

**PORTFOLIO COMMITTEE :  
INFRASTRUCTURE & PLANNING**

**Chairperson :**

**Cllr E Gillion**

**Committee Members :**

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

**PORTEFEULJEKOMITEE :  
INFRASTRUKTUUR & BEPLANNING**

**Voorsitter :**

**Rdl E Gillion**

**Komiteelede :**

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

**INFRASTRUCTURE & PLANNING PORTFOLIO COMMITTEE**  
**INFRASTRUKTUUR & BEPLANNING PORTEFEULJEKOMITEE**

17 March 2020

# **I N D E X**

	<u>PAGE NUMBER</u>
<b>APPLICATIONS FOR LEAVE OF ABSENCE</b>	
1. TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS CONSIDERED IN TERMS OF DELEGATED AUTHORITY: DECEMBER 2019 – FEBRUARY 2020	1
2. IN PRINCIPLE APPROVAL FOR THE DIRECT ALIENATION OF A PORTION OF ERF 6804 HERMANUS ADJACENT TO ERF 6516 HERMANUS (2 HEIDE STREET, MOUNT PLEASANT) SITUATED IN MOUNT PLEASANT TO AG APLON	206
3. IN PRINCIPLE APPROVAL FOR THE DIRECT ALIENATION OF A PORTION OF ERF 6804 HERMANUS ADJACENT TO ERF 6515 HERMANUS SITUATED AT 72 KATJIEPIERING STREET, MOUNT PLEASANT TO DJ & MG COERT	215
4. A PORTION OF ERF 5514 BETTY'S BAY (SITUATED IN MOOIUITSIG, BETTY'S BAY): RENEWAL OF LEASE OF MUNICIPAL PROPERTY TO CHILD WELFARE SOUTH AFRICA (KLEINMOND)	225
5. A PORTION OF THE REMAINDER OF ERF 5462 KLEINMOND (SITUATED IN NEMESIA AVENUE, KLEINMOND): RENEWAL OF LEASE OF MUNICIPAL PROPERTY TO CHILD WELFARE SOUTH AFRICA (KLEINMOND)	231
6. PORTIONS OF ERVEN 249 AND 832 HERMANUS: DEVIATION FROM PARAGRAPHS 18 AND 20.1(b) OF THE ADMINISTRATION OF IMMOVABLE PROPERTY POLICY OF 2015 ALLOWING THE MUNICIPALITY TO APPROVE A TEMPORARY RENEWAL OF LEASE OF MUNICIPAL PROPERTY TO MR MA DE KLERK DEVIATION FROM PARAGRAPHS 7.4.1 AND 11.3.2(a)(i)(ii) OF THE CUSTOMER CARE, CREDIT CONTROL AND DEBT COLLECTION POLICY, 2019	237
7. IN PRINCIPLE AND TRANSFER APPROVAL FOR DIRECT ALIENATION OF A PORTION OF ERF 2430 GANSBAAI ADJACENT TO ERF 3425 GANSBAAI (ON THE CORNER OF KAMPEER AND VAN DYK STREET, GANSBAAI) TO THE WESTERN CAPE GOVERNMENT VIA ITS DEPARTMENT OF TRANSPORT AND PUBLIC WORKS (DEPARTMENT OF EDUCATION) FOR THE GANSBAAI ACADEMIA HIGH SCHOOL	246
8. IN PRINCIPLE APPROVAL FOR THE ALIENATION OF ERF 1153 HAWSTON (SITUATED ON THE CORNER OF CHURCH STREET AND WOODLANDS ROAD, HAWSTON) BY MEANS OF A COMPETITIVE PROCESS	258
9. ERF 1153 HAWSTON (SITUATED ON THE CORNER OF CHURCH STREET AND WOODLANDS ROAD): WRITE BACK AND WRITE OFF OF AMOUNTS RAISED AND WAIVER OF RENTAL – "CALVYNSE PROTESTANTE KERK VAN SUID AFRIKA HAWSTON"	266

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**1.  
TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS  
CONSIDERED IN TERMS OF DELEGATED AUTHORITY: DECEMBER 2019 –  
FEBRUARY 2020**

15/3/11

R Kuchar

Senior Manager : Town & Spatial Planning

13 February 2020

(028) 313 8900

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**1. Executive Summary**

To report on applications disposed of by the Authorised Official in terms of the Spatial Land Use Management Act (SPLUMA) during the period from 13 December 2019 – 13 February 2020.

**2. Service Delivery and Budget Implementation Plan - IGNITE**

Infrastructure and Planning  
Town- and Spatial Planning

**3. Compliance with Strategic Priority/ies**

Promotion of tourism, economic and social development

**4. Delegated Authority**

Executive Mayor

**5. Legal Requirements**

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

**6. Background/Discussion/Evaluation/Conclusion**

**Background**

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

**7. Financial Implications**

None

**8. Staff Implications**

None

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**9. Comments from other Departments, Divisions and Administrations**

None

**10. Annexures**

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

**RECOMMENDATION:**

that cognisance be taken of the town planning applications disposed of by the Authorised Official in terms of SPLUMA for the period 13 December 2019 – 13 February 2020:

Spatial Land Use Management Act (SPLUMA) Approvals

1.	Erf 2213, 66 Tenth Street, Voëlklip, Hermanus	13 December 2019
2.	Erf 1703, 23 Lindford Road, Hawston	13 December 2019
3.	Erf 4584, 13 Chiapini Street, Onrustrivier	13 December 2019
4.	Erf 367, Jikeleza Street, Zwelihle	13 December 2019
5.	Erf 4073, 4 Bosplasie Crescent, Onrustrivier	13 December 2019
6.	Erf 1492, Montpeliers Complex, Vermont	13 December 2019
7.	Erven 62 and 63, Birkenhead (Romansbay Beach and Fynbos Estate, Birkenhead	17 January 2020
8.	Remainder Erf 1716, 2 Strandlopertjie Street, Gansbaai Industrial Park	17 January 2020
9.	Portion 31 of farm Klipfonteyn No 711	17 January 2020
10.	Erf 2044, Slovo Street, Masakhane, Gansbaai	21 January 2020
11.	Erf 193, 26 le Grange Street, Franskraal	21 January 2020
12.	Erf 8456, 8 Madeliefie Street, Kleinmond	21 January 2020
13.	Erf 8392, 71 Lavender Street, Overhills, Kleinmond	21 January 2020
14.	Erven 3578 and 3584, 7 Grunewald Road and 18 Nemesia Road, Betty's Bay	21 January 2020
15.	Erf 7952, 19 Second Avenue, Kleinmond	21 January 2020
16.	Erf 2359, 15 Business Crescent, Betty's Bay	21 January 2020
17.	Erf 2064, cnr Trunk Road 28 and Main Road, Sandbaai	29 January 2020
18.	Erf 2396, 112 Eleventh Street, Voëlklip, Hermanus	29 January 2020
19.	Erf 888, 49 Mitchell Street, Eastcliff, Hermanus	29 January 2020
20.	Erf 1319, 337 Main Road, Eastcliff, Hermanus	29 January 2020
21.	Erf 1110, 65 Mitchell Street, Eastcliff, Hermanus	29 January 2020
22.	Erf 2892, 156 Eighth Street, Voëlklip, Hermanus	29 January 2020
23.	Erf 1275, 11 Disa Street, Sandbaai	10 February 2020
24.	Erf 7022, 106 Second Avenue, Kleinmond	10 February 2020

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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- |     |   |                  |
|-----|---|------------------|
| 25. | Erf 5403, Silverwood Estate, Onrustrivier   | 10 February 2020 |
| 26. | Erf 1060, 44 End Street, Sandbaai   | 10 February 2020 |
| 27. | Erf 3567, 14 Twelfth Avenue, Voëlklip, Hermanus   | 13 February 2020 |
| 28. | Portion 81 of farm Hemel & Aarde No 587   | 13 February 2020 |
| 29. | Remainder Portion 95 and Portion 27 of the farm Hemel & Aarde No 587                        | 13 February 2020 |
| 30. | Erf 4958, 12 Black Eagle Street, Onrustrivier   | 13 February 2020 |
| 31. | Erven 710, 711 and 712, 10 Magnolia Avenue, 2 and 4 Dirkie Uys Street, Northcliff, Hermanus | 13 February 2020 |
| 32. | Erf 5296, 1 Boekenhout Avenue, Kleinmond  | 13 February 2020 |

Municipal Planning Tribunal

- |    |   |                 |
|----|---|-----------------|
| 1. | Erf 869, 6 Ross Street, Franskraal                                      | 23 January 2020 |
| 2. | Unregistered Erf 9901 and Erf 3517, Eleventh Street, Voëlklip, Hermanus | 23 January 2020 |
| 3. | Erf 523, corner of R43 and R326, Stanford                               | 23 January 2020 |

<b>RESPONSIBLE OFFICIAL :</b>	<b>R VAN ANTWERP</b>
<b>TARGET DATE FOR IMPLEMENTATION :</b>	<b>8 APRIL 2020</b>
<b>TARGET DATE TO INFORM APPLICANT :</b>	<b>N/A</b>
<b>TARGET DATE TO INFORM OBJECTOR :</b>	<b>N/A</b>

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**1.  
TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS  
CONSIDERED IN TERMS OF DELEGATED AUTHORITY: DECEMBER 2019 –  
FEBRUARY 2020**

**15/3/11**

**R Kuchar**

**Senior Manager : Town & Spatial Planning**

**13 February 2020**

**(028) 313 8900**

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON  
17 MARCH 2020, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

**RESPONSIBLE OFFICIAL :**

**R VAN ANTWERP**

**TARGET DATE FOR IMPLEMENTATION :**

**8 APRIL 2020**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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Spatial Land Use Management Act (SPLUMA) Approvals

1. **ERF 2213, 66 TENTH STREET, VOËLKLIP, HERMANUS: APPLICATION FOR DEPARTURE: MR LUKE VAN DER WESTHUIZEN ON BEHALF OF THE TRUSTEES FOR THE TIME BEING OF THE WITKLIP TRUST**

**2213 HVK (2786)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**21 November 2019**

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**Executive Summary**

An application was received on 10 December 2018 from Mr Luke van der Westhuizen on behalf of The Trustees for the time being of the Witklip Trust for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 applicable to Erf 2213, Hermanus in order to:

- ❖ relax the eastern lateral building line from 2m to 0m to accommodate the extension of an approved garage;
- ❖ relax the western lateral building line from 2m to 1m to accommodate an open flight of stairs, and
- ❖ exceed the 50% permissible coverage applicable to the property with  $\pm 2,5\%$ .

**RESOLVED:**

1. that the application in terms Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 2213, Hermanus for the following departures:

- ❖ to relax the eastern lateral building line from 2m to 0m to accommodate the extension of an approved garage;
- ❖ to relax the western lateral building line from 2m to 1m to accommodate an open flight of stairs, and
- ❖ to exceed the 50% permissible coverage applicable to the property with  $\pm 2,5\%$ .

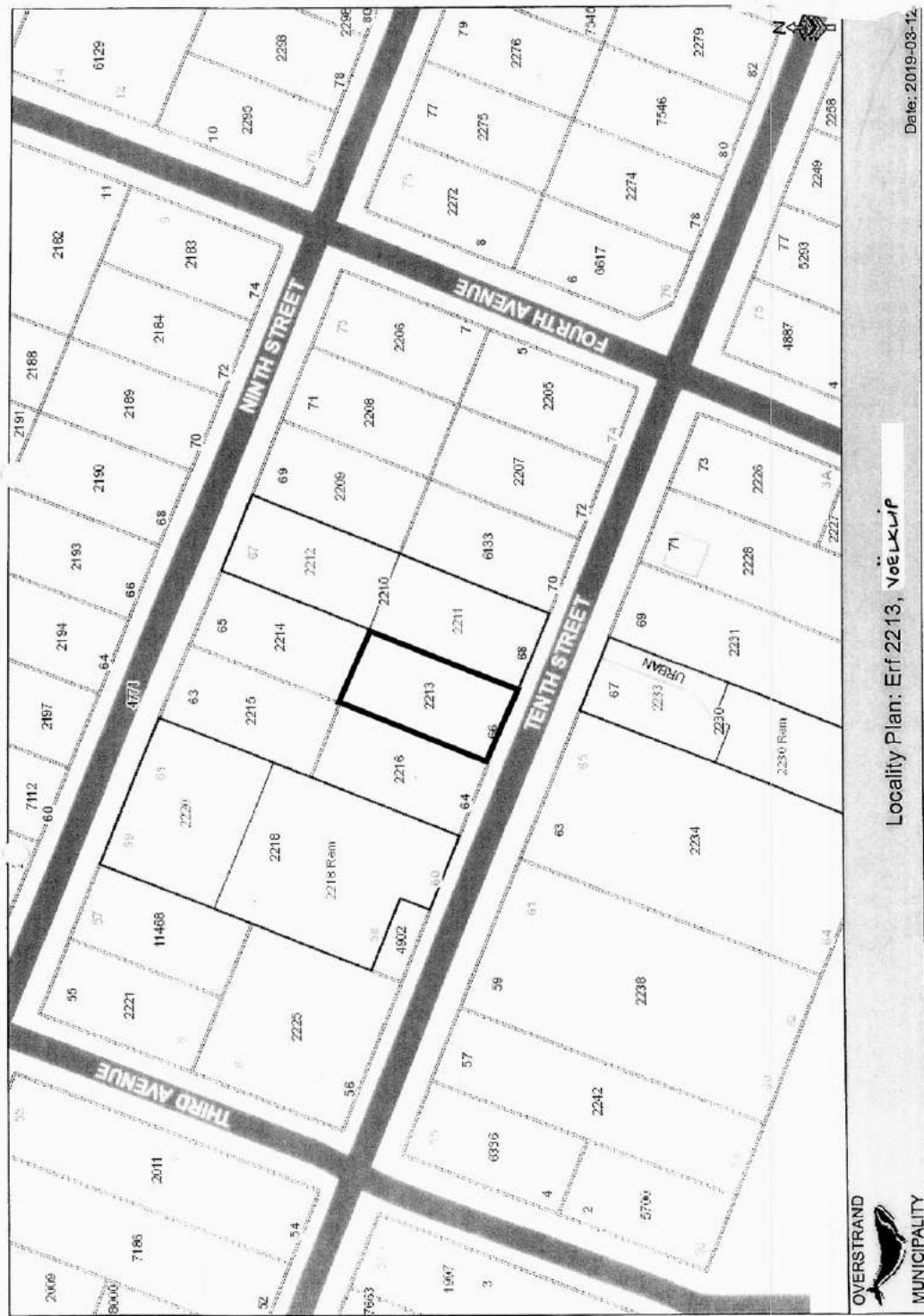
**not be approved** due to the reasons set out in paragraph 13.

2. that a revised application accompanied by a Land Surveyor Diagram, be submitted within **120 days** from the date of the decision and simultaneously to the submission of a revised application the applicant applies for the determination of an administrative penalty;

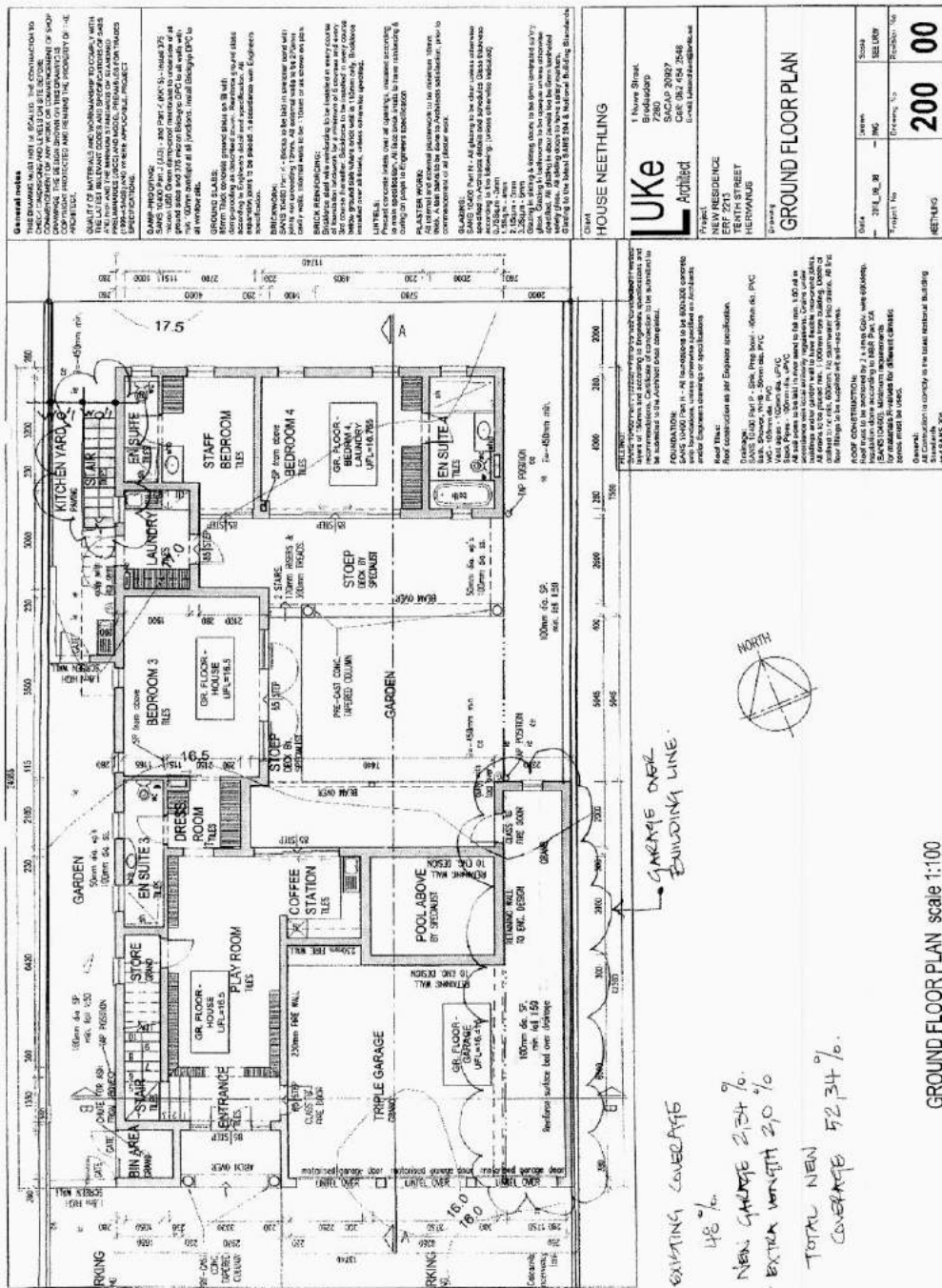
**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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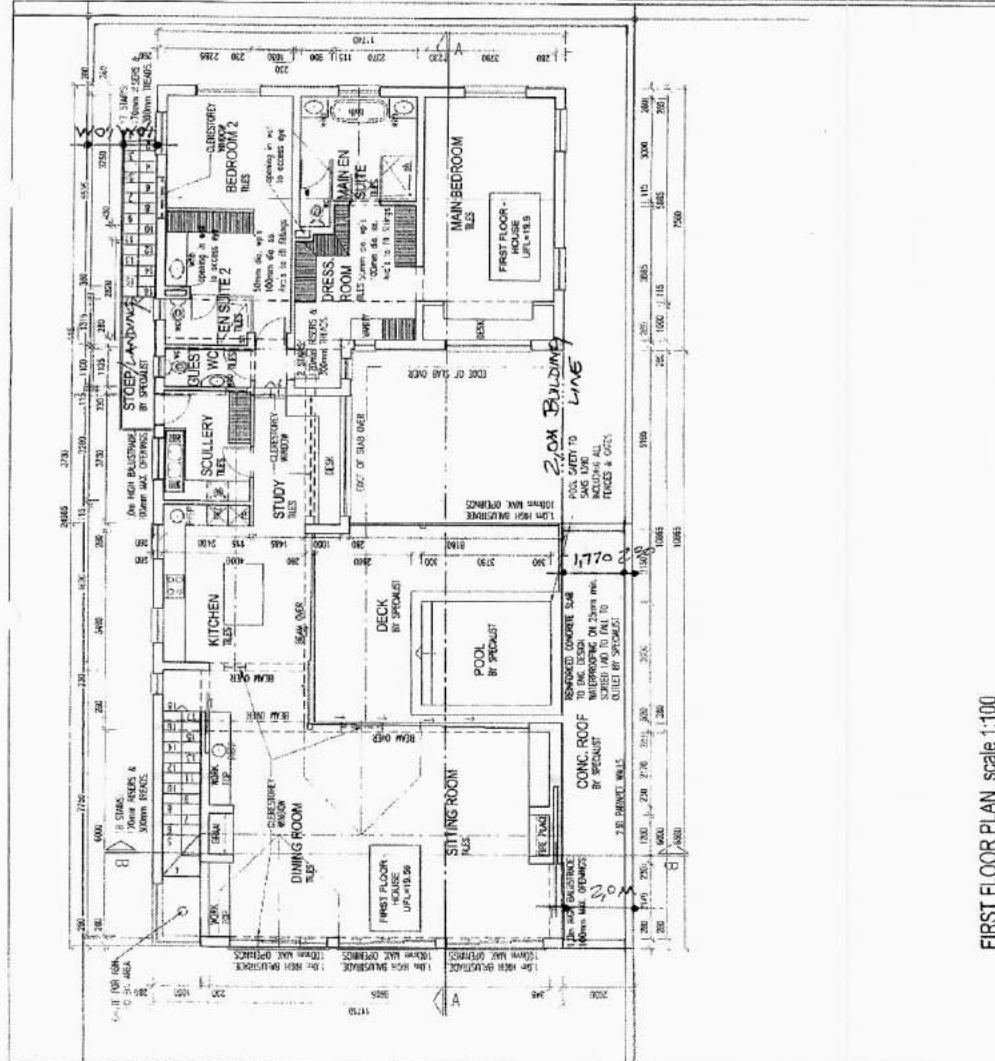
3. that should no application be received within **120 days**, the structure on site be altered back in order to comply with the approved building plan, and
4. that the applicant/person(s) who commented be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2016 with regard to the above decision.





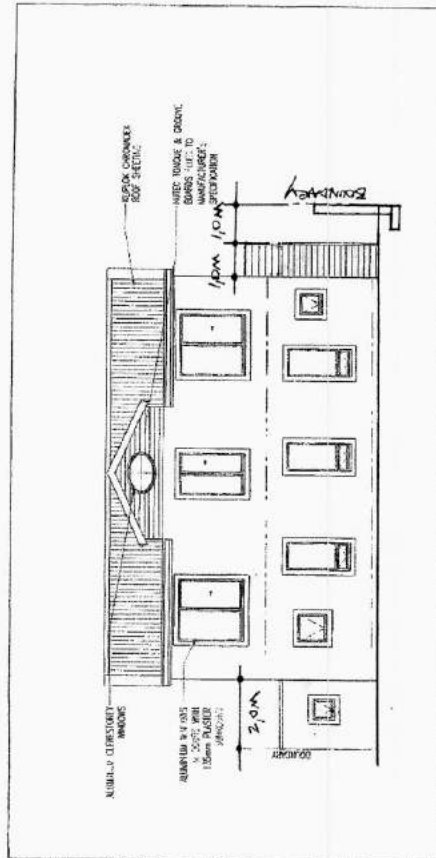
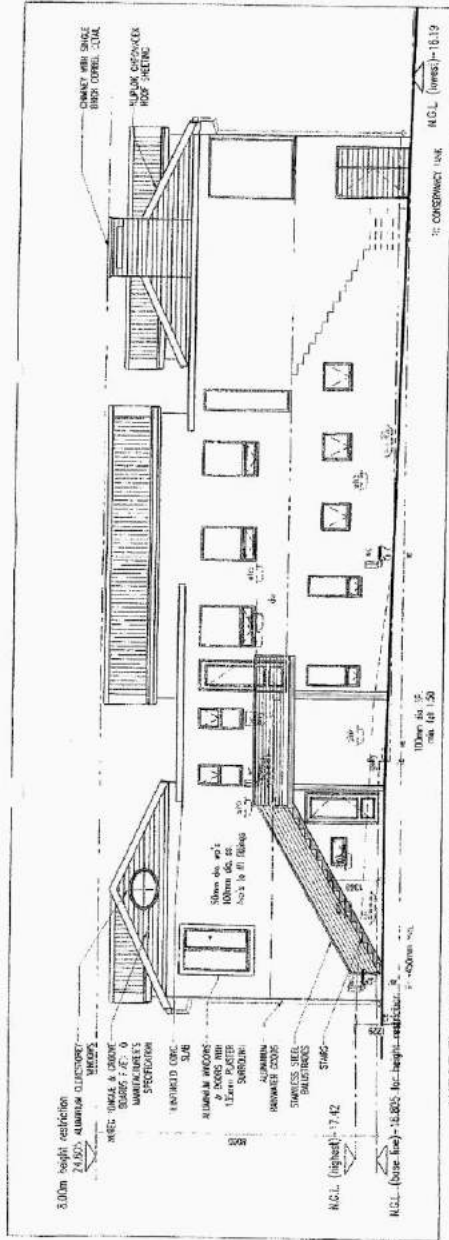


GROUND FLOOR PLAN scale 1:100

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FIRST FLOOR PLAN scale 1:100



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**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**2. ERF 1703, 23 LINDFORD ROAD, HAWSTON, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: EC CLAASSEN**

**1703 HHW (2873/2019)**

**H Olivier (028) 313 8900**

**Hermanus Administration**

**28 November 2019**

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**Executive Summary**

An application has been received on 10 January 2019 from EC Claassen on Erf 1703, Hawston for an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to relax the following:

- relaxation of the street building line with Findley Street from 2m to 0m to accommodate a proposed new garage, and also to relax the same building line from 2m to 1,540m to accommodate a covered porch;
- relaxation of the street building line with Lindford Road from 2m to 0,605m to accommodate a veranda and a built braai; and
- relaxation of the eastern lateral building line from 1m to 0m to accommodate a proposed new garage, and also to accommodate the use change of the existing garage into a store room.



**RESOLVED :**

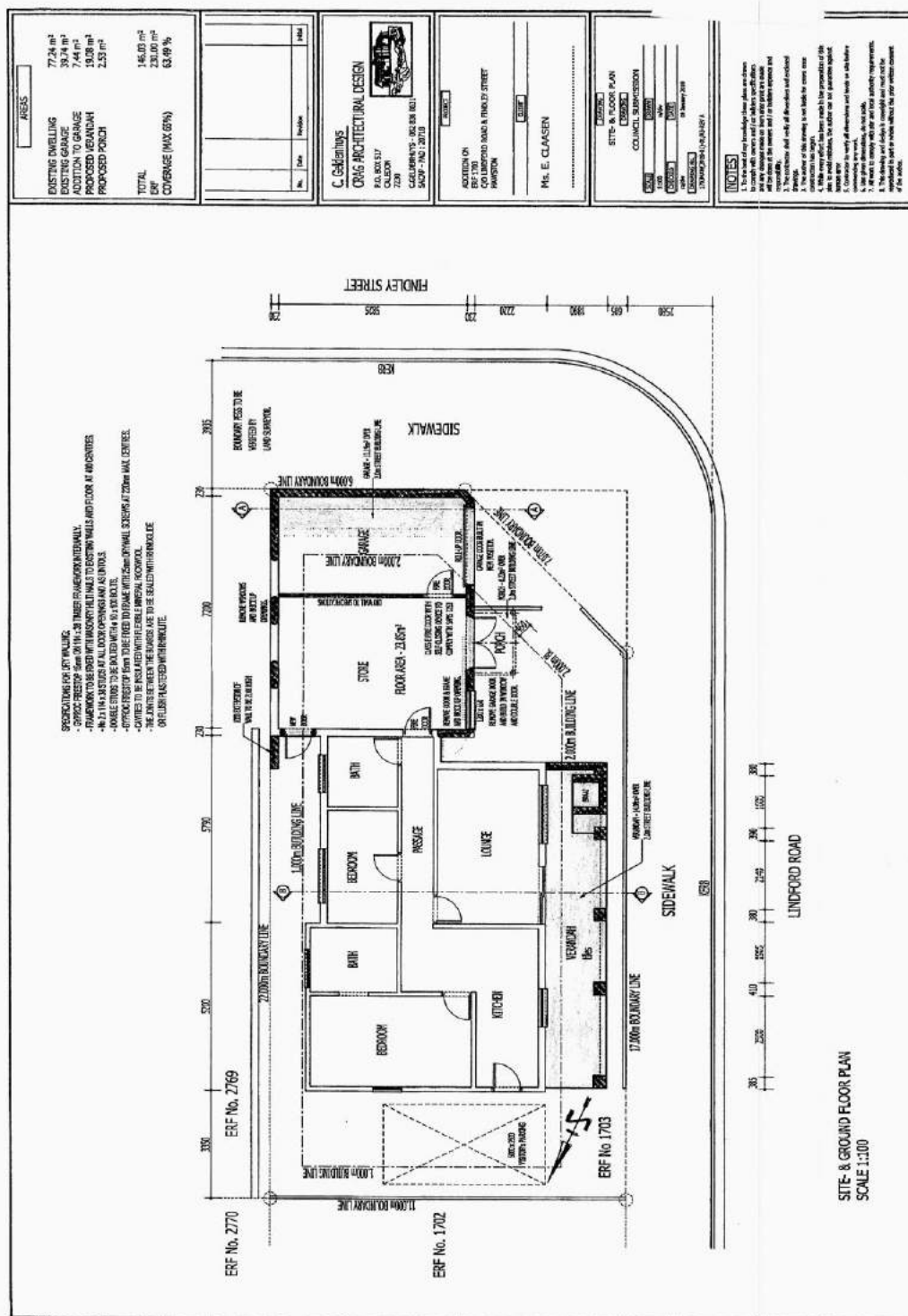
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure on Erf 1703, Hawston to relax the street building line with Findley Street from 2m to 0m to accommodate a proposed new garage, and also to relax the same building line from 2m to 1,540m to accommodate a covered porch; to relax the street building line with Lindford Road from 2m to 0,605m to accommodate a veranda and a built braai; and to relax the eastern lateral building line from 1m to 0m to accommodate a proposed new garage, and also to accommodate the use change of the existing garage into a store room, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that this approval is only for the relaxation of the building lines as indicated on the plan submitted by the architect (Plan No.1703HAW[2019-01]-01/A3-REV A);

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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

	<div style="text-align: center;">  </div> <p><b>C. Geldenhuys</b>  <b>CRAG ARCHITECTURAL DESIGN</b>        P.O. BOX 517        CALEXON        7230        C.GELDENHUYS - 082 856 8631        SACIP - PHO : 20713</p>								
<p><b>PROJECT</b></p> <p>ADDITION ON        RFS 1103        C/O LINDFORD ROAD &amp; FINDLAY STREET        HANSTON</p>	<p><b>CLIENT</b></p> <p>Ms. E. CLAASEN</p>								
<p><b>LOCALITY PLAN</b></p> <p>COUNCIL SUBMISSION</p> <p>DATE: 09 January 2019</p> <p>BY: J. THOMAS (2019-01-09) (JANUARY A)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Revision</th> <th>Initial</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Date	Revision	Initial				
No.	Date	Revision	Initial						







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**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 1703, HAWSTON (2873/2019)**

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

**Conditions**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 10400 – P:2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 1703, Hawston, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.

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

*14/08/2019*  
 DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**3. ERF 4584, 13 CHIAPPINI STREET, ONRUSTRIVIER, OVERSTRAND  
MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS  
OVERSTRAND ARCHITECTURE ON BEHALF OF ZE KRUGER**

**4584 HON (3038/2019)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**7 November 2019**

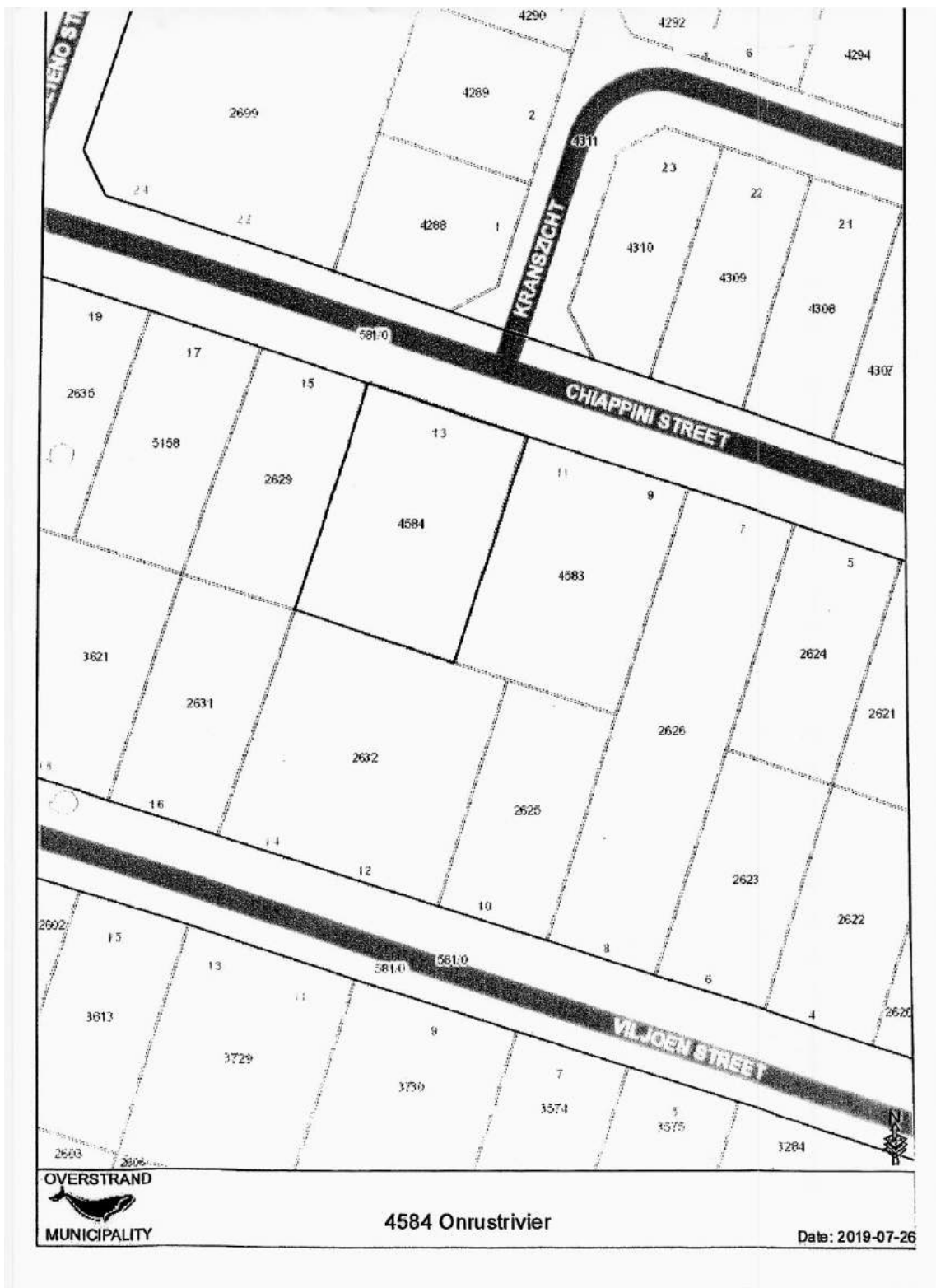
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**Executive Summary**

An application was received on 30 April 2019 from Messrs Overstrand Architecture on behalf of ZE Kruger on Erf 4584, Onrustvriër for an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to relax the lateral building line from 2m to 1,5m to accommodate a new scullery.

**RESOLVED :**

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Erf 4584, Onrustvriër to relax the north western lateral building line from 2m to 1,5m to accommodate a new scullery, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that this approval is only for the relaxation of the wall's height as indicated on the plan submitted by the architect (Plan 15004rev01 dated 20/08/2016);
  - (b) that this approval does not absolve the applicant from compliance with any other relevant legislation;
  - (c) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
  - (d) that building plans be submitted to the Building Department for approval and that all conditions of the Building- and Fire Department be complied with;
  - (e) that all the conditions in the Services Report, be complied with, and
  - (f) that all the conditions by Telkom, be complied with.
2. that the applicant be notified of the right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

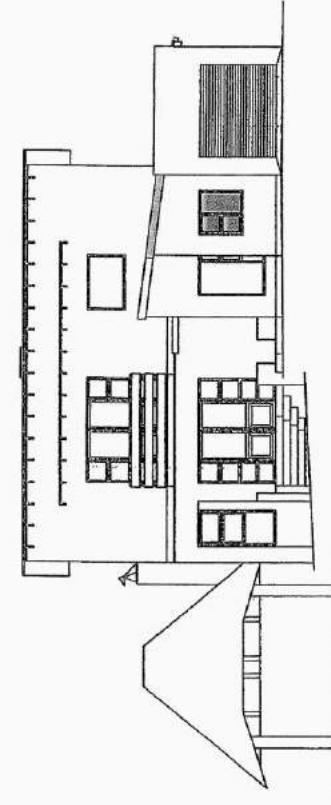




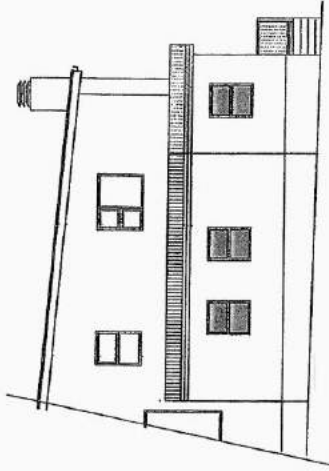
# OVERSTRAND ARCHITECTURE

005 554 7227  
info@overstrand.com  
40 Nevada Ave, San Francisco Bay

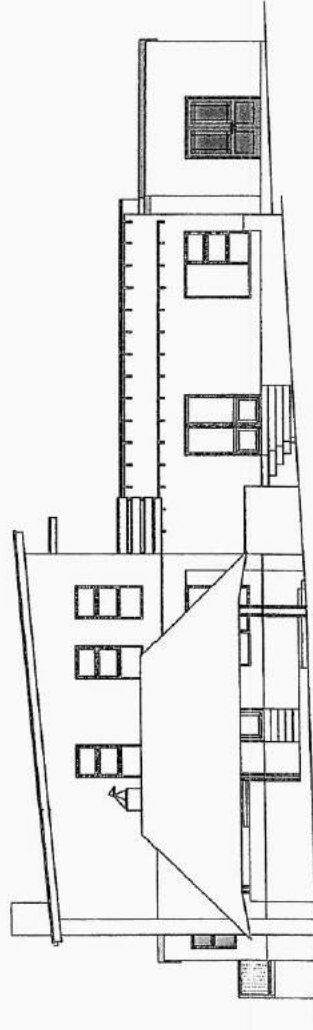
CLIENT:	MRS & MRS (GRUGER)
CONTACT:	
SUBJECT:	ADDITIONS
LOCATION:	ENF 4584, ONRUS
ADDRESS:	
AUTHOR:	M. DE JAGER (ST 2607)



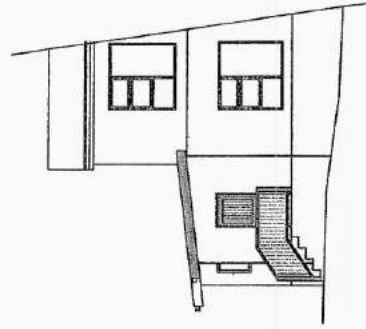
NORTH-EAST ELEVATION 1:100



NORTH-WEST ELEVATION 1:100



SOUTH-EAST ELEVATION 1:100



SOUTH-WEST ELEVATION 1:100



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 4584, ONRUS RIVER (3038/2019)**

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

**Conditions**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of *SANS 10400 – P:2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 4584, Onrus River, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.

