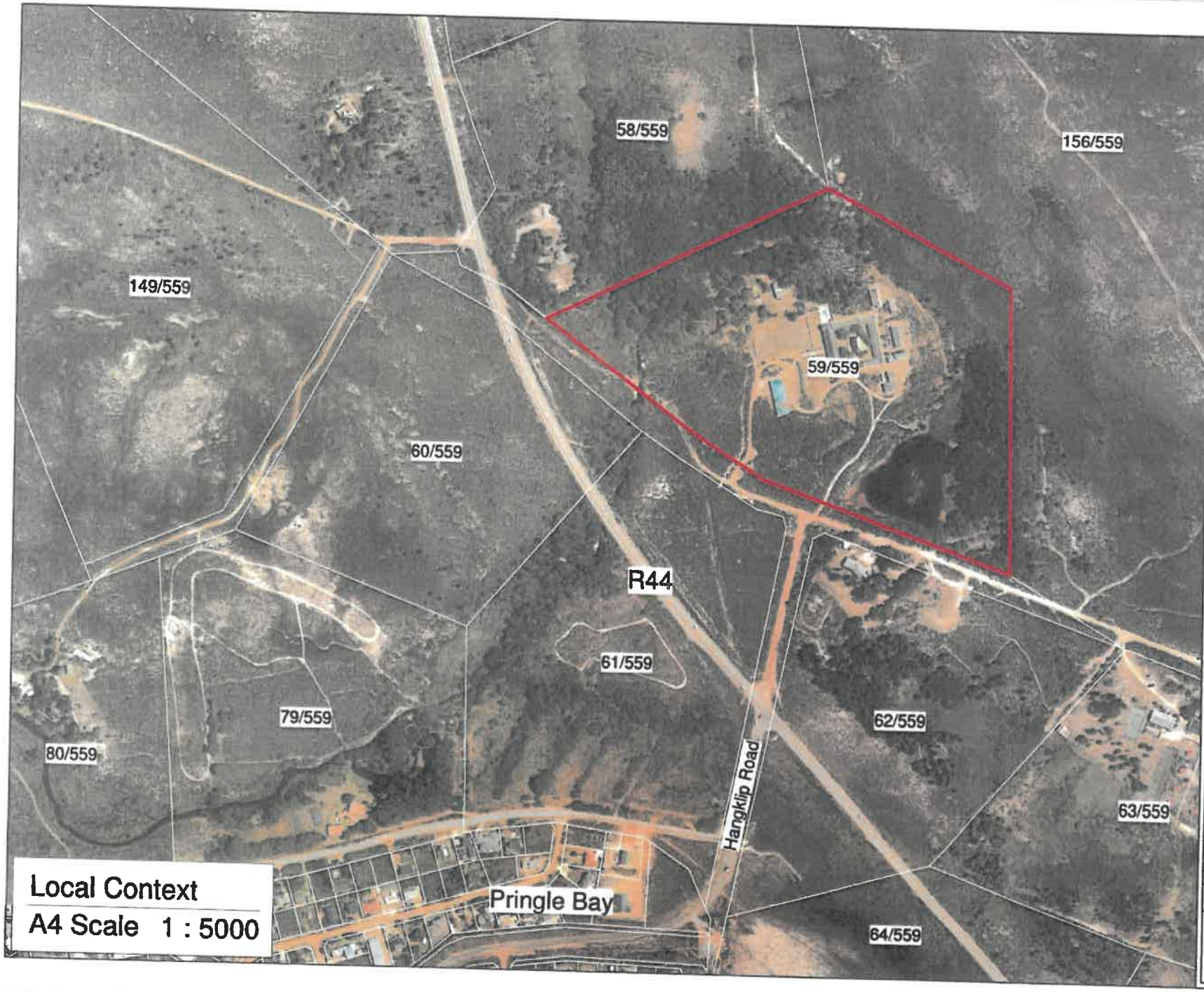
POINT 2 - 3

- The reason being that the facility can be accommodated with the amendment of the condition.
- This will ensure that activities not in line with the Land Use Scheme remain in place and therefore not necessary to be removed.
- Parts of the condition does not impede on the proposed land use and can remain in place.
- The Place of Entertainment (wedding venue) is not in the spirit of a Missionary Facility focussing on training missionaries.
- The Place of Entertainment can contribute to traffic and noise pollution aspects, which have not been investigated.

POINT 4 - 7

- The application is compliant with the Municipal planning documents.
- The proposed extension of the footprint is located on disturbed land.
- The application is supported by Cape Nature.
- The application does not trigger any NEMA listed activities.

- The consent uses as recommended falls within the ambit of the activities of the Missionary Facility.



PROJECT
Portion 59 of Farm 559
Hangklip

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.