  
 DENNIS HENDRIKS  
 SENIOR MANAGER:  
 ENGINEERING SERVICES

07/08/2019  
 DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**4. ERF 367, JIKELEZA STREET, ZWELIHLE, OVERSTRAND MUNICIPAL AREA: CONSENT USE: J. SOLWANDLE**

**367 HZW (2968)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**25 November 2019**

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**Executive Summary**

An application has been received on 6 March 2019 from J. Solwandle on Erf 367, Zwelihle in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a consent use in order to utilize a portion of the existing dwelling on the property concerned as a house shop.

**RESOLVED :**

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 367, Zwelihle for a consent use in order to utilize a portion of the existing dwelling and garage on the property concerned as a house shop, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that only a portion of the dwelling, not exceeding 25% of all the buildings on the property or 30m<sup>2</sup>, whichever is the greatest, may be utilized as a house shop;
  - (b) that no more than one (1) vehicle, not exceeding 3500kg gross weight, may be utilized to make deliveries at the house shop at any one time;
  - (c) that adequate provision be made to manage the behaviour of patrons (both inside and outside the building) and for security and protection of surrounding properties, patrons, vehicles, etc. to the satisfaction of the Senior Manager : Town- and Spatial Planning;
  - (d) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
  - (e) that the house shop may not be used for the purposes of noxious trade, risk activity, sale of alcoholic beverages, place of entertainment or gambling purposes;
  - (f) that no products, goods or supplies connected to the house shop may be stored on the property outside the building;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

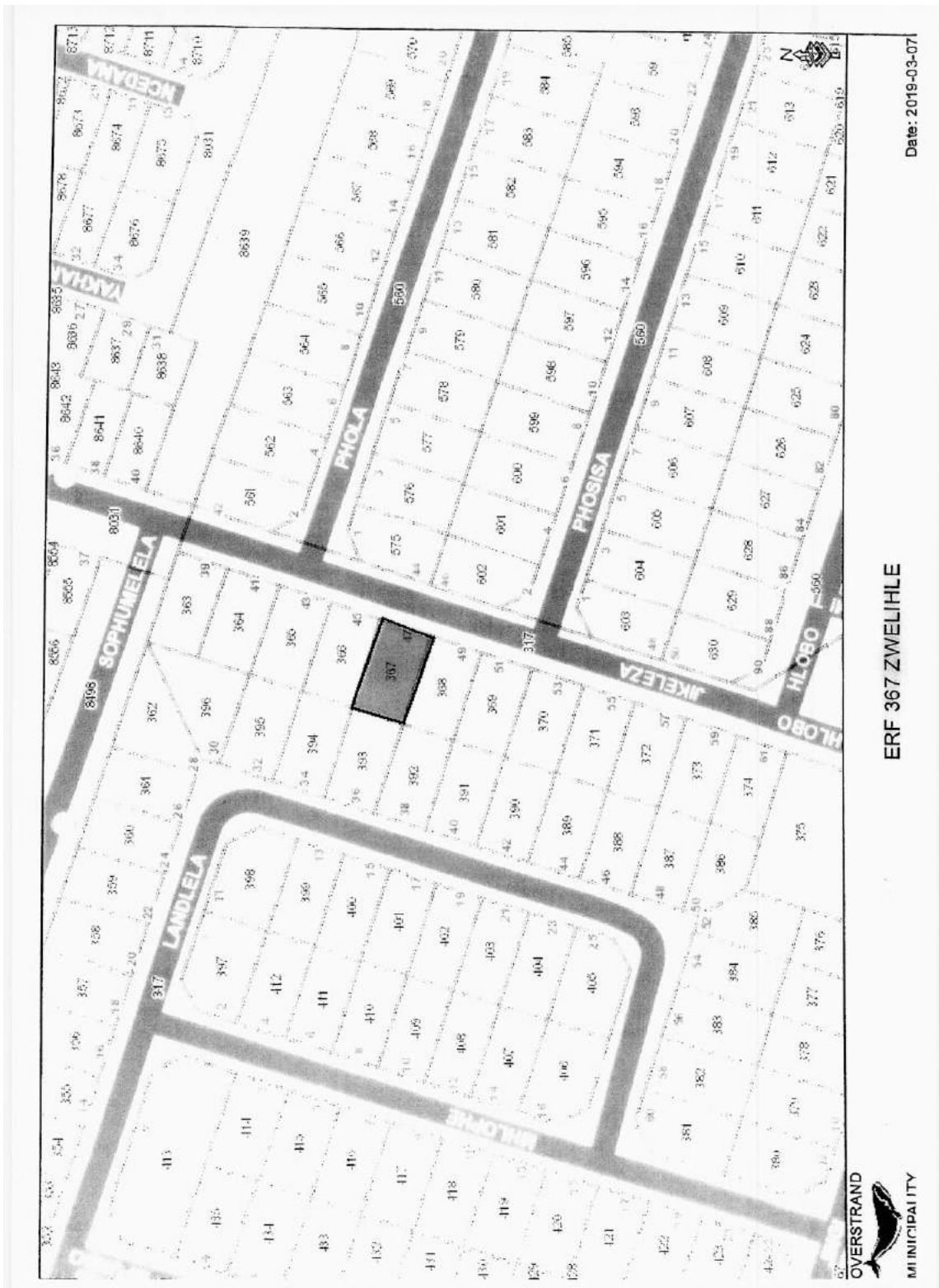
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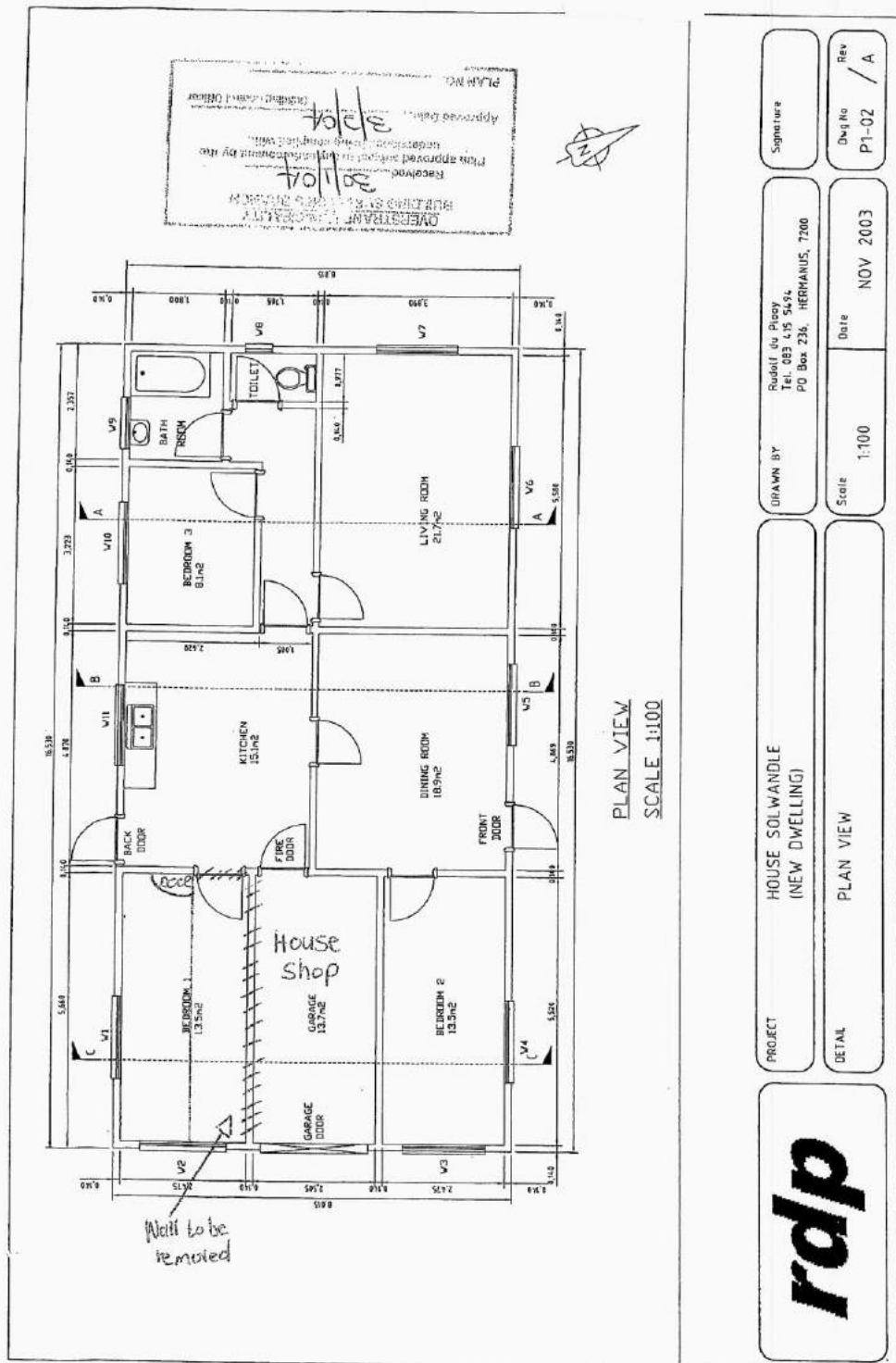
- (g) that a single non-illuminated sign, that complies with the Municipal By-Law on Signage, may be displayed on the premises;
- (h) that the trading hours of business only be between:  
  
Monday to Friday: 08:00 to 17:00  
Saturday: 08:00 to 13:00, or as amended in terms of Zoning Scheme Amendments.
- (i) that the number of people employed be restricted to three (3);
- (j) that the owner/manager resides on the premises;
- (k) that a Certificate of Acceptability from the Health Department of the Overberg District Council and Fire Prevention Certificate be obtained from the Municipal Fire Department;
- (l) that the approval is not transferable, and the house shop area may not be sublet to any other person by the applicant;
- (m) that the conditions in the Engineering Report, be adhered to;
- (n) that the Overstrand Municipality retains the right to enforce any relevant legislation, regulations, law and order regarding these premises, the applicant and the departure in land use;
- (o) that this consent use approval is valid for a maximum period of five (5) years, after which it will expire if application is not made for the extension of the validity period within the five (5) year period;
- (p) that on-site parking be provided to the satisfaction of the Senior Manager: Town- and Spatial Planning;
- (q) that Council reserves the right to rescind the approval without payment of compensation, should any justified objection be received to the manner in which the house shop is functioning or should the operation of the house shop be found to be detrimental to the peacefulness and amenity of the surrounding area;
- (r) that commercial rates and service tariffs as determined by the annual budget, be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
- (s) that application is made for a Business Licence at the Overstrand Municipality, prior to operation of the house shop;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSENT USE: ERF 367, ZWELIHLE (2968/2019)**

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

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 367, Zwelihle, unobstructed;
6. that any additional and / or extended vehicle entrances will be for the owner's account;
7. that no on-street parking be allowed.

*pp. B. Hendriks*  
**DENNIS HENDRIKS**  
**SENIOR MANAGER:**  
**ENGINEERING SERVICES**

*25/10/2019*  
**DATE**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**5. ERF 4073, 4 BOSPLASIE CRESCENT, ONRUSTRIVIER, OVERSTRAND  
MUNICIPAL AREA: PROPOSED DEPARTURE: MESSRS FOR.SITE DESIGN  
& CONSULT ON BEHALF OF S AND GS SERGEANT)**

**4073 HON (3143/2019)**

**H Olivier (028) 313 8900**

**Hermanus Administration**

**26 November 2019**

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**Executive Summary**

An application has been received on 31 May 2019 from Messrs For.Site Design & Consult on behalf of S and GS Sergeant on Erf 4073, Onrustrivier for an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to depart from the Bosplasie Special Zone on Erf 4073 to relax the western lateral building line from 1,2m to 0m to accommodate the existing braai and pergola on the property.

**RESOLVED :**

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure on Erf 4073, Onrustrivier from the Bosplasie Special Zone to relax the western lateral building line from 1,2m to 0m in order to accommodate the existing built braai and pergola 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 relaxation of the building line as indicated on the plan submitted by the architect (Plan No. SER-D-01 [plan 1 of 3] dated 01/01/2019);
  - (b) that this approval does not absolve the applicant from compliance with any other relevant legislation;
  - (c) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
  - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and Fire Department be complied with;
  - (e) that all the conditions in the Services Report, be complied with,

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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







**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 4073, ONRUS RIVER (3143/2019)**

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

**Conditions**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 10400 – P:2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 4073, Onrus River, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.

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

*14/08/2019*  
**DATE**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**6. ERF 1492, MONTELLIERS COMPLEX, VERMONT, OVERSTRAND  
MUNICIPAL AREA: PROPOSED AMENDMENT OF ARCHITECTURAL  
DESIGN GUIDELINES: BN BRINK**

**1492 HVM (3308/2019)**

**H Olivier (028) 313 8900**

**Hermanus Administration**

**21 November 2019**

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**Executive Summary**

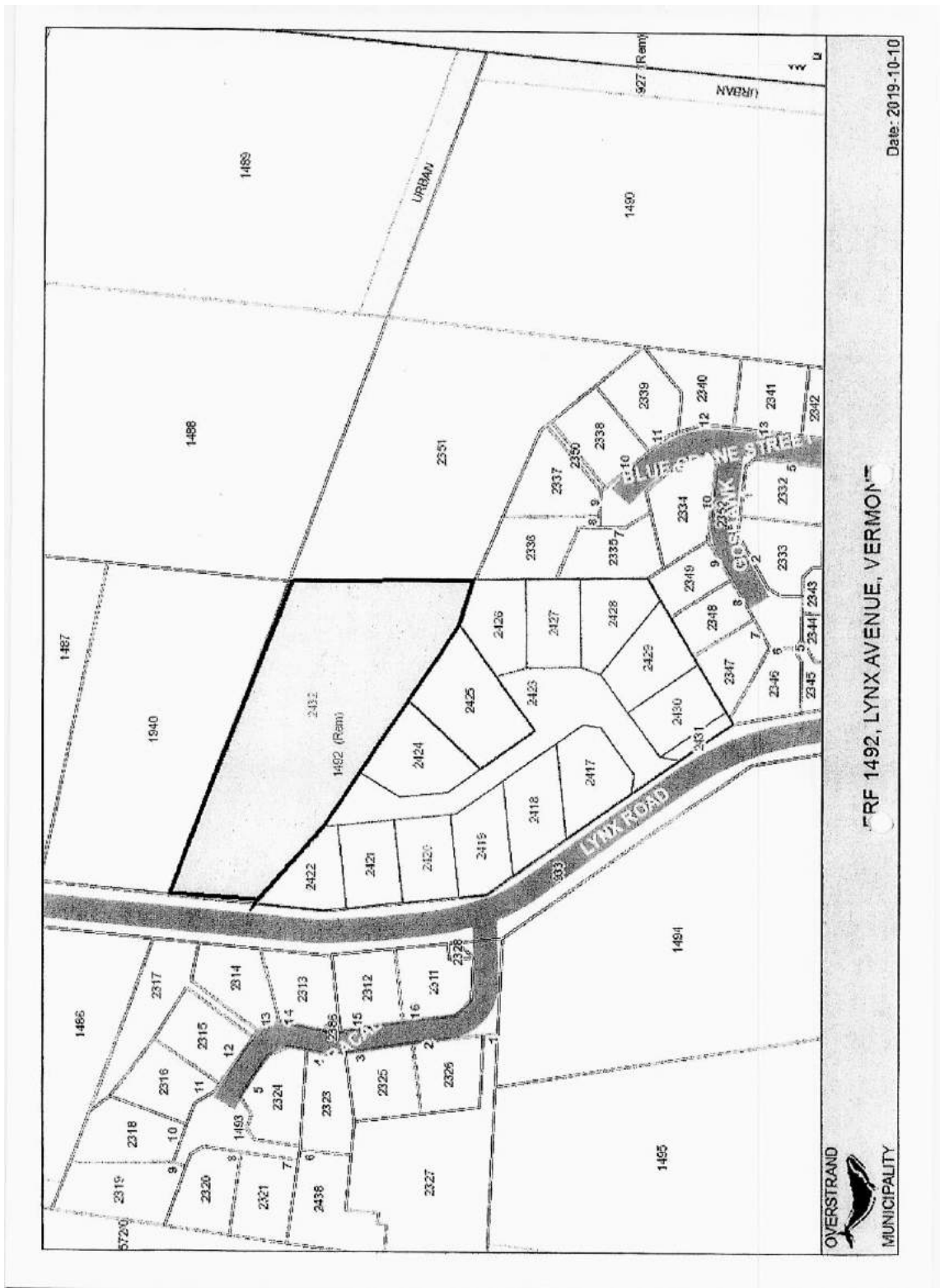
An application has been received on 14 August 2019 from Mr BN Brink in terms of Section 16(2)(f) of the Overstrand By-Law on Municipal Land Use Planning, 2015 to amend the Architectural Design Guidelines for Montpelliers Complex.

**RESOLVED :**

1. that the application in terms of Section 47 of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) of an application in terms of Section 16(2)(j) to amend the Architectural Guidelines of Montpelliers (previous known as Berghoek Estate) dated 31 October 2018, **be approved**, that point 2.7.1 then reads as follows:

*“2.7.1 . The maximum width of garages is 6,5m and the maximum length is 7,6m.”*

2. that a copy of the amended Architectural Guidelines be submitted to the Municipality for record purposes.
3. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.



**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**7. ERVEN 62 AND 63, BIRKENHEAD (ROMANSBAY BEACH AND FYNBOS ESTATE): AMENDMENT OF THE ARCHITECTURAL GUIDELINES: MESSRS KEVIN GADD ARCHITETS ON BEHALF OF DANGERPOINT ECOLOGICAL DEVELOPMENT CO**

**62 & 63 GBH (2999/2019)**

***Cross ref: Ptns 2& 39/711***

**SW van der Merwe**

**(028) 313 8900**

**Hermanus Administration**

**3 December 2019**

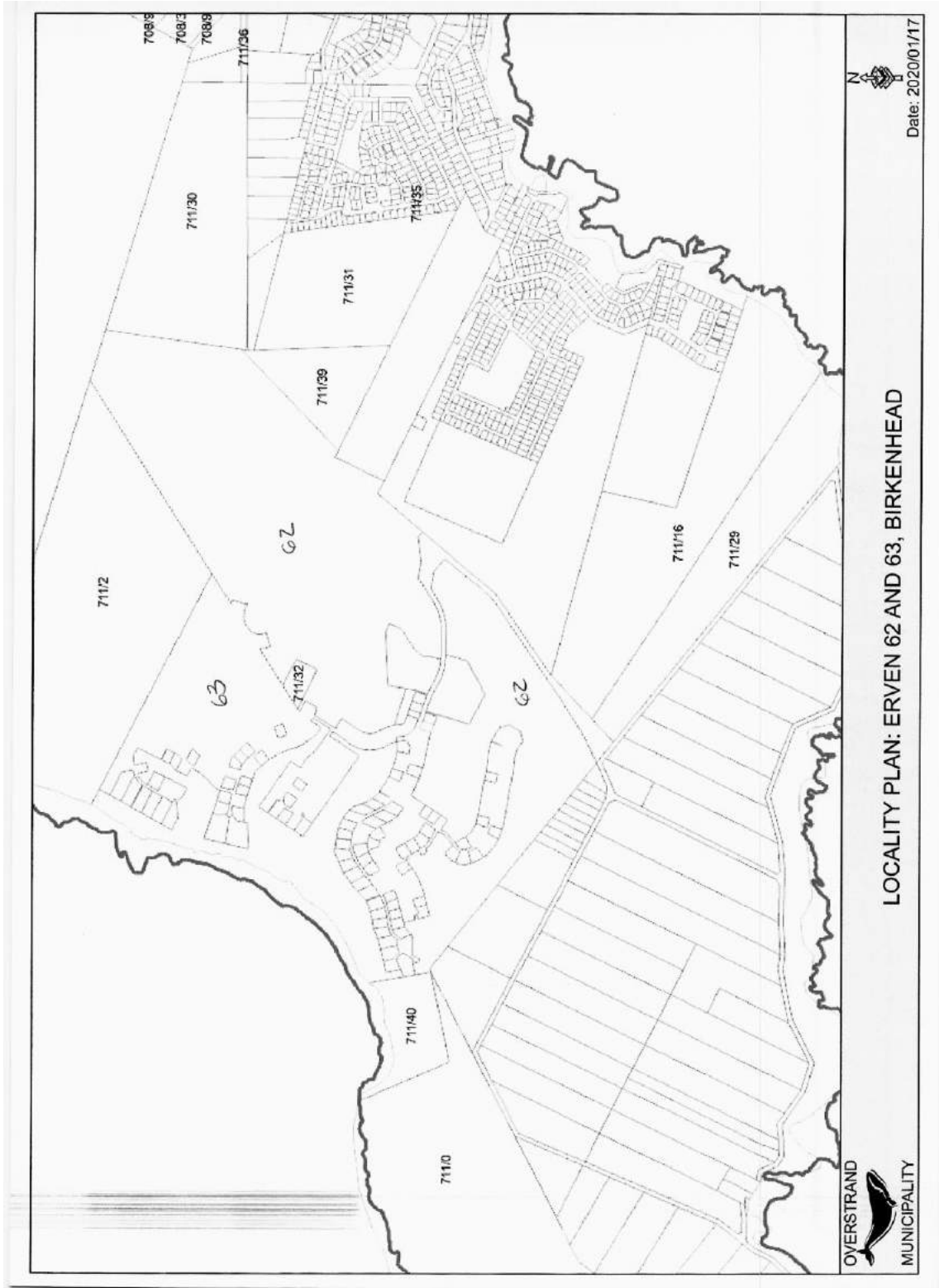
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**Executive Summary**

An application was received on 10 June 2019 from Messrs Kevin Gadd Architects on behalf of the Dangerpoint Ecological Development Co in terms of Section 16(2)(f) of the Overstrand By-Law on Municipal Land Use Planning, 2015 to amend the Romansbaai Beach and Fynbos Estate Architectural Design Guidelines.

**RESOLVED :**

1. that the application in terms of Section 16(2)(j) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erven 62 and 63, Birkenhead to amend the Architectural Guidelines of the Romansbaai Beach and Fynbos Estate, **be approved** subject to the following condition:
  - (a) that the applicant submit an easy reference schedule containing a summary of the applicable development parameters as part of the final approved guidelines for approval by the Authorised Official, 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, 2015 with regard to the above decision.



**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**8. REMAINDER ERF 1716, 2 STRANDLOPERTJIE STREET, GANSBAAI INDUSTRIAL PARK, GANSBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: S CRONJE ON BEHALF OF TRUE BORE ENGINEERING & MECHANICAL CC**

**1716 GIP (3035/2019)**

**SW van der Merwe**

**(028) 313 8900**

**Hermanus Administration**

**5 December 2019**

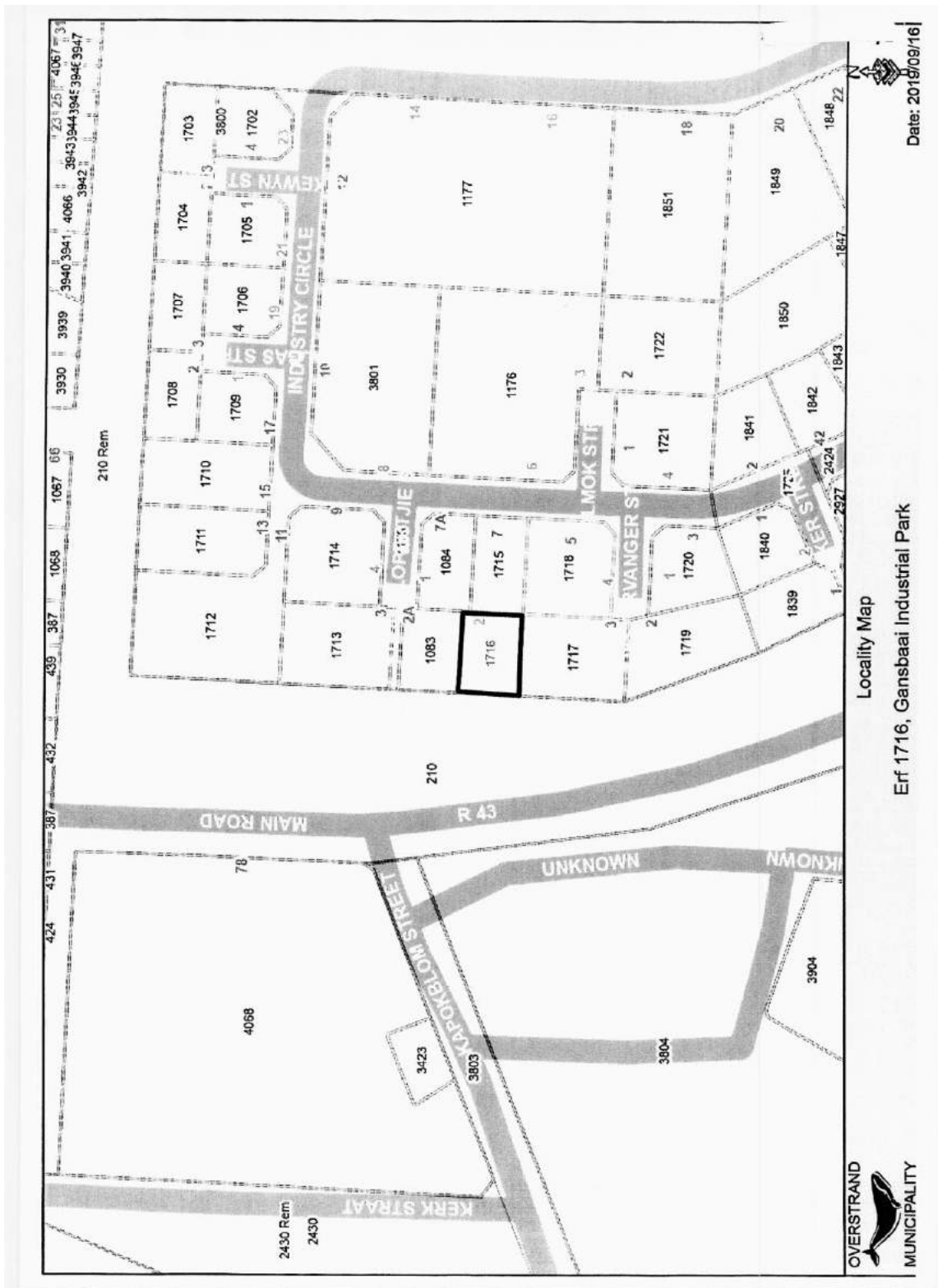
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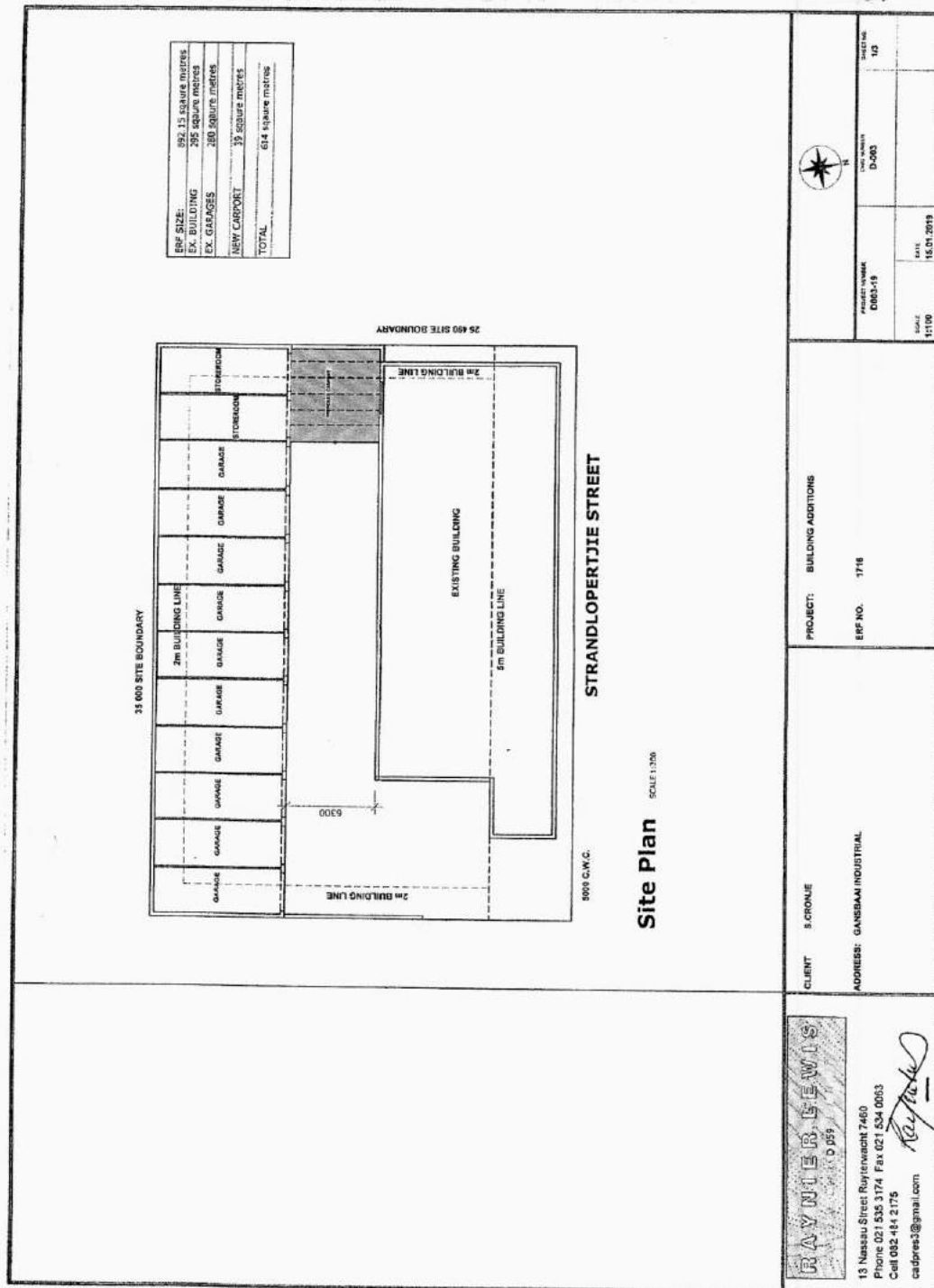
**Executive Summary**

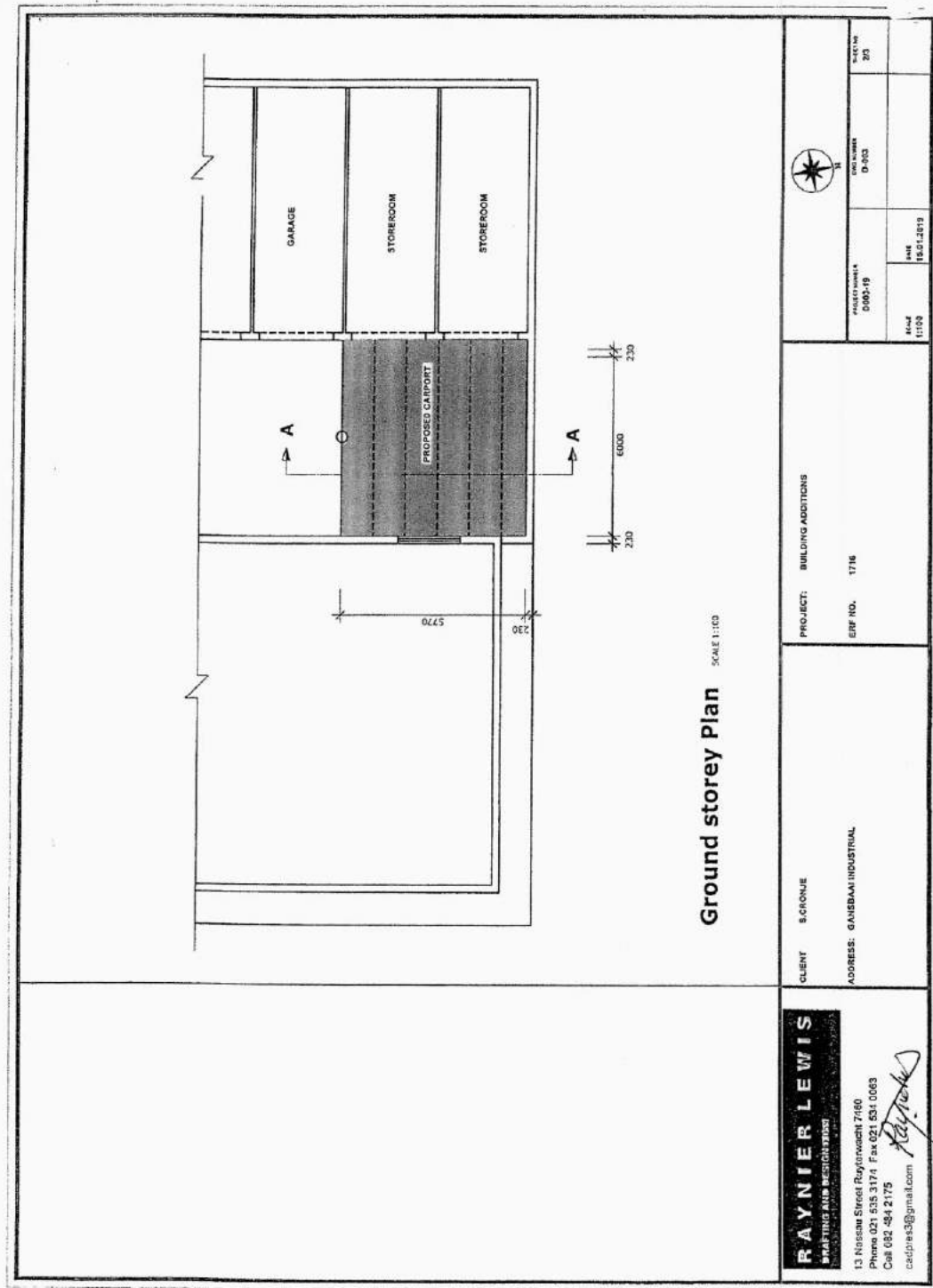
An application was received on 3 September 2019 from S Cronje on behalf of True Bore Engineering & Mechanical CC for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 applicable to Remainder Erf 1716, Gansbaai in order to relax the 2m rear building line to 0m in order to accommodate a proposed carport.

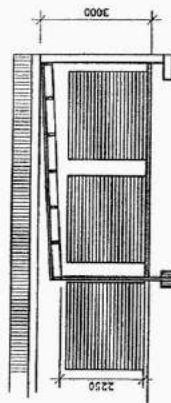
**RECOMMENDATION**

1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 applicable to Remainder Erf 1716, Gansbaai in order to relax the 2m rear building line to 0m to accommodate a carport, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that the approval only be applicable for the encroachment as per dimensions indicated on *Drawing No. D-003* dated *15 January 2019* which 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 applicable conditions as contained in the Services Report and Telkom, be complied with;
  - (d) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with, and
  - (e) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.







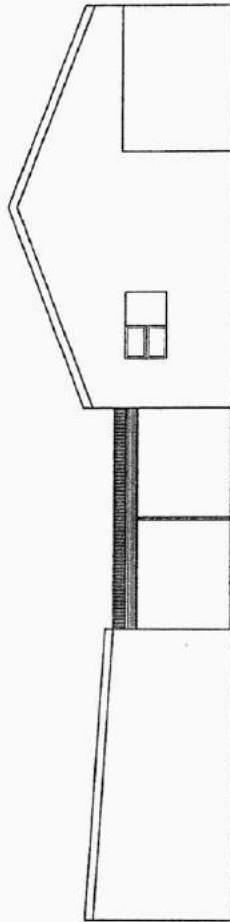


ROOF: Section A-A  
12x galvanized longspan shears on 28x59 rafter ribs @  
1800 c/c to existing wall and 28x62 beam with 2x10 batts and  
two brickets. Rafters supported by 75 @ galvanized  
poles. Timber grade 5

Rainwater goods:  
Gutters 75x100mm, 20g PVC conspires to discharge into concrete  
channel at ground level.

450x450x700 CONCRETE FOOTING

Section A-A SCALE 1:100



Eastern Elevation SCALE 1:100

**RAYNIER LEWIS**  
DRAFTING AND DESIGN SERVICES

13 Nassau Street Ruyterwacht 7480  
Phone 021 535 3174 Fax 021 534 0063  
Cell 082 354 2175  
cadpres3@gmail.com

*Rayner Lewis*



PROJECT: BUILDING ADDITIONS

ESP NO. 1716

CLIENT: S. CHROME

ADDRESS: GANSBAN INDUSTRIAL

PROJECT NUMBER: 0003-18

DATE: 15.07.2019

SCALE: 1:100

DATE: 15.07.2019

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 1716, GANSBAAI INDUSTRIAL  
PARK (3035/2019)**

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

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
3. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage;
4. that any additional and / or extended vehicle entrances will be for the developer's account;
5. that stormwater be allowed to discharge through Erf 1716, Gansbaai Industrial Park, unobstructed;
6. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
14/11/2019  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**9. PORTION 31 OF THE FARM KLIPFONTEYN NO. 711, DIVISION CALEDON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR THE EXTENSION OF VALIDITY PERIOD OF THE APPROVAL: MESSRS INTERACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF KLEINBAAI EIENDOMME (PTY) LTD**

**31/711 GRCAL (3360/2019)**

**SW van der Merwe  
3 December 2019**

**(028) 313 8900**

**Hermanus Administration**

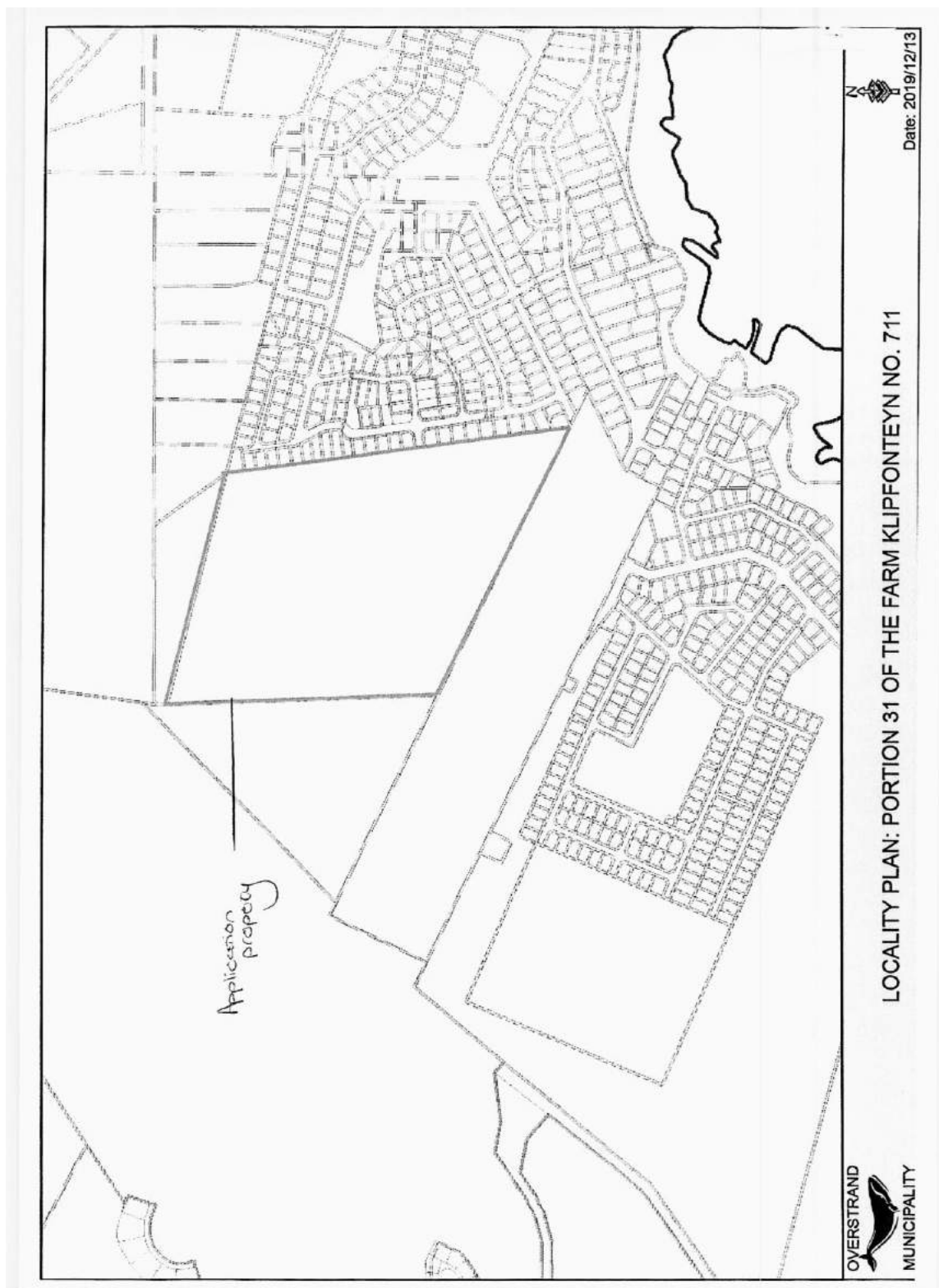
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**Executive Summary**

An application was received on 25 September 2019 from Messrs Interactive Town and Regional Planners on behalf of Kleinbaai Eiendomme (Pty) Ltd for extension of the validity period of the approval issued by the Mayoral Committee in terms of Section 16(2)(i) of the Overstrand Municipality By-law on Municipal Land Use Planning, 2015 (By-Law) applicable to Portion 31 of the Farm Klipfonteyn No. 711, Division Caledon.

**RECOMMENDATION**

1. that the application in terms of Section 16(2)(i) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 for the extension of the validity period of the approval issued by the Mayoral Committee on Portion 31 of the Farm Klipfonteyn No. 711, Division Caledon **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that the conditions of the land use approval of 26 February 2015 and 27 November 2017 remains applicable;
  - (b) that the approval is valid for a period of five (5) years from the original approval;
  - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation;
  - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
  - (e) that all the conditions in the Services Report, be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**10. ERF 2044, SLOVO STREET, MASAKHANE, GANSBAAI, OVERSTRAND  
MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS WRAP  
CONSULTANCY ON BEHALF OF OVERSTRAND MUNICIPALITY**

**2044 GMAS (3231/2019)**

**SW van der Merwe  
27 November 2019**

**(028) 313 8900**

**Hermanus Administration**

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**Executive Summary**

An application was received on 1 July 2019 from Messrs WRAP Consultancy on behalf of Overstrand Municipality in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 applicable to Erf 2044, Masakhane, Gansbaai for a departure in order to relax the north-western street building line from 5m to 2,464m and the south-western lateral building line from 5m to 2m to accommodate proposed additions to the existing crèche.

**RECOMMENDATION**

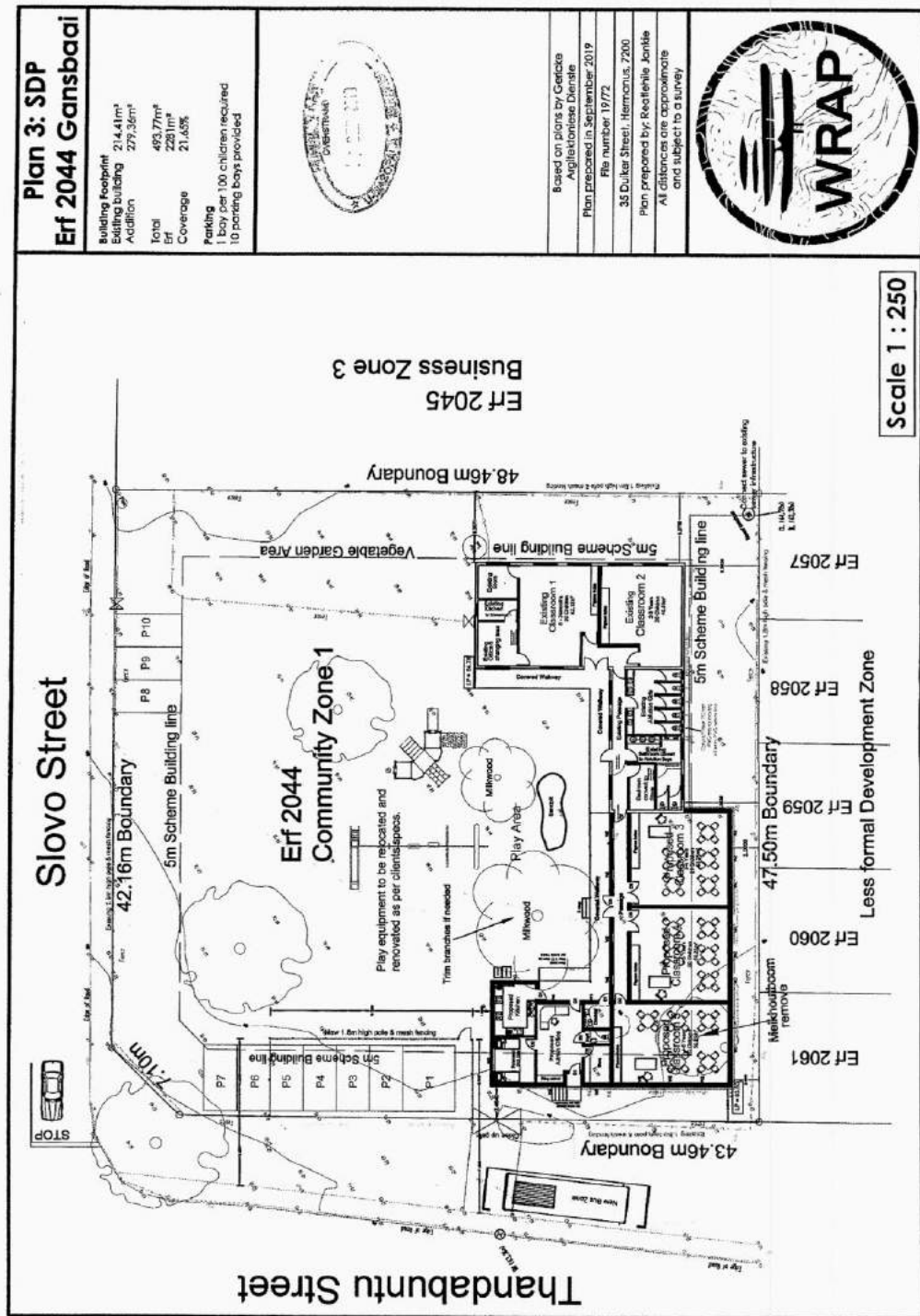
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 applicable to Erf 2044, Masakhane, Gansbaai for departure in order to relax the north-western street building line from 5m to 2,464m and the south-western lateral building line from 5m to 2m to accommodate proposed additions to the existing crèche, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that the approval only be applicable to the departures indicated on the Site Development Plan, Plan no. 3 dated September 2019;
  - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage;
  - (c) that all the applicable conditions as contained in the Services Report and Telkom, be complied with;
  - (d) that the development shall comply with the relevant Municipal Health Services Regulations pertaining to the operation of a day care centre;
  - (e) that a parking layout be submitted for approval by the Senior Manager: Town- and Spatial Planning, prior to the submission of building plans, providing access/egress and manoeuvring on-site;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 2044, MASAKHANE (3231/2019)**

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

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
2. that only the existing 60 Amp three phase electricity connection will be available for the development, no additional capacity can be supplied;
3. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage;
4. that any additional and / or extended vehicle entrances will be for the developer's account;
5. that stormwater be allowed to discharge through Erf 2044, Masakhane, unobstructed;
6. that no on-street parking be allowed.

*P.P. R. Coetzer*  
**DENNIS HENDRIKS**  
**SENIOR MANAGER:**  
**ENGINEERING SERVICES**

*17/09/2019*  
**DATE**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**11. ERF 193, 26 LE GRANGE STREET, FRANSKRAAL, OVERSTRAND  
MUNICIPAL AREA: PROPOSED REMOVAL OF RESTRICTIVE TITLE DEED  
CONDITIONS AND DEPARTURE: MESSRS ME PLANNERS ON BEHALF OF  
DF MARAIS**

**193 GFK (4233)**

**SW van der Merwe  
26 November 2019**

**(028) 313 8900**

**Hermanus Administration**

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**Executive Summary**

An application has been received on 19 February 2019 from Messrs ME Planners on behalf of DF Marais applicable to Erf 193, Franskraal for the following:

➤ **Removal of Restrictive Title Deed Condition**

Application in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for the removal of restrictive title deed condition C.4.(d) contained in Title Deed No. T21164/92 applicable to Erf 193, Franskraal in order to accommodate existing additions to the dwelling.

➤ **Departure**

Application in terms of Section 16(2)(b) of the By-Law for departure to relax the 2m northern lateral building line on Erf 193, Franskraal to 1,57m in order to accommodate existing additions to the property, comprising a portion of the garage, living room and first floor balcony.

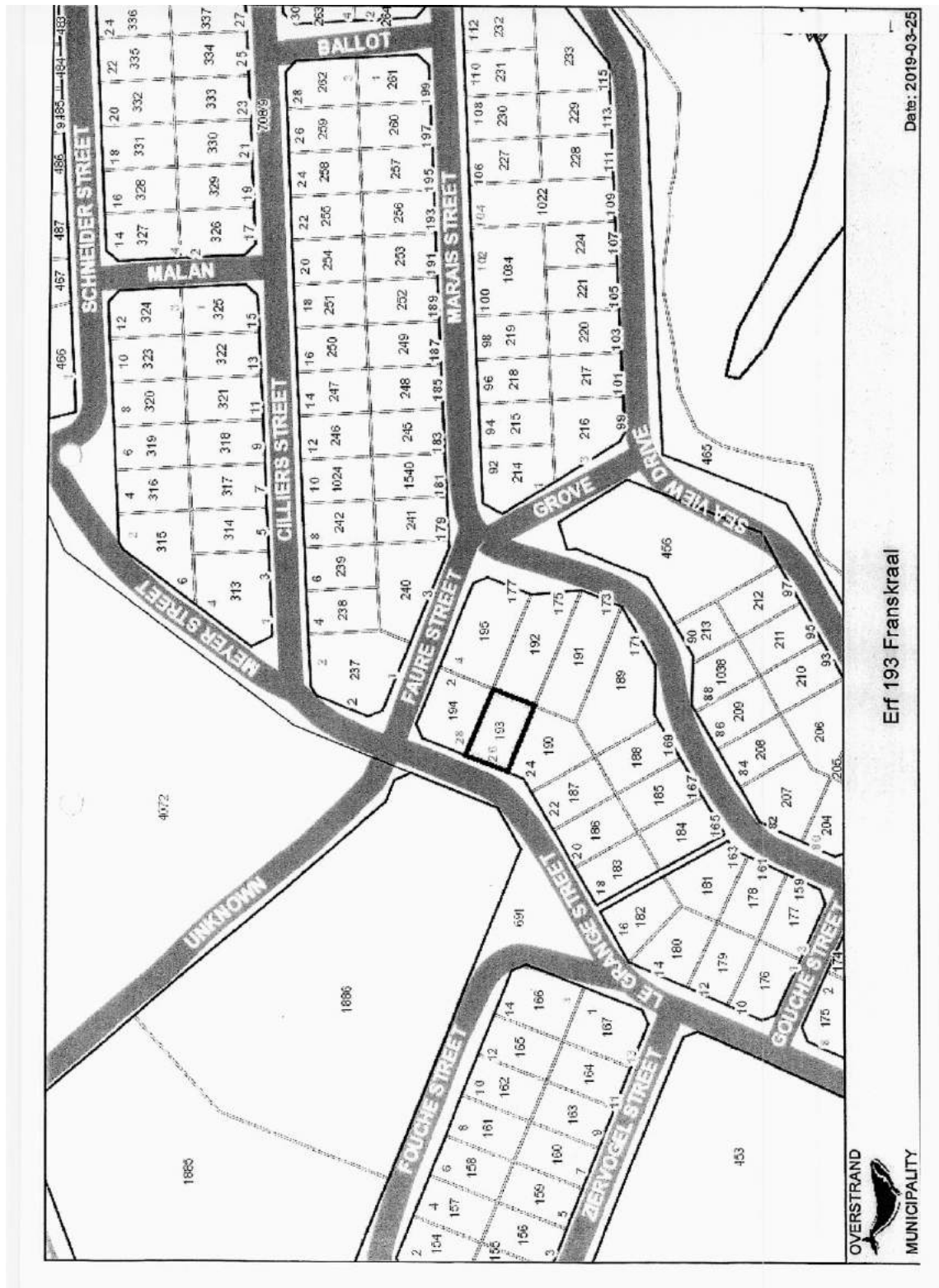
**RECOMMENDATION**

1. that the application in terms of Section 16(2)(f) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) for the removal of Condition C.4.(d) contained in Title Deed No. T21164/92 applicable to Erf 193, Franskraal, **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(b) of the By-Law for departure to relax the northern 2m lateral building line to 1,57m in order to accommodate existing additions to the property, comprising a portion of the garage, living room and first floor balcony, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that the approval only be applicable for the encroachment indicated on the Site Plan as submitted with the application;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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







**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REMOVAL OF RESTRICTIVE CONDITIONS &  
DEPARTURE: ERF 193, FRANSKRAAL (2669/2018)**

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

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
3. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage;
4. that any additional and / or extended vehicle entrances will be for the developer's account;
5. that stormwater be allowed to discharge through Erf 193, Franskraal, unobstructed;
6. that no on-street parking be allowed.

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

*07/05/2019*  
**DATE**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**12. ERF 8456, 8 MADELIEFIE STREET, KLEINMOND, OVERSTRAND  
MUNICIPAL AREA: PROPOSED DEPARTURE: MS J HICLEY**

**8456 KKM (3469)**

**H van der Stoep**

**4 November 2019**

**(028) 313 8900**

**Hermanus Administration**

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**Executive Summary**

An application was received on 10 October 2016 from J Hickley on Erf 8456, Kleinmond for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to relax the street building line from 2m to 0m and the lateral building line from 1m to 0m to accommodate a veranda.

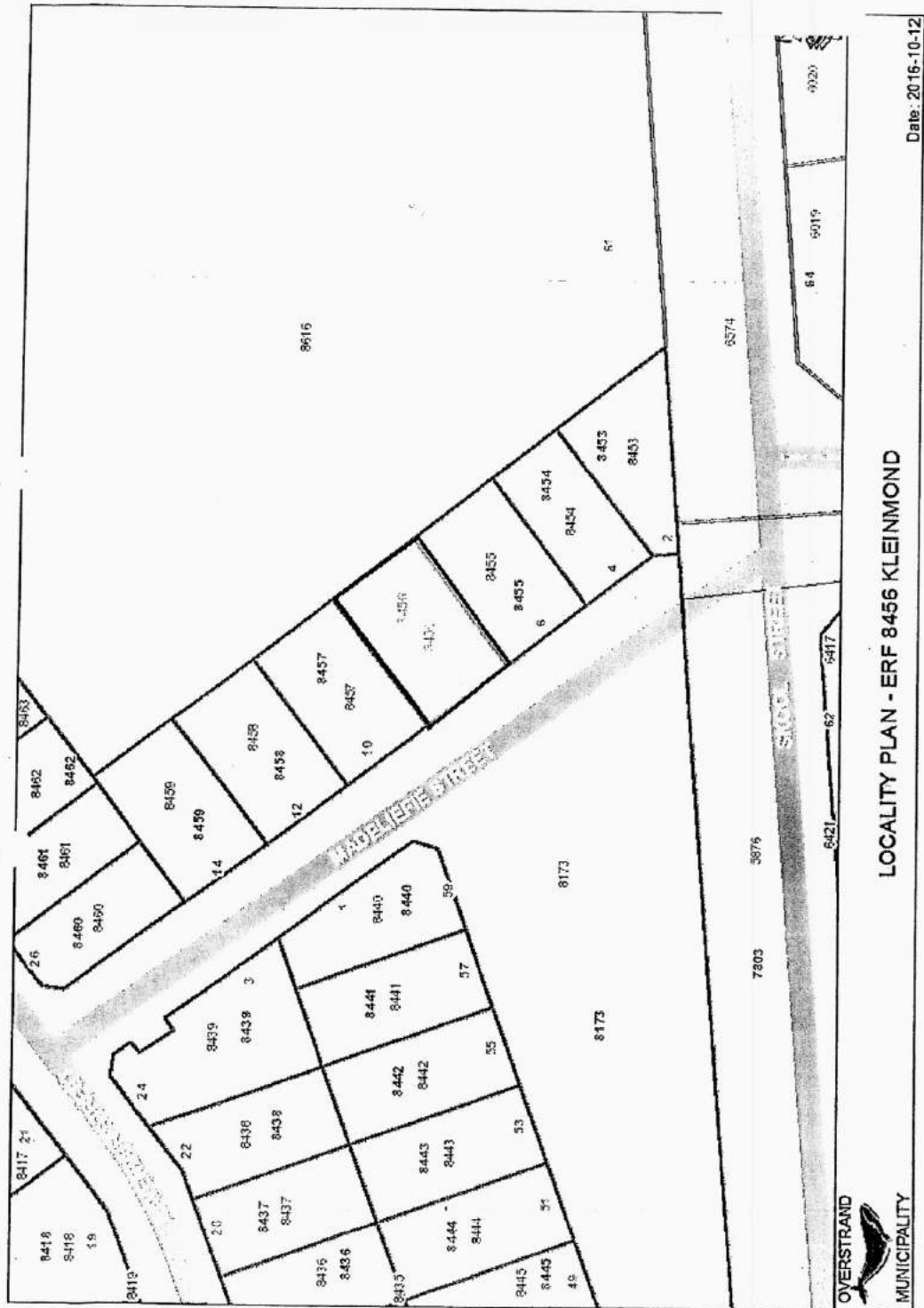
**RECOMMENDATION**

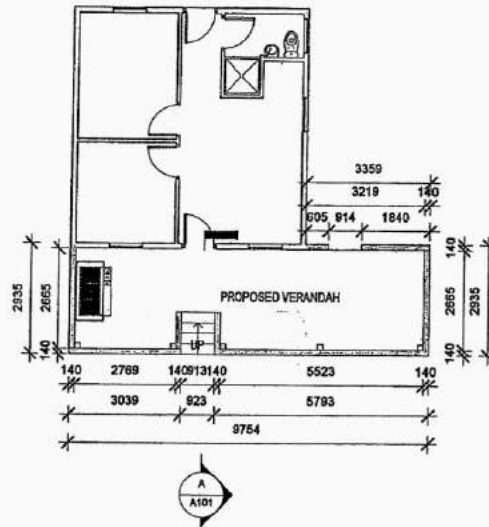
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 for a departure on Erf 8456, Kleinmond in order to relax the lateral building line from 2m to 0m and the lateral building line from 1m to 0m to accommodate a veranda, **be approved** 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 plan no. KM8456/16 dated 19 July 2016, as submitted with the application;
  - (b) that no further transgression over the building lines will be allowed, except that is sanctioned by the Overstrand Zoning Scheme;
  - (c) that the veranda may not be enclosed;
  - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
  - (e) that 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
  - (g) that all the conditions in the Services Report, be complied with.

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

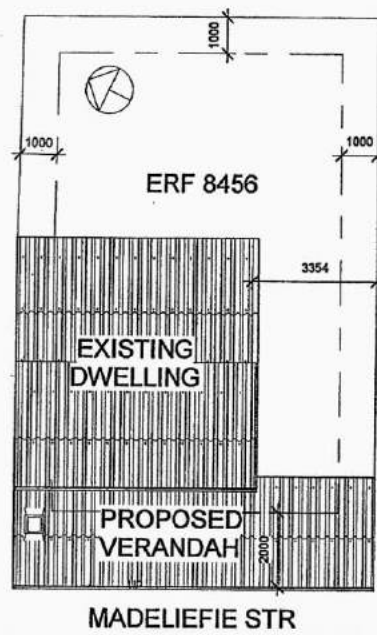
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2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

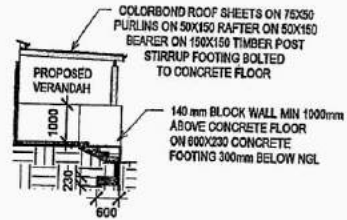
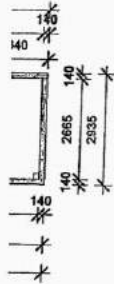




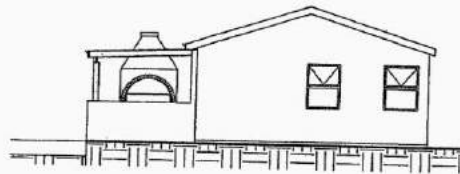
1 GROUND STOREY  
1:100



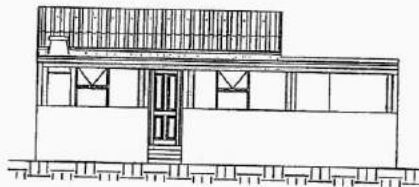
2 SITEPLAN  
1:100



**SECTION A-A**  
1 : 100



**4 SOUTH EAST ELEVATION**  
1 : 100



**5 SOUTH WEST ELEVATION**  
1 : 100

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 8456, KLEINMOND (3469)**

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

**Conditions:**

1. 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;
2. that if any electrical cables are moved it will be at the developer's cost;
3. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the developer's cost;
4. that stormwater be allowed to discharge through Erf 8456, Kleinmond, unobstructed;
5. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

25 / 1 / 2017  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**13. ERF 8392, 71 LAVENDER STREET, OVERHILLS, KLEINMOND,  
OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: MR R DE  
KOKER**

**8392 KKM (3468)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**5 November 2019**

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**Executive Summary**

An application was received on 10 October 2016 from R de Koker on Erf 8392, Overhills, Kleinmond for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to relax the street building line from 2m to 0m to accommodate a carport.

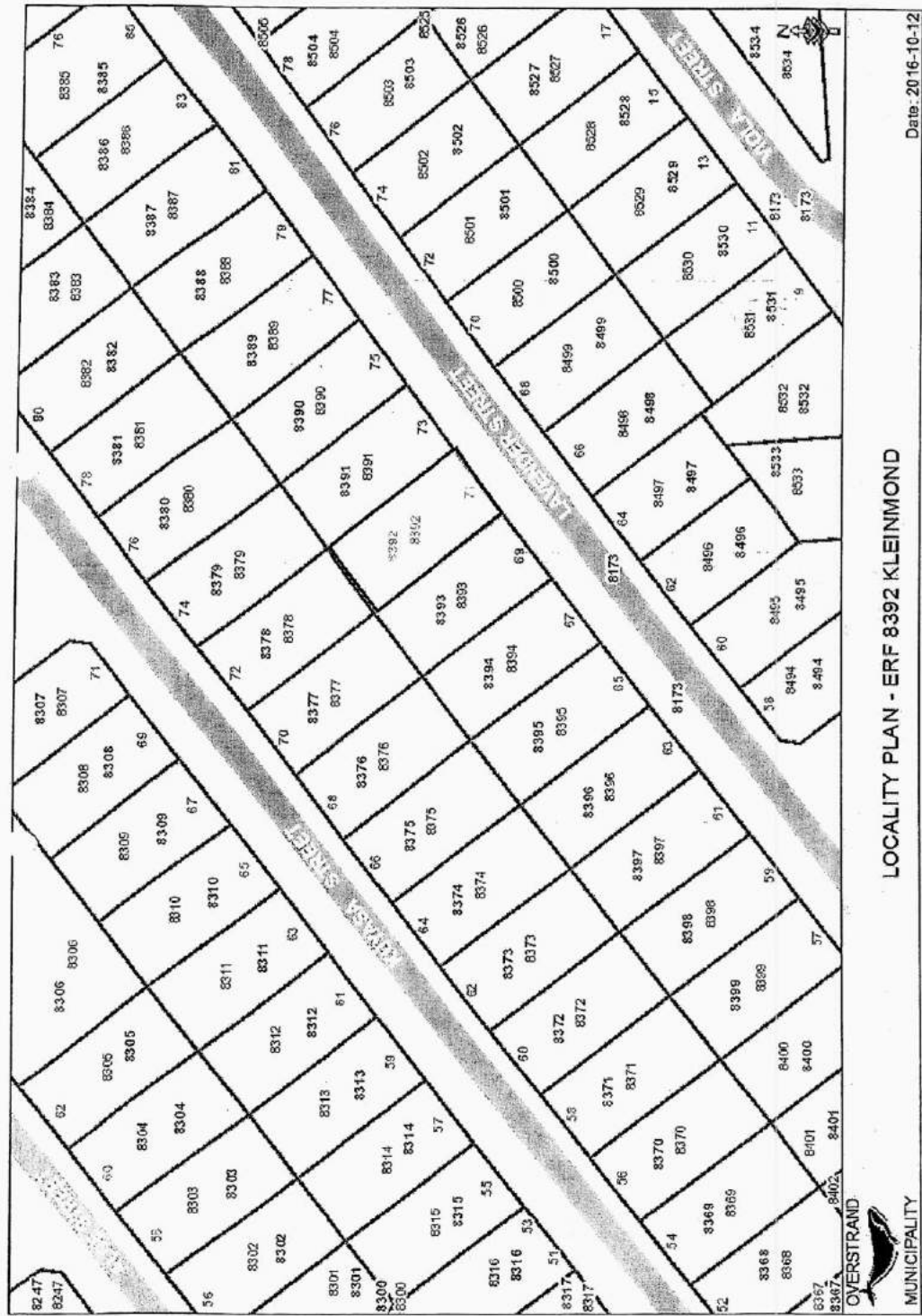
**RECOMMENDATION**

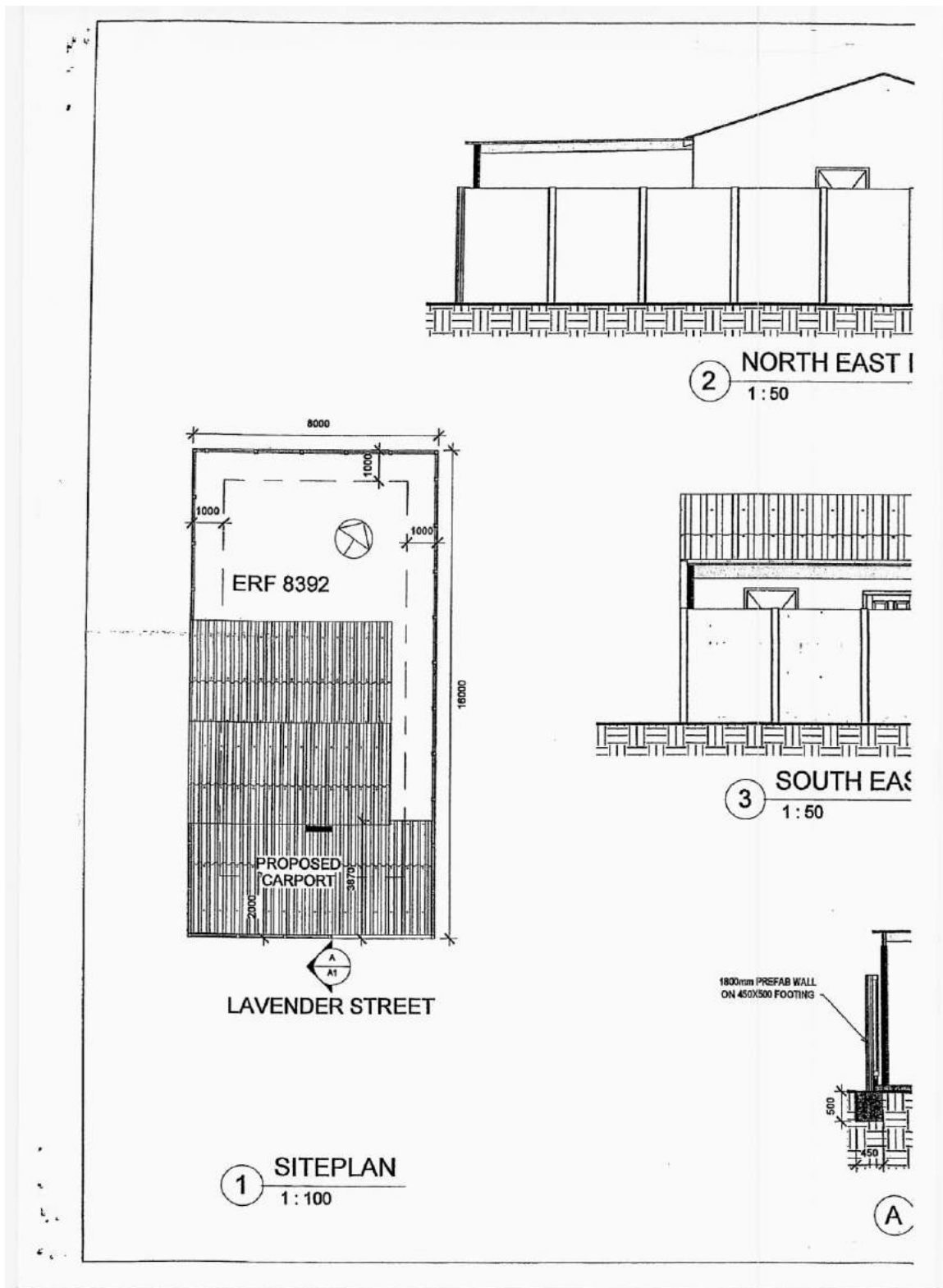
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 for a departure on Erf 8392, Kleinmond in order to relax the street building line from 2m to 0m to accommodate a carport, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that this approval is only for the development as indicated on plan KM8392/16, as submitted with the application;
  - (b) that no further transgression over the building lines will be allowed, except that is sanctioned by the Overstrand Zoning Scheme;
  - (c) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
  - (d) that the carport may not be enclosed;
  - (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
  - (g) that all the conditions in the Services Report, be complied with.

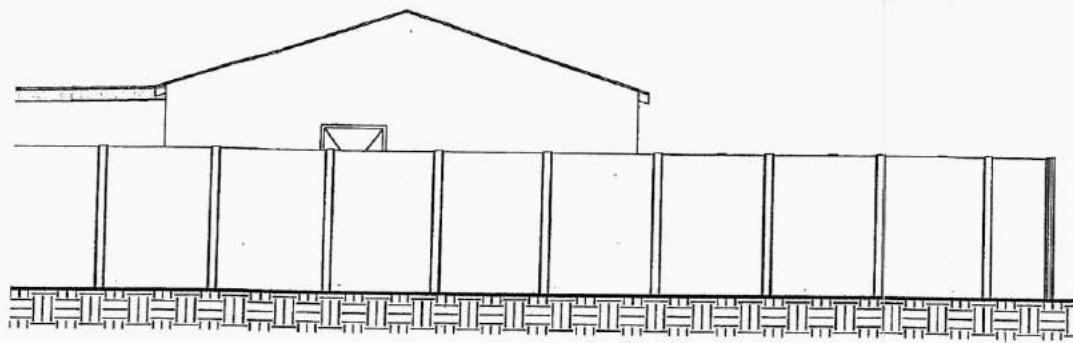
**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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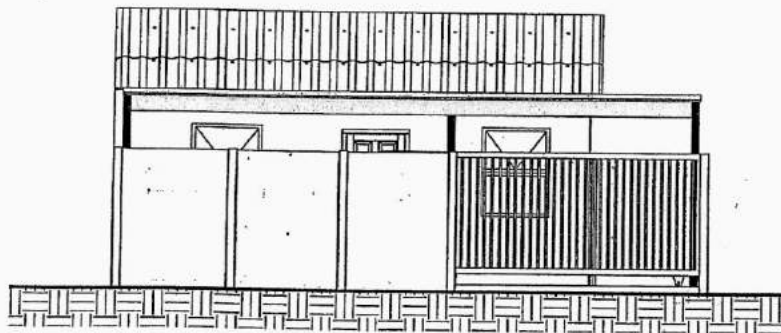
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



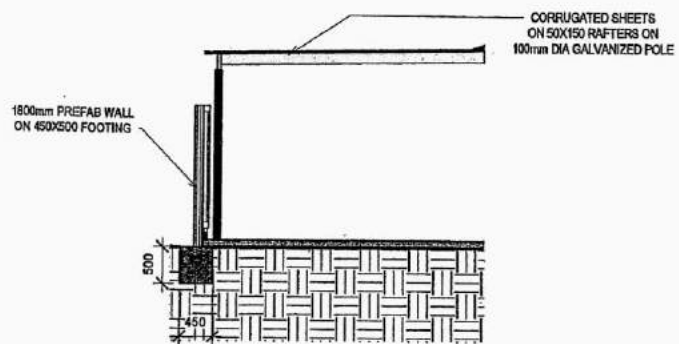




② NORTH EAST ELEVATION  
1 : 50



③ SOUTH EAST ELEVATION  
1 : 50



A SECTION A-A  
1 : 50

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 8392, KLEINMOND (3468)**

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

**Conditions:**

1. 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;
2. that if any electrical cables are moved it will be at the developer's cost;
3. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the developer's cost;
4. that stormwater be allowed to discharge through Erf 8392, Kleinmond, unobstructed;
5. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

25/1/2017  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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- 14. ERVEN 3578 AND 3584, 7 GRUNEWALD ROAD AND 18 NEMESIA ROAD, BETTY'S BAY, OVERSTRAND MUNICIPAL AREA: PROPOSED CONSOLIDATION: MESSRS GEOMATICS AFRICA ON BEHALF SM HARRIS AND SG YEATES**

**3578 & 3584 KBB (3149)**

**H van der Stoep (028) 313 8900**

**Hermanus Administration**

**28 September 2019**

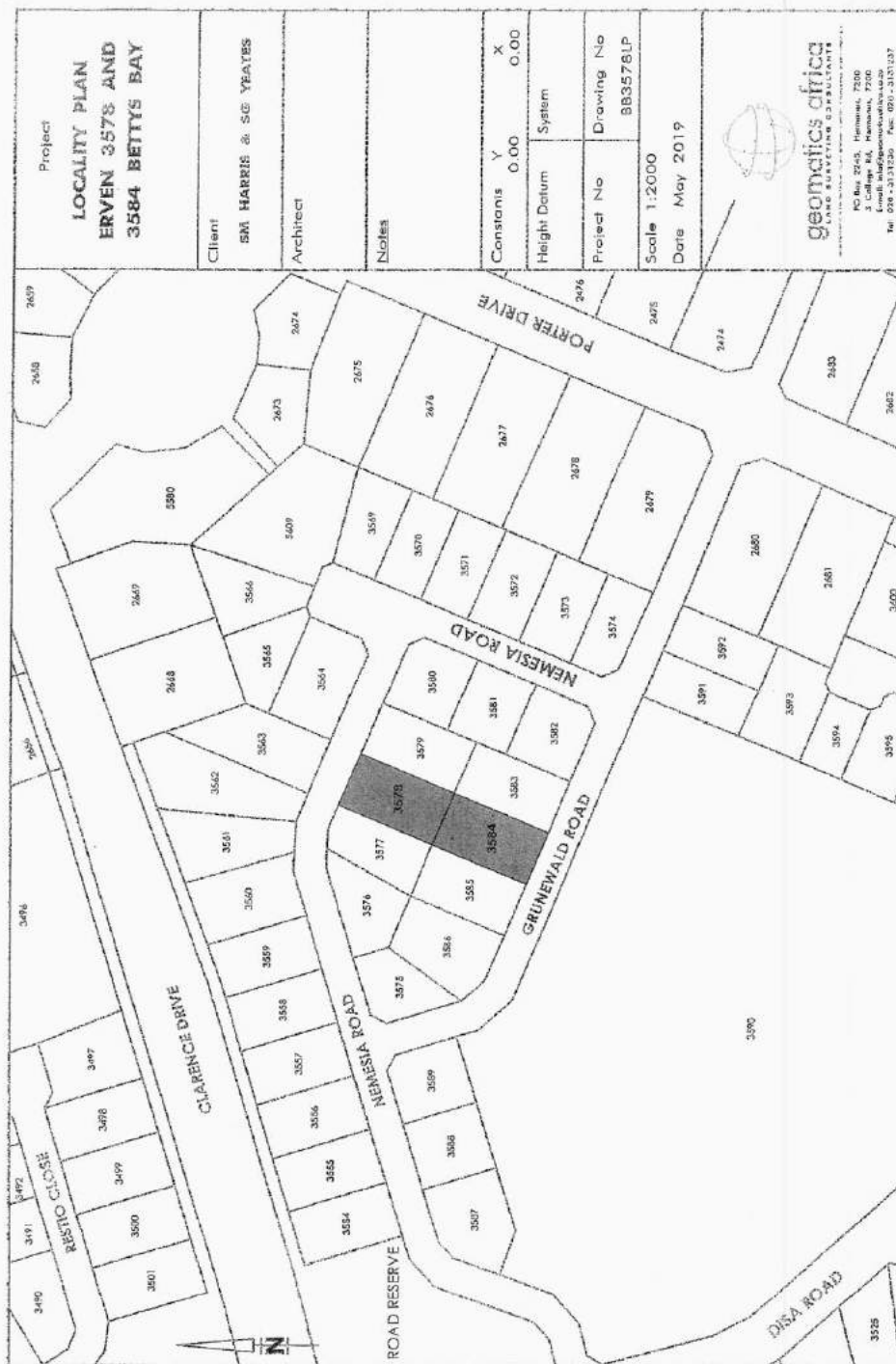
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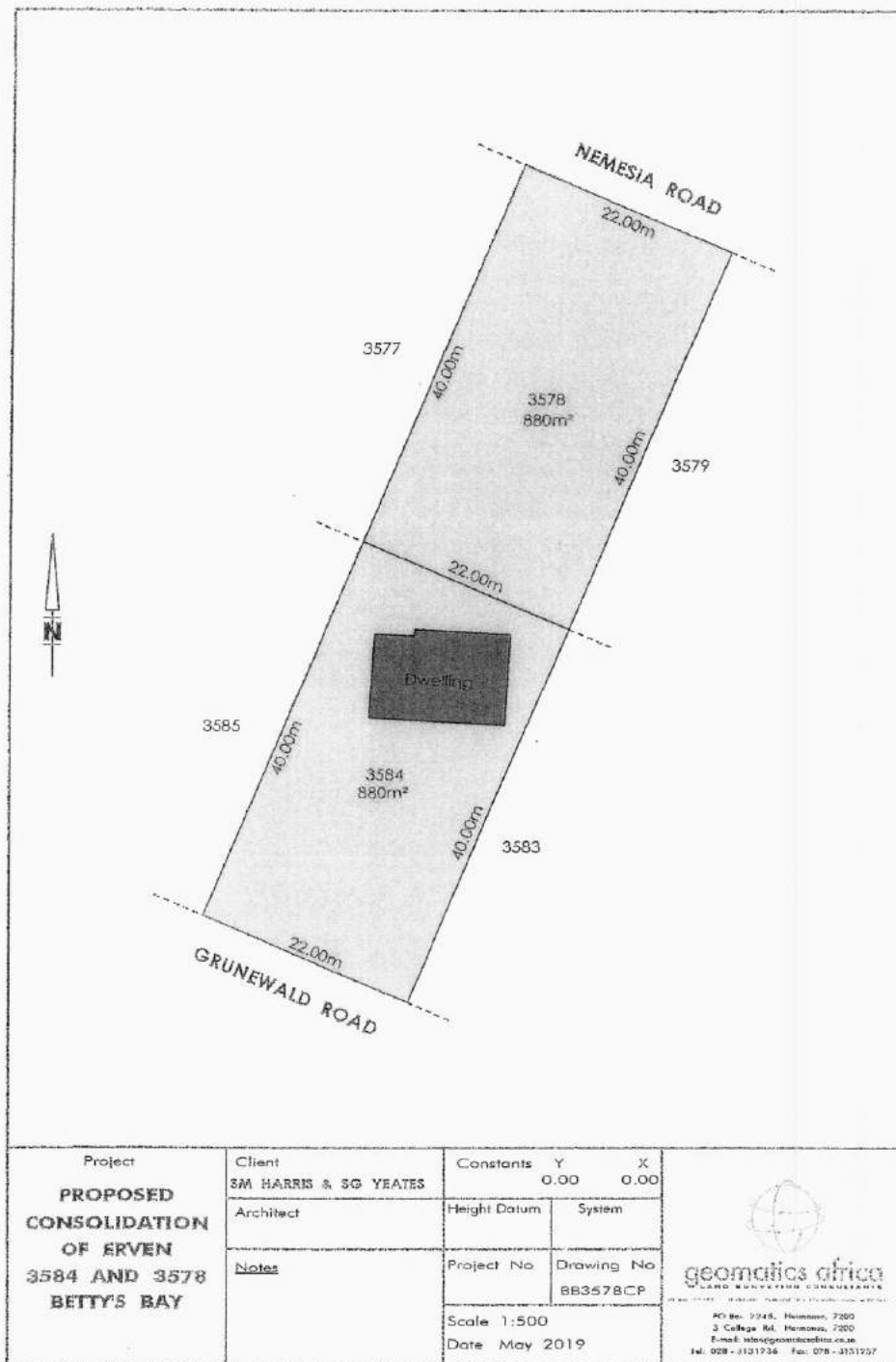
**Executive Summary**

An application has been received on 27 May 2019 from Messrs Geomatics Africa on behalf of SM Harris and SG Yeates on Erven 3578 and 3584, Betty's Bay for a consolidation in terms of Section 16(2)(e) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015

**RECOMMENDATION**

1. that the application in terms of Section 16(2)(e) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) for the consolidation of Erven 3578 and 3584, Betty's Bay, **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 plan no. BB3578CP dated May 2019, as submitted with the application;
  - (b) that this approval does not absolve the applicant from compliance with any other relevant legislation;
  - (c) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
  - (d) that all the conditions in the Services Report, be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSOLIDATION: ERVEN 3578 & 3584, BETTY'S BAY  
(3149/2019)**

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

**Conditions**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that stormwater be allowed to discharge through the proposed Erven, Betty's Bay, unobstructed;
4. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**15. ERF 7952, 19 SECOND AVENUE, KLEINMOND: APPLICATION FOR DEPARTURE: MESSRS STEYN LE ROUX TRUTER ARCHITECTS ON BEHALF OF THE FRITZ FAMILY TRUST**

**7952 KKM (3201)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**23 November 2019**

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**Executive Summary**

An application has been received on 27 June 2019 Steyn le Roux Truter Architects on behalf of the Fritz Family Trust on Erf 7952, Kleinmond for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to relax the street and lateral building line from 4m and 2m to 0m to accommodate a 1,7m high braai within the street building line, and also to accommodate a 1,955m high gas enclosure within the rear building line of the property concerned.