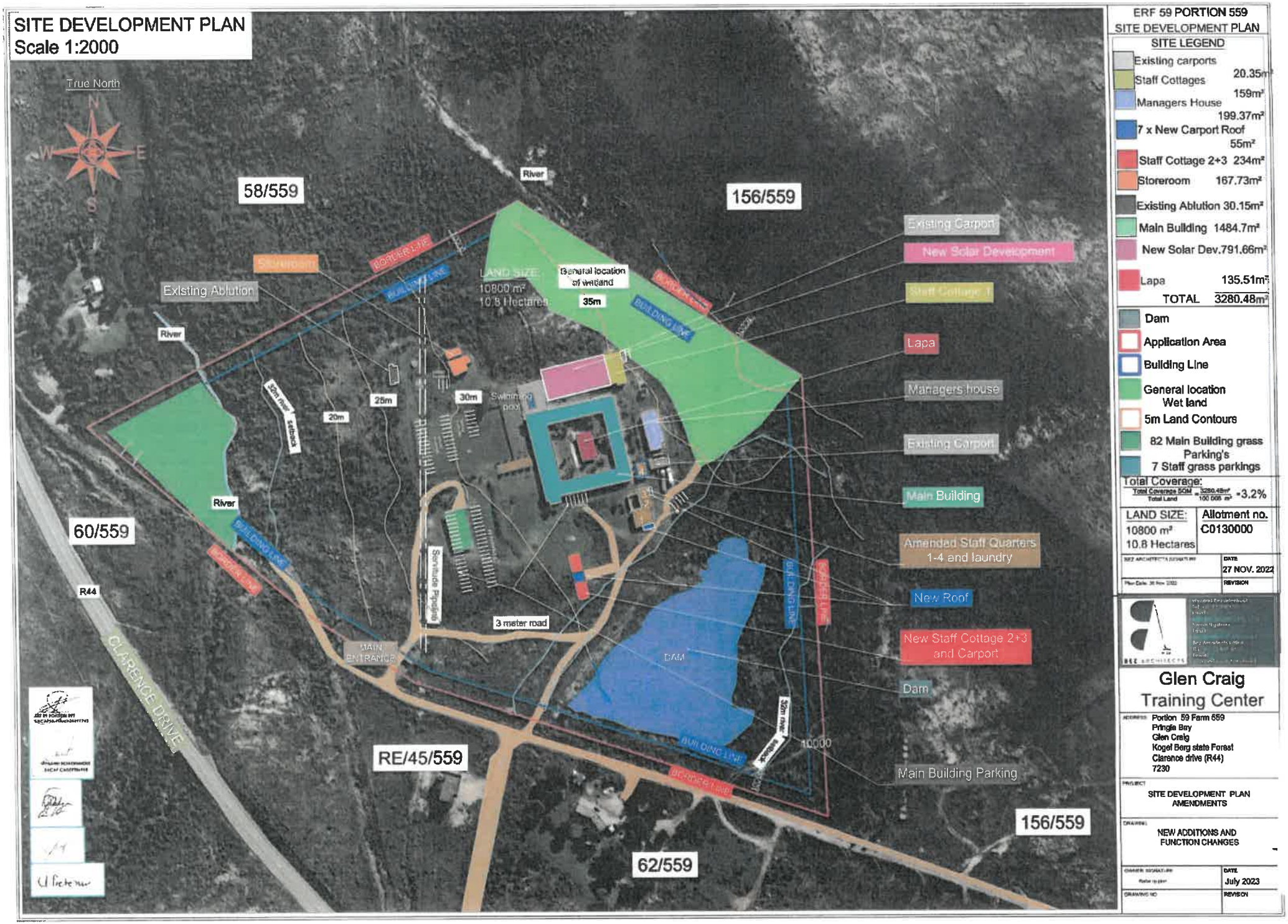
CLIENT
Glen Craig
Training Centre

DRAWN BY	CHECKED BY	DATE
Author	Checker	2/03/2020

SCALE @ A4	PROJECT NUMBER
As Indicated	0001

DRAWING NUMBER
A101

Inter/Active Town & Regional Planning
André Winkelaar Pr Pln A/2027/1995
© Act of SA (Town and Regional Planning)
Telephone 028 312 1000
Cell phone: 082 466 0000
E-Mail: winkelaar.a@gmail.com


SITE DEVELOPMENT PLAN
Scale 1:2000
True North
N
W
E
S
58/559
156/559
60/559
RE/45/559
62/559
River
Existing Ablution
Storeroom
BOUNDARY LINE
BUILDING LINE
LAND SIZE:
10800 m²
10.8 Hectares
General location of wetland
35m
30m
25m
20m
30m river setback
Swimming pool
Sewerage Pipeline
3 meter road
MAIN ENTRANCE
DAM
R44
CLARENCE DRIVE
10000
Existing Carport
New Solar Development
Staff Cottage 1
Lapa
Managers house
Existing Carport
Main Building
Amended Staff Quarters 1-4 and laundry
New Roof
New Staff Cottage 2+3 and Carport
Dam
Main Building Parking
ERF 59 PORTION 559
SITE DEVELOPMENT PLAN
SITE LEGEND
Existing carports 20.35m²
Staff Cottages 159m²
Managers House 199.37m²
7 x New Carport Roof 55m²
Staff Cottage 2+3 234m²
Storeroom 167.73m²
Existing Ablution 30.15m²
Main Building 1484.7m²
New Solar Dev.791.66m²
Lapa 135.51m²
TOTAL 3280.48m²
Dam
Application Area
Building Line
General location Wet land
5m Land Contours
82 Main Building grass Parking's
7 Staff grass parkings
Total Coverage:
Total Coverage SQM / Total Land = 3280.48m² / 100 005 m² = 3.2%
LAND SIZE:
10800 m²
10.8 Hectares
Allotment no.
C0130000
DATE
27 NOV. 2022
REVISION
Glen Craig
Training Center
ADDRESS: Portion 59 Farm 559
Pringle Bay
Glen Craig
Kogel Berg state Forest
Clarence drive (R44)
7230
PROJECT
SITE DEVELOPMENT PLAN AMENDMENTS
DRAWING
NEW ADDITIONS AND FUNCTION CHANGES
DATE
July 2023
REVISION

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USES, AMENDMENT OF CONDITIONS IN RESPECT OF EXISTING APPROVAL & AMENDMENT OF EXISTING APPROVED SITE DEVELOPMENT PLAN: PORTION 59 (A PORTION OF PORTION 45) OF THE FARM HANGKLIP NO. 559, A DIVISION OF CALEDON (4464/2023)

Electricity	:	Eskom area
Stormwater	:	No services available
Water	:	In Order
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 the property have existing municipal water supply from bulk network feeding Hangklip reservoirs;

3. 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;

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

5. that, as there is currently no municipal sewer network in the vicinity, Portion 59 of the Farm 559 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;

6. 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;

7. 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;

8. 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;

9. that stormwater discharged from higher lying properties and generated in the catchment area of Portion 59 of the Farm 559 be allowed to drain freely through the property;

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

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

12. that access can be obtained via the existing access routes(s) to Portion 59 of the Farm 559, 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.

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

16/05/2025.
DATE

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

5. PORTION 78 (A PORTION OF PORTION 45) OF THE FARM 559, HANGKLIP SMALLHOLDINGS, A DIVISION OF CALEDON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND CONSENT USES: PLATINUM TOWN AND REGIONAL PLANNERS ON BEHALF OF KOGELBERG BIOSPHERE RESERVE COMPANY AND OVERSTRAND MUNICIPALITY

KHANG 78/559 (4561/2024)
H van der Stoep (028) 313 8900 Hermanus Administration
25 September 2025

EXECUTIVE SUMMARY

An application has been received on 8 January 2024 from Platinum Town & Regional Planners on behalf of Kogelberg Biosphere Reserve Company and Overstrand Municipality on Portion 78 (a Portion of Portion 45) of the Farm Hangklip No. 559 for the following:

- **Removal of Restrictive Title Deed Conditions** in terms of Section 16(2)(f) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the removal of restrictive title deed conditions B.b), B.d), B.e), B.o), B.p), B.r) and B.s) as contained in Title Deed T102546/2000 of the property to accommodate the proposed land uses on the property.

  The restrictive title deed conditions B read as follows:

  "B. to and ENTITLED to the benefit of the following special conditions imposed in Deed of Transfer No T2011/1958 by Hangklip Beach Estates Limited in favour of itself and the owner of any portion of the said Portion 45 of the Farm Hangklip, namely:

  b) No wood and iron buildings or works of any description shall be erected nor shall corrugated iron be used for roofing purposes.

  d) All buildings and other constructional works, including all fences and gardens or other gates, shall be of good design and sound construction and plans thereof must be approved by the seller before construction is commenced. In the event of a breach of this clause the seller shall have the right to require the purchaser to demolish such unauthorised buildings or works and/or shall have the option to repurchase the land upon payment of the cost price thereof without compensation for improvements.

  e) No signs, advertisements, advertisement boarding or other lettering shall be erected on the land hereby sold and purchased, nor shall any advertisements, signs or lettering be painted on any building, walls or fence erected or to be erected on the said land save and except with the written approval of the seller.

o) The land shall be used only for agriculture and the breeding or keeping of domestic animals, poultry and/or bees provided that no goats or pigs may be kept except with the special written consent of the seller which consent shall in any case not be given for Portions 58, 59, 60, 61, 62, 64, 79 and 80.

p) Only buildings and structures to be used as dwellings and farm buildings shall be erected on the land.

r) Outbuildings to serve any dwelling shall not except with the written consent of the seller first had and obtained, be erected prior to the dwelling house which shall be a complete dwelling and not one partly built and intended for completion at a later stage.

s) No boarding houses, flats, maisonettes, hotels, shops, public garage or filling station, business premises, canteen, restaurant, bioscope, factory or industrial buildings shall be erected on the land nor shall any such business or entertainment be conducted on the land."

- **Consent uses** in terms of 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, for the following:
  - agriculture to accommodate a rehabilitation centre for injured wildlife, and;
  - a place of instruction to accommodate an environmental research or other educational centre for all forms of wildlife care, rehabilitation, and training.

RESOLUTION

1. that the objection be noted.