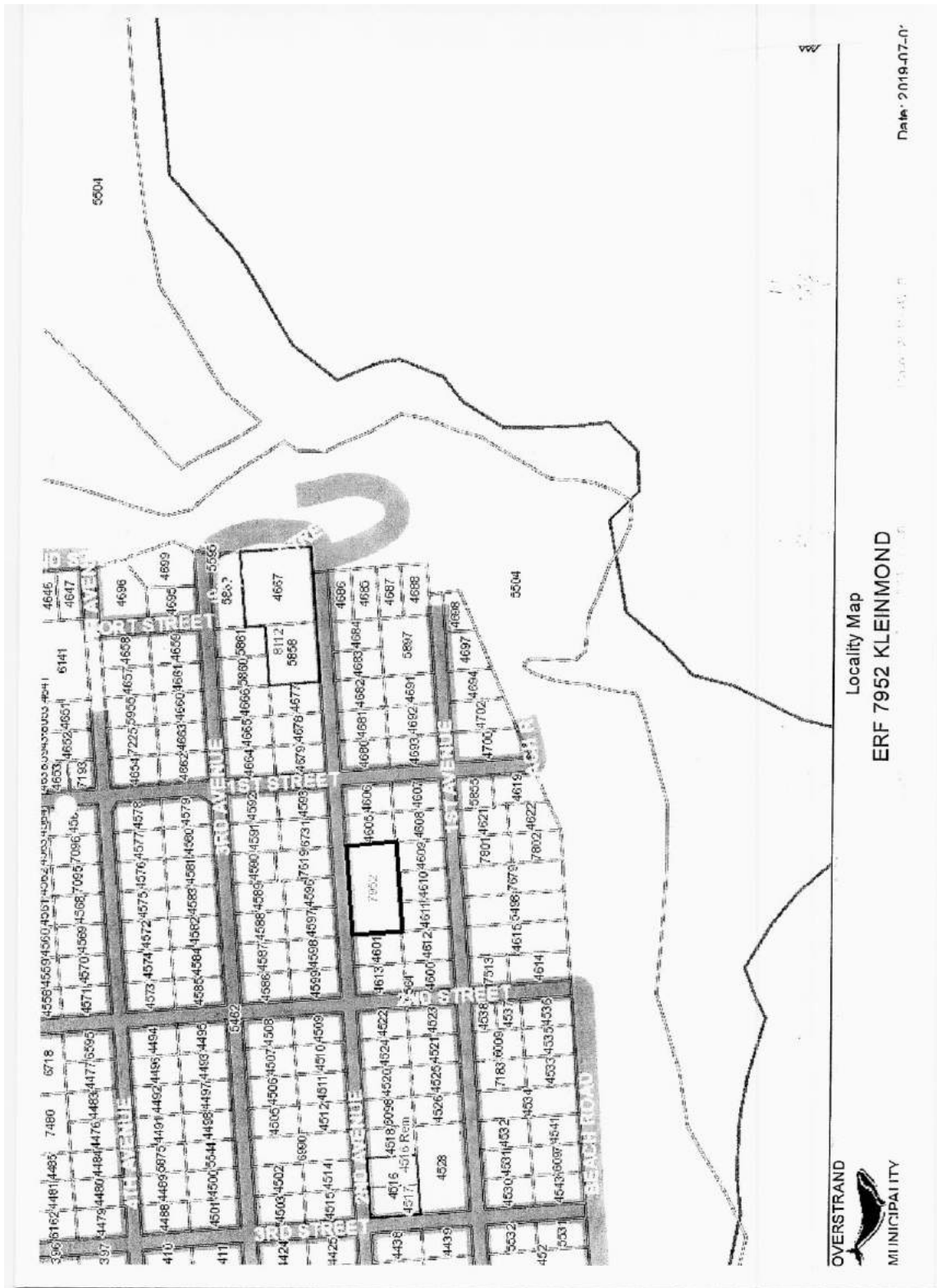
**RECOMMENDATION**

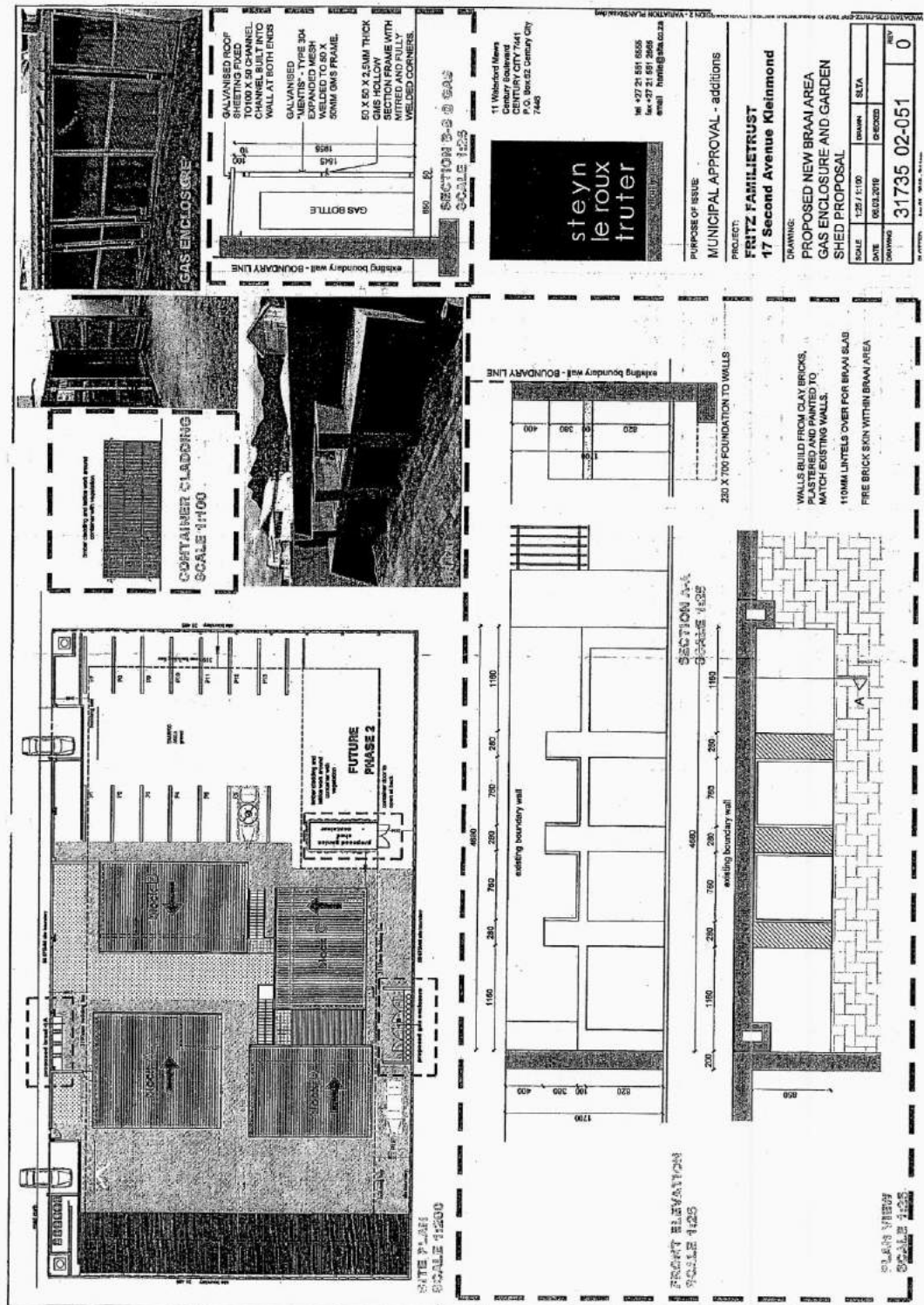
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure on Erf 7952, Kleinmond in order to relax the street and lateral building line from 4m and 2m to 0m to accommodate a 1,7m high braai within the street building line and also to accommodate a 1,955m high gas enclosure within the rear building line, **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 plan no. 31735 02-051 dated 6 March 2019, as submitted with the application;
  - (b) that the wall be painted the same colour as at present and that all building rubble be removed from the backyard of Erf 4611, 22 First Avenue, Kleinmond;
  - (c) that no further transgression over the building lines will be allowed, except that is sanctioned by the Overstrand Zoning Scheme;
  - (d) that a LP Gas plan be submitted for approval and comply to SANS 10087 and the structure complies to SANS 10400 : T and the Community Fire By-Law;
  - (e) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 7952, KLEINMOND (3201/2019)**

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

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the developer's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
3. that stormwater be allowed to discharge through Erf 7952, Kleinmond, unobstructed;
4. that no on-street parking be allowed.

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

  
**DATE**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**16. ERF 2359, 15 BUSINESS CRESCENT, BETTY'S BAY, OVERSTRAND  
MUNICIPAL AREA: PROPOSED CONSENT USE: H SEGAL**

**2359 KBB (2793)**

**H van der stoep**

**(028) 313 8900**

**Hermanus Administration**

**21 November 2019**

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**Executive Summary**

An complete application has been received on 29 November 2018 from H Segal on Erf 2359, Betty's Bay for a consent use in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to operate as a five (5) bedroom guest house.

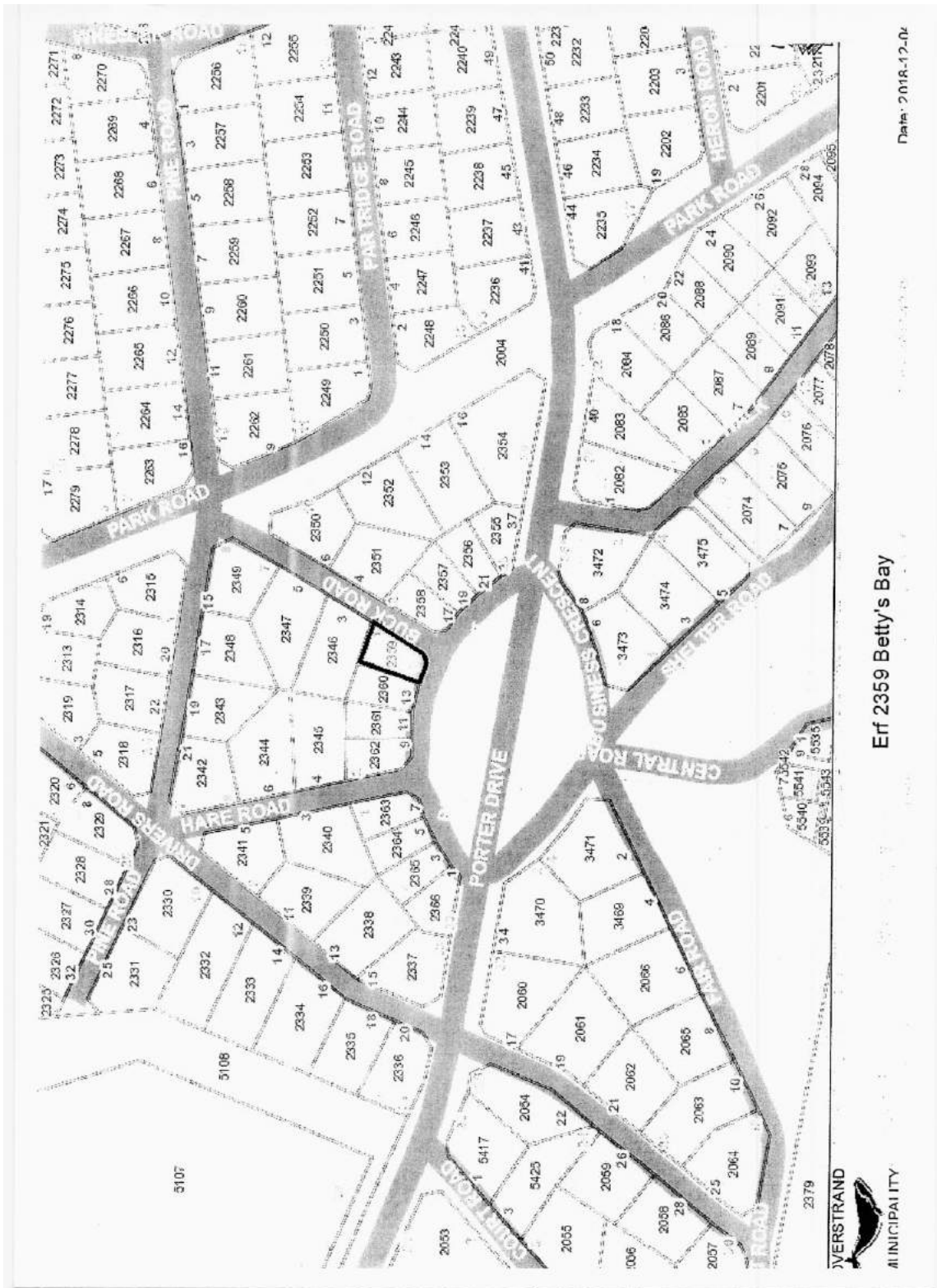
**RECOMMENDATION**

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 2359, Betty's Bay for a consent use to operate as a five (5) bedroom guest house, **not be approved**, due to the following reason:
  - (a) the guest house is restricted to four (4) bedrooms due to the non-availability of sufficient parking space to accommodate five (5) bedrooms.
2. that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 2359, Betty's Bay for a consent use to operate as a four (4) bedroom guest house, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that the approval be limited to only four (4) bedrooms;
  - (b) that a site development plan be provided indicating the four (4) bedrooms to be utilize for guests, and also clearly showing the six (6) required parking bays (includes garages) as found on-site;
  - (c) that the applicant enter into a lease agreement with the Municipality with regard to the partial transgression on the road for parking purposes. The lease agreement must only relate to the guest house, whilst operating. Should the guest house revert back to a residential dwelling, the lease will automatically lapse;
  - (d) that the owner/manager resides on the premises, and that the owner be responsible for the proper management of the guest house;

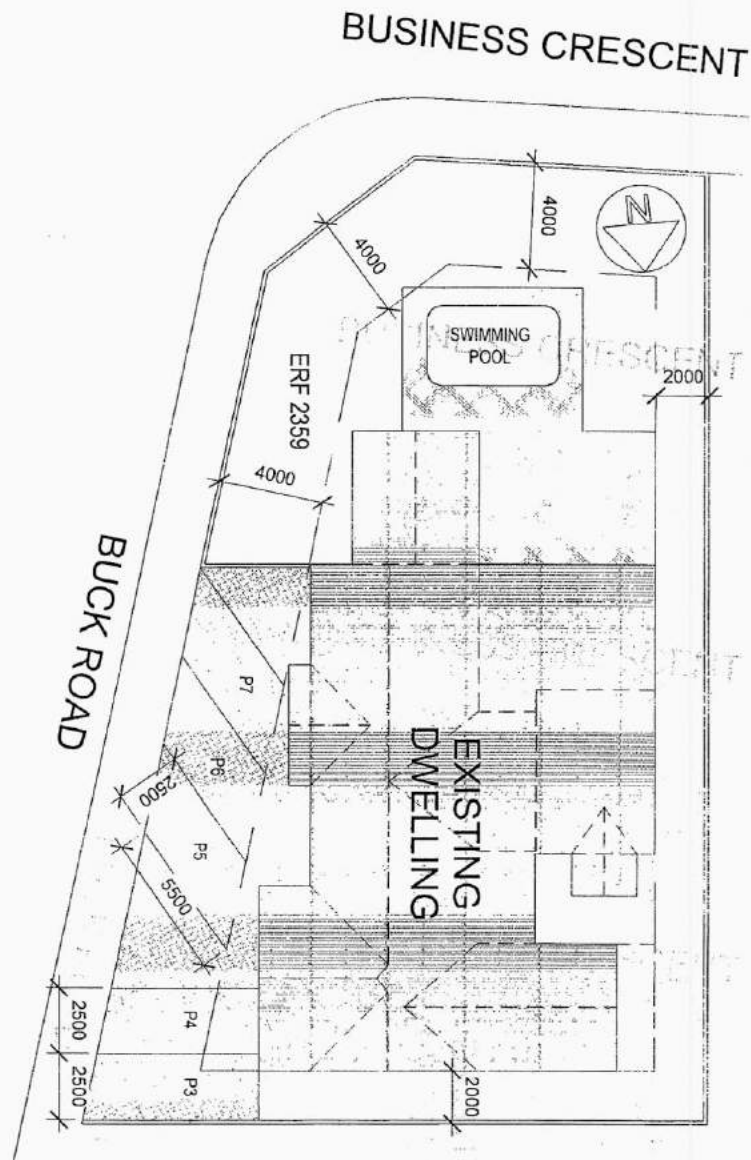
**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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- (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 accommodation facility complies with Health and Safety Legislation and that this approval will be subject to regular inspections by the Fire Control Co-ordinator and the Health Inspector;
  - (g) that a single non-illuminated sign that complies with the Municipal By-Law on Signage may be displayed on the premises;
  - (h) that the accommodation facility be conducted in such a manner that it is not found to be detrimental to the peacefulness and amenity of the surrounding area;
  - (i) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
  - (j) that building plans be submitted to the Building Department for approval for any proposed amendments;
  - (k) that all the conditions in the Services Report, be complied with, and
  - (l) that all conditions imposed by the Fire Department, be complied with.
3. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.



1 SITEPLAN  
1 : 200



MS H SEGAL  
ERF 2359  
BETTY'S BAY

PROPOSED PARKING LAYOUT

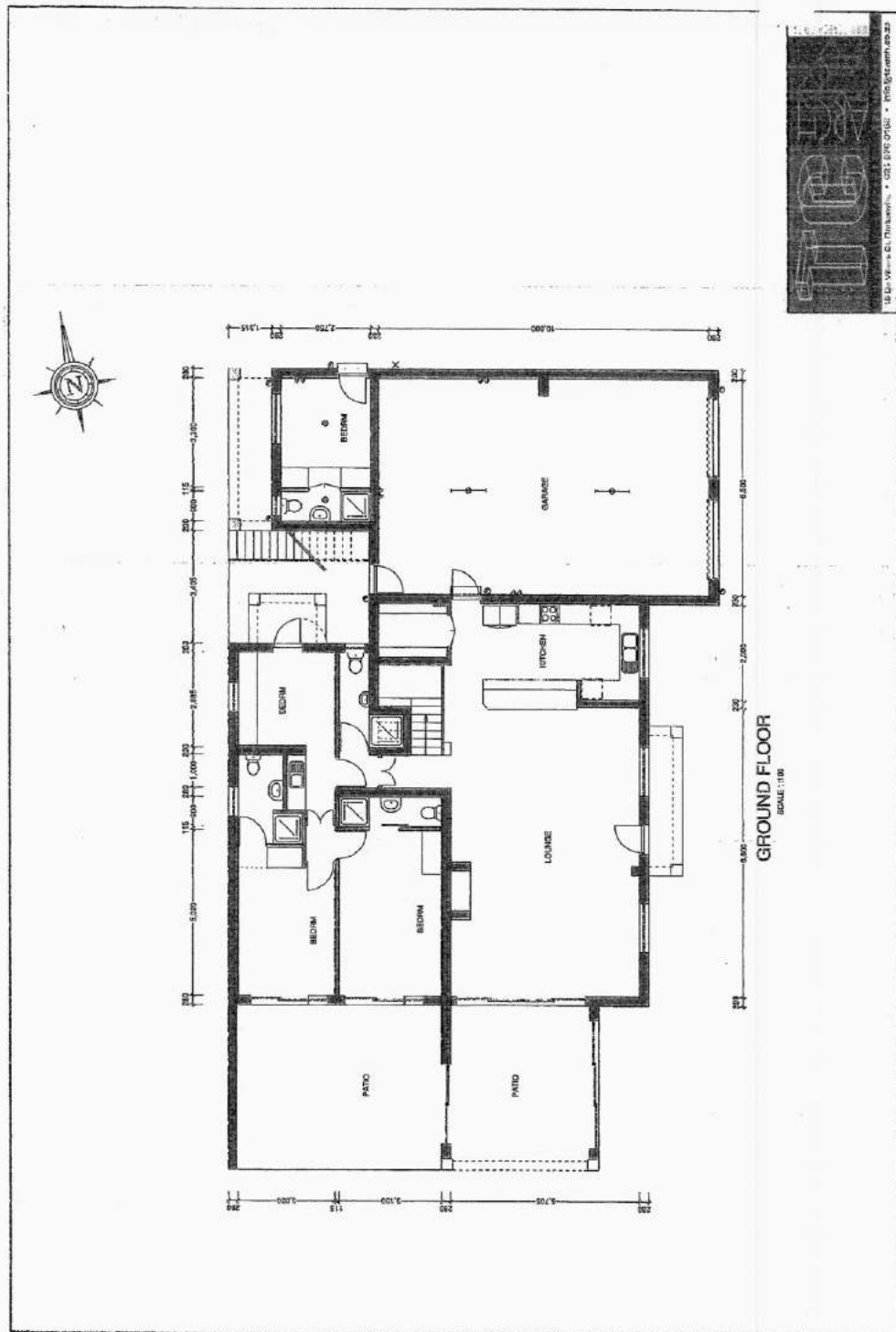


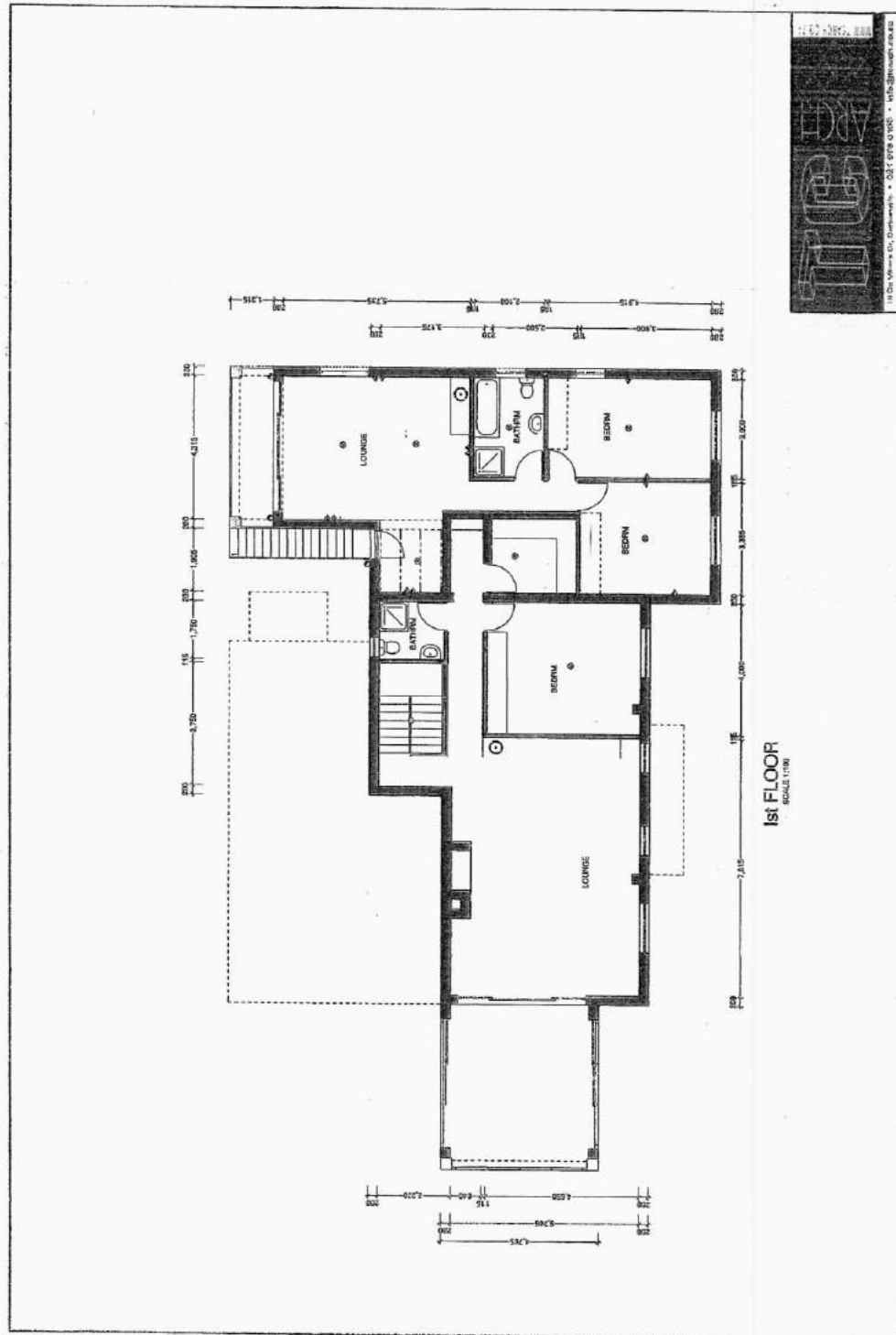
COUNCIL DRAWING

Project nr BB2359/18  
Date 28/11/2018  
Drawn by  
Secap

A1

Scale 1 : 200







**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSENT USE: ERF 2359, BETTY'S BAY (2793)**

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

**Conditions**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that stormwater be allowed to discharge through Erf 2359, Betty's Bay, unobstructed;
4. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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- 17. ERF 2064, CORNER OF TRUNK ROAD 28 AND MAIN ROAD, SANDBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR THE AMENDMENT OF CONDITIONS OF APPROVAL AND THE AMENDMENT OF THE APPROVED SITE DEVELOPMENT PLAN: MESSRS PLANACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF BELLA ROSA INVESTMENT HOLDINGS (PTY) LTD**

**2064 HSB (3003)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**9 December 2019**

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**Executive Summary**

An application in terms of the provisions of Sections 16(2)(h) and (l) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 has been received on 2 April 2019 from Messrs Plan Active Town and Regional Planners on behalf of Bella Rosa Investment Holdings (Pty) Ltd applicable to Erf 2064, Sandbaai for the:

- amendment of conditions in respect of an existing approval to accommodate a trailer hire business on the property; and the
- amendment of the approved Site Development Plan (SDP) applicable to the property to accommodate the trailer hire business, as well as the amendment of the parking layout and to accommodate two additional parking bays on the property.

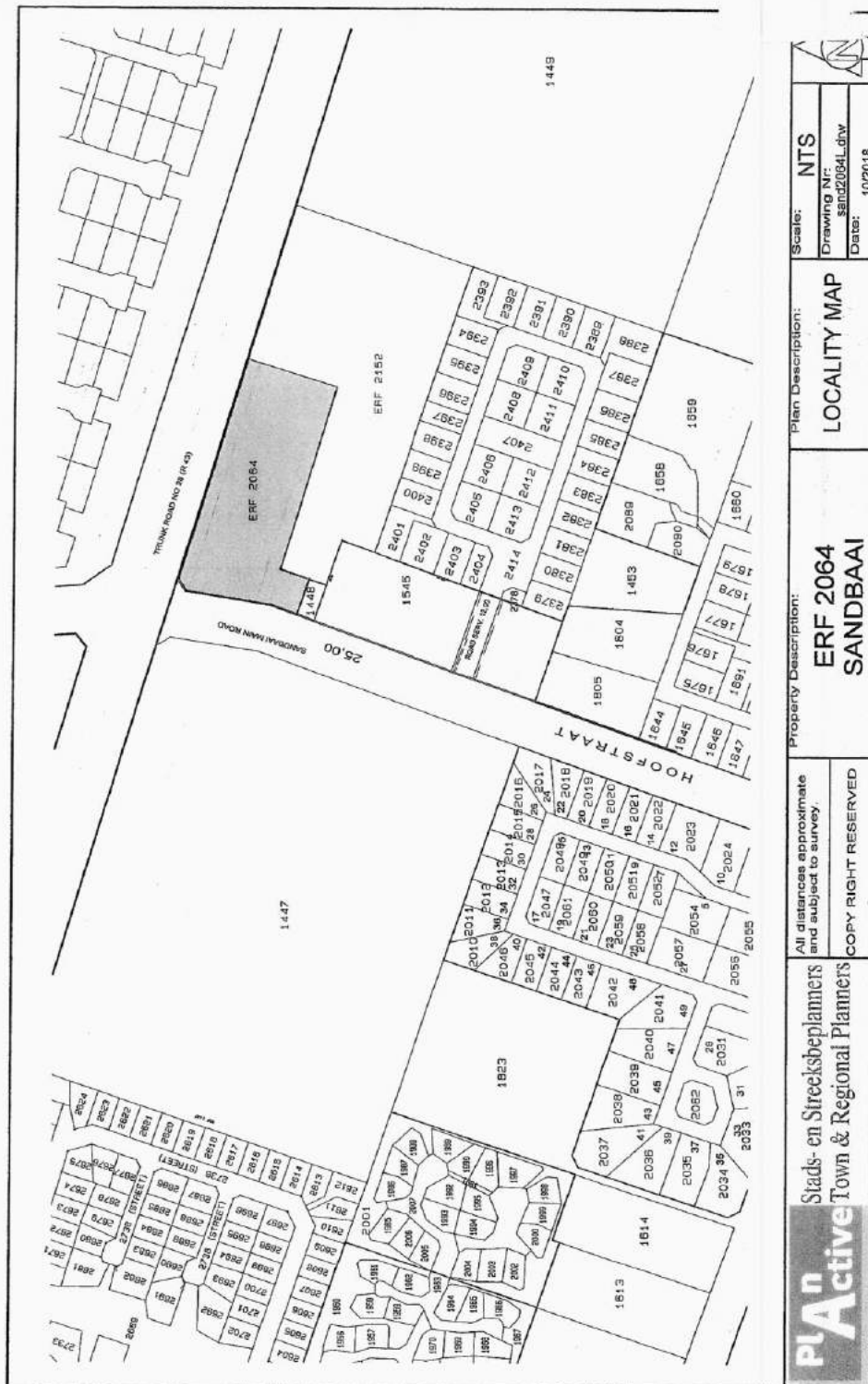
**RECOMMENDATION**

1. that the application in terms of Section 16(2)(h) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 2064, Sandbaai for the amendmend of conditions 1.(a) and (b) as per approval dated 9 February 2010 to accommodate a trailer hire business at the western boundary of the 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)(l) of the By-law applicable to Erf 2064, Sandbaai for the amendment of the approved Site Development Plan No. HMS-2064-1-800 dated 15 May 2009 to accommodate the trailer hire business, as well as to amend the parking layout on the property, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the above approvals be subject to the following conditions:

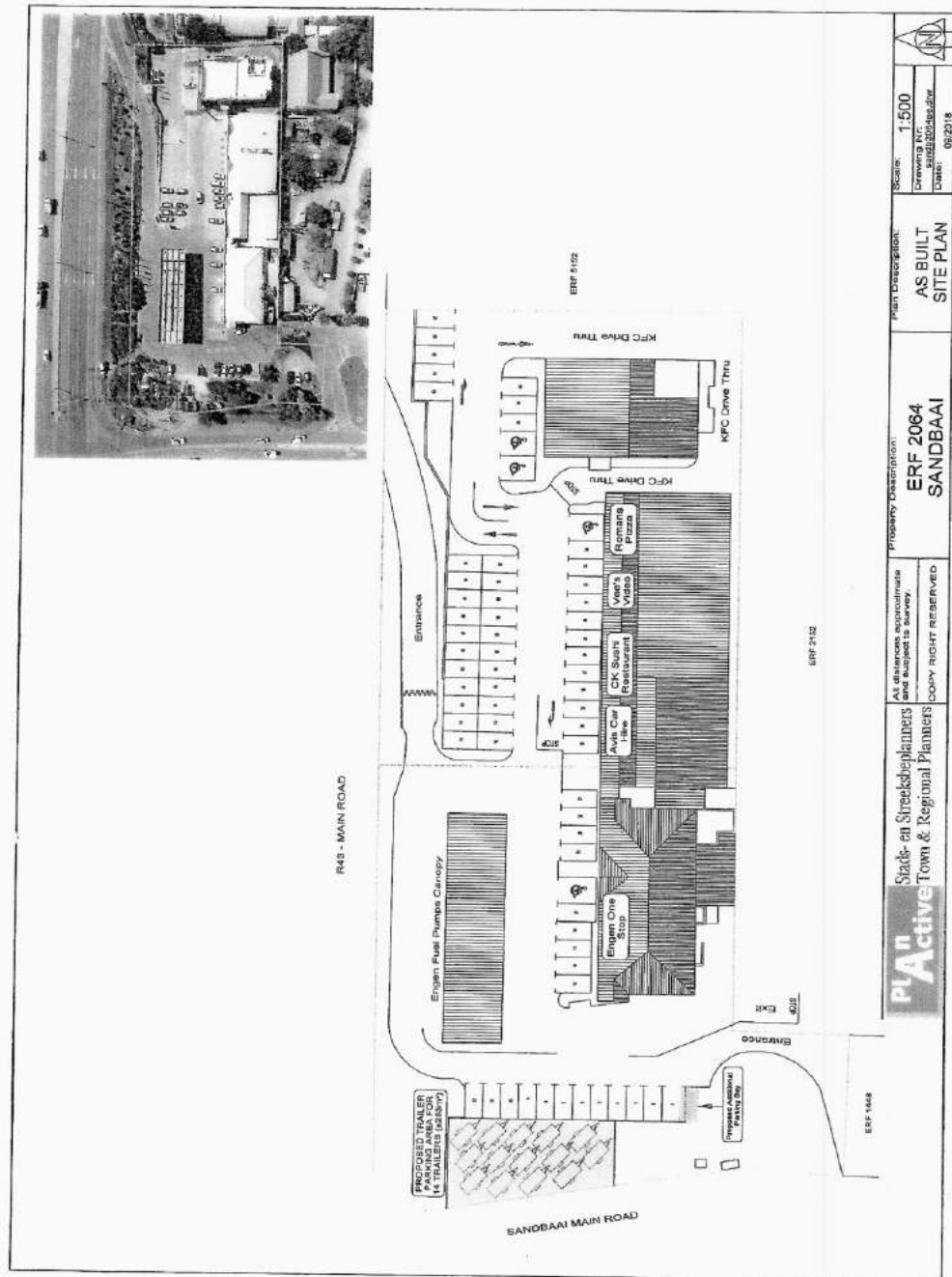
**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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- (a) that the development be restricted to the layout as per Site Development Plan No. Sandb2064ae.drw dated 09/2018 and that the plan serves as the new Site Development Plan for the development on the property;
  - (b) that the trailer hire business be restricted to 14 trailers only;
  - (c) that only 2 parking bays be utilised for collecting and returning of trailers and only from the parking bays numbered 5 – 12 as indicated on the Site Development Plan;
  - (d) that the trailer hire area be enclosed with plantation and be maintained in such a manner that it eventually forms a hedge to conceal the trailer hire area from the roads;
  - (e) that the trailer hire area, including the hedge, be maintained and kept clean at all times and that the trailers always be parked in an orderly manner;
  - (f) that the trailer hire business be conducted in such a manner that it does not impact on the normal traffic flow on the property;
  - (g) that no illegal access may be obtained from Main Road, Sandbaai whatsoever;
  - (h) that the conditions of Engineering Services and Telkom, be adhered to;
  - (i) that this approval does not absolve the applicant from compliance with any other relevant legislation;
  - (j) that all the applicable conditions of previous approvals still be adhered to, and
  - (k) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with.
4. that the applicant be notified of its appeal right in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



<b>PLAn Active</b> Stads- en Streeksbeplanners Town & Regional Planners	All distances approximate and subject to survey. COPY RIGHT RESERVED	Property Description: <b>ERF 2064 SANDBAAL</b>	Plan Description: <b>LOCALITY MAP</b>	Scale: <b>NTS</b>
				Drawing Nr: <b>sand2064L.dwg</b> Date: <b>10/2018</b>



COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL &  
AMENDMENT OF THE APPROVED SITE DEVELOPMENT PLAN: ERF 2064,  
SANDBAAI (3003/2019)

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

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 10400 – P: 2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 2064, Sandbaai, unobstructed;
6. that no on-street parking be allowed.