2. that the application in terms of Section 16.(2)(f) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Portion 78 (a Portion of Portion 45) of the Farm Hangklip No. 559 for the **removal** of restrictive title deed **conditions B.b), B.d), B.e), B.p) and B.r)** as contained in Title Deed T102546/2000 of the property to accommodate the proposed land uses on the property (agriculture and place of instruction), **be approved**, in terms of the provisions of Section 61 of the By-Law;

3. that the application in terms of Section 16.(2)(f) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Portion 78 (a Portion of Portion 45) of the Farm Hangklip No. 559 for the **amendment** of restrictive title deed **conditions B.o) and B.s)** as contained in Title Deed T102546/2000 of the property to accommodate the proposed land uses on the property (agriculture and place of

instruction), **be approved**, in terms of the provisions of Section 61 of the By-Law, to read as follows:

B.o) The land shall be used only for the purposes of conservation, which includes a wildlife rehabilitation centre and related associated uses.

B.s) No boarding houses, flats, maisonettes, hotels, public or filling station, bioscope, factory or industrial buildings shall be erected on the land, nor shall any such entertainment be conducted on the land.

4. that the application in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 Portion 78 (a Portion of Portion 45) of the Farm Hangklip No. 559 for the following **consent uses**:

   - agriculture to accommodate a rehabilitation centre for injured wildlife, and;
   - place of instruction to accommodate an environmental research or other educational centre for all forms of wildlife care, rehabilitation, and training

   be approved, in terms of the provisions of Section 61;

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

   (a) that approval is for the development as indicated on Plan number 78/559/01 dated 20 and November 2024, as submitted with the application;

   (b) that the Animal Care Centre be restricted to wildlife rehabilitation and the Place of Instruction be restricted to conservation and environmental purposes;

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

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

   (e) that the EMP be submitted to the Division: Environmental Management Services for approval;

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

(g) that the owner is responsible for all sewerage generated on the property, and disposal therefore at a licensed municipal sewerage treatment facility;

(h) that the owner is responsible for all waste generated on the property, and disposal therefore at a licensed municipal waste facility;

(i) that all the conditions in the Services Report (attached as Annexure G), be complied with;

(j) that all conditions imposed by Western Cape Government: DEADP (Environmental) be complied with;

(k) that all conditions imposed by Cape Nature be complied with.

6. that the applicant takes note of comments received from Eskom.

7. that the applicant and objector be notified of his/her right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 with regard to the above decisions.

REASONS FOR RESOLUTION

POINT 2

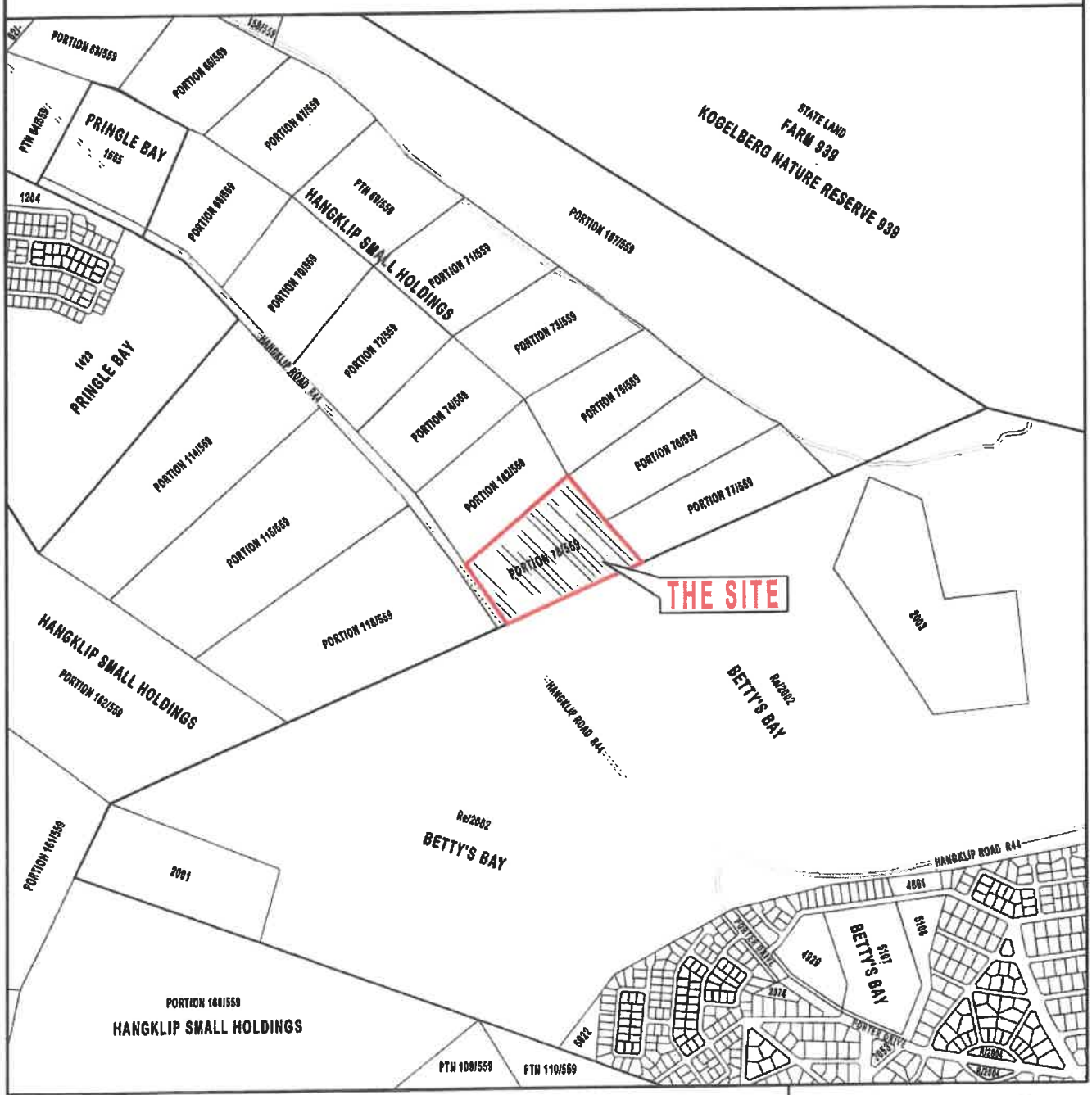
- Two (2) conditions - Conditions B.o) and B.s) - were proposed to be amended. The facility can be accommodated without the total removal of the conditions. This is to ensure that that the activities not in line with the zoning cater of Rural Residential; Conservation Use, remain in place, thus strengthening the conservation focus.