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

*07/08/2019*  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**18. ERF 2396, 112 ELEVENTH STREET, VOËLKLIP, HERMANUS:  
APPLICATION FOR DEPARTURE: MESSRS WRAP CONSULTANCY ON  
BEHALF OF EIGER (PTY) LTD**

**2396 HVK (3247/2019)**

**P Roux (028) 313 8900**

**Hermanus Administration**

**9 December 2019**

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**Executive Summary**

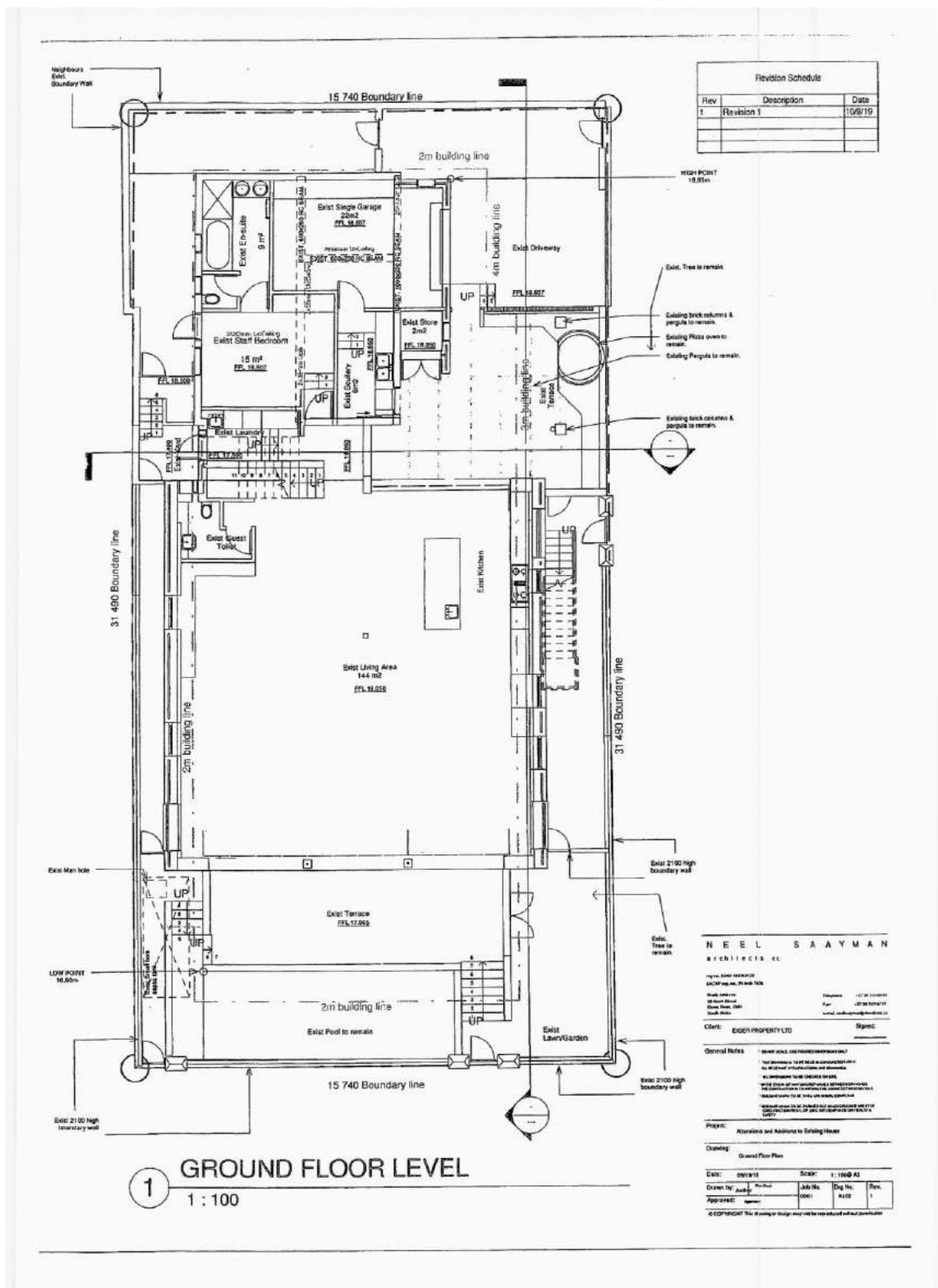
An application was received on 24 July 2019 from Messrs WRAP Consultancy on behalf of Eiger (Pty) Ltd for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015, applicable to Erf 2396, Hermanus in order to relax the eastern street building line from 3m to 2,1m to accommodate the conversion of the existing store room into a bedroom.

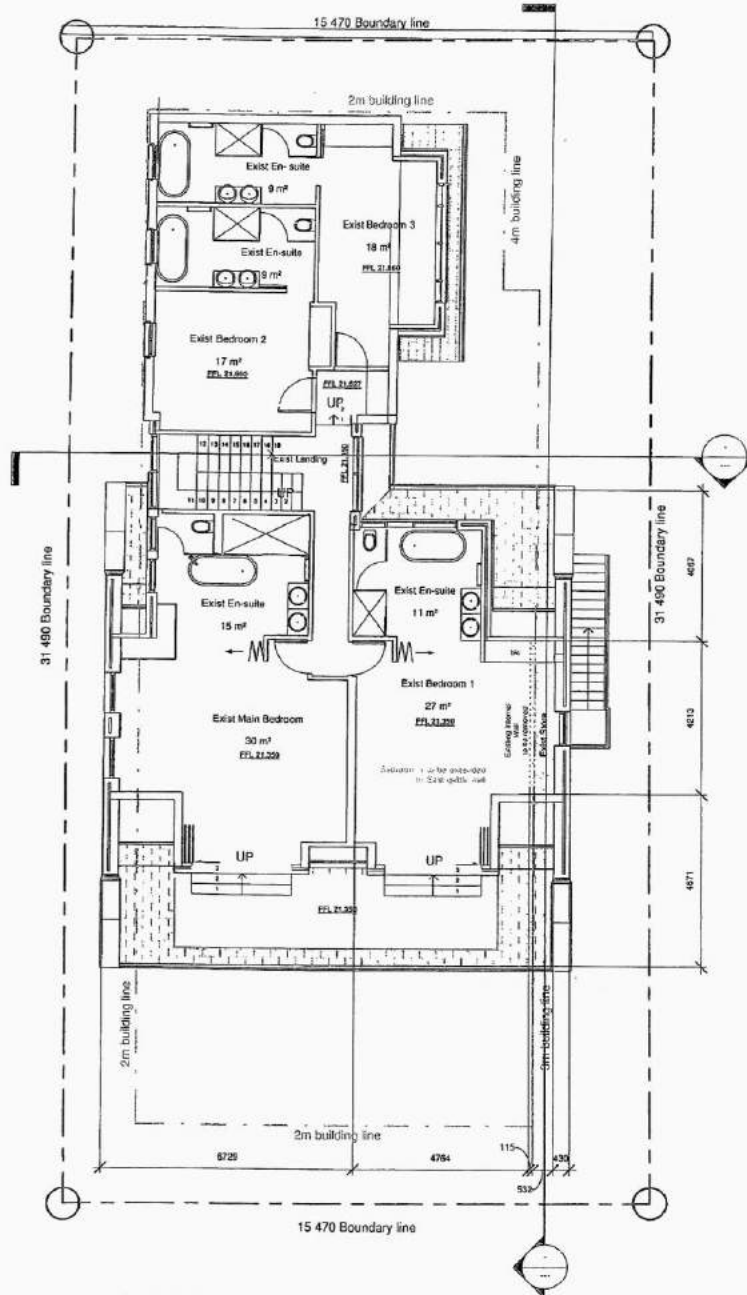
**RECOMMENDATION**

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 2396, Hermanus, in order to relax the Sixth Street building line from 3m to 2,1m to accommodate the conversion of the existing store room into a bedroom, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions
  - (a) that this approval only relates to the conversion of the store room on the first floor storey as indicated on the plans submitted with the application;
  - (b) that the 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;
  - (c) that the conditions of Engineering Services, be complied with;
  - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
  - (e) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
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, 2016 with regard to the above conditions of approval.









3

## FIRST FLOOR LEVEL

1 : 100

Revision Schedule		
Rev	Description	Date
1	Revision 1	10/9/19

## Area Calculation:

Ground Floor Construction Area = 246 m²  
 First Floor Construction Area = 172 m²  
 Total Construction Area = 418 m²

## Coverage Calculation:

Total ERF area = 495 m²  
 Total Coverage = 244 m²  
 % Coverage = 49.3 %  
 max. % Coverage Permissible = 50 %

## Height Restriction

## Calculation:

- All levels have been derived from  
 Geomatics Africa Land Surveying consultants  
 Highest point of contact of building with NGL = 18850  
 Lowest point of contact of building with NGL = 18590  
 Base Level = (18850 + 18590) / 2 = 17720  
 Height restriction = 17830 + 8000 = 25830

NEEL SAAYMAN  
 ARCHITECTS CC

Reg. No. 10001/2010  
 10/01/2010/2010/2010/2010

10/01/2010/2010/2010/2010

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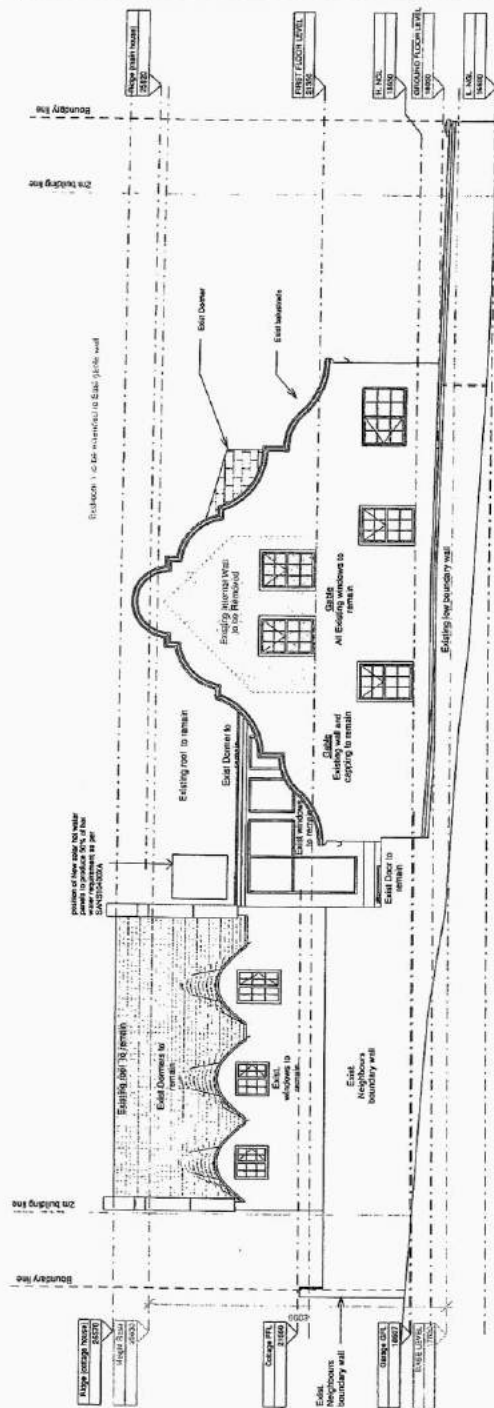
10/01/2010/2010/2010/2010

10/01/2010/2010/2010/2010

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4

Revision Schedule		
Rev	Description	Date
1	Revision 1	10/9/19

NEEL SAYMAN  
architects cc.

regional travel agencies or  
online res. call 1-800-368-3688

Simply Noted.com  
200 Rowan Street  
Carmel, CA 93210  
800.451.4444

Client: **DOCA PRO**

### General Notes

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Page 40

Drawing  
West Elevation

Date: 10/05/2019

Drawn by: Asif No. 11

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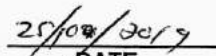
**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 2396, VOELKLIP (2396/2019)**

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

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that any additional and / or extended vehicle entrances will be for the owner's account;
6. that stormwater be allowed to discharge through Erf 2396, Voelklip, unobstructed;
7. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**19. ERF 888, 49 MITCHELL STREET, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS PLAN ACTIVE TOWN- AND REGIONAL PLANNERS ON BEHALF OF TH & RD BRAMWELL-JONES, AND DM HISTED**

**888 HEC (3328/2019)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**9 December 2019**

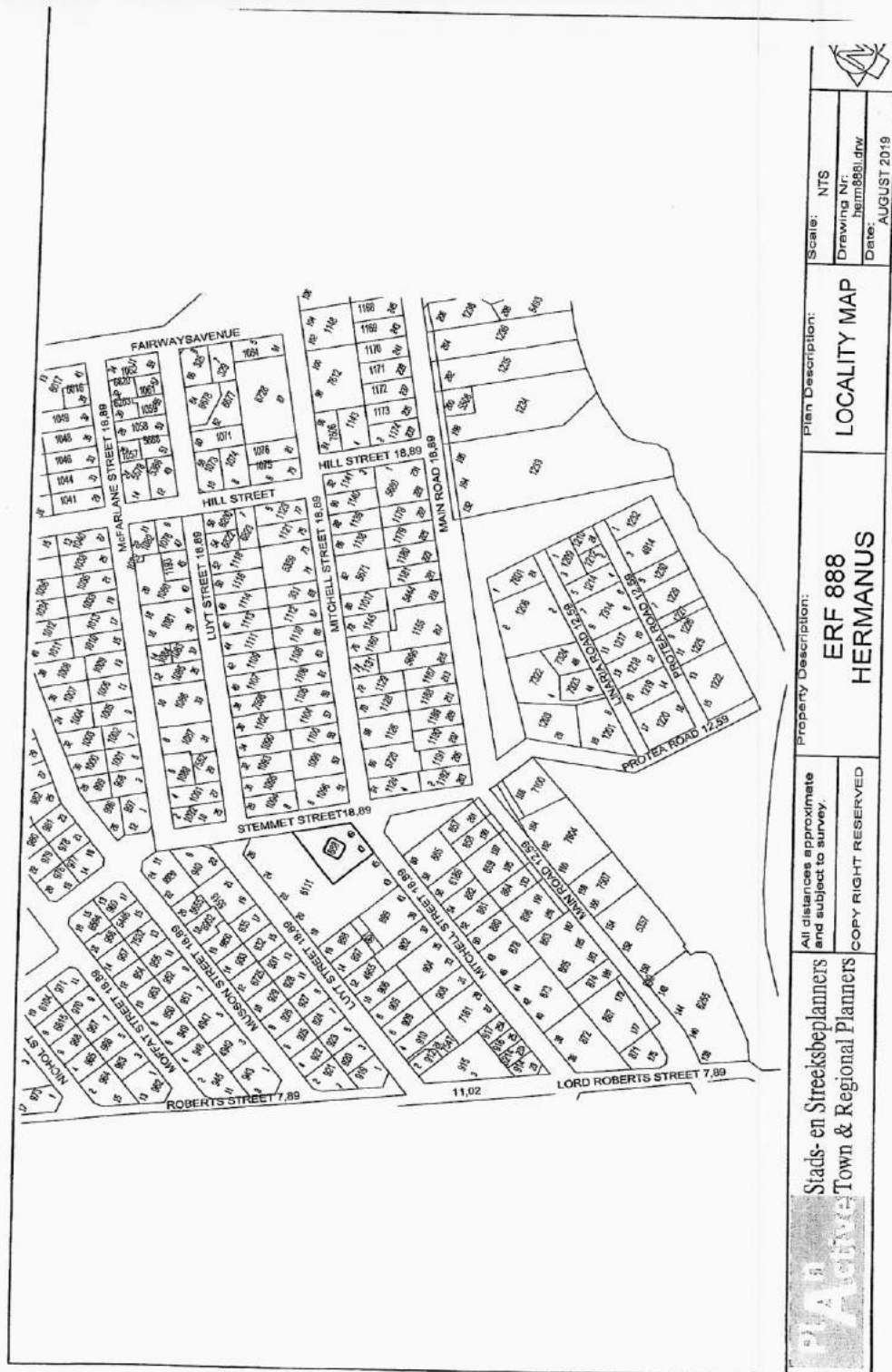
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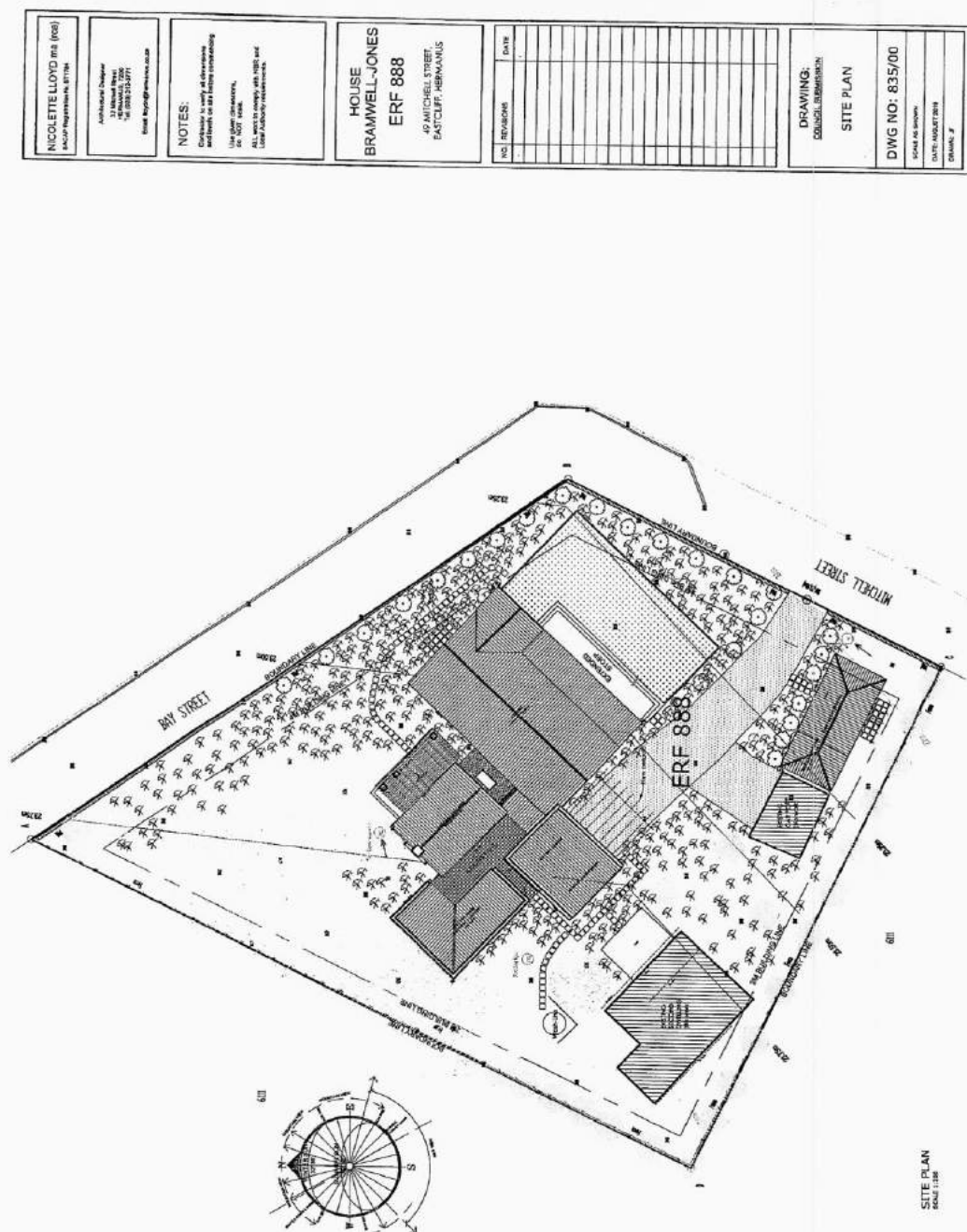
**Executive Summary**

An application was received on 12 September 2019 from Messrs Plan Active Town- and Regional Planners on behalf of TH & RD Bramwell-Jones and DM Histed for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 applicable to Erf 888, Hermanus in order to relax the street building line from 4,0m to 3,36m to accommodate a portion of the gardener's bathroom.

**RECOMMENDATION**

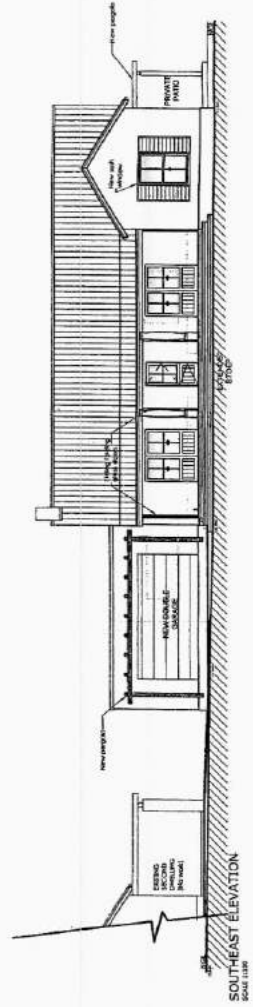
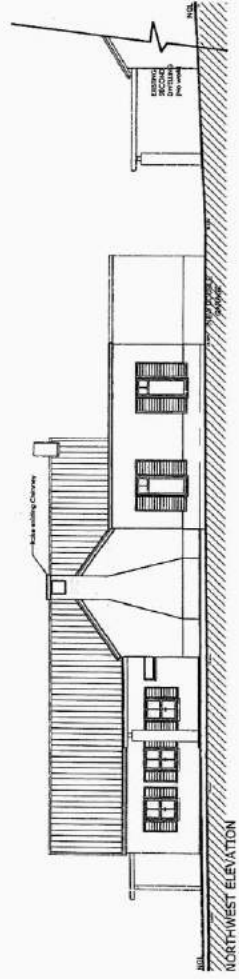
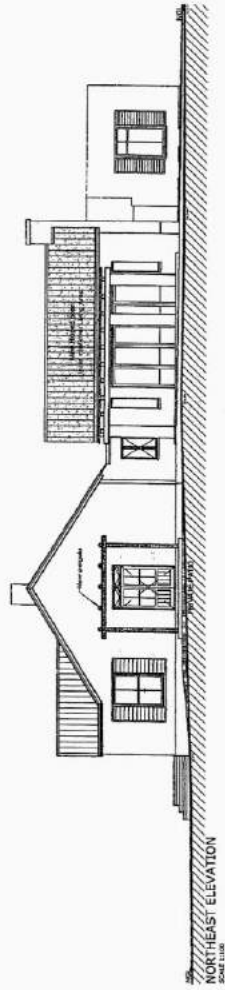
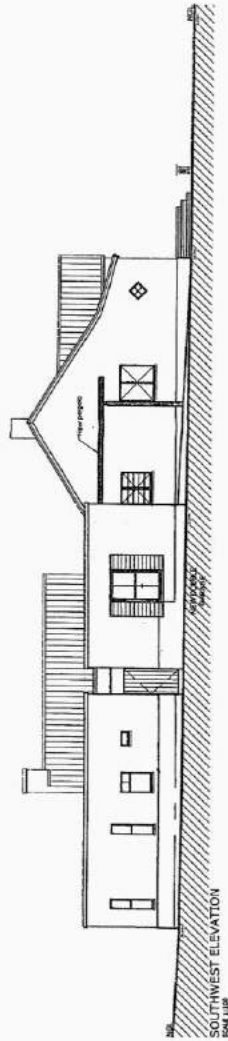
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 888, Hermanus, in order to relax the Mitchell Street building line from 4m to 3,36m to accommodate a portion of the gardener's bathroom, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that the above approval is for the development with the dimensions indicated on Drawing No. 835/00, 835/01, 835/02 and 835/03 dated August 2019 which was submitted with the application,
  - (b) that the 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;
  - (c) that the conditions of Engineering Services, be complied with;
  - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
  - (e) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
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, 2016 with regard to the above conditions of approval.







<b>NICOLETTE LLOYD (inc)</b> 1600 Repulse Bay Drive Auckland 1048 Tel: 09 480 1111 Email: nllloyd@nicollette.co.nz		<b>NOTES:</b> Unavailable to view all elevations and views as site is under construction Use given dimensions All work to be done in accordance with the Council's Building Code of Practice		<b>HOUSE</b> <b>BRAMWELL-JONES</b> <b>ERF 888</b> 49 MITCHELL STREET, EASTCUPP, HEMAHUA		NO. REVISIONS DATE	NO. REVISIONS DATE



DRAWING:  
 HOUSE ELEVATIONS  
 MAIN DWELLING  
 ELEVATIONS  
 DWG NO: 835/02  
 SCALE: AS SHOWN  
 DATE: 10/01/2018  
 DRAWN: J



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 888, EASTCLIFF (3328/2019)**

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

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that any additional and / or extended vehicle entrances will be for the owner's account;
6. that stormwater be allowed to discharge through Erf 888, Eastcliff, unobstructed;
7. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**20. ERF 1319, 337 MAIN ROAD, EASTCLIFF, HERMANUS, OVERSTRAND  
MUNICIPAL AREA: PROPOSED DEPARTURE: MESSRS SMART  
SOLUTION ARCHITECTURE ON BEHALF OF J NEL**

**1319 HEC (3205/2019)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**17 December 2019**

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**Executive Summary**

An application was received on 12 June 2019 from Messrs Smart Solution Architecture on behalf of J Nel for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 applicable to Erf 1319, Hermanus for the following:

- relaxation of the western lateral building line from 2m to 1,156m and the northern rear building line from 2m to 1,296m to accommodate alterations to the existing outbuilding, and
- relaxation of the eastern lateral building line from 2m to 1,405m and the northern rear building line from 2m to 1,462m to legalize the existing carport.

**RECOMMENDATION**

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 1319, Hermanus for the following:

- relaxation of the western lateral building line from 2m to 1,156m and the northern rear building line from 2m to 1,296m to accommodate alterations to the existing outbuilding, and
- relaxation of the eastern lateral building line from 2m to 1,405m and the northern rear building line from 2m to 1,462m to legalize the existing carport,

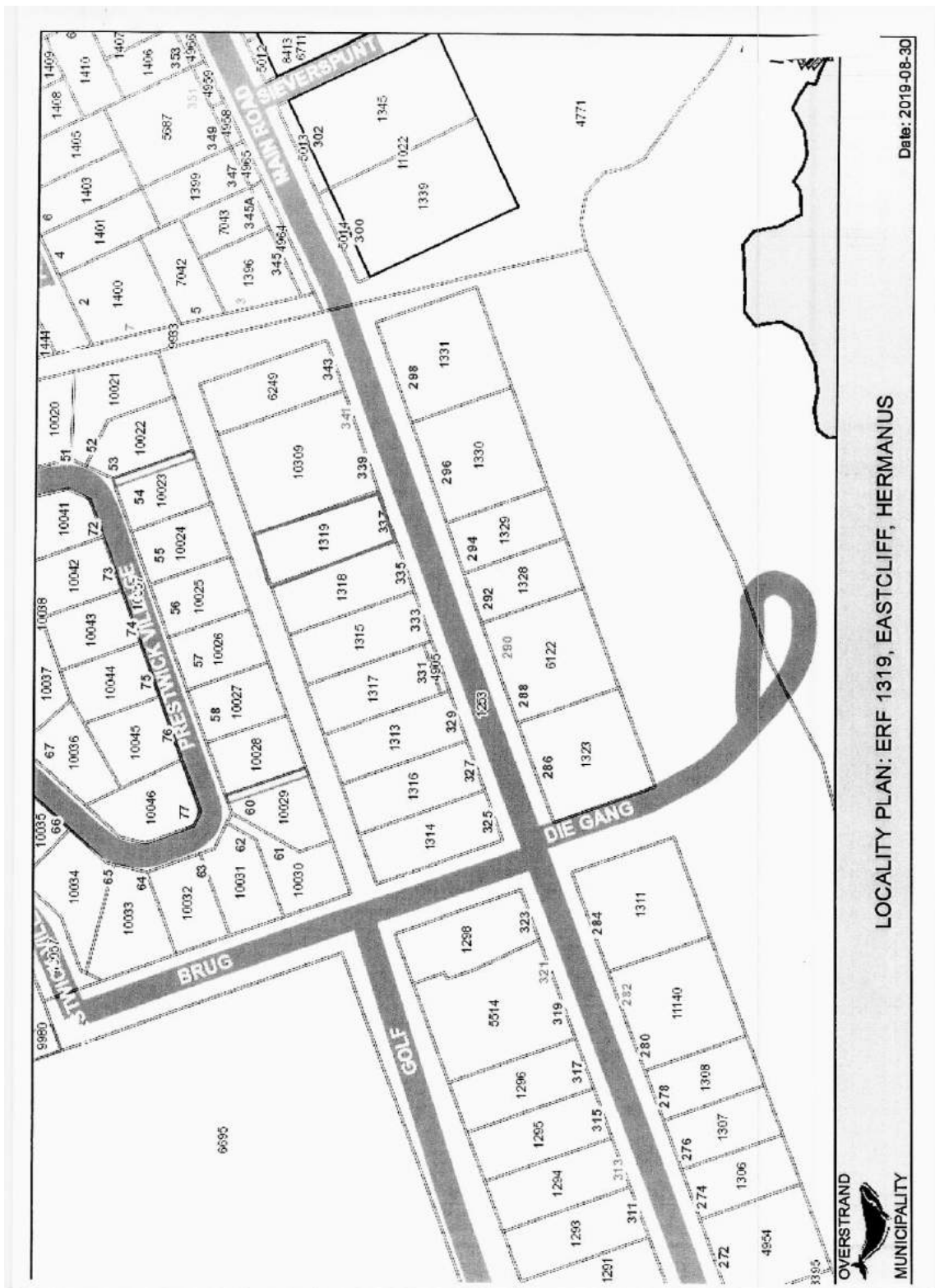
**be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

- (a) that the above approval is for the development with the dimensions indicated on *Drawing No. I 0326/A3/01-05/D* dated 2019-05-30 which was submitted with the application;
- (b) that mitigating measures be put in place in order to mitigate light shining into the next door property as discussed by the applicant and indicated on the building plans;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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- (c) that the 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 conditions of Engineering Services, 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.
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













**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 1319, EASTCLIFF (3205)**

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

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 1319, Eastcliff, unobstructed;
6. that no on-street parking be allowed.

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

*16/07/2017*  
**DATE**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**21. ERF 1110, 65 MITCHELL STREET, EASTCLIFF, HERMANUS OVERSTRAND  
MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS ULRICH  
BRUWER ARCHITECTS ON BEHALF OF PJ MEYER**

**1110 HEC (3236/2019)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**12 December 2019**

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**Executive Summary**

An application was received on 5 July 2019 from Messrs Ulrich Bruwer Architects on behalf of PJ Meyer for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 applicable to Erf 1110, Hermanus in order to relax the north-eastern building line from 2m to 0m to accommodate the existing illegal shade net structure on the boundary.

**RECOMMENDATION**

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 1110, Hermanus in order to relax the north eastern building line from 2m to 0m in order to accommodate the existing illegal shade net structure on the boundary, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions
  - (a) that the above approval is for the development with the dimensions indicated on Drawing No. 2018 015 C5 dated 2019-08-26 which was submitted with the application,
  - (b) that the 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;
  - (c) that the conditions of Engineering Services, be complied with;
  - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
  - (e) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
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, 2016 with regard to the above conditions of approval.



# ULRICH BRUWER architecture

Ulrich Bruwer, SACAP Reg No: T1450  
Email: ulrich@ulrichbruwer.co.za  
Cell: 082 859 3767  
PO Box 15102, Pinetown, 7506

## PROJECT

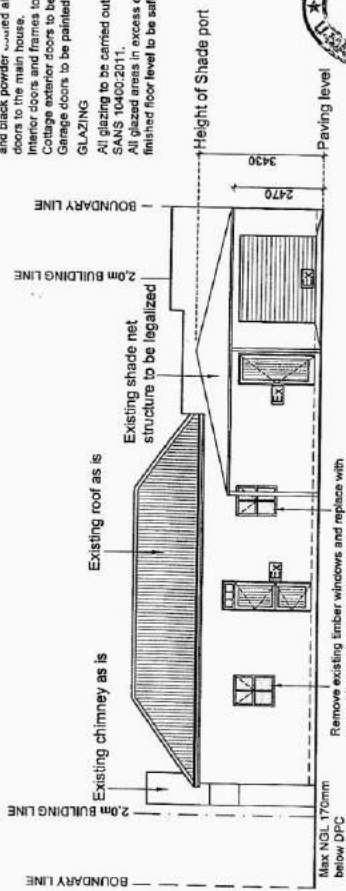
**HOUSE MEYER**  
ADDITIONS & ALTERATIONS  
ERF 1110,  
65 MITCHELL STREET,  
EASTCLIFF, HERMANUS

Owner(s):

SCALE	DATE
1:100	AUG 19
DRAWING NUMBER	REVISION
2018-015-C5	01
REVISIONS	
01	COUNCIL 2019-08-26

**DOORS & WINDOWS**  
White powder coated aluminium windows to cottage and black powder coated aluminium windows and doors to the main house.  
Interior doors and frames to be sanded and re-sealed.  
Cottage exterior doors to be painted white.  
Garage doors to be painted white.

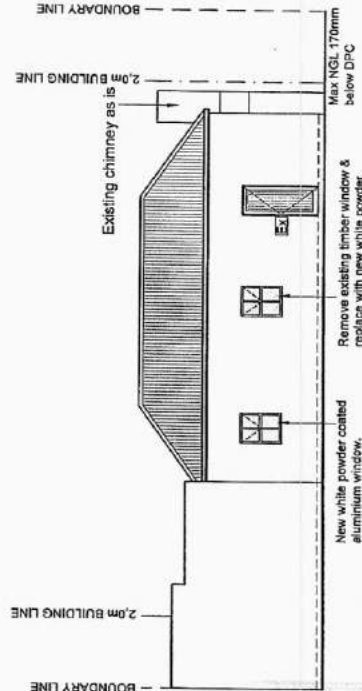
**GLAZING**  
All glazing to be carried out in accordance with Part N, SANS 1040:2011.  
All glazing to be carried out in excess of 1m<sup>2</sup> or within 500mm of finished floor level to be safety glazed.



**COTTAGE SOUTH ELEVATION**  
SCALE: 1:100



**COTTAGE WEST ELEVATION**  
SCALE: 1:100



**COTTAGE NORTH ELEVATION**  
SCALE: 1:100

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 1110, EASTCLIFF (3236/2019)**

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

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 10400 – P: 2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 1110, Eastcliff, unobstructed;
6. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

---

**22. ERF 2892, 156 EIGHT STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: C VOSLOO ON BEHALF OF THE TRUSTEES FOR THE TIME BEING OF THE CHARLIE TRUST NO IT 471/1996**

**2892 HVK (4159)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**17 December 2019**

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**Executive Summary**

An application was received on 19 June 2019 from Miss C Vosloo on behalf of The Trustees for the time being of The Charlie Trust No. IT 471/1996 for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 applicable to Erf 2892 Voëlklip, Hermanus in order to relax the northern lateral building line from 2m to 0,673m and the eastern lateral building line from 2m to 0m to accommodate the existing covered stoep and alterations made to the service yard and servant's quarters to legalize the existing second dwelling.

**RECOMMENDATION**

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 2892, Hermanus for the relaxation of the northern lateral building line from 2m to 0,673m and the eastern lateral building line from 2m to 0m to accommodate the existing covered stoep and alterations made to the service yard and servant's quarters in order to legalize the existing second dwelling, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions;
  - (a) that the above approval is for the development with the dimensions indicated on the plan which was submitted with the application;
  - (b) that the 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;
  - (c) that the conditions of Engineering Services, be complied with;
  - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
  - (e) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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









**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 2892, VOELKLIP (3218/2019)**

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

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 10400 – P: 2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that any additional and / or extended vehicle entrances will be for the owner's account;
6. that stormwater be allowed to discharge through Erf 2892, Voelklip, unobstructed;
7. that no on-street parking be allowed.

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

*25/10/2019*  
**DATE**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**23. ERF 1275, 11 DISA STREET, SANDBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: J COLLER ON BEHALF OF MVN NEL**

**1275 HSB (3210)**

**H Boshoff**

**(028) 313 8900**

**Hermanus Administration**

**24 January 2020**

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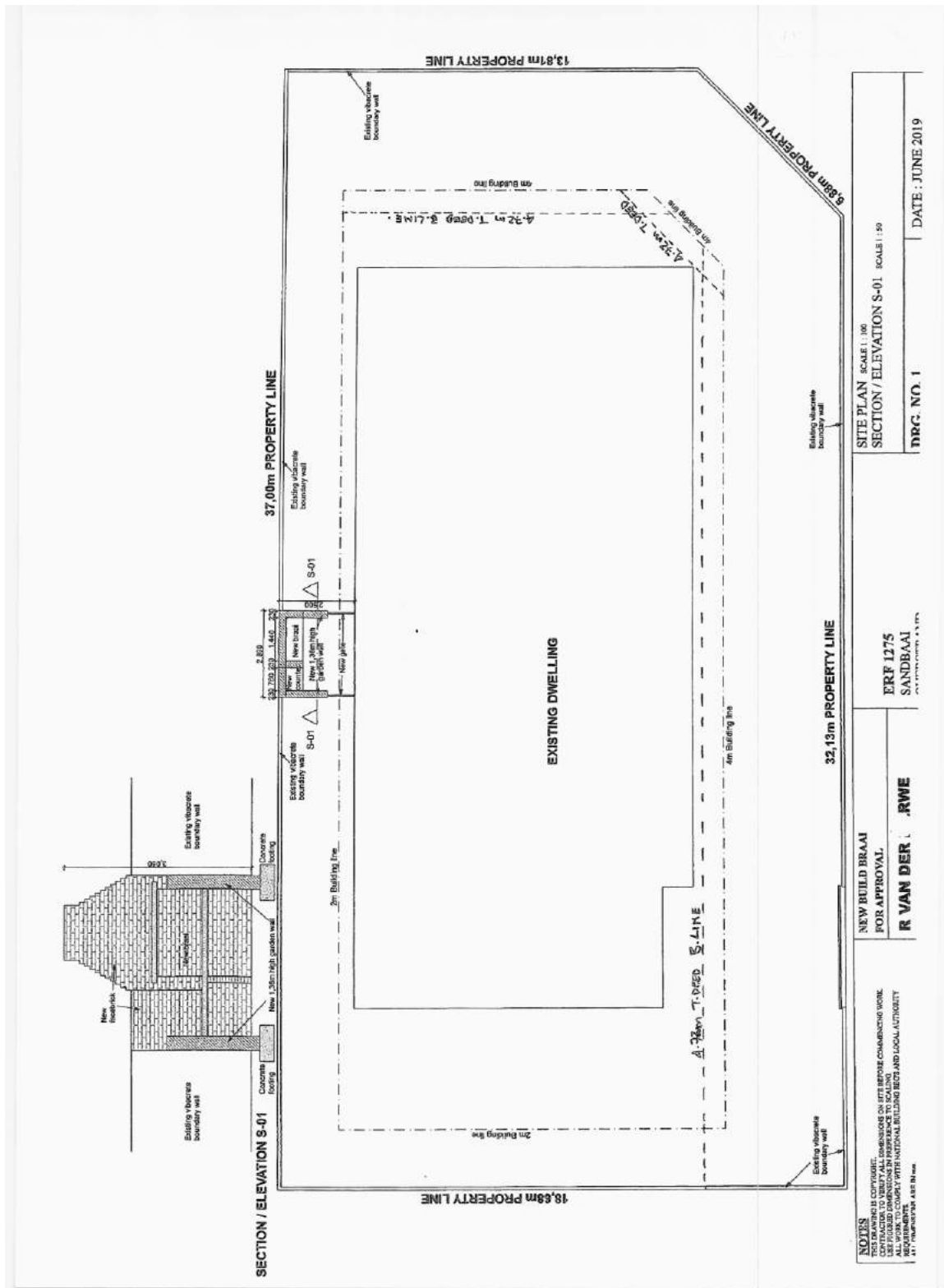
**Executive Summary**

An application has been received on 11 June 2019 from J Coller on behalf of MVN Nel in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for departure to relax the northern lateral building line of Erf 1275, Sandbaai from 2m to 0m to accommodate an open braai.

**RECOMMENDATION**

1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 1275, Sandbaai in order to relax the northern lateral building line from 2m to 0m in order to accommodate an open brick braai, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that the braai be restricted to the dimensions as indicated on plan DRG.No.1 dated JUNE 2019;
  - (b) that the braai not be enclosed in any manner whatsoever;
  - (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 the conditions in the Engineering Report, be adhered to;
  - (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.
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.





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 1275, SANDBAAI (3210/2019)**

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

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 1275, Sandbaai, unobstructed;
6. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**24. ERF 7022, 106 SECOND AVENUE, KLEINMOND, OVERSTRAND  
MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS INNES  
DESIGN ON BEHALF OF E HENNING**

**7022 KKM (3214)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**3 January 2020**

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**Executive Summary**

An application has been received on 1 July 2019 from Messrs Innes Design on behalf of E Henning on Erf 7022, Kleinmond for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the relaxation of the eastern lateral building line from 2m to 1,5m to accommodate the use change of the existing first floor deck to an enclosed balcony.

**RECOMMENDATION**

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 for a departure in order to relax the eastern lateral building line from 2m to 1,5m to accommodate the use change of the existing first floor deck to an enclosed balcony, **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 plan no. 2019/11 dated June 2019, as submitted with the application;
  - (b) that no further transgression over the building lines will be allowed, except that is sanctioned by the Overstrand Zoning Scheme;
  - (c) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
  - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation;
  - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
  - (f) that all the conditions in the Services Report, be complied with.

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 7022, KLEINMOND (3214/2019)**

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

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the developer's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
3. that stormwater be allowed to discharge through Erf 7022, Kleinmond, unobstructed;
4. that no on-street parking be allowed.

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

  
**DATE**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**25. ERF 5403, SILVERWOOD ESTATE, ONRUSTRIVIER, OVERSTRAND  
MUNICIPAL AREA: PROPOSED AMENDMENT OF ARCHITECTURAL  
DESIGN GUIDELINES: SILVERWOOD ESTATE HOME OWNERS  
ASSOCIATION**

**5403 HON (3404/2019)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**21 November 2019**

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**Executive Summary**

An application has been received on 3 October 2019 from the Silverwood Estate Home Owners Association in terms of Section 16(2)(f) of the Overstrand By-Law on Municipal Land Use Planning, 2015 to amend the Architectural Design Guidelines for Silverwood Estate.

**RECOMMENDATION**

1. that the application in terms of Section 47 of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) of an application in terms of Section 16(2)(j) to amend the Architectural Guidelines of Silverwood Estate, **be approved**, and that point 5.1 reads as follows:

*“5.10 Shade Provision*

*Traditional style verandas or pergolas are preferred carport covers in shade cloth, as specified and approved by the Home Owners, will be allowed.”;*

2. that a copy of the amended Architectural Guidelines be submitted to the Municipality for record purposes.
3. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.



**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**26. ERF 1060, 44 END STREET, SANDBAAI: APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS: MESSRS PLAN ACTIVE ON BEHALF OF CC FRICK**

**1060 HSB (2964)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**17 December 2019**

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**Executive Summary**

An application was received on 01 March 2019 from Messrs Plan Active Town and Regional Planners on behalf of CC Frick applicable to Erf 1060, Sandbaai, for the following:

- Removal of restrictive title deed conditions in terms of Section 16.(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015, for the removal of Conditions B.2.(a) and (c) as contained in Title Deed T31209/2015 to allow the owner of Erf 1060, Sandbaai to construct a second dwelling unit on the property, as well as to be in line with the primary rights applicable to single residential properties as set out in the Overstrand Zoning Scheme Regulations.

The restrictive conditions read as follows:

*“B.2.(a) That the above erf or erven be used for residential purposes only:*

*B.2.(c) That no more than one dwelling, together with the necessary outbuildings and accessories, be erected on any one of the above erven and that not more than one-half of the area of any of the above erven be built upon.”*

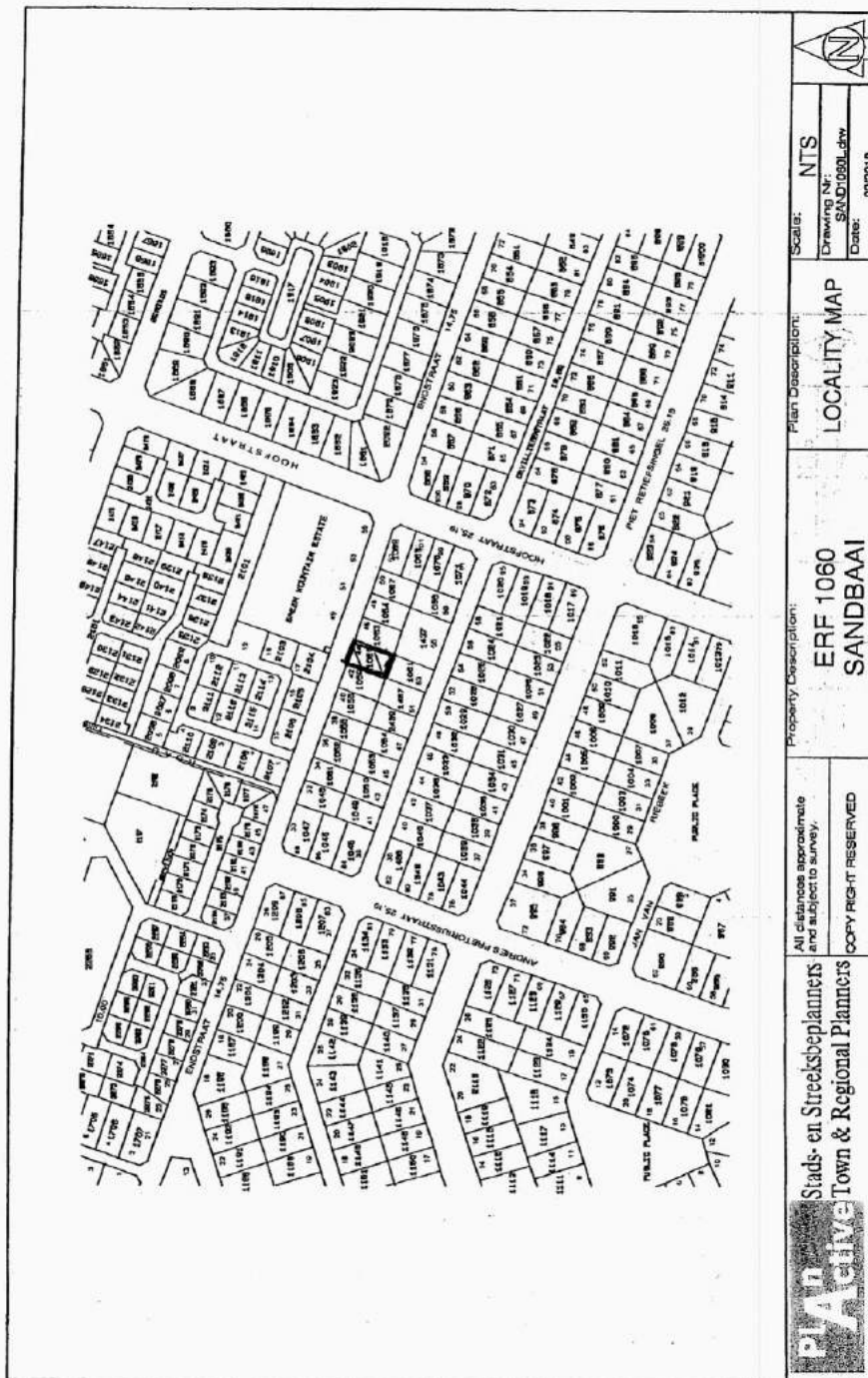
**RECOMMENDATION**

1. that the application in terms of Section 16.(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the removal of Conditions B.2.(a) and B.2.(c) as contained in Title Deed T31209/2015 to allow the owner of Erf 1060, Sandbaai to construct a second dwelling unit on the property, as well as to be in line with the primary rights applicable to single residential properties as set out in the Overstrand Zoning Scheme Regulations, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that building plans be submitted to the Building Department for approval and that all conditions of the Building- and the Fire Department be complied with at that stage;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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- (b) that the conditions of Engineering Services and Telkom respectively, be complied with;
  - (c) that this approval does not absolve the landowners from compliance with any other relevant legislation, and
  - (d) that all the applicable development parameters as set out in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of its appeal right in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions.



<b>PLAN</b> Stads- en Streeksbeplanners Town & Regional Planners	All distances approximate and subject to survey.	Property Description: <b>ERF 1060</b> <b>SANDBAAI</b>	Plan Description: <b>LOCALITY MAP</b>	Scale: <b>NTS</b>
				Drawing Nr: <b>SDN-D1099L.dwg</b> Date: <b>02/2018</b>

**PLAN**  
 Stads- en Streeksbeplanners  
 Town & Regional Planners

All distances approximate  
 and subject to survey.

Property Description:  
**ERF 1060**  
**SANDBAAI**

Plan Description:  
**LOCALITY MAP**

Scale: **NTS**  
 Drawing Nr: **SDN-D1099L.dwg**  
 Date: **02/2018**

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS:  
ERF 1060, SANDBAAI (2964/2019)**

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

**Conditions:**

1. that the existing water connection to Erf 1060 shall be used to service Erf 1060;
2. that, as Erf 1060 is currently connected to the municipal sewer network via adjacent Erven 1063 and 1064, Erf 1060 is to be provided with a direct, separate and individual connection to the municipal network, to which all sewer services on the erf must connect to;
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 owner should keep in mind that only one service connection on the erf will be allowed and submetering must be done by the owner;
5. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 - P: 2010: Drainage*;
6. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
7. that stormwater be allowed to discharge through Erf 1060, Sandbaai, unobstructed;
8. that any additional and / or extended vehicle entrances will be for the owner's account;
9. that no on-street parking be allowed.

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

*07/08/2019*  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**27. ERF 3567, 14 TWELFTH AVENUE, VOËLKLIP, HERMANUS, OVERSTRAND  
MUNICIPAL AREA: PROPOSED CONSENT USE: MESSRS ENGELBRECHT  
& SCORGIE ARCHITECTURAL OFFICE ON BEHALF OF VC DU PLESSIS**

**3567 HEC (2653/2018)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**24 January 2020**

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**Executive Summary**

An application was received on 18 October 2018 from Messrs Engelbrecht & Scorgie Architectural Office on behalf of VC du Plessis in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a consent use in order to accommodate a five (5) bedroom guesthouse on Erf 3567, Hermanus.

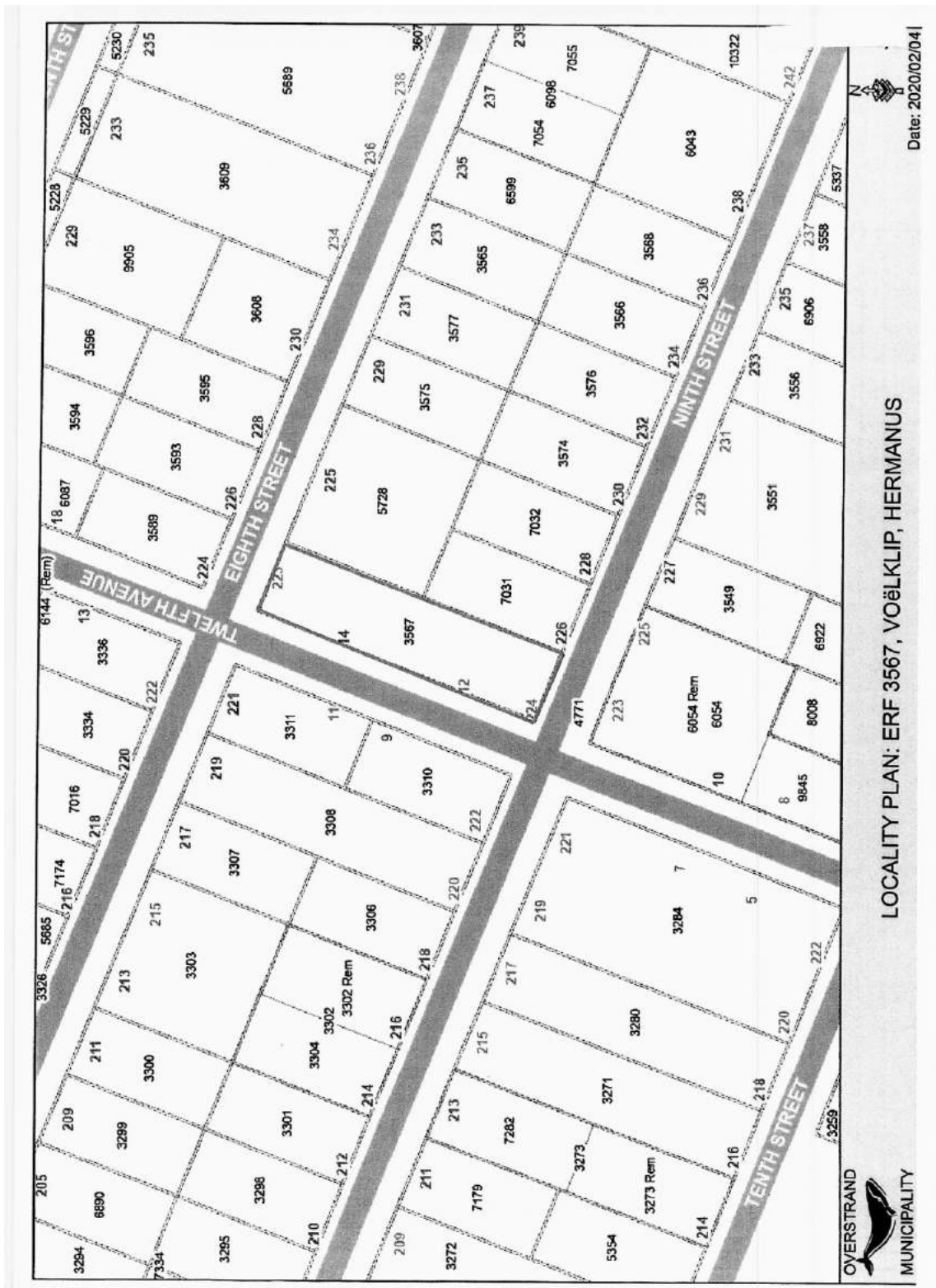
**RECOMMENDATION**

1. that the application for consent use in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law), applicable to Erf 3567, Hermanus in order to operate a five (5) bedroom guest house from the main dwelling on the property, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that the property be used as an dwelling and guest house only - no self-catering be permitted;
  - (b) that this approval only relates to the proposed Site Development Plan, Project Number 3567 drawing no. 0001 as 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 a maximum of **five (5)** bedrooms to be let, be permitted on Erf 3567, Voëlklip, Hermanus;
  - (e) that the owner/manager resides on the premises and be responsible for the proper management of the guest house;
  - (f) that a single non-illuminated sign that complies with the Municipal By-Law on signage, may be displayed on each property;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

---

- (g) that no facilities (bar/restaurant or any other) be provided for non-residents of the accommodation establishment and that these facilities only be used by bona-fide guests of the establishment;
  - (h) that the selling or serving of liquor on the premises will be subject to the applicant obtaining the necessary liquor licence and in compliance with the Title Deed;
  - (i) that one (1) permanently demarcated parking bay per guestroom and two (2) for the owner/manager be provided within the erf boundaries;
  - (j) that the applicable tariffs, as determined by the annual budget, be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
  - (k) that the accommodation facility complies with Health and Safety Legislation and that this approval will be subject to regular inspections by the Fire Control Co-ordinator and the Health Inspector;
  - (l) that a Certificate of Acceptability from the Health Department of the Overberg District Council and Fire Prevention Certificate be obtained from the Municipal Fire Department;
  - (m) that no kitchen facilities and/or prep bowls be allowed in the guestrooms;
  - (n) that the guest house be conducted in such a manner that it is not found to be detrimental to the peacefulness and amenity of the surrounding area;
  - (o) that all conditions imposed by the Fire Department, be complied with;
  - (p) that all the conditions in the Services Report, be complied with;
  - (q) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and
  - (r) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant mitigates the storm water runoff adequately.
  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, 2015 with regard to the above conditions of approval.



### GUEST HOUSE APPLICATION

PROJECT NO. 12345 PROJECT NAME: New Guest House PROJECT LOCATION: 123 Main St, Anytown, CA 90123 PROJECT OWNER: ABC Corp. PROJECT ARCHITECT: DEF Architects	DATE SUBMITTED: 01/15/2024 PROJECT STATUS: Pending Review PROJECT VALUE: \$500,000 PROJECT TYPE: New Construction
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PROPOSED GUEST HOUSE INFORMATION	
TOTAL FLOOR AREA: 27,200 sq ft Bedrooms: 10 Bathrooms: 10 Kitchens: 10 Living/Dining Rooms: 10 Other: 10	TOTAL FLOOR AREA: 27,200 sq ft Bedrooms: 10 Bathrooms: 10 Kitchens: 10 Living/Dining Rooms: 10 Other: 10

#### SOUTH ELEVATION

Scale: 1/8" = 1'-0"

#### NORTH ELEVATION

Scale: 1/8" = 1'-0"

#### EAST ELEVATION

Scale: 1/8" = 1'-0"

#### WEST ELEVATION

Scale: 1/8" = 1'-0"

#### ROOF/SITE PLAN

Scale: 1/8" = 1'-0"

#### GROUND STOREY

Scale: 1/8" = 1'-0"

#### FIRST STOREY

Scale: 1/8" = 1'-0"

#### SECOND STOREY

Scale: 1/8" = 1'-0"

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSENT USE: ERF 3567, VOELKLIP (4214)**

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

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that any commercial food preparation facilities (e.g. restaurant / guest house etc.) must be provided with a grease trap, which must comply with the standards and specification of the Department: Operational Services;
4. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 10400 – P: 2010: Drainage;
5. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
6. that 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;
7. that stormwater be allowed to discharge through Erf 3567, Voelklip, unobstructed;
8. that any additional and / or extended vehicle entrances will be for the owner's account;
9. that refuse will be removed from the sidewalks as per municipal arrangement;
10. that no on-street parking be allowed.

*p.p. R. Hendriks*  
DENNIS HENDRIKS

SENIOR MANAGER: ENGINEERING SERVICES

*31/07/2019*  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**28. PORTION 81 OF FARM HEMEL-EN-AARDE NO 587, OVERSTRAND MUNICIPAL AREA: PROPOSED CONSENT USE: MESSRS WRAP ON BEHALF OF NEWTON JOHNSON VINEYARDS (PTY) LTD**

**81/587 RCAL (2959/2019)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**7 January 2020**

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**Executive Summary**

The application on Portion 81 of farm Hemel-en-Aarde No 587 is in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a consent use in order to accommodate tourist facilities in the form of a restaurant, a venue and also for two (2) additional dwelling units.

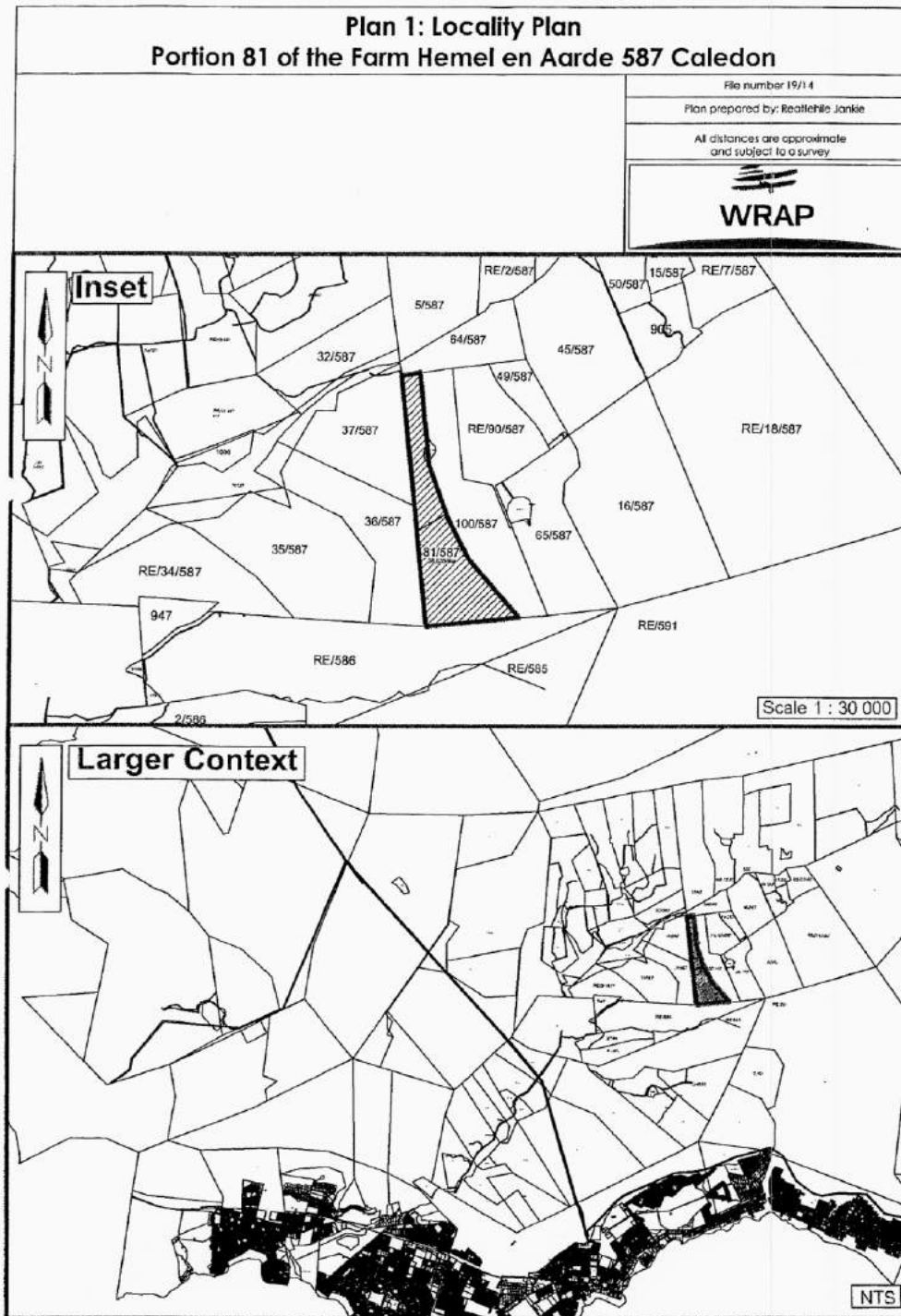
**RECOMMENDATION**

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Portion 81 of farm Hemel-en-Aarde No 587 for a consent use for tourist facilities to accommodate the existing restaurant, venue and two (2) additional dwelling units, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that only the areas in the existing buildings as indicated in the SDP Plan 3.3 be utilised for the tourist facilities applied for;
  - (b) that in terms of the “Noise Control Regulations” promulgated under the Environmental Conservation Act, 1989 (Act 72 of 1989) the music volumes emanating from the premises at all times be controlled in such a manner that it adds less than 7dB(A) to ambient noise;
  - (c) that the building plans be submitted to the Building Department for any changes to the building or new building;
  - (d) that should it be necessary to provide any additional ablution facilities due to the additional people visiting the site, it be provided to the satisfaction of the Building Department;
  - (e) that parking be provided on-site in line with Plan 3.3;
  - (f) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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- (g) that adequate provision be made to manage the behaviour of patrons (both inside and outside the buildings) and protection of surrounding properties;
  - (h) that the Municipality reserves the right to rescind this approval without payment of compensation should any justified objection be received to the manner in which the venue functions or should the operation be found to be detrimental to the peacefulness and amenity of the surrounding area;
  - (i) that there be compliance with all relevant Health and Fire regulations;
  - (j) that all the conditions of BGCMA, be complied with;
  - (k) that all the conditions in the Services Report, be complied with;
  - (l) that all the conditions of Eskom be complied with;
  - (m) that the site must have a dedicated waste storage area as per part of the National Building Regulations (SANS 10400);
  - (n) that the placement of the additional dwellings be in line with Plan 3.1 and 3.2, and
  - (o) that the additional dwelling units be single storey and the size be limited to a maximum of 250m<sup>2</sup> in size.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

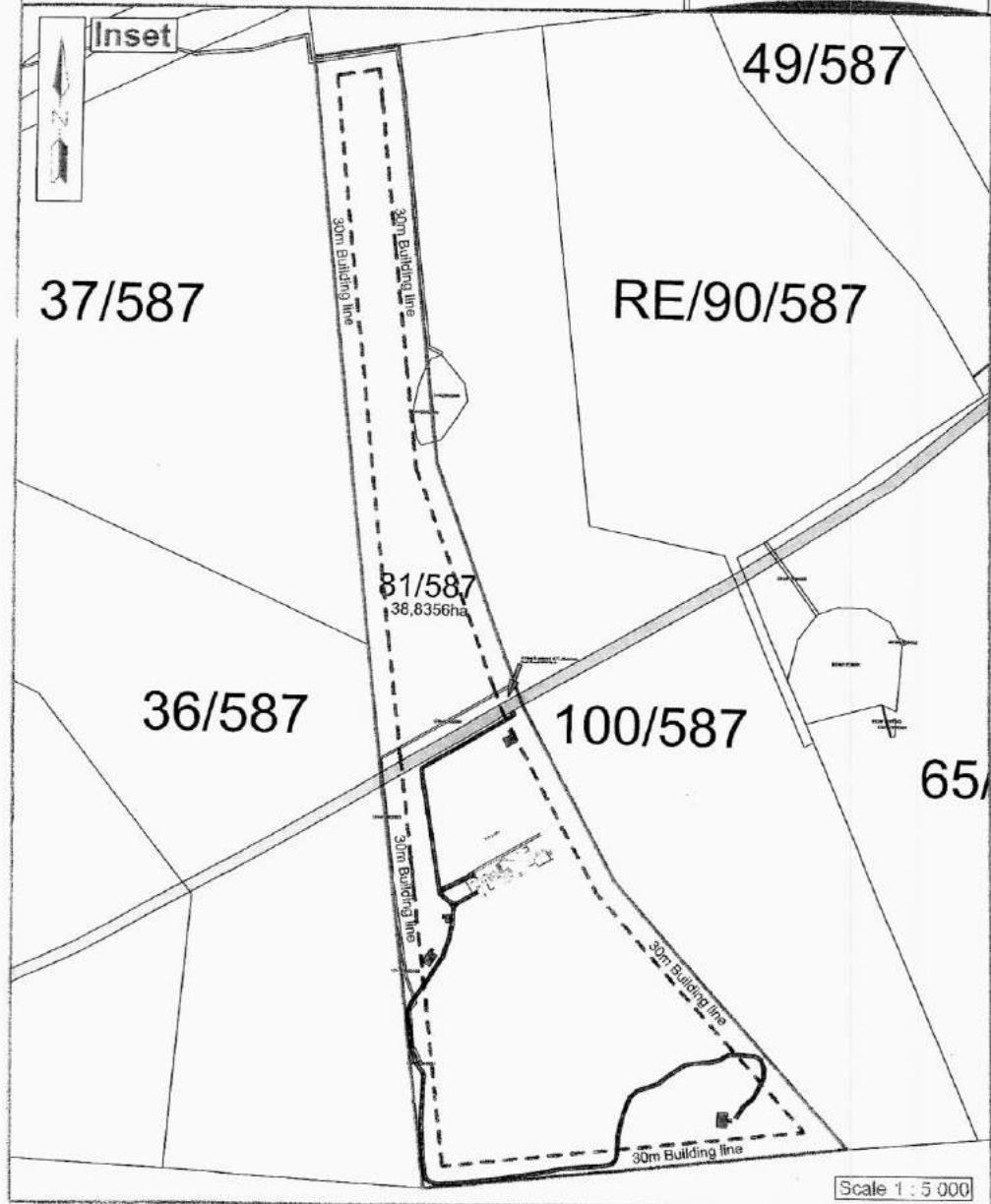


**Plan 3.1: SDP (depicting buildings above the natural ground)  
Portion 81 of the Farm Hemel en Aarde 587 Caledon**




— Farm boundary  
— Main Road MR00269 (R320)  
— Existing internal farm access roads

File number 19/14  
Plan prepared by: RealEstate Janile  
All distances are approximate  
and subject to a survey

**WRAP**

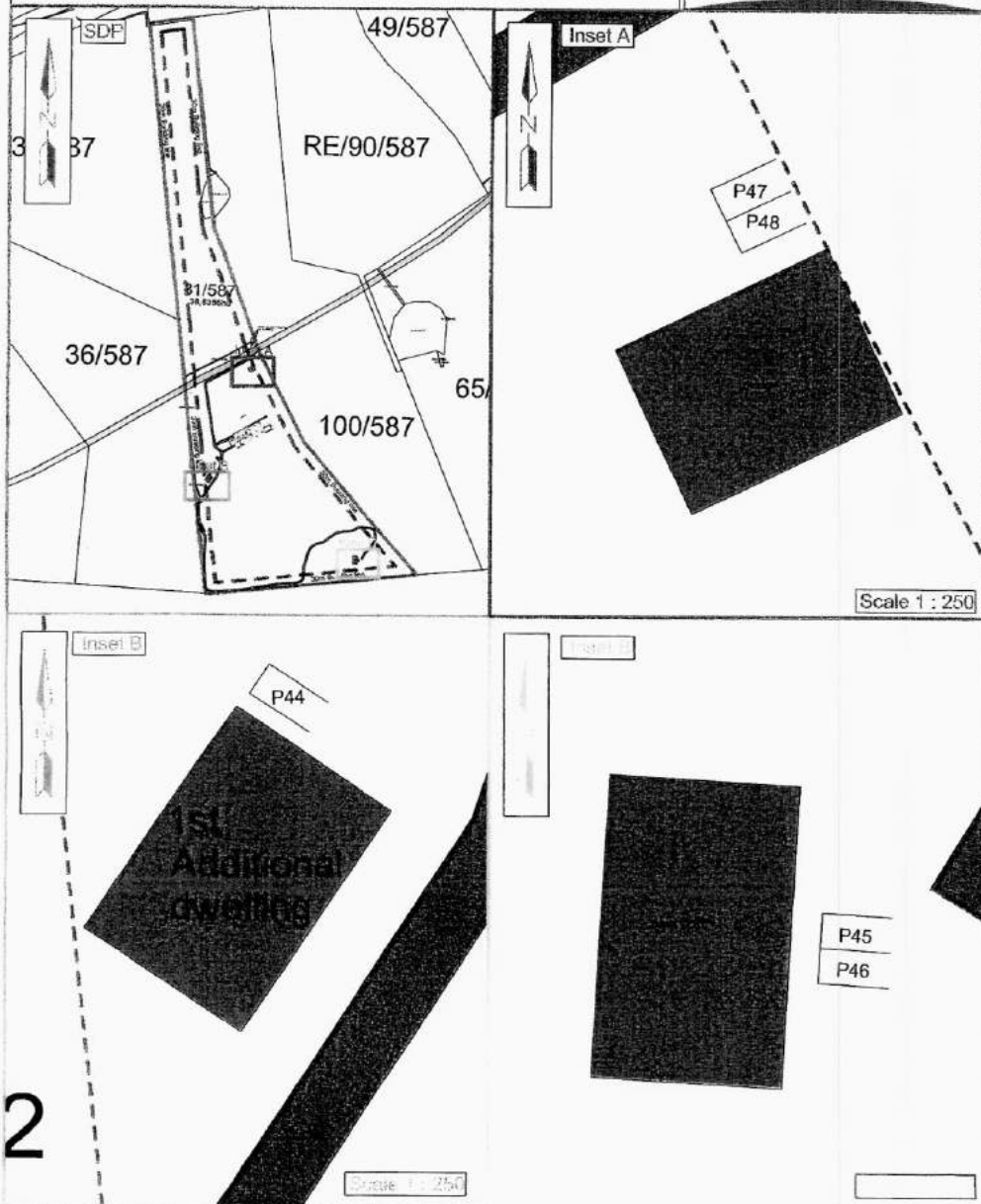


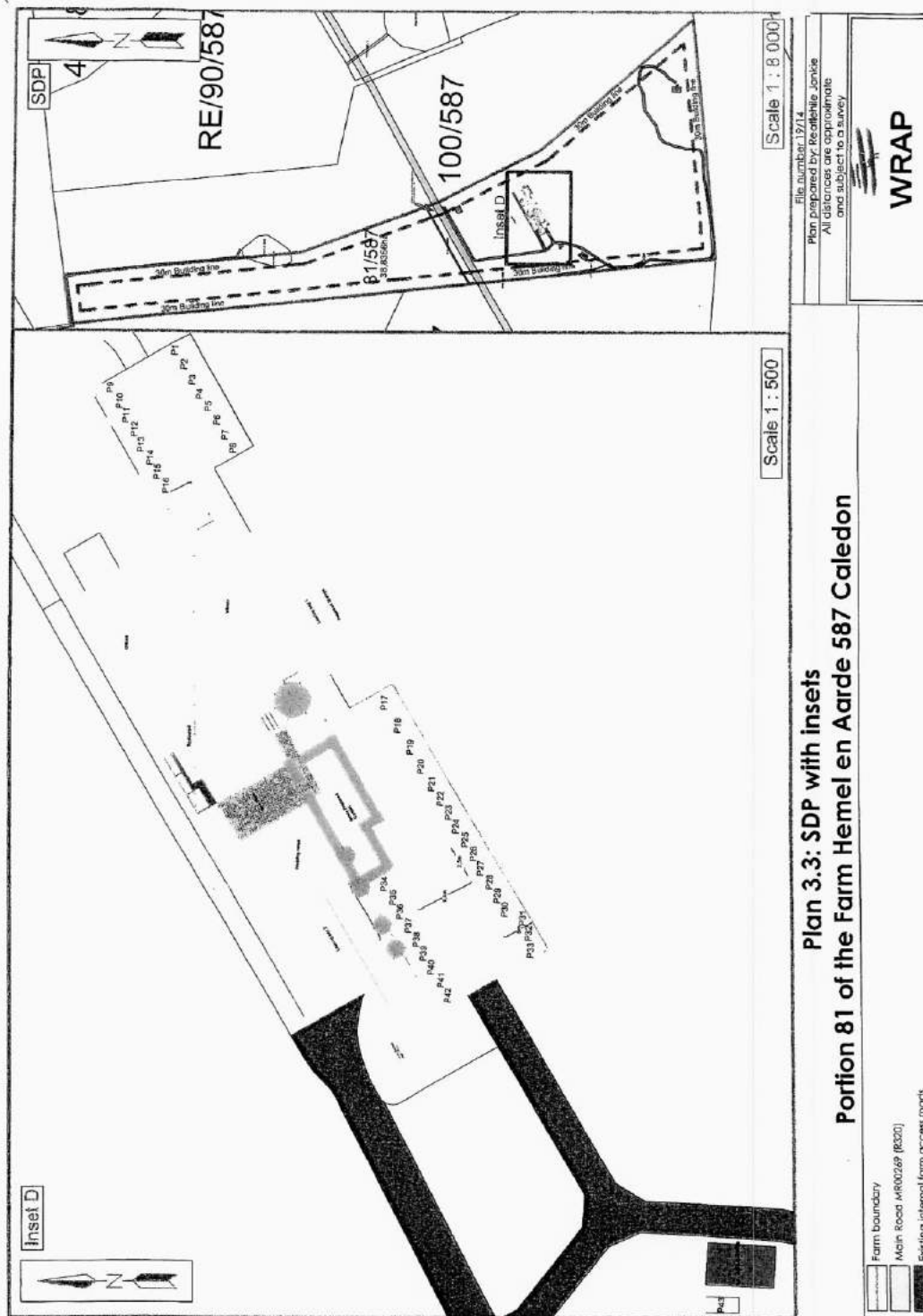
**Plan 3.2: SDP with insets**  
**Portion 81 of the Farm Hemel en Aarde 587 Caledon**

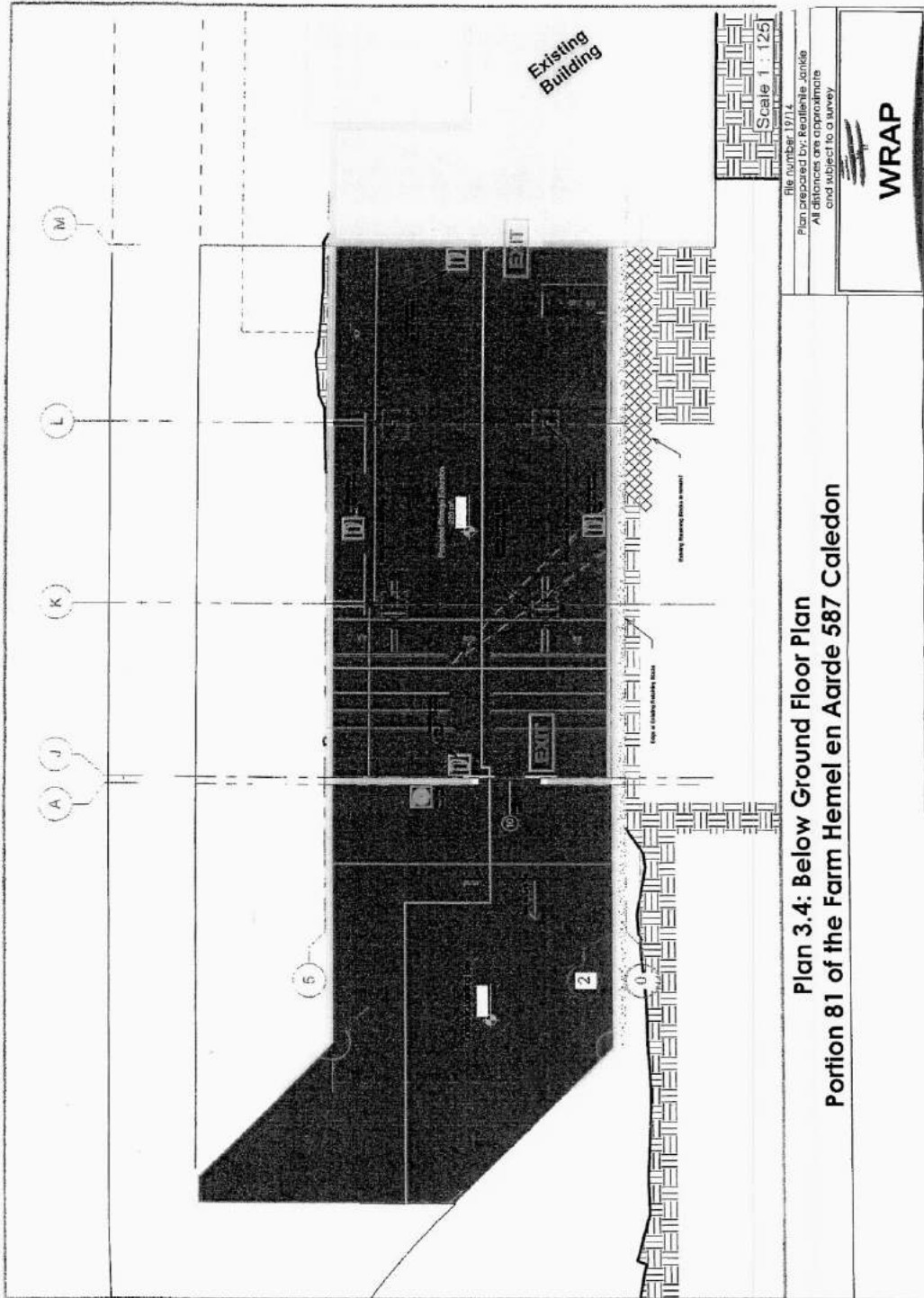
-  Farm boundary
-  Main Road MR00269 (R320)
-  Existing internal farm access roads

File number 12/14  
 Plan prepared by: Reetiehlle Jonke  
 All distances are approximate  
 and subject to a survey

**WRAP**







**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSENT USE & DEPARTURE: PTN 81 OF FARM  
587, HEMEL & AARDE VALLEY (2959/2019)**

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

**Conditions:**

1. that the developer arrange with ESKOM for the provision of electricity and that he complies with all conditions as may be set by ESKOM;
2. that no water from Overstrand Municipality is available and the developer will be responsible to obtain the necessary approval, licence and permits from the applicable authorities (Water and Sanitation, Health, Bocma etc.) for the use of any other water resources and the extraction thereof;
3. that the developer is responsible to provide potable water to the development that complies with SANS0241 standards and that relevant proof be submitted to the Manager: Water Infrastructure & Quality (Tel: 028 313 5046), Overstrand Municipality;
4. that waste water disposal be done in a safe and healthy manner and that plans thereof be submitted to the Municipality and DWA for approval;
5. that the developer complies to all the conditions set by Department Of Water Affairs & Bocma;
6. that, as there is currently no municipal sewer network in the vicinity, Portion 81 of Farm 587 must be provided with adequate sewer conservancy tanks, which must comply with the standards of the Department: Operational Services (Hermanus), and to which the sewer services on the development must connect to;
7. that the Municipality does not have the capacity to service the proposed development with regards to removal of sewerage from the property. The owner is therefore responsible for removal of sewerage from the property, and thereof at a licensed municipal sewerage treatment facility;

8. that alternatively, sewer treatment facilities that are approved by the Department of Water Affairs may be provided for disposal of sewer from the developments. Written proof of such approval is to be submitted to the Municipality;
9. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 140400 – P: 2010: Drainage;
10. that disposal of effluent from the site must comply with all relevant legislation, as well as with the municipal Water Supply & Sanitation Services By-Law (2009), and in light of the proposed wine making activities on site, with specific reference to Section 58: Objectionable discharge, Section 72: Application for disposal of Industrial effluent, Section 73: Unauthorised discharge of industrial effluent, Section 76: Conditions for disposal of Industrial effluent and Annexure A: Acceptance of industrial effluent for discharge into the sewerage disposal system;
11. that acceptance of industrial effluent for discharge into the sewerage disposal system: Special Limitations specifically exclude acceptance of, amongst other, any yeast waste as well as molasses (spent or unspent) for disposal into the sewerage disposal system;
12. that, in light of the wine making activities on site, the owner is to ensure that all contaminated stormwater run-off from any relevant open areas and wash bays are contained and treated in accordance with the relevant Environmental legislation, *SANS 10400: National Building Regulations* ( more specifically but not restricted to Section R- Stormwater, as well as *Section PP11 – Run-off from Washing Areas*), and the *Municipal By-law: Water Supply & Sanitation Services (2009)*, more specifically but not restricted to *Section 48: Owner to prevent pollution of water and Section 58: Objectionable discharge*. All costs in this regard will be for the owners account;
13. 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;
14. that on-site parking facilities are provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;

15. that access can be obtain from Provincial Road R321 via the existing access to Portion 81 of Farm 587, 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.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**29. REMAINDER PORTION 95 AND PORTION 27 OF THE FARM HEMEL & AARDE NO 587, CALEDON DISTRICT, OVERSTRAND MUNICIPAL AREA: PROPOSED SUBDIVISION AND NOTARIAL TIE: MESSRS PLAN ACTIVE ON BEHALF OF THE IM SANNE & JHM HANEKOM TRUST**

**RCAL 95 & 27/587  
(3224/2019)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**3 February 2020**

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**Executive Summary**

To consider an application received on 19 June 2019 from Messrs Plan Active on behalf of the owners of Remainder Portion 95 and Portion 27 of the farm Hemel & Aarde No 587 for a subdivision in terms of Section 16(2)(d) in order to subdivide Remainder Portion 95 of Farm 587 into two (2) portions, namely Portion A ( $\pm 35$  ha) and the Remainder ( $\pm 30,44$  ha), and also for a notarial tie of Portion A with Portion 27 of the Farm Hemel & Aarde No 587.