POINT 3 - 6

- The facility is the first in the Western Province under the auspices of a conservation body, whose main focus is conservation.
- It will address the need for a facility to treat injured wildlife in their immediate surroundings.
- It will minimize the stress of the animals on release.
- The facility is located in an area prone to poaching, wildfires and human interference, which make the facility highly desirable in terms of location
- The need for training first responders, whether volunteers or conservation officers are crucial for the survival of the injured animals.

LOCALITY MAP
PORTION 78/559,
HANGKLIP SMALL HOLDINGS

SCALE: 1 : 15 000



REFERENCE

THE APPLICATION

Overstrand Office:
52 Seaview Drive,
BETTY'S BAY
Cell : 072 184 9621
Email : amund@vodamail.co.za

Pretoria Office:
61 Woodlands Avenue,
PECANWOOD
Cell : 083 226 1316
Email : dehaas@telkomsa.net

Platinum
TOWN PLANNERS

SKETCH PLAN:
SITE LAYOUT
CONSENT USE

PORTION 78/559,

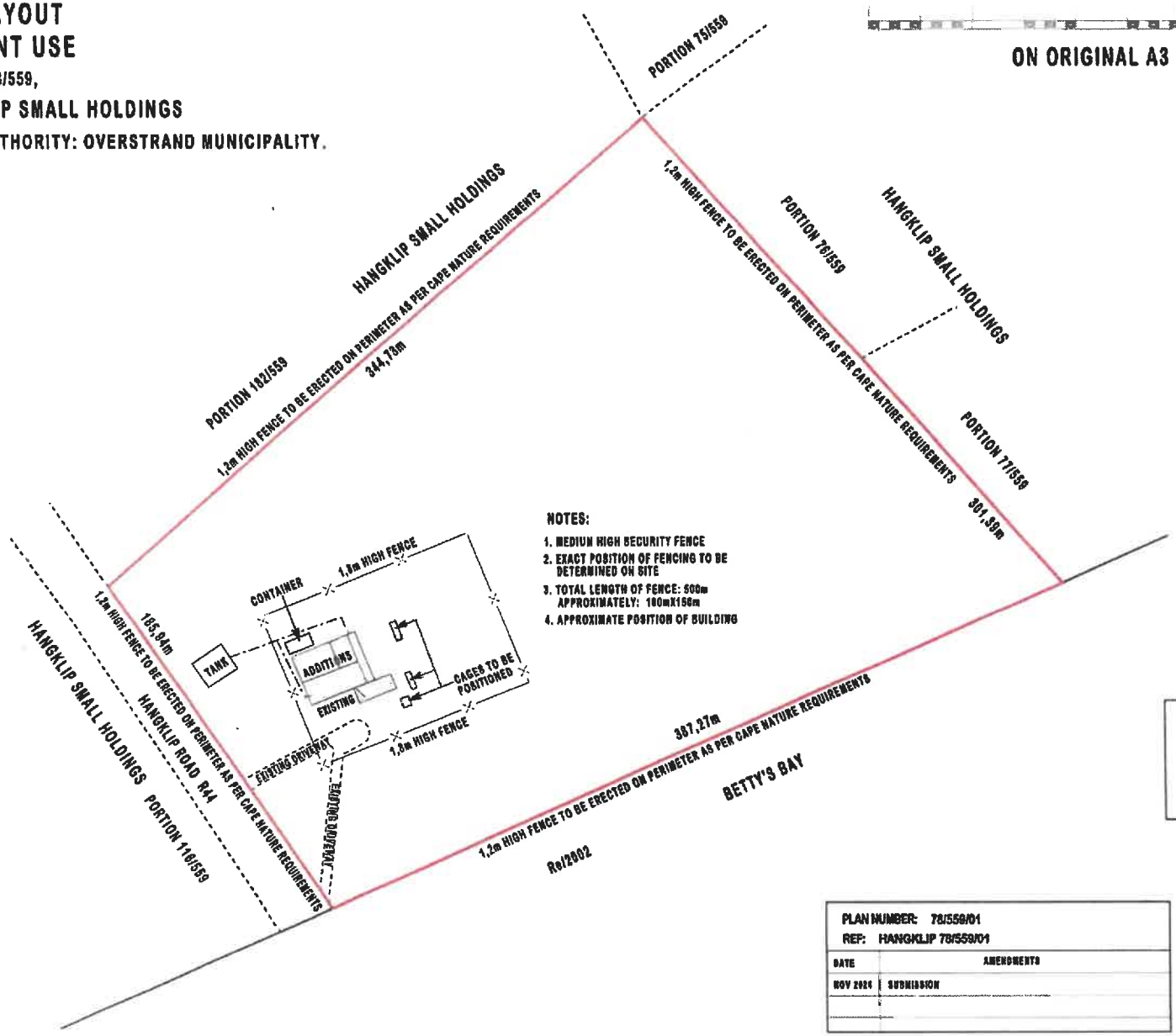
HANGKLIP SMALL HOLDINGS

LOCAL AUTHORITY: OVERSTRAND MUNICIPALITY.

0m 50m 100m 150m 200m

ON ORIGINAL A3

SCALE: 1 : 2 000



NOTES:

1. MEDIUM HIGH SECURITY FENCE
2. EXACT POSITION OF FENCING TO BE DETERMINED ON SITE
3. TOTAL LENGTH OF FENCE: 500m APPROXIMATELY: 180mX150m
4. APPROXIMATE POSITION OF BUILDING

NOTE FOR CONSENT

PORTION 78/559
RURAL ZONE 2: CONSERVATION USAGE (R2)

CONSENT:
AGRICULTURE AND PLACE OF INSTRUCTION

GENERAL NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.
2. PROPERTY AREA : 8,7872Ha
3. OWNER : HANGKLIP-KLEINMOND MUNICIPALITY
4. DEED OF TRANSFER : T103546/2009

PLAN NUMBER: 78/559/01
REF: HANGKLIP 78/559/01

DATE	AMENDMENTS
NOV 2024	SUBMISSION

Overstrand Office:
52 Seaview Drive,
BETTY'S BAY
Cell : 072 184 9621
Email : amand@vodamail.co.za

Pretoria Office:
81 Woodlands Avenue,
PECANWOOD
Cell : 083 226 1316
Email : dehaas@telkomsa.net

Platinum
TOWN PLANNERS

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS & CONSENT USE: PORTION 78 (A PORTION OF PORTION 45) OF FARM 559, HANGKLIP SMALLHOLDINGS, DIVISION CALEDON (4561/2024)

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, Remainder of the Farm 563 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 Portion 78 of Farm 559 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 Portion 78 of Farm 559, 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

14/04/2025
DATE

6. PORTION 6 OF THE FARM BAARDSCHEERDERS BOSCH NO. 213, DIVISION BREDASDORP, OVERSTRAND MUNICIPALITY: APPLICATION FOR CONSENT USE: MESSRS TOWN AND COUNTRY CREATIVE LAND SOLUTIONS ON BEHALF OF STRANDVELD BOEREVERENIGING

Ptn 6/213 GRBRE (4618/2024)
SW van der Merwe (028) 313 8900 Hermanus Administration
11 November 2025

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 June 2024 from Messrs Town and Country Creative Land Solutions for the following:

- **Consent use** in terms of Section 16(2)(o) of the By-Law to accommodate tourist facilities (community market and function venue) and place of entertainment (live music).

RESOLUTION

1. that the application for **consent use** in terms of Section 16(2)(o) of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020 applicable to Portion 6 of the Farm Baardskeerderbos Bosch No. 213, Division Caledon for tourist facilities (venue / community market) and place of entertainment (live music), **be approved** in terms of the provisions of Section 61 of the By-Law subject to the following conditions:

   (a) that prior to the commencement of the development a detailed dimensioned site development plan and parking layout be submitted, indicating the market area, maximum number of market stalls, applicable parking ratio for approval by the Authorised Official;

   (b) that the development of the property be limited to the buildings / structures and uses indicated on the site development plan approved under paragraph (a) above;

   (c) that the community market may be conducted once per week on Saturdays between the hours 08:00 and 17:00;

   (d) that live music may only be conducted inside the hall building and no later than 23:00 hours;

   (e) that prior the commencement of live music, the applicant at his cost appoints a suitably qualified noise consultant to recommend

mitigation measures, be responsible for the implementation of any such recommended mitigation measures to ensure the place of entertainment (live music) is conducted in accordance with the prescribed norms and standards in terms of the Western Cape Noise Control Regulations;

(f) that on-site parking is in accordance with the approved site development plan in paragraph (a) and (b) above at all times be marked out and available on-site;

(g) that building plans be submitted to the Building Department for approval within 60 days from the approval and that all conditions of the Building- and the Fire Departments at that stage, be complied with;

(h) that all the conditions imposed by Eskom be complied with;

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

(j) 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;

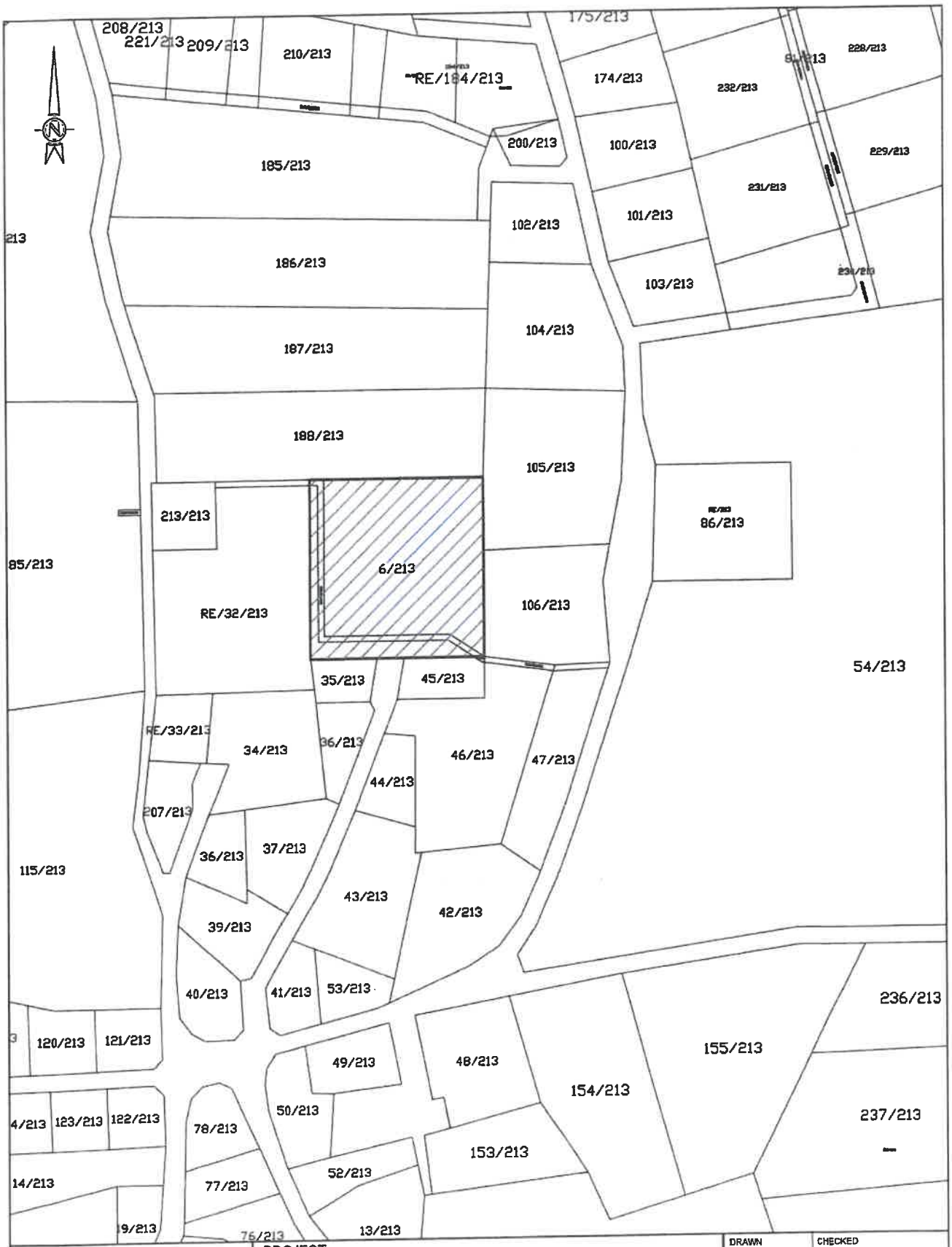
(k) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;

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

2. that the applicant and objector 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 decision.

REASONS FOR RESOLUTION

- The application has followed due procedure.
- The proposal will not adversely impact vested rights or surrounding property owners.
- The proposal will not adversely impact the character of the rural landscape.
- The proposal is consistent with the planning principles in terms of LUPA and SPLUMA.
- Proposal is consistent with the SDF and Baardskeerdesbos Precinct Plan.
- The proposal contributes to tourism, economic development and employment at a scale that is compatible with the character of the area.
- The impact of the proposal could be successfully mitigation with implementation of mitigation measures.