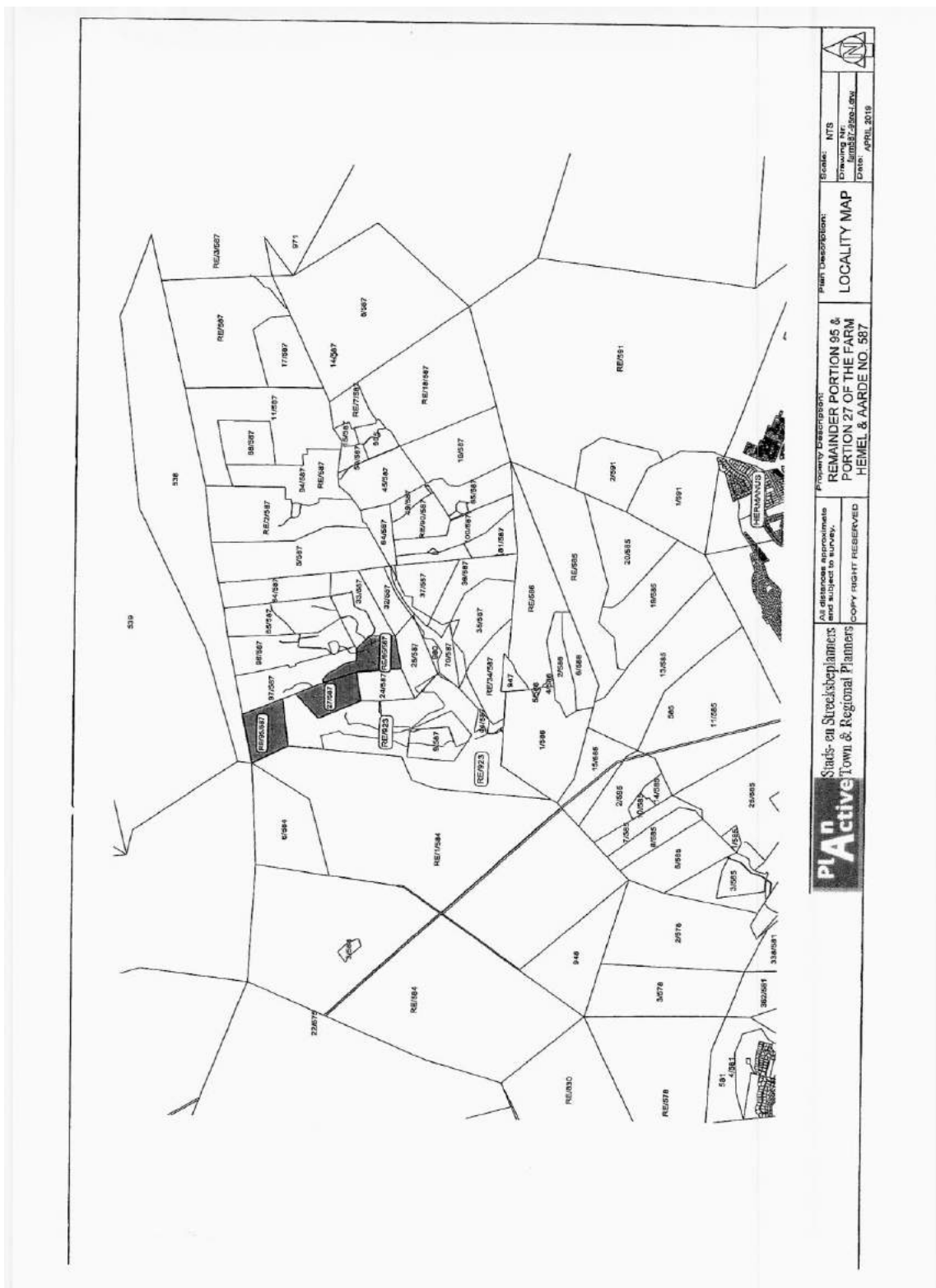
**RECOMMENDATION**

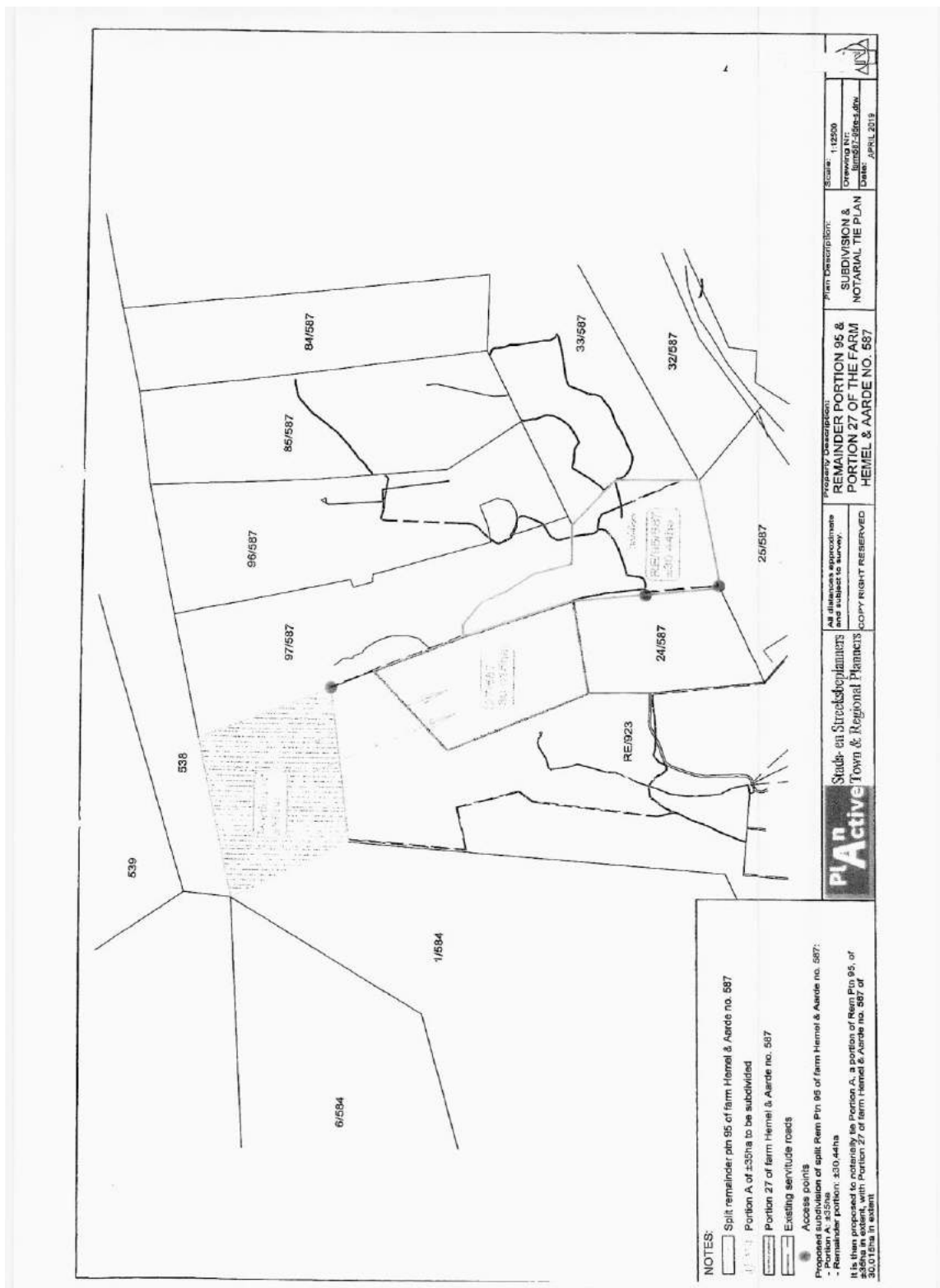
1. that the application for subdivision of Remainder Portion 95 of the Farm Hemel & Aarde No 587 in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015, into two (2) portions namely Portion A ( $\pm 35$  ha) and a Remainder ( $\pm 30,44$  ha), **be approved** in terms of the provisions of Section 61 of the By-Law , subject to the following conditions:
  - (a) that a notarial tie be registered for the subdivided Portion A ( $\pm 35$  ha) with Portion 27 of the Farm Hemel & Aarde No 587 simultaneously with registration of transfer;
  - (b) that the conditions compiled in the Services Report, be complied with;
  - (c) that the conditions by BGCMA, be complied with;
  - (d) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
  - (e) that the conditions of the Department of Agriculture Western Cape, be complied with;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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- (f) that all the conditions by the National Department of Agriculture, be complied with;
  - (g) that all the conditions by Eskom, be complied with;
  - (h) that the conditions of Telkom, be complied with, and
  - (i) that the conditions by the Department of Transport, 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, 2016 with regard to the above conditions of approval.





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: REMAINDER PORTION 95 OF THE FARM  
HEMEL & AARDE NO. 587 AND PORTION 27 OF THE FARM HEMEL & AARDE  
NO 587 (3224/2019)**

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

**Conditions:**

1. that only the existing municipal services will be available to the development, should any additional services or larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 10400 – P:2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through the proposed Erven, Hemel & Aarde, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.

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

*19/06/2019*  
 DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**30. ERF 4958, 12 BLACK EAGLE STREET, ONRUSTRIVIER, OVERSTRAND  
MUNICIPAL AREA: PROPOSED DEPARTURE: J COLLER**

**4958 HON (3071/2019)**

**H Olivier (028) 313 8900**

**Hermanus Administration**

**10 January 2020**

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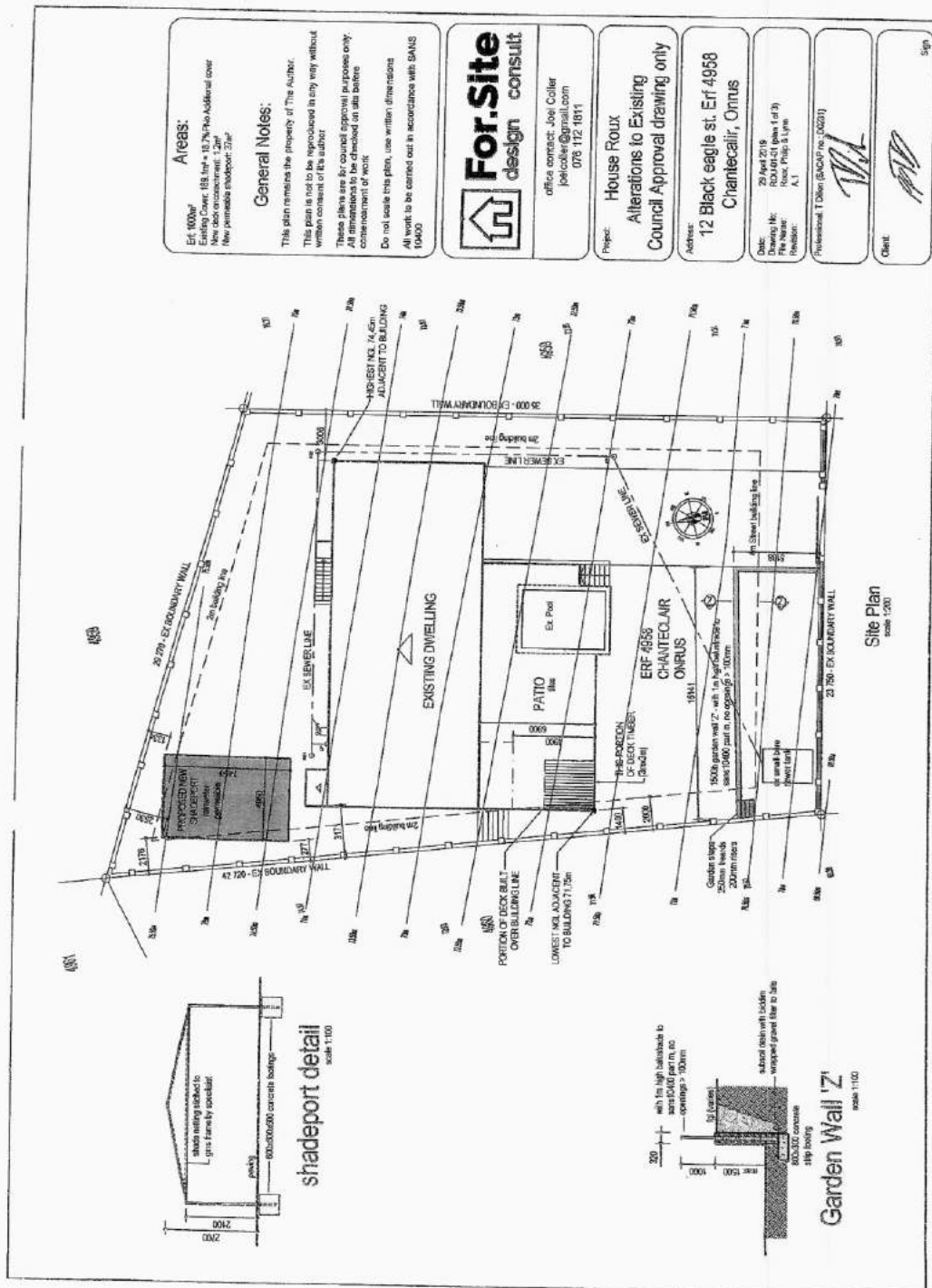
**Executive Summary**

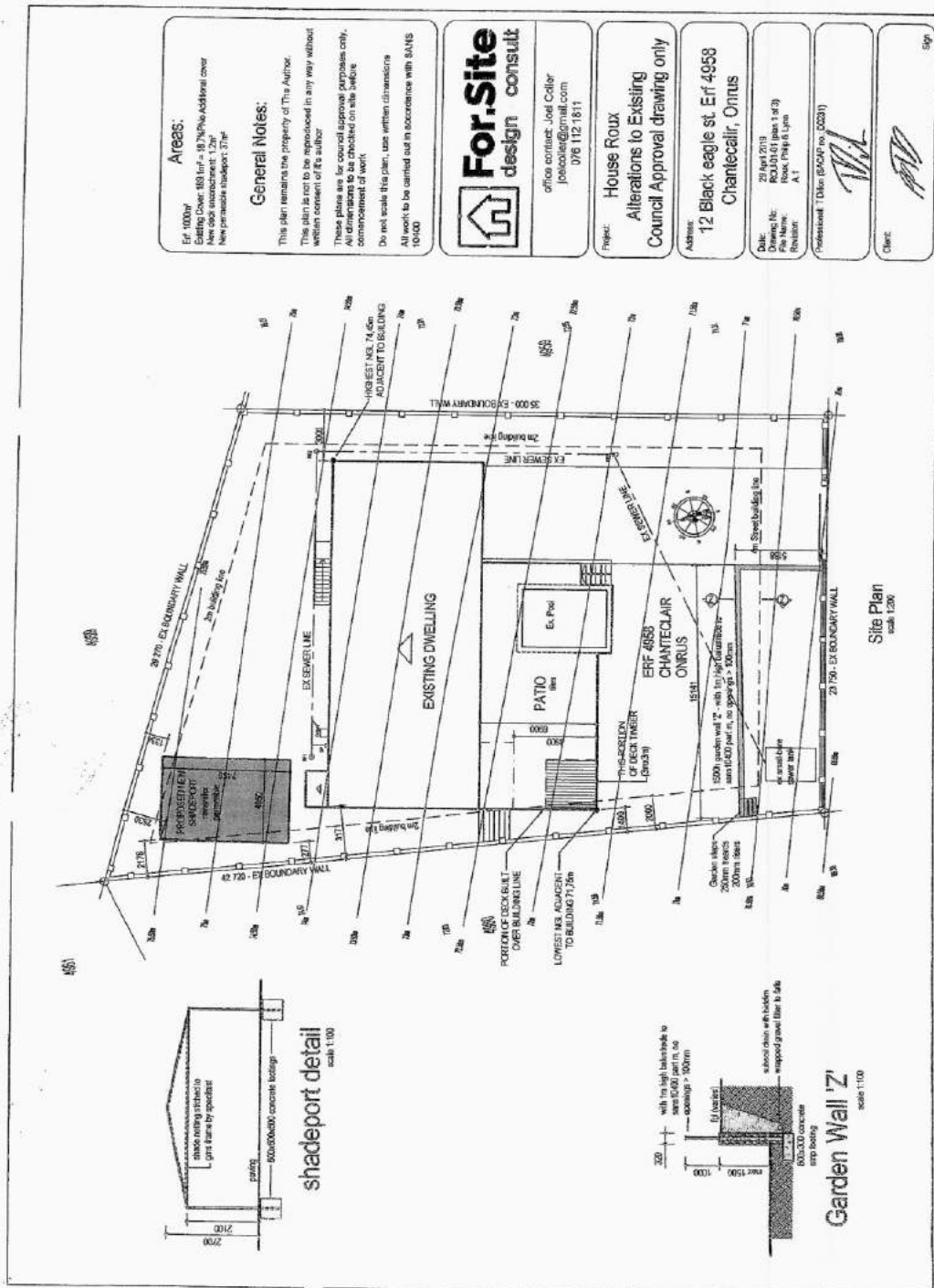
An application has been received on 15 May 2019 from J Coller on behalf of L Roux on Erf 4958, Onrustrivier for an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to relax the western lateral building line from 2m to 1,4m to allow a raised deck.

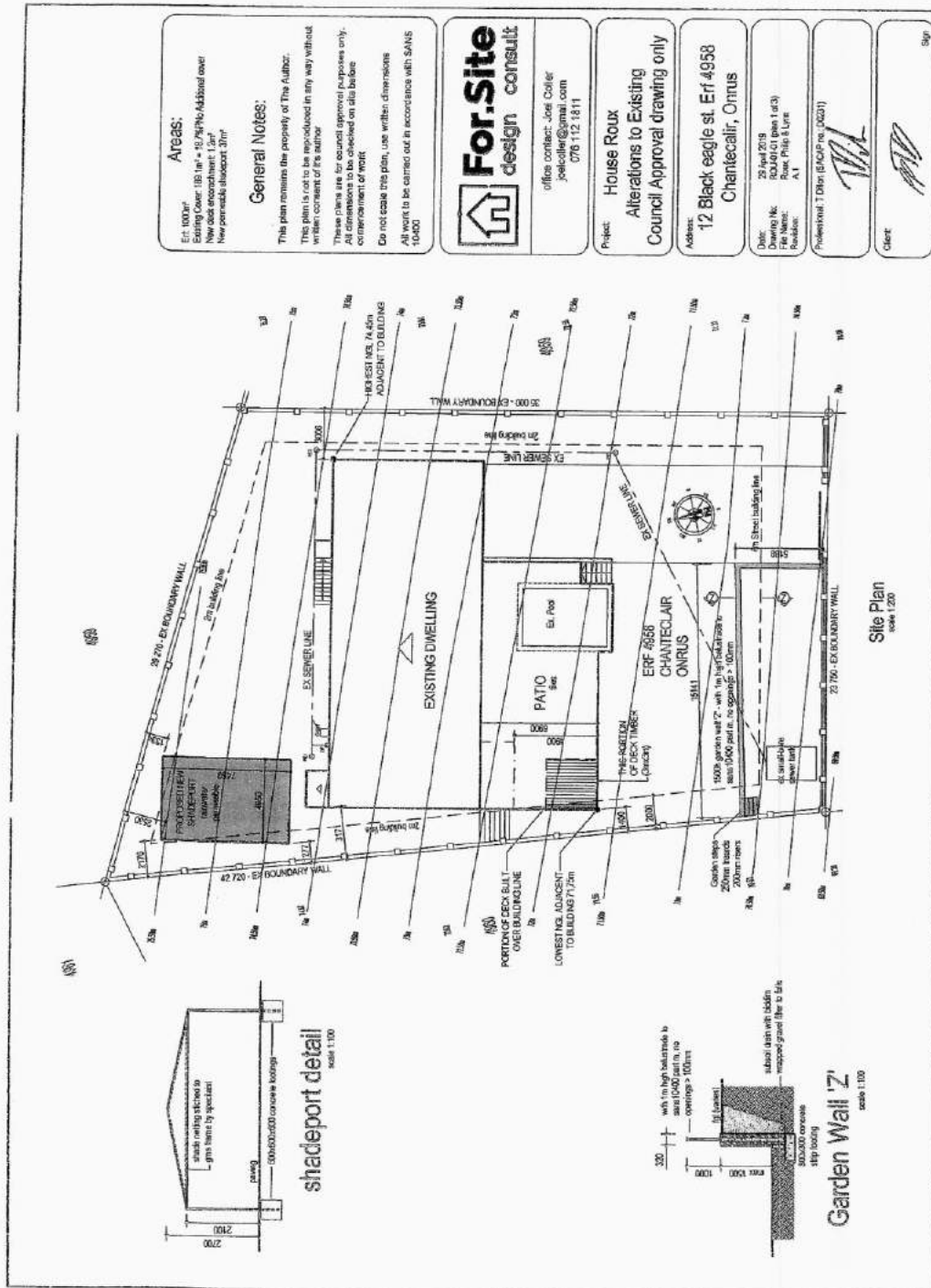
**RECOMMENDATION**

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 4958, Onrustrivier in order to relax the western lateral building line from 2m to 1,4m to allow a raised deck, **be approved** in terms of the provisions of Section 61, subject to the following conditions:
  - (a) that this approval only relates to a building relaxation as indicated on plan ROU-01-01 (plan 1 of 3) dated 29 April 2019;
  - (b) that building plans be submitted to the Building Department, and that all conditions set by the Building- and Fire Departments at that stage, be complied with;
  - (c) that all the conditions in the Service Report, be complied with, and
  - (d) that all conditions imposed by Telkom, be complied with.
  - (e) that all the conditions imposed by Eskom be complied with;
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.









**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 4958, ONRUS RIVER (3071/2019)**

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

**Conditions**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 10400 – P:2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 4958, Onrus River, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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- 31. ERVEN 710, 711 AND 712, HERMANUS: PROPOSED SUBDIVISION TO REGISTER PARKING AND ACCESS SERVITUDE AREAS: MESSRS PLANACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF TURNOVER TRADING 324 (PTY) LTD, LIBERTY LANE TRADING 197 (PTY)LTD AND SATINSKY 166 (PTY)LTD**

**710, 711 &, 712 HNC (3217/2019)**

**H van der Stoep (028) 313 8900**

**Hermanus Administration**

**24 December 2019**

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**Executive Summary**

An application has been received on 3 July 2019 from Messrs PlanActive Town and Regional Planners on behalf of Turnover Trading 324 (Pty) Ltd, Liberty Lane Trading 197 (Pty) Ltd and Satinsky 166 (Pty) Ltd on Erven 710, 711 and 712, Hermanus for a subdivision in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to register parking and access (right of way) servitude areas over the respective properties in favour of one another.

**RECOMMENDATION**

1. that the application in terms of Section 16(2)(d) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erven 710, 711 and 712, Hermanus for a subdivision to register parking and access (right of way) servitude areas over the respective properties in favour of one another, **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 Plan No DRG No 1.2.1.C, dated 14 July 2015, as submitted with the application;
  - (b) that this approval is limited to the following only:
 

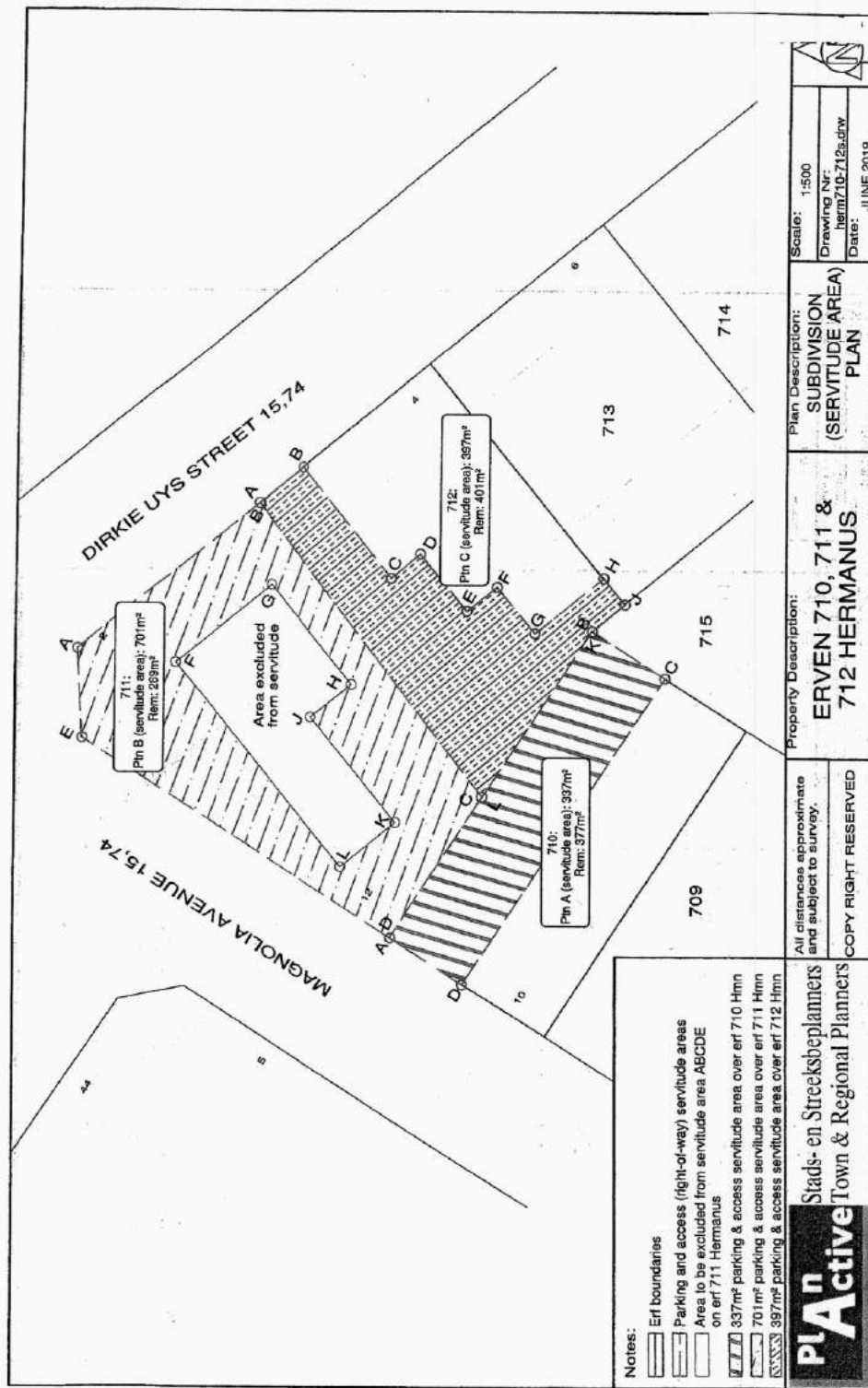
Erf 710: Servitude area of approximately 337m<sup>2</sup>;  
Erf 711: Servitude area of approximately 701m<sup>2</sup>, and  
Erf 712: Servitude area of approximately 397m<sup>2</sup>.
  - (c) that approved diagrams be submitted to the Municipality for record purposes;
  - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;

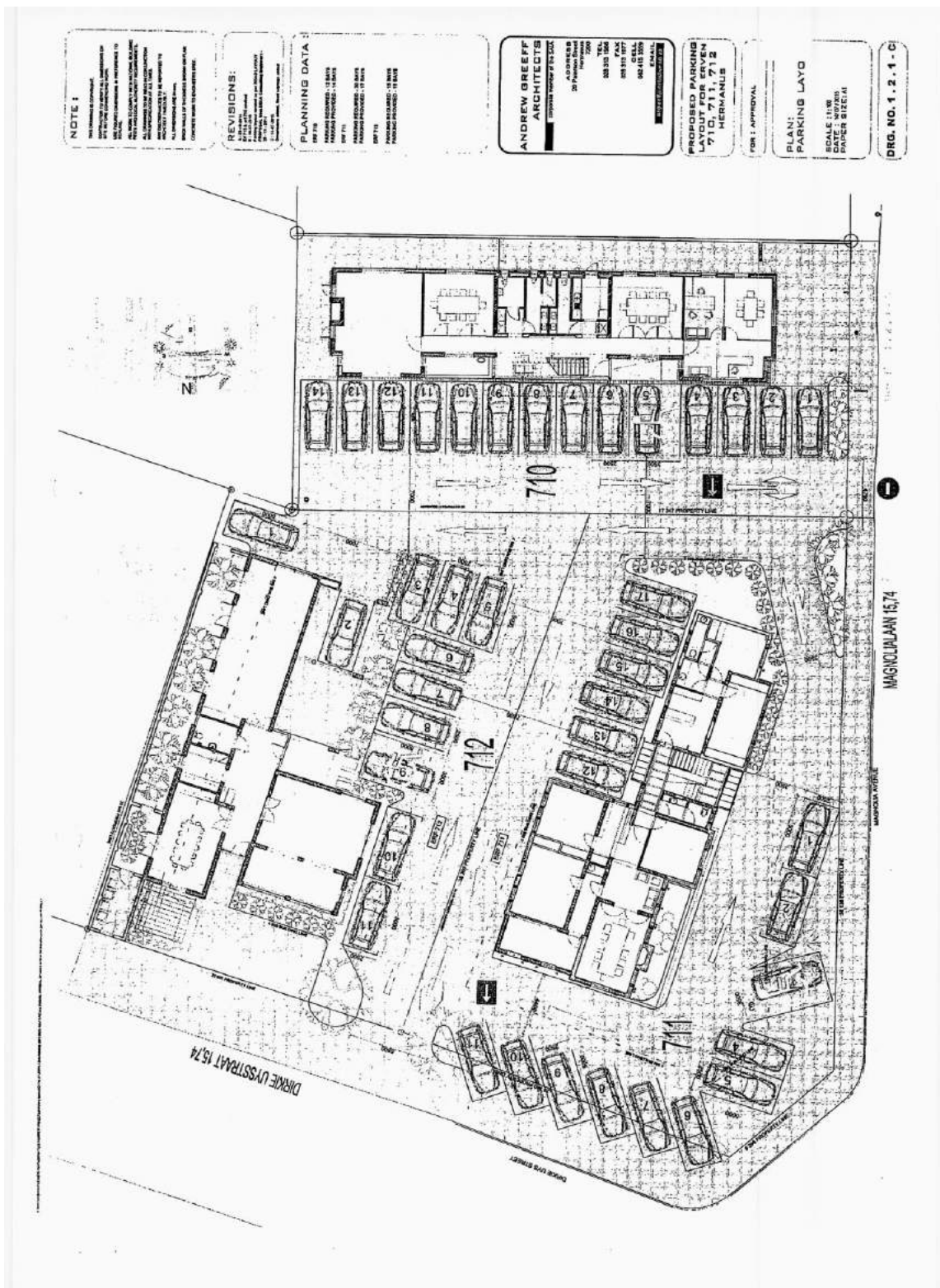
**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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







**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR SUBDIVISION TO REGISTER PARKING & ACCESS  
SERVITUDE AREAS (RIGHT-OF-WAY): ERVEN 710, 711 & 712, NORTHCLIFF  
(3217/2019)**

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

**Conditions:**

COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR SUBDIVISION TO REGISTER PARKING & ACCESS  
SERVITUDE AREAS (RIGHT-OF-WAY): ERVEN 710, 711 & 712, NORTHCLIFF  
(3217/2019)

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

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

*16/09/2019*  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**32. ERF 5296, 1 BOEKENHOUT AVENUE, KLEINMOND, OVERSTRAND  
MUNICIPAL AREA: PROPOSED REMOVAL OF TITLE DEED  
RESTRICTIONS, DEPARTURE AND CONSENT USE: JA VISAGIE ON  
BEHALF OF TJ AND D COETZEE**

**5296 KKM (2925/2019)**

**H van der Stoep (028) 313 8900  
17 December 2019**

**Hermanus Administration**

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**Executive Summary**

An application has been received on 21 January 2019 from JA Visagie on behalf of TJ and D Coetzee on Erf 5296, Kleinmond for the following:

- ❖ Removal of Title Deed Restrictive Conditions C.2., C.4., C.6., C.8., C.9., D.2., D.8. and D.9. from Title Deed T14542/89 in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to secure the future ownership of the properties.

The restrictive conditions C.2., C.4., C.6., C.8., C.9., D.2., D.8. and D.9. in Title Deed T14542/89 to be removed read as follows:

*“C.2. The COMPANY reserves to itself and its successors in title the sole right to all Hotels and all Liquor licences and no purchasers of erven or their successors in title shall erect any Hotel or hold any Liquor Licence or General Dealer’s Licence without the written consent of the Directors of the Company, or its successors in title, first had and obtained; and no shop, store or business shall be erected or opened on any stands herein sold, without the written permission of the Company by its Directors or its successors in title, first had and obtained thereto.*

*C.4. That no building shall be erected on any stand unless and until the plans for such buildings have been submitted to and approved by the Directors of the said COMPANY.*

*C.6. The Company reserves to itself and its successors in title the right at any time hereafter to the free and undisturbed passage of electric, telegraph or telephone wires over and upon any portion of the Lot or Lots herein described, with further right of causing them to be affixed to any building or erection not less than 3,05 metres from ground, with access at any time to such wires for the purpose of removal or maintenance.*

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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- C.8. All buildings to be erected on the land herein sold shall stand back at least 3,15 metres from the line of the street or avenue on which the Lot of Lots herein mentioned may front.*
- C.9. That all outbuildings to be erected on the land herein sold shall stand back at least 9,45 metres from any street of 6,30 metres from any avenue on which the Lot or Lots herein mentioned may front.*
- D.2. The Company reserves to itself and its successors in title the sole right to all Hotels and all Liquor Licences and no purchasers of erven or their successors in title shall erect any Hotel or hold and Liquor Licence without the written consent of the Director of the Company, or its successors in title first had and obtained, and no shop, store or business shall be erected or opened on any stand situated in Blocks B, C, D, E, F, P1, A2, L2, M2, X2, Y2, J3, K3, L3, M3, without the written permission of the Company by its Directors or its successors in title first had and obtained thereto.*
- D.8. All buildings to be erected on the land herein sold, shall stand back at least 3,15 meters from the line of the street or avenue on which the Lot or Lots herein mentioned may front.*
- D.9. That all outbuildings to be erected on the land herein sold shall stand back at least 9,45 metres from any street or 6,30 metres from any avenue on which the Lot or Lots herein mentioned may front.”*
- ❖ Departure in terms of Section 16(2)(b) the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the following:
    - To relax the street building line from 4m to 1,230m and 2,070m, respectively to accommodate a storage facility and a carport.
    - To relax the street building lines from 4m to 0m to accommodate an existing pergola.
    - To relax the lateral building line from 2m to 0m to accommodate an existing braai and pergola.
    - To relax the eastern lateral building line from 2m to 0m and the 9m or third restriction of structures over the building line to accommodate the storage facility and braai pergola.
  - ❖ Consent Use in terms of Section 16(2)(o) the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to allow one (1) bedroom to be used for tourist accommodation.