Town & Country
Creative Land Solutions

P.O. Box 1085
Bredasdorp
7280

Tel. 028 424 1545
Fax. 028 425 2085
E-mail: towncountry@vodamail.co.za

PROJECT
LOCALITY PLAN: PORTION 6 OF FARM 213, BREDASDORP DIVISION OVERSTRAND MUNICIPALITY

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

DRAWN	CHECKED
LT	LT
SCALE	DATE
1: 2 500	MAY 2024
DWG No.	REVISION

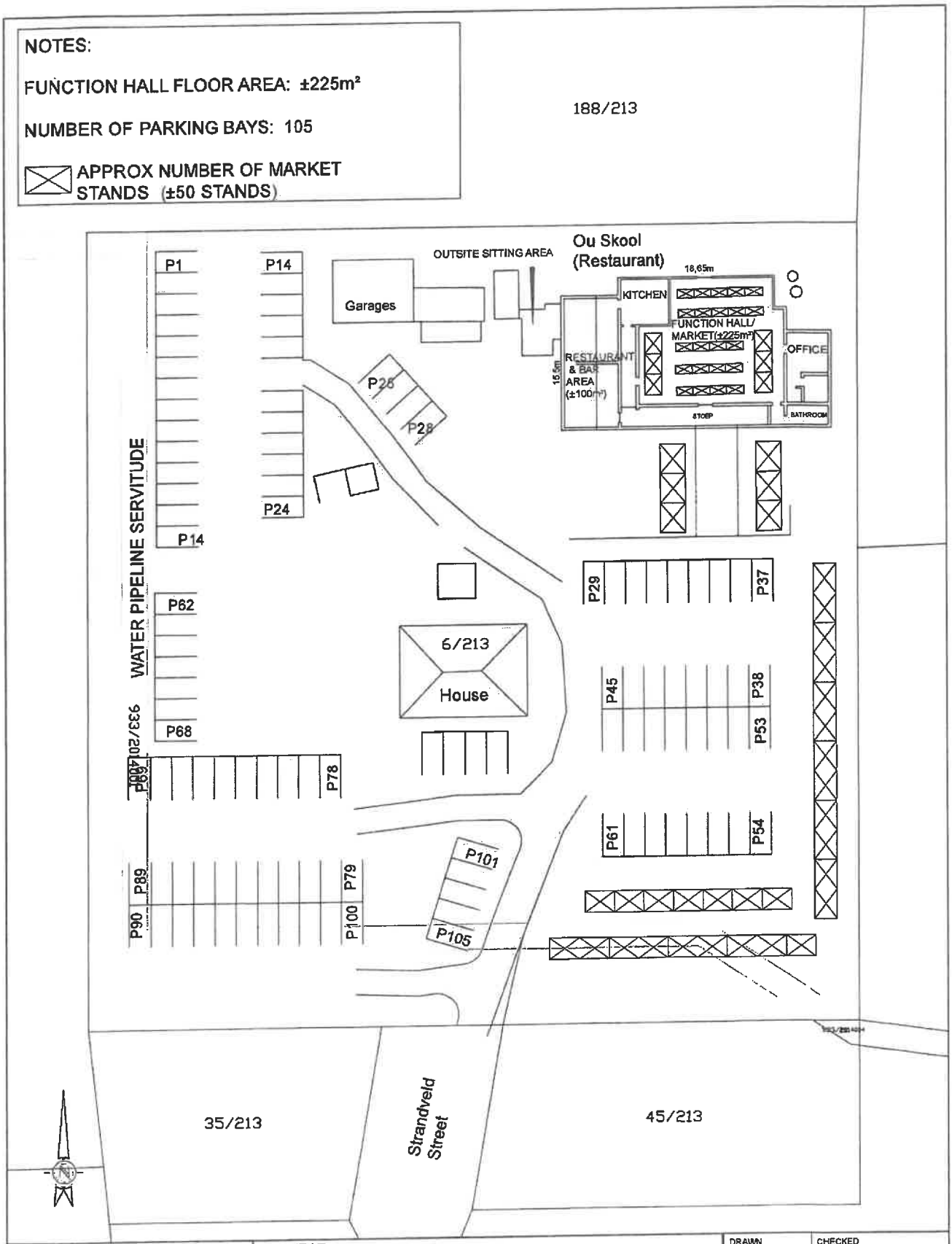
Notes:

NOTES:

FUNCTION HALL FLOOR AREA: ±225m²

NUMBER OF PARKING BAYS: 105

☒ APPROX NUMBER OF MARKET STANDS (±50 STANDS)



Town & Country
Creative Land Solutions

P.O. Box 1085
Bredasdorp
7280

Tel. 028 424 1545
Fax. 028 425 2085
E-mail: towncountry@vodamail.co.za

PROJECT
SITE PLAN: PORTION 6 OF FARM 213, BREDASDORP DIVISION
OVERSTRAND MUNICIPALITY

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

DRAWN	CHECKED
LT	LT
SCALE	DATE
1: 600	MAY 2024
DWG No.	REVISION
BRE/3154	

Notes:

COMMENTS FROM THE PROJECT MANAGEMENT DIVISION FOR: APPLICATION FOR CONSENT USE: PORTION 6 OF THE FARM 213, BAARDSCHEERDERS BOSCH, DIVISION BREDASDORP (4618/2024)

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 only the existing water connection will be available to the development, should any larger capacity be required, the upgrading will be for the owner's cost.

3. that, as there is currently no municipal sewer network in the vicinity, Portion 6 of Farm 213 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;

4. 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;

5. that any commercial food preparation facilities (eg. restaurant / guesthouse etc.) must be provided with a grease trap which must comply with the specifications and standards of the Division: Civil Engineering Services.

6. that stormwater discharged from higher lying properties and generated in the catchment area of Portion 6 of Farm 213 be allowed to drain freely through the property;

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

R Andrew

RICARDO ANDREW
PRINCIPAL TECHNOLOGIST:
DEVELOPMENT CONTROL

02/12/2024
DATE