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**RECOMMENDATION**

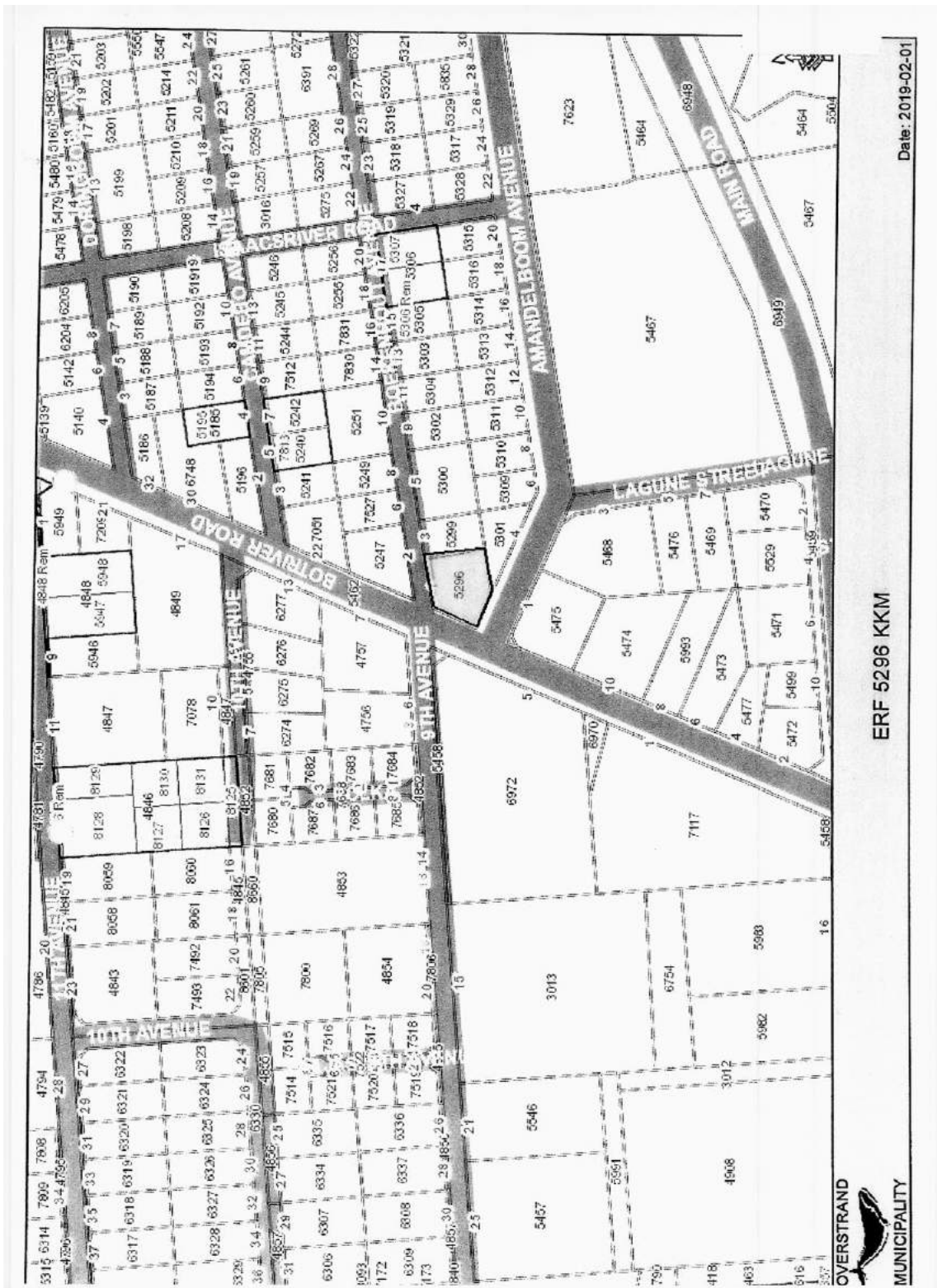
1. that the application in terms of Section 16(2)(f) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 5296, Kleinmond for the removal of restrictive conditions C.2., C.4., C.6., C.8., C.9., D.2., D.8. and D.9. in Title Deed T14542/89, **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(b) of the By-Law on Erf 5296, Kleinmond for the following departures:
  - to relax the street building line from 4m to 1,230m and 2,070m, respectively, to accommodate a storage facility and a carport;
  - to relax the street building lines from 4m to 0m to accommodate an existing pergola;
  - to relax the lateral building line from 2m to 0m to accommodate an existing braai and pergola, and
  - to relax the eastern lateral building line from 2m to 0m and the 9m or third restriction of structures over the building line to accommodate the storage facility and braai pergola,

**be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application in terms of Section 16(2)(o) of the By-Law on Erf 5296, Kleinmond for a consent use to allow one (1) bedroom to be used for tourist accommodation, **be approved** in terms of the provisions of Section 61 of the By-Law;
4. that the approvals in Points 1., 2. and 3. be subject to the following conditions:
  - (a) that this approval is only for the development as indicated on plan no 2018-95, SD100.01 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 Fire Departments be complied with at that stage.
  - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation;
  - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
  - (e) that the property may only be used as a tourist accommodation or home occupation, but not both;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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- (f) that the tourist accommodation or home occupation be conducted in such a manner that it is not found to be detrimental to the peacefulness and amenity of the surrounding area;
  - (g) 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;
  - (h) that signage complies with the Municipal By-Law on Signage, and
  - (i) that all the conditions in the Services Report, be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS,  
DEPARTURE & CONSENT USE: ERF 5296, KLEINMOND (2925/2019)**

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

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the developer's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
3. that stormwater be allowed to discharge through Erf 5296, Kleinmond, unobstructed;
4. that no on-street parking be allowed.

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

17/04/2019  
**DATE**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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Municipal Planning Tribunal

1. **ERF 869, 6 ROSS STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: MESSRS WRAP CONSULTANCY ON BEHALF OF "DIE TRUSTEES INTERTYD VAN DIE ML SWART FAMILIETRUST"**

**869 GFK (3155)**

**SW van der Merwe  
16 October 2019**

**(028) 313 8900**

**Hermanus Administration**

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**Executive Summary**

An application has been received in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 from Messrs WRAP Consultancy on behalf of "Die Trustees intertyd van die ML Swart Familietrust", applicable to Erf 869, Franskraal for consent use to conduct a guesthouse with five (5) lettable rooms.

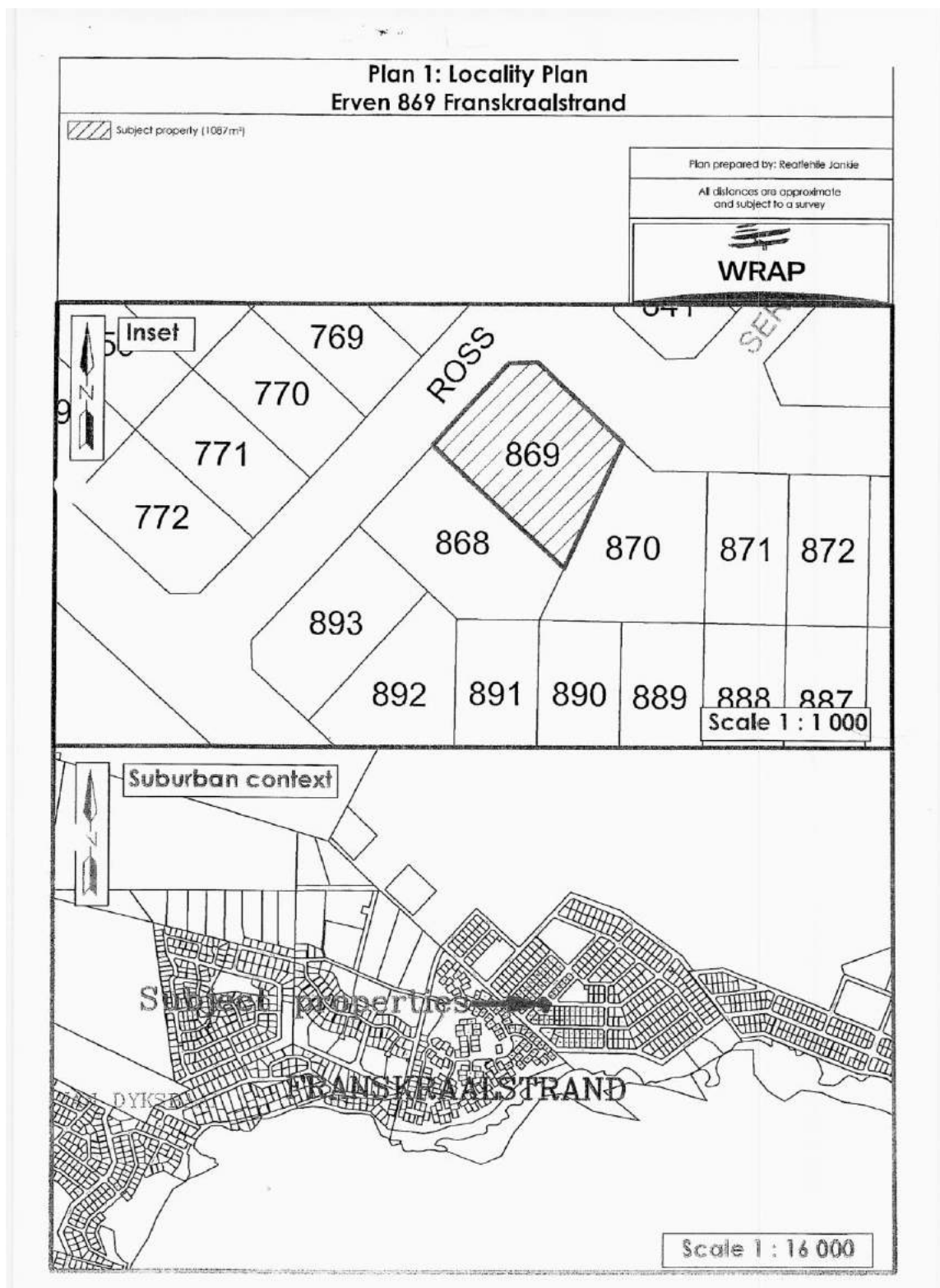
**RESOLVED :**

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 from Messrs WRAP Consultancy on behalf of "Die Trustees intertyd van die ML Swart Familietrust", applicable to Erf 869, Franskraal for consent use to conduct a guesthouse with five (5) lettable rooms, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that the facilities be utilised as a guesthouse only (no self-catering will be permitted);
  - (b) that this approval only relates to the proposed Site Development Plan and parking layout;
  - (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 the guesthouse be restricted to a maximum of five (5) lettable bedrooms;
  - (e) that the owner/manager resides on the premises and be responsible for the proper management of the guest house;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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- (f) that a single non-illuminated sign that complies with the Municipal By-Law on signage may be displayed on each property;
  - (g) that no facilities (bar/restaurant or any other) be provided for non-residents of the accommodation establishment and that these facilities only be used by bona-fide guests of the establishment;
  - (h) that the selling or serving of liquor on the premises will be subject to the applicant obtaining the necessary liquor licence;
  - (i) that a minimum of one (1) permanently demarcated parking bay per guestroom and two (2) for the owner/manager be provided within the erf boundaries;
  - (j) that the applicable tariffs, as determined by the annual budget, be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
  - (k) that the accommodation facility complies with Health and Safety Legislation and that this approval will be subject to regular inspections by the Fire Control Co-ordinator and the Health Inspector;
  - (l) that the guesthouse be conducted in such a manner that it is not found to be detrimental to the peacefulness and amenity of the surrounding area;
  - (m) that all the conditions in the Services Report be complied with;
  - (n) that all conditions imposed by the Fire Department Telkom and District Health be complied with;
  - (o) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation; and
  - (p) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant and objectors be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.”



 Wendy house to be removed

Based on plans by PRINSARCH

Scale 1 : 250

Tel: 020 313 1411

Email: [admin@wrapgroup.co.za](mailto:admin@wrapgroup.co.za)

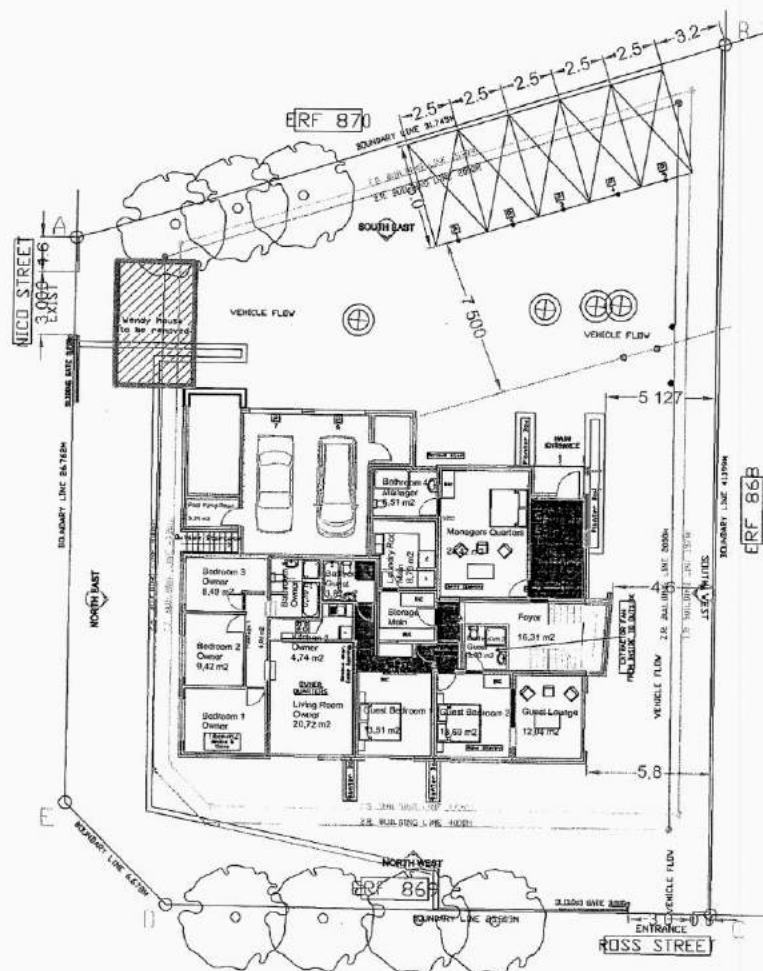
Plan prepared in June

File number 18/033

35 Duiker Street, Hermanus, 7200

Plan prepared by: Reathlelie Jankie

All distances are approximate and subject to a survey.





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Pinsoo Architectural Design Office

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**MARTIN PRINSLOO**  
S.A.C.A.P. Member: 370249  
S.A.T.A.T. Member: 31997

22 Deneys Street  
Capetown  
7705

021 237 3815  
021 237 3816  
www.prinsloo.co.za  
info@prinsloo.co.za

**CLIENTS DETAILS**  
**Philipus Swart**  
ERF 869 No 5 on of Ross & Nico Street  
Friedland  
021-574-6505  
ps@prinsloo.co.za

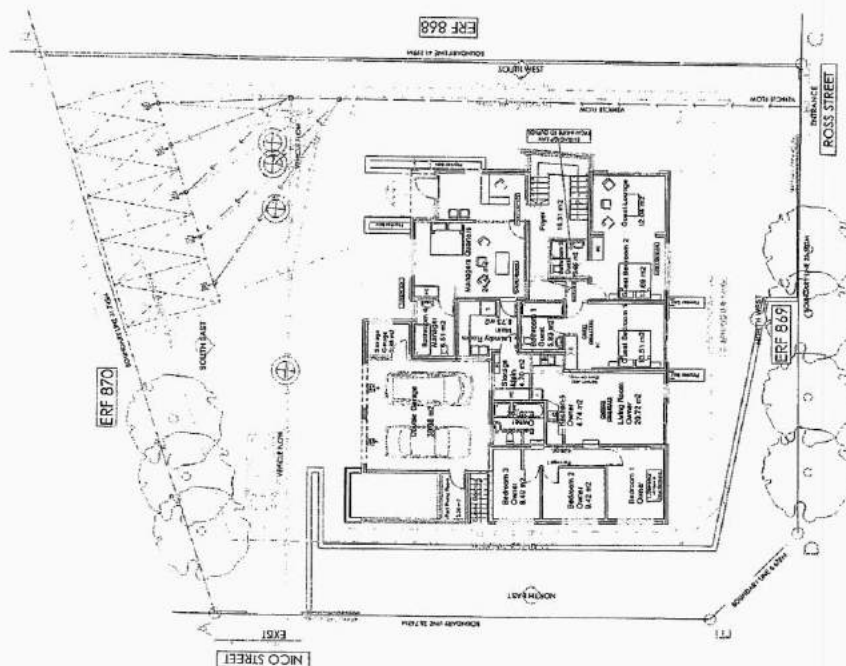
**PROJECT INFO**  
Drawing Number:  
**SWA-DK-1915**

Project Name:  
Town Planning Ground Storey

Drawing Status: Proposed Plans  
Project Description: Additions  
Drawn By: 6/3/2019  
Checked By: 6/3/2019  
Martin Prinsloo

Subject: 6/3/2019

Drawing Scale: As Shown  
Sheet Size: A3  
File name: ERF 869 A.dwg  
Number of pages: 1 of 2



GROUND STOREY 1:200



# PRINSARCH

Private Architectural Design Office

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## MARTIN PRINSLOO

S.A.C.A.P. Member: 578249

S.A.I.A.T. Member: 31997

32 Oliver Road, Suite 101

Glenview

Western Cape

South Africa

7223

021 537 3474

021 541 1541

www.prinsarch.co.za

martin@prinsarch.co.za

## CLIENTS DETAILS

### Philipus Swart

ERF 665 No 6 of Ross & Nico Street

Fransfontein

021-574-8005

psw@erf665.co.za

## PROJECT INFO

Drawing Number:

SWA-DK-1915

Town/Planning File Name:

Proposed Plans

Drawing Status:

As Noted

Project Description:

As Noted

Drawn By:

Eric Jaskas

Checked By:

Martin Prinsloo

Signed:

As Shown

Drawing Scale:

As Shown

Sheet Size:

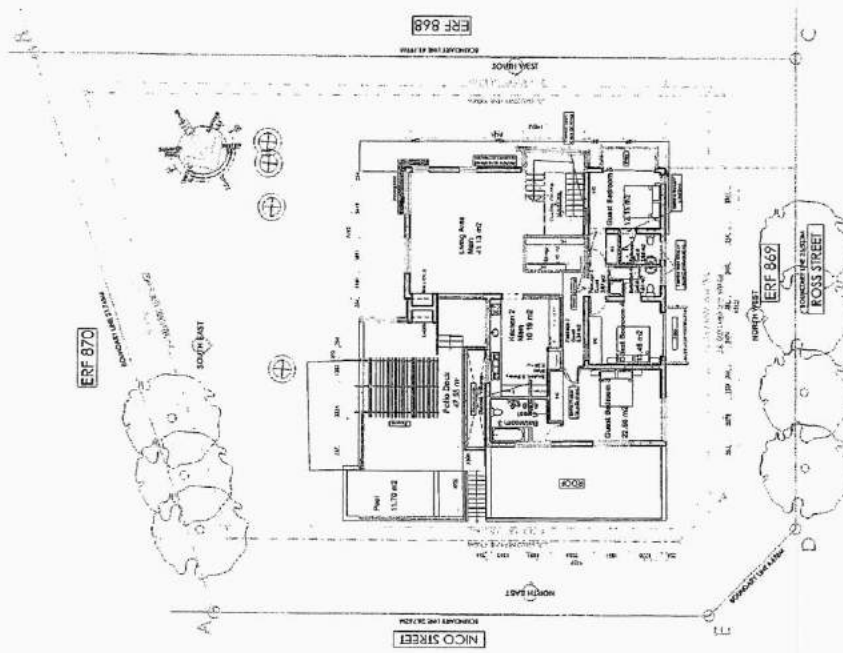
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Number of pages:

2 of 2



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**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSENT USE: ERF 869, FRANSKRAAL (3155/2019)**

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

**Conditions:**

1. that only the existing water connection and sewer conservancy tank to Erf 869 shall be used to service Erf 869;
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 any additional and / or extended vehicle entrances will be for the developer's account;
5. that stormwater be allowed to discharge through Erf 869, Franskraal, unobstructed;
6. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**2. UNREGISTERED ERF 9901 AND ERF 3517, ELEVENTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CLOSURE OF PUBLIC OPEN PLACE, REZONING, DEPARTURE AND CONSOLIDATION: C HEYS ON BEHALF OF "DIE BERGRANT TRUST"**

**Unregistered Erf 9901 &  
Erf 3517 HVK (2909/2019)**

**P Roux (028) 313 8900  
7 October 2019**

**Hermanus Administration**

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**Executive Summary**

An application was received on 9 November 2018 from C Heys on behalf of "Die Bergrant Trust" on Erf 9901, Hermanus for the following:

- ❖ closure of unregistered Erf 9901, Hermanus in terms of Section 16(2)(n) of the Overstrand By-Law on Municipal Land Use Planning, 2015 (By-Law);
- ❖ rezoning of unregistered Erf 9901, Hermanus from Open Space Zone 2: Public Open Space to Residential Zone 1: Single Residential in terms of Section 16(2)(a) of the By-Law;
- ❖ consolidation of unregistered Erf 9901, Hermanus and Erf 3517, Hermanus in terms of Section 16(2)(e) of the By-Law; and
- ❖ relaxation of the 3m building line as decided by the Section 62 Appeal Committee on 11 December 2002 and to register a 12,58m servitude, instead of a 15,58m servitude, from the new southern boundary of the consolidated property.

**RESOLVED :**

1. that the objection be dismissed;
2. that the application received on unregistered Erf 9901 and Erf 3517, Hermanus in terms of the Overstrand Municipal Land Use Planning By-Law, 2015 (By-Law) for the following:
  - ❖ the closure of Open Space Zone 2 : Public Open Space on unregistered Erf 9901, Hermanus in terms of Section 16(2)(n) of the By-law;
  - ❖ the rezoning of unregistered Erf 9901, Hermanus from Open Space Zone 2: Public Open Space to Residential Zone 1: Single Residential in terms of Section 16(2)(a) of the By-Law;
  - ❖ the consolidation of unregistered Erf 9901, Hermanus and Erf 3517, Hermanus in terms of Section 16(2)(e) of the By-Law; and
  - ❖ the relaxation from the 3,0m building line, as decided by the Section 62 Appeal Committee on 11 December 2002, to 0m from the original erf boundary and to register a 12,58m servitude, instead of a 15,58m servitude,

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

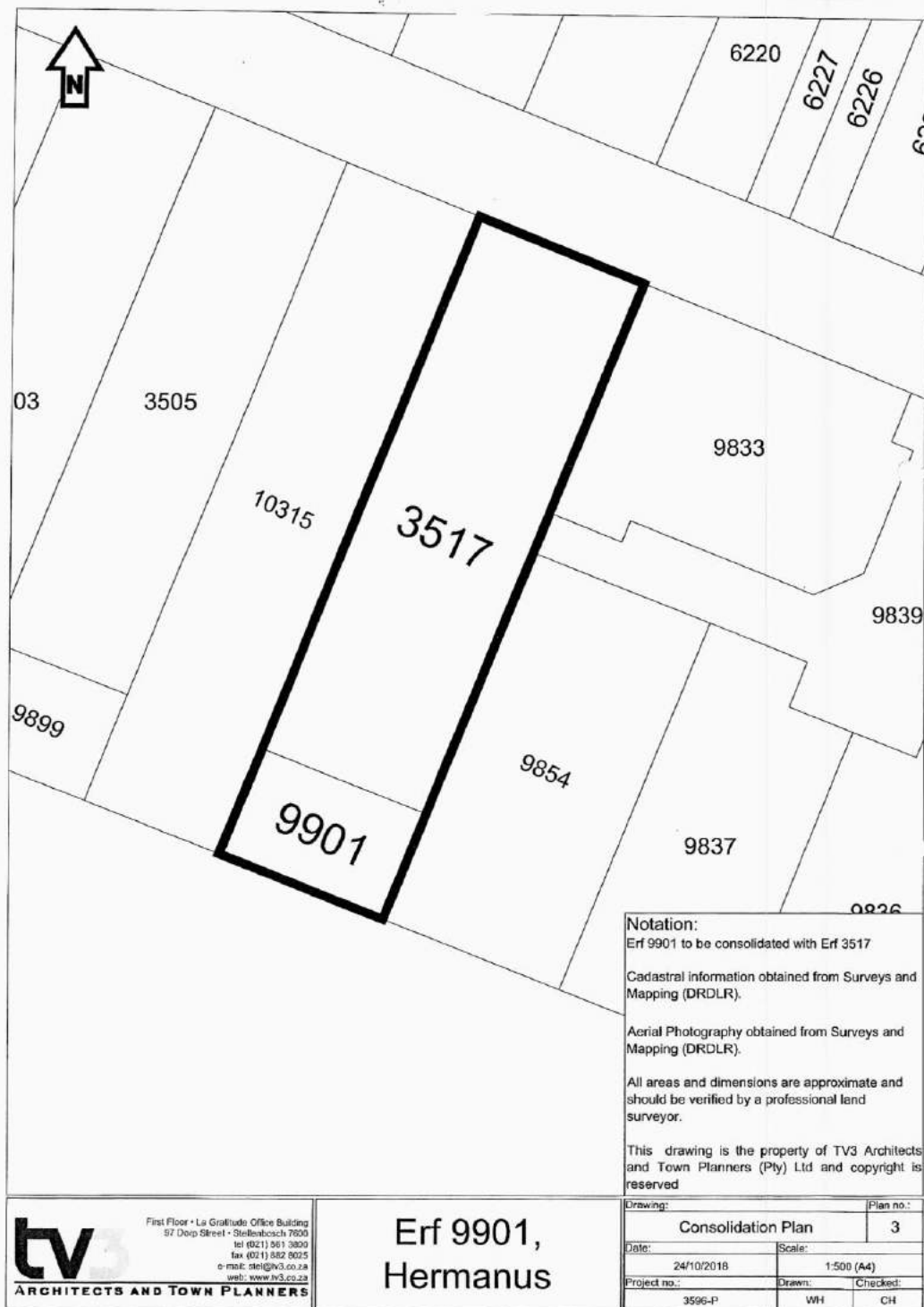
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from the new southern boundary of the consolidated property;

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

- (a) that the approval be limited to the Consolidation Plan *Project No 3596-P* dated 24/10/2018 as submitted with the application;
  - (b) that land surveyor diagrams be submitted to the Municipality indicating the erf numbers and property details to the satisfaction of the Senior Manager: Town and Spatial Planning;
  - (c) that a 12,58m servitude be registered from the new southern boundary of the consolidated property which restricts the use of servitude area for gardening purposes;
  - (d) that building plans should be submitted to the Building Department for approval, prior to the development of the property;
  - (e) that all the conditions in the Services Report be complied with;
  - (f) that all the conditions imposed by Telkom be complied with; and
  - (g) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
3. that the applicant and objector be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CLOSURE OF PUBLIC OPEN PLACE, REZONING &  
CONSOLIDATION: ERF 9901, VOELKLIP**

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

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that any commercial food preparation facilities (e.g. restaurant / guest house etc.) must be provided with a grease trap, which must comply with the standards and specification of the Department: Operational Services;
4. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 10400 – P: 2010: Drainage;
5. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
6. that stormwater be allowed to discharge through Erf 9901, Voelklip, unobstructed;
7. that any additional and / or extended vehicle entrances will be for the owner's account;
8. that no on-street parking be allowed.

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

*04/03/2019*  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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**3. ERF 523, CORNER OF R43 & R326, STANFORD: PROPOSED CONSENT USE AND DEPARTURE: MESSRS WARREN PETTERSON TOWN- AND REGIONAL PLANNING CONSULTANTS ON BEHALF OF OVERBERG AGRI BEDRYWE (PTY) LTD**

**523 SSS (4145)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**19 November 2019**

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**Executive Summary**

Applications were received on 20 November 2018 from Messrs Warren Petterson Town- and Regional Planning Consultants (WPP) on behalf of Overberg AGRI Bedrywe (Pty) Ltd, applicable to Erf 523, Stanford for the following:

- ❖ application in terms of Section 16(2)(o) for a consent use in order to erect a transmission tower on the above property;
- ❖ application in terms of Section 16(2)(b) for a departure to exceed the applicable 10,5m height restriction in order to accommodate the proposed 25m high transmission tower, and
- ❖ application in terms of Section 16(2)(b) for a departure in order to encroach the height restriction applicable to boundary enclosures from 2,1m to 2,4m to erect a palisade fence.

**RESOLVED :**

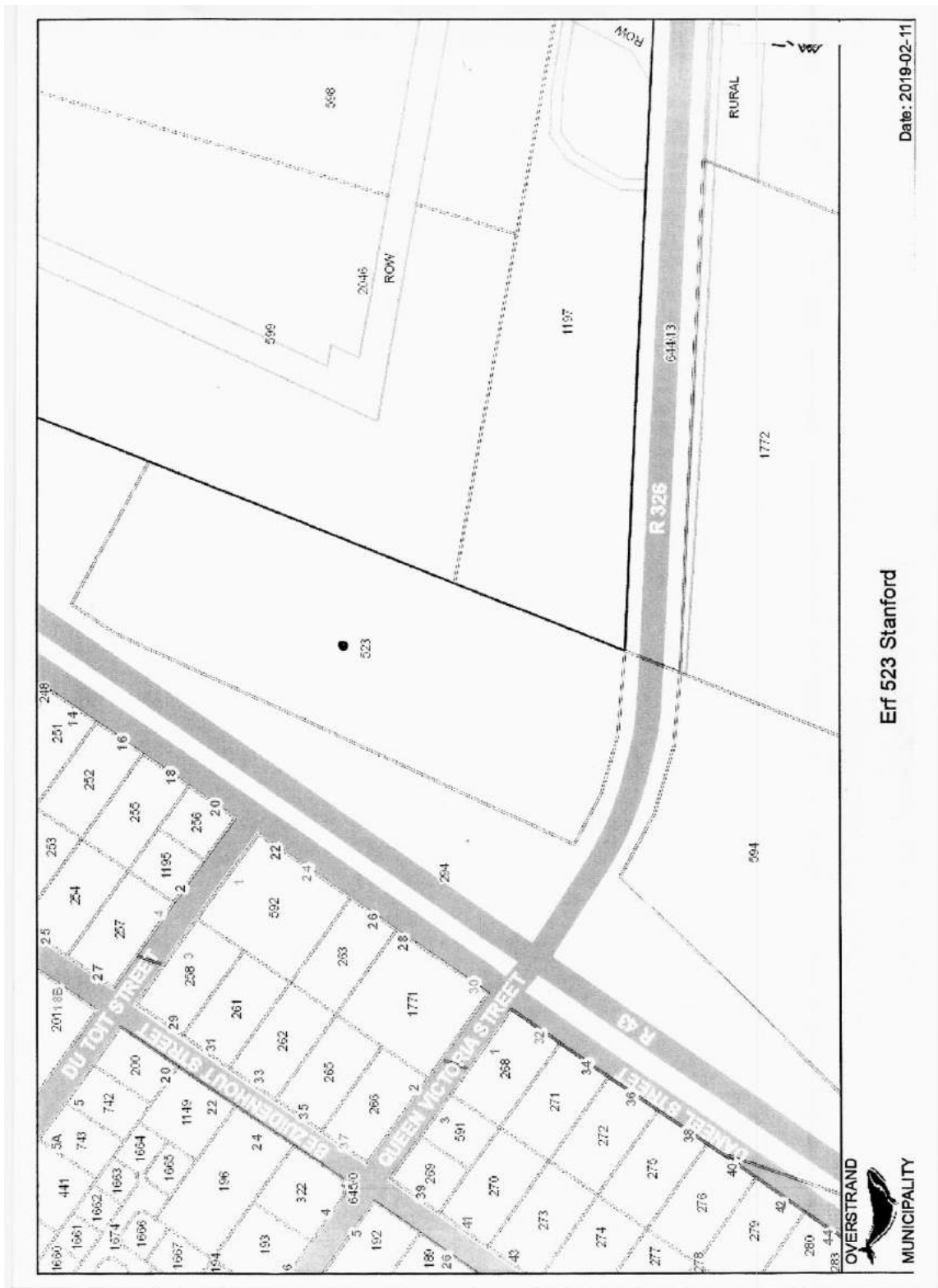
1. that the objections be noted;
2. that the applications submitted by Messrs Warren Petterson Planning Town- and Regional Planning Consultants on behalf of Overberg Agri Bedrywe (Pty) Ltd applicable to Erf 523, Stanford for the following:
  - application in terms of Section 16(2)(o) for a consent use in order to erect a transmission tower on the above property;
  - application in terms of Section 16(2)(b) for a departure to exceed the applicable 10,5m height restriction in order to accommodate the proposed 25m high transmission tower; and
  - application in terms of Section 16(2)(b) for a departure in order to encroach the height restriction applicable to boundary enclosures from 2,1m to 2,4m to erect a palisade fence,

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 March 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 March 2020)**

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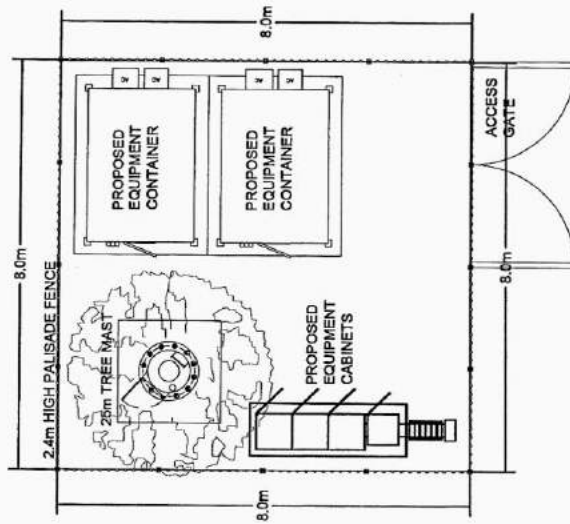
**not be approved** in terms of the provisions of Section 61 of the By-Law, and

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





Top View



**ATLAS  
TOWER**  
106-108 RAGGATVAL

**ATLAS TOWER SITE ID:**  
ATSA3380

**ATLAS TOWER SITE NAME:**  
STANFORD OVERBERG AGRI

**PROPERTY DESCRIPTION:**

ERF 523, STANFORD

**ADDRESS:**  
CNR OF R43 & R22, STANFORD,  
WESTERN CAPE

**CO-ORDINATES:**  
Lat: 34°29'23.14"S  
Long: 18°77'40.35"E

**ELEVATION:**  
22m

**WPP**

TOWN AND REGIONAL PLANNING CONSULTANTS  
108-11, 1st Floor  
Johannesburg, Gauteng  
P.O. Box 182  
Central City, Cape Town  
7400

TEL: 021 550 5200

FAX: 021 550 5187

PROJECT:

PROPOSED NEW ATLAS TOWER 25m TREE MAST

WITH 8m X 6m BASE STATION

APPROVED MAST:

25m TREE MAST

NOTES:

A) NEW 25m TREE MAST

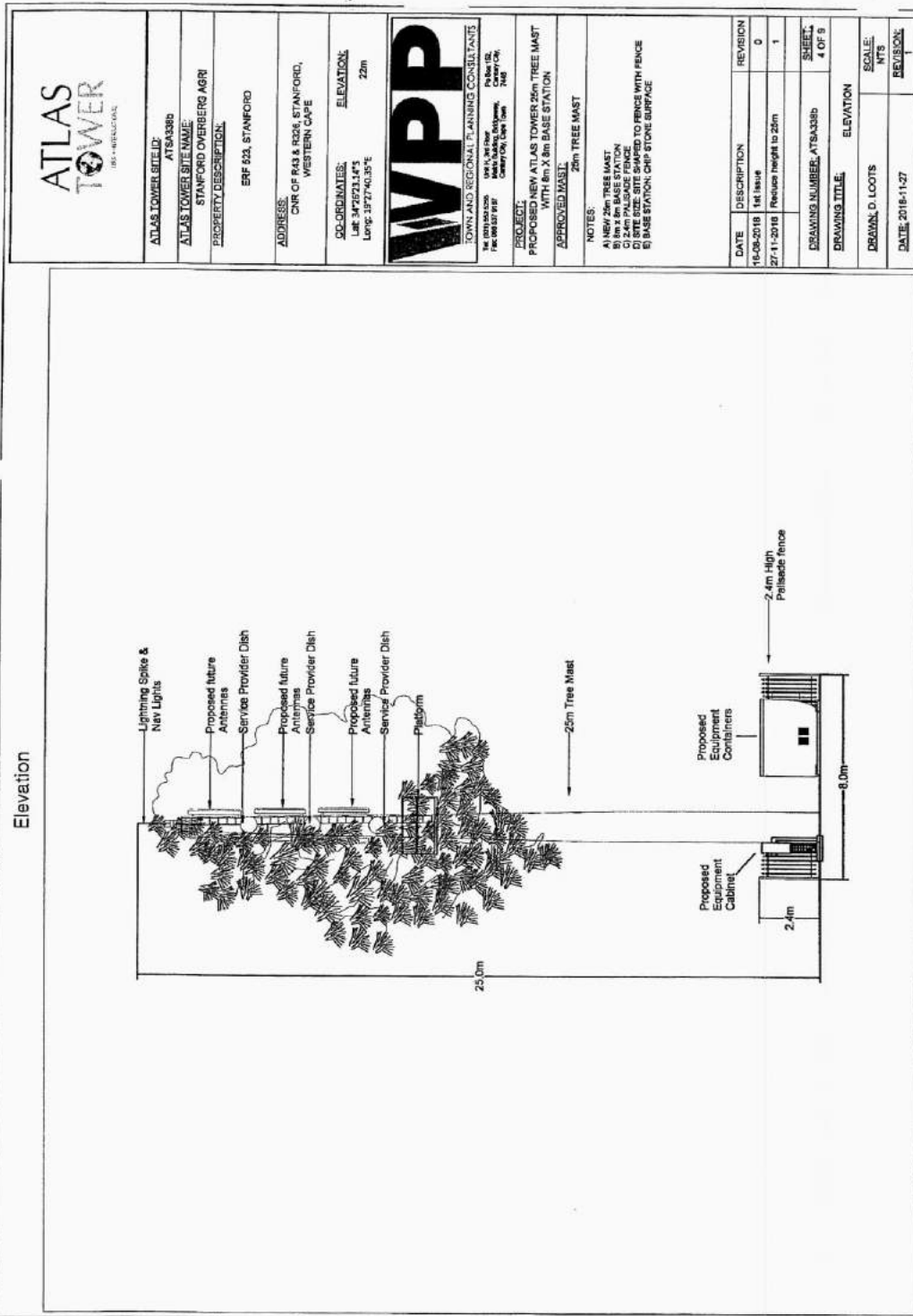
B) 8m X 6m BASE STATION

C) 2.4m PALISADE FENCE

D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE

E) BASE STATION: CHIP STONE SURFACE

DATE	DESCRIPTION	REVISION
15-06-2018	1st ISSUE	0
27-11-2018	Reduce height to 25m	1
<b>DRAWING NUMBER:</b> ATSA3380		
<b>SHEET:</b> 3 OF 9		
<b>DRAWING TITLE:</b> TOP VIEW		
<b>DRAWN:</b> D. LOOTS		
<b>SCALE:</b> NTS		
<b>DATE:</b> 2018-11-27		
<b>REVISION:</b> 1		



**ATLAS  
TOWER**  
105-1 INDUSTRIAL AVE

ATLAS TOWER SITE ID:  
ATSA338b

ATLAS TOWER SITE NAME:  
STANFORD OVERBERG AGR

PROPERTY DESCRIPTION:  
BRF 02A, STANFORD

ADDRESS:  
CNR OF R43 & R26, STANFORD,  
WESTERN CAPE

COORDINATES:  
Lat: 34°29'23.14" S  
Long: 18°77'40.35" E  
ELEVATION:  
22m

**WPP**  
TOWN AND REGIONAL PLANNING CONSULTANTS  
105-1 INDUSTRIAL AVE  
STANFORD, WESTERN CAPE  
7460  
Tel: 021 904 6200  
Fax: 021 904 6210  
Email: info@wpp.co.za

PROJECT:  
PROPOSED NEW ATLAS TOWER 25m TREE MAST  
WITH 8m X 8m BASE STATION

APPROVED MAST:  
25m TREE MAST

NOTES:

A) NEW 25m TREE MAST  
B) 8m X 8m BASE STATION  
C) 2.4m PALISADE FENCE  
D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE  
E) BASE STATION: ONP STONE SURFACE

DATE	DESCRIPTION	REVISION
16-08-2018	1st Issue	0
27-11-2018	Revised height to 25m	1
DRAWING NUMBER: ATSA338b		
SHEET: 4 OF 9		
DRAWING TITLE: ELEVATION		
DRAWN: D. LOOTS		
SCALE: NTS		
DATE: 2018-11-27		
REVISION:		



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSENT USE & DEPARTURE: ERF 523,  
STANFORD (4145)**

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

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
3. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage;
4. that any relocation of or any additional and / or extended vehicle entrances will be for the developer's account;
5. that stormwater be allowed to discharge through Erf 523, Stanford, unobstructed;
6. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE